



APPLICATIONS:

APPEAL APPLICATION CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) Instructions and Checklist

Related Code Section: The Los Angeles Municipal Code (LAMC) Section 11.5.13 (Ord. No. 186,338) established the appeal procedure to the City Council for California Environmental Quality Act (CEQA) determinations.

Purpose: *The Appeal* - A CEQA clearance can only be appealed if a non-elected decision-making body (ZA, APC, CPC, DIR) makes a determination for a project that is not further appealable. To initiate appeal of a CEQA document this form must be completely filled out with the required materials attached and filed within 15 calendar days from the final administrative decision, of the entitlement application.

General Information

Appealable CEQA documents:

- Certified Environmental Impact Report (EIR)
- Sustainable Communities Environmental Assessment (SCEA)
- Mitigated Negative Declaration (MND)
- Negative Declaration (ND)
- Categorical Exemption (CE)
- Sustainable Exemption (SE)

NOTE:

- Actions not appealable include an addendum, findings made pursuant to CEQA Guidelines Section 15162, or an action in which the determination does not constitute a project under CEQA.
- All CEQA appeals are heard by the City Council.
- This form is only for the appeal of Department of City Planning determinations: All other CEQA appeals are filed with the City Clerk pursuant to the LAMC Section 197.01.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

1. Case Information

Environmental Case Number: ENV-2020-2068-CE

Related Entitlement Case Number(s): DIR-2020-2067-TOC

Project Address: 1447 South Hi Point

Date of Final Entitlement Determination: 04/13/2021

The CEQA Clearance being appealed is a(n):

- EIR
 SCEA
 MND
 ND
 CE
 SE

2. Appellant Identity (check all that apply)

- Representative
 Property Owner
 Other Person
 Applicant
 Operator of the Use/Site

3. Appellant Information

Appellant Name: Elaine Johnson

Company/Organization: L A GLO Inc.

Mailing Address: 1451 S. Hi Point

City: Los Angeles State: CA Zip: 90035

Telephone: (213) 700-4140 E-mail: hipointapts@gmail.com

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

- Self
 Other: _____

b. Is the appeal being filed to support the original applicant's position? Yes No

4. Representative/Agent Information

Representative/Agent name (if applicable): Jamie T. Hall
 Company: Channel Law Group, LLP
 Mailing Address: 8383 Wilshire Blvd., Suite 750
 City: Beverly Hills State: CA Zip: 90211
 Telephone: (310) 982-1760 E-mail: jamie.hall@channellawgroup.com

5. Appeal Justification

Attach a separate sheet providing your specific reasons for the appeal. Your reasons must state how you believe CEQA was incorrectly applied, providing a legal basis for the appeal.

6. Applicant's Affidavit

I certify that the statements contained in this application are complete and true:

Appellant Signature: Elaine Johnson Date: 4/21/21

ENVIRONMENTAL APPEAL FILING REQUIREMENTS

Note: City Clerk prepares mailing list for CEQA appeals per LAMC Section 11.5.13 E.

1. Three (3) sets - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Environmental Appeal Application (form CP-7840)
- Justification/Reason for Appeal
- Copies of the written Determination Letter, from the final appellate body, which must be a non-elected decision-making body

2. Electronic Copy

- Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Environmental Appeal Application.pdf", "Justification/Reason Statement.pdf", "Final Determination Letter.pdf"). No file should exceed 9.8 MB in size.

3. Appeal Fee

- Original Applicant - A fee equal to 85% of the original application fee of the Environmental case; provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- Other Persons - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

This Section for City Planning Staff Use Only		
Base Fee:	Reviewed & Accepted by (DSC Planner):	Date:
Receipt No:	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

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April 22, 2021

VIA ELECTRONIC MAIL

City Council
City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

**RE: Justifications for CEQA Appeal; Transit Oriented Community Project
Located at 1447 South Hi Point Street (DIR-2020-2067-TOC; ENV-2020-
2068-CE)**

Dear Honorable Members of the Los Angeles City Council:

This firm represents Elaine Johnson (“Appellant”). The City is improperly processing the proposed project using an Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, 15332, Article 19 (Class 32 Infill Development). This letter provides the justifications for the CEQA Appeal filed pursuant to CEQA Guidelines Section 21151(c). This letter demonstrates that the proposed project is not eligible for a Categorical Exemption under CEQA. As detailed herein, an Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) must be prepared for the project, in conformance with the requirements of the CEQA.

I. CEQA Standard For Use Of A Categorical Exemption

As indicated in the Director’s Letter of Determination (LOD) for the project dated December 30, 2020 and April 13, 2021¹, rather than prepare and EIR or MND for the project, the City is improperly processing the project using an Exemption from CEQA pursuant to CEQA Guidelines, Section 15332, Article 19 (Class 32 – In-fill Development Projects), and improperly claiming that “there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section

¹ The Letter of Determination is available at:
<https://planning.lacity.org/pdiscaseinfo/document/MjM4NDAx0/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd>

15300.2 applies.” This letter provides substantial evidence demonstrating that the project is not eligible for a Class 32 – Infill Development Exemption. As detailed in CEQA Guidelines Section 15332, to use a Class 32 Exemption, a project must meet the following conditions:

15332. IN-FILL DEVELOPMENT PROJECTS

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

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

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21084, Public Resources Code.

As detailed in **Section III** of the letter, the proposed project is not consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations, and therefore does not comply with CEQA Guidelines Section 15332(a). In addition, as detailed in **Section IV** and **Section V** of this letter, the proposed project would result in significant construction noise impacts and air quality impacts requiring mitigation, and therefore does not comply with CEQA Guidelines Section 15332(d), which precludes use of a Class 32 Exemption for projects that would result in significant effects relating to traffic, noise, air quality, or water quality. In addition, as explained in **Sections V** of this letter, it is not clear that the site can be adequately served by all required utilities and public services, and thus does not comply with CEQA Guidelines Section 15332(e).

In addition, as detailed in CEQA Guidelines Section 15300.2, there are exceptions to when a Categorical Exemption may be used:

15300.2. EXCEPTIONS

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

- (b) Cumulative Impact. 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.
- (c) Significant Effect. 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.
- (d) 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. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- (e) 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.
- (f) 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.

As detailed in letter, the proposed project is not eligible for a Categorical Exemption pursuant to CEQA Guidelines Sections 15332(b) and 15332(c) due to both impacts associated with unusual circumstances as explained in **Section VI** and the potential for cumulative impacts as explained in **Section VII**. The City cannot act on the project until the appropriate environmental documentation has been prepared for the project.

II. The Proposed Project

The proposed project involves the demolition of one existing single-family home, and the construction of a new (5) five-story, 57-foot-high multi-family residential building with 20 dwelling units over one (1) level of subterranean parking on an approximately 8,839 square foot lot. The project will require the export of 3,100 cubic yards of dirt associated with excavation of the subterranean parking structure. The proposed building will encompass approximately 20,093 square feet in total building area, resulting in a Floor Area Ratio (FAR) of approximately 3.78:1. Of the 20 units proposed, two (2) will be one-bedroom units, 10 will be two-bedroom units, and eight (8) will be three-bedroom units. A total of 2,492 square feet of open space will be provided, divided among balconies, decks, and a fifth-floor garden area. The project is setting aside two (2) units for Extremely Low-Income Households, which equates to 18 percent of the

11 base units permitted through the underlying zoning of the site or 10 percent of the total units.² (See **Attachment 1** for a copy of the project plans).

The subject site is located within the Wilshire Community Plan Area and is zoned [Q]R3-1-O with a corresponding land use designation of Medium Residential. As discussed in greater detail in **Section III** of this letter, the proposed project is not consistent with the [Q] designation for the site. The “Q” Qualified Condition, established pursuant to Ordinance Number 168,193, limits the building height to 35 feet, requires articulation at every 30 feet for building facades exceeding 40 feet (minimum depth of façade modulation is five feet and includes open space and landscaping requirements. (See **Attachment 2** for a copy of Ordinance 168,193). The proposed project exceeds the allowable height under the ordinance and does not comply with the open space and landscaping requirements mandated in the [Q] conditions. The proposed project is thus not consistent with the zoning for the site.

The Letter of Determination incorrectly claims that the project site is within a Tier 3 Transit Oriented Communities (TOC) Affordable Housing Incentive Area, incorrectly finding that it is located within 750 feet of the intersection of one Rapid Bus Line (Metro Rapid Line 780) and one Regular Bus Line (Local Line 7), when in fact it is located more than 750 feet from this intersection, and is thus instead located in TOC Tier 2.

Because of mistakenly classifying the project as falling within Tier 3, the City has allowed the project to use the wrong base incentives:

- Base Incentives:
 - A 70 percent density increase over the base units allowed by zoning, when Tier 2 only allows for a 60% density increase. It should be noted that the Letter of Determination indicates that the site’s base units are 11³, not the 12 used by the project applicant when calculating the allowable density increase. A 60% density increase would allow for 18 rather than 20 units.
 - An increase in FAR to 3.78:1.
- As Additional Incentives, the project is requesting:
 - (1) a maximum 22-foot increase in building height,
 - (2) a maximum reduction of 30 percent in the required width of both side yard setbacks, and

²Letter of Determination page 6-7.

³ Letter of Determination page 7. Per the City’s guidance, maximum density is not rounded up, whereas the number of bonus units is rounded up. See Density Bonus calculation guidance page 5: https://planning.lacity.org/Code_Studies/Housing/DRAFTUPDATEDAffordHousingGuide.pdf

(3) a maximum reduction of 25 percent in the required amount of open space.

III. Failure to Meet 15332(a) – Due To Lack of Consistency With General Plan Policies As Well as With Applicable Zoning Designation and Regulations

The proposed project is not eligible for a Class 32 exemption because it is not consistent with regulations, the applicable zoning designation, and with General Plan and Community Plan policies. It is not consistent with the requirements of the Transit Oriented Communities Affordable Housing Incentive Program and Guidelines, and it is not consistent with the underlying zoning, which was adopted to ensure consistency with the General Plan and Wilshire Community Plan.

On November 11, 2016, voters approved Measure JJJ – which amended Subsection A of Section 12.22 of the Los Angeles Municipal Code (LAMC) to add Subdivision 31 that establishes the Transit Oriented Communities Affordable Housing Incentive Program (TOC)⁴ and required the Director of Planning to prepare TOC Guidelines.⁵ The City’s TOC Guidelines became effective September 22, 2017 and were revised February 26, 2018. It does not appear that any environmental review was done to assess the potential environmental impacts of the significant City-wide increased density permitted by the TOC Guidelines. As detailed in **Section III.A** of this letter, the proposed project is not fully consistent with the TOC Guidelines.

The project site is zoned [Q]R3-1-O. The proposed project is located in the area generally bounded by Fairfax Avenue, Pickford Street, Crescent Heights, and the alley north of Saturn Street. The underlying zoning for the project site is R3- Height District 1; the R3 zone is restricted a maximum of three stories in Height District 1. This area is also subject to urban design standards specified in the [Q] conditions for this area adopted via Ordinance 168193 at a City Council meeting on August 18, 1992. A copy of the [Q] Ordinance for the area is included in **Attachment 2**. The Ordinance established **permanent** conditions of approval for projects subject to the [Q] designation. The Director’s Determination letter does not contain a detailed evaluation of the project’s consistency with these design guidelines. As detailed in **Section III.B** of this letter, the project as proposed is not consistent with the urban design standards specified in the [Q] conditions for this area, and is thus not consistent with the applicable zoning designation for the project site.

III.A - Lack of Consistency with Transit Oriented Communities Affordable Housing Incentive Program (LAMC 12.22.A.31) and Guidelines (TOC Program)

According to page 6 of the Director’s Determination Letter for the project:

⁴ A copy of Measure JJJ is included in **Attachment 3**.

⁵ A copy of the TOC Guidelines is available at:
<https://planning.lacity.org/ordinances/docs/toc/TOCGuidelines.pdf>

The project site is located within a Tier 3 Transit Oriented Communities Affordable Housing Incentive Area, qualified by its proximity to the intersection of a Major Transit Stop. The project site is located within 750 feet of the intersection of one Rapid Bus Lines (Metro Rapid Line 780) and one Regular Bus Line (Local Line 7) at the intersection of Pico Boulevard and Fairfax Avenue. As such, the project meets the eligibility requirements for a TOC Housing Development to be located within 750 feet of a Major Transit Stop.

According to page 5 of the TOC guidelines, in the case of project located in proximity to one Regular Bus Line and one Rapid Bus Line, like the proposed project, to be in Tier 3 a project site must be located less than 750 feet away, whereas a Tier 2 site is defined as located 750- to 1,499 feet away from the intersection of the two bus lines. The way the distance measurement is to be calculated is also defined on page 5 of the TOC Guidelines as follows:

Distance is measured from the closest point on any lot to the entrance(s) of a rail transit station (including elevators and stairways), **or the middle of the street intersection of two or more bus routes with a service interval of 15 minutes or less during the morning and afternoon peak commute periods.** Please see Appendix A for additional information on how to calculate the 15 minute service interval. In the case of a Tier 4 Major Transit Stop, the distance will be measured from the closest point on any lot to the closer of either the entrance of the rail transit station or the bus stop. (Emphasis added).

As detailed in our January 13, 2020 Justification of Appeal letter, incorporated herein by reference, the project site is located approximately 820.5 feet from the intersection of W. Pico Boulevard and S. Fairfax Avenue. The fact that the project site is located further than 750 feet from the middle of the intersection of these two streets is also shown in **Figure 1**, which is the 750-foot radius map from the project site produced by the City's Zimas system. The middle of the intersection of the two streets is clearly outside the 750-foot radius.

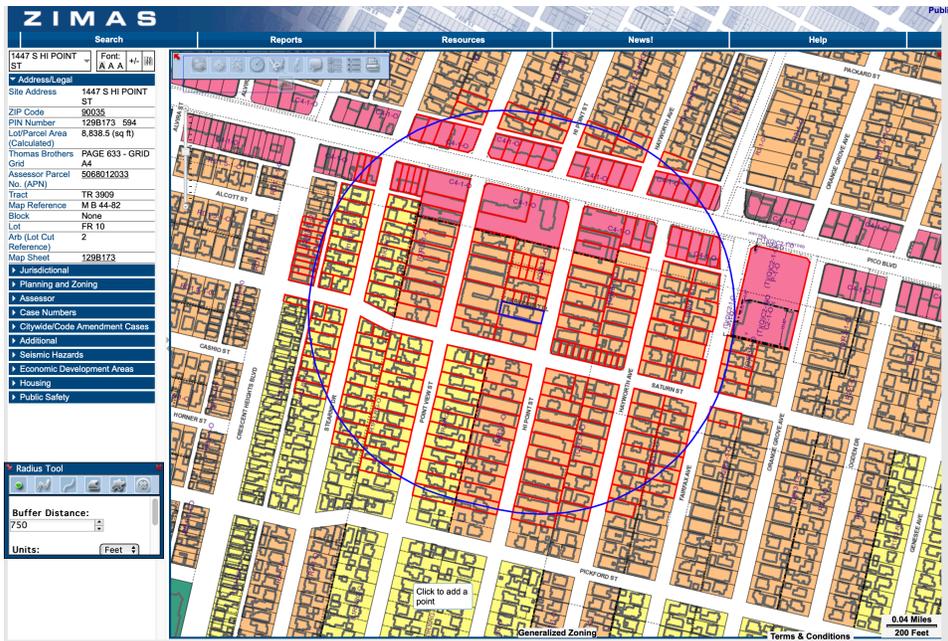


Figure 1 – Zimas 750-Foot Radius Map From Project Site

Figure 2, which is an 820-foot radius map, confirms using the Zimas tool, that the project site is approximately 820 feet from the middle of the intersection of W. Pico Boulevard and S. Fairfax Avenue.

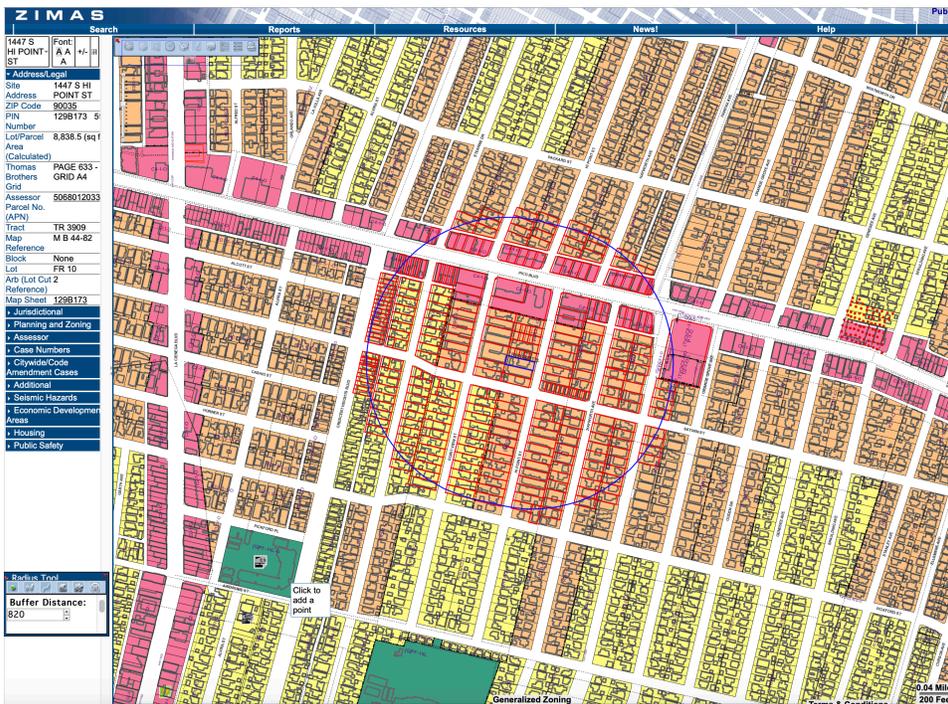


Figure 2 – Zimas 820-foot Radius Map From Project Site

According to the TOC Guidelines, location at a distance greater the 750 feet from the intersection, would place the project site in a Tier 2 TOC affordable housing incentive category, rather than a Tier 3 incentive category. Which would mean that the project

would be eligible for Tier 2 (Medium) base incentives rather than Tier 3 incentives. Under Tier 2, the project would only be eligible for a 60% increase in the number of dwelling units from that allowed under the applicable zoning.⁶ Under the applicable zoning, the project site is eligible for up to 11 base units. A 60% increase would provide for up to 18 housing units, not 20 units. The proposed project is thus not consistent with the TOC Guidelines.

Even if the proposed project were located in a Tier 3 incentive area, the project is still not consistent with TOC requirements. In addition to the base incentives, the proposed project makes use of three additional incentives: (1) height - two additional stories, up to 22 additional feet; (2) a 25% decrease in required open space; and (3) a maximum reduction of 30 percent in the required width of both side yard setbacks. However, as stated in Section V.4 of the TOC Guidelines:

4. **Design Conformance.** Projects seeking to obtain Additional Incentives shall be subject to any applicable design guidelines, including any Community Plan design guidelines, Specific Plan design guidelines and/or Citywide Design Guidelines and may be subject to conditions to meet design performance. The conditions shall not preclude the ability to construct the building with the residential density permitted by Section VI [i.e. base incentives].

The [Q] designation for the project area provides permanent design standards / design guidelines for the area in the form of [Q] Qualified Permanent Conditions of Approval, including a 35-foot height limitation for the project site, façade articulation requirements, requirements for open space, and landscaping requirements. The [Q] designation for the site thus precludes the project receiving Additional Incentives in conflict with the [Q] designation for the project area. The proposed project is therefore not eligible for (1) a maximum 22-foot increase in building height, a maximum reduction of 25 percent in the required amount of open space, and the associated maximum reduction of 30 percent in the required width of both side yard setbacks. The proposed project is thus not consistent with Section V.4 of the TOC Guidelines.

III.B – Lack of Consistency with Zoning - [Q] Designation (LAMC 12.32.G.2)

The purpose of the City’s adoption of area-specific [Q] Conditions is explained in Los Angeles City Municipal Code (LAMC) Section 12.32.G(2)(a), as follows:

2. Q Qualified Classification.

- (a) **Purpose.** Except where property is being changed to the RA, RE, RS or R1 Zone, provision may be made in a zoning ordinance that the property not be utilized for all the uses ordinarily permitted in a particular zone classification and/or that the development of the site shall conform to certain specified standards, if the limitations are deemed necessary to:

⁶ Page 10 of the TOC Guidelines.

- (1) Protect the best interests of and assure a development more compatible with the surrounding property or neighborhood;
- (2) Secure an appropriate development in harmony with the objectives of the General Plan; or
- (3) Prevent or mitigate potential adverse environmental effects of the zone change.

As discussed more fully in **Section III.A** of this letter, the proposed project, because it takes advantage of provisions of the City’s TOC Program, would have a density and height in excess of that allowed by the area’s zoning and [Q] designation, and would have 25% less open space than required by the area’s R-3 zoning. **Table 1** quotes applicable portions of the [Q] conditions for the project site, and addresses the project’s consistency with those requirements:

TABLE 1 PROJECT’S LACK OF CONSISTENCY WITH [Q] CONDITIONS IN ORDINANCE 168193 (Attachment 1 contains a copy of the project plans; Attachment 2 contains a copy of Ordinance 168194)	
[Q] Condition	Project Consistency
Covenant: Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department; for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department. for attachment to the subject file.	Not Consistent. No such covenant has been required in the Letter of Determination. The Letter of Determination does not indicate whether there is an existing covenant on the property.
Building Heights: No building or structure located on the subject property shall exceed 35 feet in height, as defined by Municipal Code Section 12.03.	Not Consistent. The proposed project is 57-feet in height.
Building Mass: For any building facade greater than forty (40) feet in length, articulation shall be required for every thirty (30) feet. Minimum depth of modulation of the facade shall be five (5) feet.	Not Consistent. See project plans in Attachment 1. The building measures approximately 44 feet 6 inches by 100 feet.
Energy conservation: Prior to the construction of any project, the Department of Water and Power and the Southern California Gas Company shall be consulted regarding feasible energy conservation features which can be incorporated into the design of the project.	The Letter of Determination does not indicate that the project will meet any Leadership in Energy and Environmental Design (LEED) certification levels or green building code requirements beyond those in the 2017 Los Angeles Green Building Code (LAGBC). ⁷
Open Space: A minimum of 100 square feet of usable open space shall be provided for each	Not Consistent – The project plans indicate provision of 2,156 sf of open space including: 950

⁷ Letter of Determination page 17.

TABLE 1
PROJECT’S LACK OF CONSISTENCY WITH [Q] CONDITIONS IN ORDINANCE 168193
(Attachment 1 contains a copy of the project plans; Attachment 2 contains a copy of Ordinance 168194)

[Q] Condition	Project Consistency
<p>dwelling unit. Parking areas, driveways, front yard setback areas and rooftops shall not be included as open space. To be considered as usable open space the project shall meet the following criteria:</p> <p>a. Private Open Space: Patios and yards (located at ground level or the first habitable room level) which are part of a single dwelling unit and are enclosed by solid screen material at least four feet in height may be included as usable open space provided said areas have a horizontal dimension of at least 15 feet in width.</p> <p>b. Common Usable Open Space: Each common usable open space area shall have a total area of at least 400 square feet and Shall have an average width of 20 feet with no width less than 15 feet at any point.</p> <p>Recreation rooms at least. 600 square feet in area may qualify as common Open space, but shall not exceed more than 25 percent of total open space required.</p> <p>Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, tot lots, ball courts, barbecue areas, sitting areas, etc. to the satisfaction of the Department of City Planning. (Note: amenities that meet the Department of Recreation and Parks specifications pursuant to Section 17.12F LAMC may be credited against fees required under Section 12.33 of the LAMC).</p> <p>A minimum of 50 percent of the common usable open space areas shall be planted in ground cover / shrubs or trees and shall include at least one 24-inch box tree for every three dwelling units (Trees shall be planted within open space areas). An automatic irrigation system shall be provided for all required landscaped areas. Landscaped areas located on top of a parking garage or deck shall be contained within permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and properly drained.</p>	<p>sf of private open space (19x50 sf); rear yard 950 sf; and 5th floor garden 592 sf.</p> <p>A number of the patios and balconies on the first habitable level do not meet the 15-foot in width requirement. (See Second Floor Level Plan – i.e. first habitable level)</p> <p>The fifth floor “garden” does not appear to meet the requirement for an average width of 20 feet.</p> <p>The common open space areas include only benches and tables. No other recreational amenities appear to be included.</p> <p>The proposed project includes 1,542 sf of common useable open space: rear yard 950 sf and 5th floor garden 592 sf. This would require that 771 sf be planted. The site plan shows approximately 512 sf of landscaped area in the rear and side yards: (376+44+50+44). The roof garden on the 5th floor appears to include no more than 90 sf of planters. This equates to a total of no more than 602 sf of landscaped common usable open space. Less than required by the [Q] ordinance.</p>
<p>Street Trees: Street trees shall be planted at a ratio of at least one for every 500 square feet of lot area not utilized for buildings.</p>	<p>Unclear given that the project is not consistent with Tier 2 and has included a 30% reduction in side yards</p>

The proposed project is thus inconsistent with [Q] designation requirements adopted to ensure neighborhood compatibility, consistency with the General Plan and to prevent or mitigate environmental impacts.

Even though the City's TOC Program generally provides for increased density and height above that allowed by the existing zoning designation for the site, and a reduction in open space, that fact does not eliminate the reasons the [Q] designation was adopted for parcels in the project area, nor does it eliminate the potential for land use consistency, aesthetic, shade and shadow, transportation and infrastructure impacts associated with a project design that does not comply with the requirements of a [Q] designation that was specifically adopted to reduce potential environmental impacts in the project area. Because the project is not consistent with [Q] designation requirements, it does not qualify for a Class 32 Exemption. The environmental document for the proposed project must include an analysis of the proposed project's consistency with each of the [Q] Permanent Conditions of Approval and must identify mitigation measures to reduce or eliminate impacts of the project, if it does not fully comply with those conditions.

III.C – Lack of General Plan and Wilshire Community Plan Consistency

The Wilshire Community Plan⁸ was last updated in 2001, prior to the passage of Measure JJJ and adoption of the TOC Guidelines which have the effect of substantially up-zoning residential land uses in the plan area. In overturning [Q] Conditions aimed at ensuring appropriate development in harmony with the objectives of the General Plan, the proposed project is not consistent with the General Plan.

Wilshire Community Plan

The proposed project is not consistent with the following Community Plan policies and objectives:

***Policy 1-1.1** Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential uses and other uses that are incompatible as to scale and character, or would otherwise diminish quality of life.*

The [Q] design standards, including height requirements, promote development that better maintains the scale and character of the community. The proposed project is not consistent with the [Q] condition height limitation and would exceed that height limitation by 22 feet, resulting in a project 1.628 times the allowable height under the [Q] Conditions. The project would result in the replacement of a one-story single-family home with a five story multi-family development that is out of scale with adjacent multi-family and single-family units which comply with existing [Q] height limitations.

⁸ The Wilshire Community Plan is available at: https://planning.lacity.org/odocument/3333424a-21b9-4f7b-86db-064926b9dcb9/Wilshire_Community_Plan.pdf
<https://planning.lacity.org/plans-policies/community-plan-area/wilshire>

Objective 1-1.3 Provide for adequate Multiple Family residential development.

The [Q] design standards promote development that maintains the character and scale of the community without reducing the current allowable R3 density. The proposed project is out of scale with existing developments subject to the [Q] Conditions.

Objective 1-3 Preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

1-3.1 Promote architectural compatibility and landscaping for new Multiple Family residential development to protect the character and scale of existing residential neighborhoods.

The [Q] design standards promote development that will enhance the character of the community through landscaping and open space provision while limiting the allowable height. The proposed project would result in a reduction in landscaping and open space from that required by code, and does not appear to comply with landscape and open space-related [Q] Conditions. The proposed project will thus not provide as much protection against localized heat gain from paved surfaces and does not protect the character and scale of the existing residential neighborhood.

Chapter V, Urban Design The Urban Design chapter calls for urban designs standards for multi-family residential development that include, but are not limited to, requiring useable open space for outdoor activities, especially for children; the use of articulation, recesses, surface perforations and/or porticoes to break up long, flat building facades; and the screening of rooftop equipment and building appurtenances from view.

The proposed project does not comply with existing [Q] conditions regarding open space requirements or façade articulation requirements. The proposed project is thus not consistent with the Community Plan.

B. MULTIPLE RESIDENTIAL

1. SITE PLANNING

Where feasible, Multiple Family Residential development of five or more units should be designed around a landscaped focal point or courtyard to serve as an amenity for residents.

- 1. Provide a pedestrian entrance at the front of each project.*
- 2. Require useable open space for outdoor activities, especially for children.*

2. DESIGN

The design of all buildings should be of a quality and character that improves community appearance by avoiding excessive variety or monotonous repetition. Achievement of this can be accomplished via the following:

- 1. Encourage the use of articulations, recesses, surface perforations and/or porticoes to break up long, flat building facades.*
- 2. Utilize complementary building materials on building facades.*
- 3. Incorporate variation in design to provide definition for each floor.*
- 4. Integrate building fixtures, awnings, and security fences and gates, into the design of building(s).*
- 5. Screen all roof-top equipment and building appurtenances from view.*
- 6. Encourage decorative masonry walls to enclose trash areas.*

The proposed project is not designed around a landscaped focal point or courtyard. It lacks the necessary articulation and landscaping to comply with both the [Q] Conditions and the Community Plan, as can be seen from **Figure 3**, the rendering of the project excerpted from the architectural plans for the project in **Attachment 1**.



Figure 3 – Project Rendering From Architectural Plans (See Attachment 1).

General Plan Framework

The General Plan Framework, adopted in December 1996, provides long term guidance on land use issues for the entire City. The subject area is located within an area designated as Medium Residential. The Framework Element establishes guidelines to achieve higher quality multi-family dwellings, by regulating massing, scale, articulation, and open space and landscaping. Photographic examples are presented that encourage new multi-family housing development to incorporate modulated building volumes, articulated facades, and extensive landscape with its principal façade entrances oriented to the street.

***Policy 3.1.8** Consider the formulation of plans that facilitate the local community's identification of precise uses, densities, and design characteristic for development and the public streetscape for neighborhood areas smaller than the community plans, provided that the Framework Element's differentiation and relationship among land use districts are generally maintained, **there is no significant change in the population and employment 'capacity of the neighborhood,** and there is no significant reduction in overall housing capacity.*

The proposed project would increase population by providing for density in excess of that contemplated for the area when the Framework Element was adopted. The proposed project is thus not consistent with Policy 3.1.8.

***Policy 3.7.4** Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element.*

Reductions in setbacks, increases in height, scale, massing, and reductions in landscaping and open space are not consistent with this policy. The zoning and [Q] standards address these and other issues related to site planning, building design, architectural details, and landscaping aimed at ensuring the development of high-quality multi-family dwellings and the creation of a cohesive neighborhood. The proposed project is not consistent with the [Q] conditions.

***Objective 5.1** Translate the Framework Element's intent with respect to citywide urban form and neighborhood design to the community and neighborhood levels through locally prepared plans that build on each neighborhood's attributes, emphasizes quality of development and provide or advocate "proactive" implementation programs.*

The neighborhoods [Q] Conditions represent a proactive implementation program tailored to the community and to the local context and are designed to meet this objective. The proposed project is not consistent with the [Q] Conditions and thus is not consistent with this General Plan objective.

General Plan Housing Element⁹

The [Q] designation adheres to Goal 2 of the Livable Communities Issue of the Housing Element by taking steps to preserve, stabilize, and enhance livability/sustainability in single and multi-family housing by utilizing approved design standards. The [Q] Conditions meets this goal while maintaining the current zoning capacity. The proposed project is not consistent with the applicable [Q] Conditions.

***Policy 2.8.1.** Establish individual community visions that retain and enhance community character through the Community Plan Update Program and the Frame work Element.*

The [Q] Conditions were developed to specifically address the needs of the area and to enhance the community character. The project is not consistent with the [Q] Conditions and thus is not consistent with this Housing Element policy.

Because the project is not consistent with [Q] designation requirements specifically adopted in order to ensure compliance with these policies and objectives, it is not consistent with these General Plan and Wilshire Community Plan policies and objectives and therefore does not qualify for a Class 32 Exemption, which requires that the project be “consistent with the applicable general plan designation **and all applicable general plan policies as well as with applicable zoning designation and regulations.**” (Emphasis added).

IV. Failure to Meet Requirement under CEQA Guidelines Section 15332(d) For Use of a Class 32 Categorical Exemption

IV.A Potentially Significant Noise Impacts Requiring Mitigation

As explain in our January 13, 2020 Appeal justification letter, the proposed project requires construction noise mitigation. Page 16 of the Letter of Determination attempts to dismiss the project’s potential to result in construction noise impacts on adjacent residential uses, stating that the project noise study, which has not been made available to the public:

. . .states that standard, industry-wide best practices for construction in urban or otherwise noise-sensitive areas would ensure that construction noise does not exceed the noise limit imposed by LAMC Section 112.05. These could include erecting temporary noise barriers around the project’s perimeter, using mufflers to dampen noise from internal combustion engines, and warming-up or staging equipment away from sensitive receptors. Complete elimination of construction activity noise is technically infeasible; however, incorporation of the best available noise

⁹ Available at: <https://planning.lacity.org/plans-policies/housing-element>

reduction methods will minimize impacts on the residential uses bordering the project site. Compliance with the various local regulatory measure will further minimize any adverse construction noise impact potential.

The measures provided as examples are clearly mitigation measures and not part of the project itself. However, unlike mitigation measures, which “must be fully enforceable through permit conditions, agreements, or other legally binding instruments,”¹⁰ residents are provided with no guarantee that these noise reducing measures will be required and enforced. Since no EIR or MND has been prepared for the project that addresses this significant project impact and identifies the measures required to reduce construction impacts to a level considered less than significant, no Mitigation Monitoring and Reporting Program has been adopted as required by Public Resources Code (PRC) Section 21082.3. There is no guarantee that impacts will be reduced to a level considered less than significant.

Project construction methods are acknowledged to have the potential to result in noise levels in excess of standards established in the City’s General Plan and Municipal Code. Section 112.05 of the Los Angeles Municipal Code (LAMC) limits noise from construction equipment located within 500 feet of a residential zone to 75 dBA Lmax between 7:00 AM and 10:00 PM, as measured at a distance of 50 feet from the source, **unless compliance is technically infeasible**. Construction in close proximity to residences the adjacent multi-family residences has the potential to result in unmitigated construction noise impacts. Typical noise levels for construction equipment are provided in the following table. Much of the necessary construction equipment generates noise in excess of the LAMC’s noise limit of 75 dBA Lmax, as shown in the Table.

¹⁰ See CEQA Guidelines Section 15126.4(a)(2).

Construction Equipment		NOISE LEVEL (dBA) AT 50 FEET										
		65	70	75	80	85	90	95	100	105		
Equipment Powered by Internal Combustion Engines	Earth Moving	Compactors (Rollers)										
		Front Loaders										
		Backhoes										
		Tractors										
		Scrapers, Graders										
		Pavers										
		Trucks										
Equipment Powered by Internal Combustion Engines	Materials Handling	Concrete Mixers										
		Concrete Pumps										
		Cranes (Movable)										
		Cranes (Derrick)										
Equipment Powered by Internal Combustion Engines	Stationary	Pumps										
		Generators										
		Compressors										
Impact Equipment	Pneumatic Wrenches											
	Jack Hammers and Rock Drills											
	Pile Drivers (Peaks)											
Other	Vibrator											
	Saws											

Source: EPA PB 206717, Environmental Protection Agency, Dec. 31, 1971, "Noise from Construction Equipment & Operations".

Section 112.05 – Maximum Noise Level of Powered Equipment or Powered Hand Tools (Amended by Ord. No. 161,574) of the City’s Municipal Code specifies:

Between the hours of 7:00 a.m. and 10:00 p.m., in any residential zone of the City or within 500 feet thereof, no person shall operate or cause to be operated any powered equipment or powered hand tool that produces a maximum noise level exceeding the following noise limits at a distance of 50 feet therefrom:

- (a) 75dB(A) for construction, industrial, and agricultural machinery including crawler-tractors, dozers, rotary drills and augers, loaders, power shovels, cranes, derricks, motor graders, paving machines, off-highway trucks, ditchers, trenchers, compactors, scrapers, wagons, pavement breakers, compressors and pneumatic or other powered equipment;

(b) 75dB(A) for powered equipment of 20 HP or less intended for infrequent use in residential areas, including chain saws, log chippers and powered hand tools;

(c) 65dB(A) for powered equipment intended for repetitive use in residential areas, including lawn mowers, backpack blowers, small lawn and garden tools and riding tractors;

The noise limits for particular equipment listed above in (a), (b) and (c) shall be deemed to be superseded and replaced by noise limits for such equipment from and after their establishment by final regulations adopted by the Federal Environmental Protection Agency and published in the Federal Register.

Said noise limitations shall not apply where compliance therewith is technically infeasible. The burden of proving that compliance is technically infeasible shall be upon the person or persons charged with a violation of this section. Technical infeasibility shall mean that said noise limitations cannot be complied with despite the use of mufflers, shields, sound barriers and/or other noise reduction device or techniques during the operation of the equipment. (Emphasis added).

Given the both the nature of project construction which includes demolition of the existing residence, excavation for underground parking, construction of a 5-story building in close proximity to adjacent multi-family developments, the 22-foot increase in allowable building height, the 30 percent reduction in the required width of both side yard setbacks which results in construction in closer proximity to existing multi-family buildings, the 25 percent reduction in the required amount of open space, the likely nature of the construction equipment to be used on the project site and the close proximity of the construction activity to adjacent residences, noise levels are likely to exceed the standards provided for in the Municipal Code. Given the language “unless technically infeasible,” in the municipal code, any requirement to comply with this municipal code section is useless in ensuring that construction noise impacts will be reduced to a level which is less than significant. The potential for significant unmitigated noise impacts remains.

Since mitigation measures are necessary to reduce noise impacts to a level considered less than significant, the project does not comply with CEQA Guidelines Section 15332(d). Use of a Class 32 Exemption is precluded by the fact that, in the absence of mitigation, the project would result in significant construction noise impacts.

IV.B. Potentially Significant Air Quality Impacts

Despite the fact that the project is in a Methane Zone and methane mitigation is thus required, the Letter of Determination fails to require project compliance with methane plan preparation and approval requirements, and instead assumes such compliance. Given that the project plans contained in **Attachment 1** show no evidence of typical methane

mitigation methods¹¹ being incorporated into the design, the potential for methane related impacts remains. In the absence of adequate methane mitigation, project residents could experience health impacts due to the presence of methane impacting air quality:

High levels of methane can reduce the amount of oxygen breathed from the air. This can result in mood changes, slurred speech, vision problems, memory loss, nausea, vomiting, facial flushing and headache. In severe cases, there may be changes in breathing and heart rate, balance problems, numbness, and unconsciousness. If exposure is large or continues for a longer period it can kill.¹²

The proposed project would exacerbate the potential for such air quality impacts to occur by substantially increasing the density on the site and including underground parking, without providing appropriate mitigations.

Significantly, in evaluating whether a categorical exemption may apply, the City **may not rely on mitigation measures** as a basis for concluding that a project is categorically exempt, or as a basis for determining that one of the significant effects exceptions does not apply. *Salmon Protection & Watershed Network v. County of Marin* (2004) 125 Cal.App.4th 1098. In the case of both noise and air quality impacts, mitigation measures are required in order to reduce impacts to a level considered less than significant.

V. Failure to Meet Requirement under CEQA Guidelines Section 15332(e) For Use of a Class 32 Categorical Exemption

It is unclear that the project site can be adequately served by all required public services and utilities. Water and sewer pipes in the project area are very old and subject to leaks and breaks. The sewer line on the project block was installed in November of 1927. There are similar problems with the age of the water infrastructure. (See also discussion in **Section VI and VII**).

As noted in the LADWP's 2017-2018 Water-Infrastructure Plan,¹³ there are "approximately 6,780 miles of mainline throughout the City of Los Angeles. Over 28% (about 1,912 miles) of LADWP's mainlines are over 80 years old, while the average lifespan of an iron water main is about 100 years." The LADWP's current replacement rate of 184,000 feet of water mainline replacements in 2016-17 and 215,000 feet in 2017-2018, anticipated to increase to 266,000 by 2020 is not sufficient to avert system failures. As noted on pages 42-43 of the December 11, 2015 Navigant Consulting, Inc. study for

¹¹ Such measures are listed in the City's methane code and the associated ordinance available at: https://www.ladbs.org/docs/default-source/publications/ordinances/methane-code---ordinance-no-175790.pdf?sfvrsn=d8eeb53_10

¹² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/769766/Methane_PHE_general_information_070119.pdf

¹³ <https://s3-us-west-2.amazonaws.com/ladwp-jtti/wp-content/uploads/sites/3/2018/08/06141812/2017-18-Water-Infrastructure-Plan-Web-final.pdf>

See also the 2018-2019 Water Infrastructure Plan: https://s3-us-west-2.amazonaws.com/ladwp-jtti/wp-content/uploads/sites/3/2020/02/11170353/Water-Infrastructure-Report-Plan-2018-19_FINAL.pdf

LADWP entitled “Review of LADWP’s 2015 Power and Water Rate Increase Proposal”:¹⁴

As discussed in the 2015 IEA Survey, the mainline replacement program is critical to reducing the average mainline life cycle and maintaining system reliability. According to the Water System Rate Action Report, the Water System is planning to increase its mainline renewal rate from approximately 150,000 feet per year to 205,000 feet per year by 2020, which will reduce the System’s replacement rate to 185 years. However, this replacement rate is lower than the 300,000 feet per year (120-year cycle) recommended by WSO’s Asset Management group and outlined by the Water System in its October 2015 mainline replacement proposal.

Given the average mainline life cycle is approximately 100 years, a replacement rate of 205,000 feet per year (185-year cycle) is not enough to maintain system reliability and stop the existing backlog from growing. Navigant analyzed the mainline renewal rate in the 2015 IEA Survey and found that while the 300,000 feet per year replacement rate recommended by the Asset Management group (120-year cycle) will significantly reduce the amount of mainlines that will reach the end of their nominal life in the short-term, it will not be enough to address the challenges that LADWP will face beyond 2020. . . (A)t an annual renewal rate of 300,000 feet, the amount of pipe exceeding its useful life will more than double within 15 years. If the proposed rate were to continue for decades, the amount of pipe exceeding its useful life would increase fivefold to approximately 8 million feet, or 23 percent of the total amount of mainline pipe at its peak. Consequently, the risk of pipe failures and the WSO’s ability to meet reasonable levels of service will be greatly affected. While representing a great improvement, it is clear that a mainline replacement rate of 300,000 feet per year will not be sufficient in the medium to long-term, and that additional investments in mainline replacement programs will be required.

It is thus clear that there is a substantially likelihood of mainline failures within the project area. It is thus far from clear that there is adequate infrastructure to serve project demand.

VI. Potential For Significant Effects Due To Unusual Circumstances

There are unusual circumstances associated with the location and design of the proposed project. These unusual circumstances have the potential to result in significant impacts associated with the proposed project. The unusual circumstances include:

¹⁴ http://ens.lacity.org/opa/importantdoc/opaimportantdoc3249100444_12112015.pdf

- The project site is subject to a [Q] designation included as part of the zoning for the project site which establishes design guidelines for the area aimed at ensuring neighborhood compatibility, consistency with the General Plan and Wilshire Community Plan, and avoidance of environmental impacts. The proposed project does not comply with the permanent [Q] Conditions for the area.
- The fact that the TOC program was adopted via a ballot measure and no detailed analysis of the environmental impacts of the resulting increase in density on public services and utilities has therefore been conducted.
- The fact that the project site is in a Methane Zone. In 1985 there was a fire in the Fairfax Area of the City of Los Angeles due to high volume of methane gas seepage through cracks in the concrete floor of a building. As a result, the City of Los Angeles adopted an Ordinance, (Ord. No. 161,552, Eff. 8-31-86) which required mitigation for methane gas intrusion into buildings located in the Fairfax area of Los Angeles.¹⁵ The City's Municipal Code requires submittal and approval of a Methane Mitigation Plan for projects in Methane Zones in the City.¹⁶ Section 91.106.4.1 of the Los Angeles Municipal Code requires:

6. The Department shall have the authority to withhold permits on projects located within a Methane Zone or Methane Buffer Zone established under Sections 91.7101 et seq. of this Code. Permits may be issued upon submittal of detailed plans that show adequate protection against flammable gas incursion by providing the installation of suitable **methane mitigation** systems. (Emphasis added).

Despite the fact that the project is in a Methane Zone and methane mitigation is required, the Letter of Determination fails to require project compliance with methane plan preparation and approval requirements. In the absence of adequate methane mitigation, project residents could experience health impacts. In addition, inadequate methane mitigation has the potential to result in an exacerbated risk of explosion and fire which would impact nearby developments.

- The fact that the Wilshire Community Plan¹⁷ identifies the following traffic issues, and the project site is located in a heavily congested area served by residential streets with roadway widths of 36 feet,¹⁸ narrowed by on-street parking:

¹⁵The ordinance is available at: https://clkrep.lacity.org/onlinedocs/1985/85-0563-S3_ORD_161552_07-18-1986.pdf

¹⁶ https://www.ladbs.org/docs/default-source/publications/ordinances/methane-code---ordinance-no-175790.pdf?sfvrsn=d8eeb53_10
https://www.ladbs.org/docs/default-source/publications/ordinances/methane-code---ordinance-no-180619.pdf?sfvrsn=28eeb53_12
<https://www.ladbs.org/services/core-services/plan-check-permit/methane-mitigation-standards>

¹⁷ Wilshire Community Plan, pages 1-7 to 1-8

¹⁸ NavigateLA, October 10, 2018.

- ? Severe traffic congestion along most major transportation corridors and intersections, with many streets functioning in excess of full capacity.
 - ? Overflow of traffic from congested commercial corridors negatively impacts the quality of life in residential neighborhoods.
 - ? Inadequate transportation linkages exist between residential areas and commercial, retail and recreation facilities.
 - ? Frequent violation of on-street peak-hour parking restrictions which effectively reduces available traffic lanes for automobiles and buses.
 - ? Insufficient off-street parking areas and structures, resulting in spillover parking from commercial areas into adjacent residential areas.
 - ? Due to the existing level of traffic congestion, the impact of new large projects on traffic circulation will continue to be a major concern in the community.
 - ? There is a limited number of north-south Boulevards II which provide continuity through the Plan Area (e.g.).
 - ? Many Collector Streets are lined with fronting residential land uses (single family homes and duplexes) with high volumes of traffic.
 - ? The Plan Area includes some of the most heavily patronized and crowded bus routes in the MTA system.
 - ? Many Avenues and Collector Streets have not been built to current design standards and there is limited potential for widening due to existing development patterns.
- The fact that the project site is located in an area served by aging infrastructure. The sewer line on the project block was installed in November of 1927, as shown in **Figure 4**.

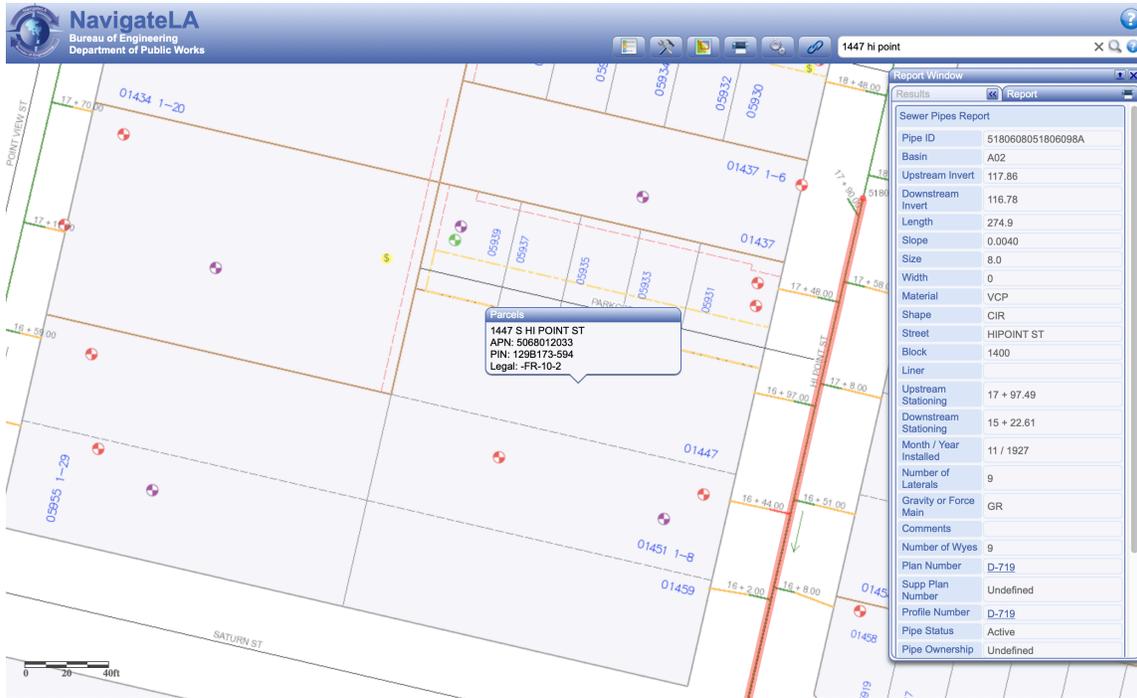
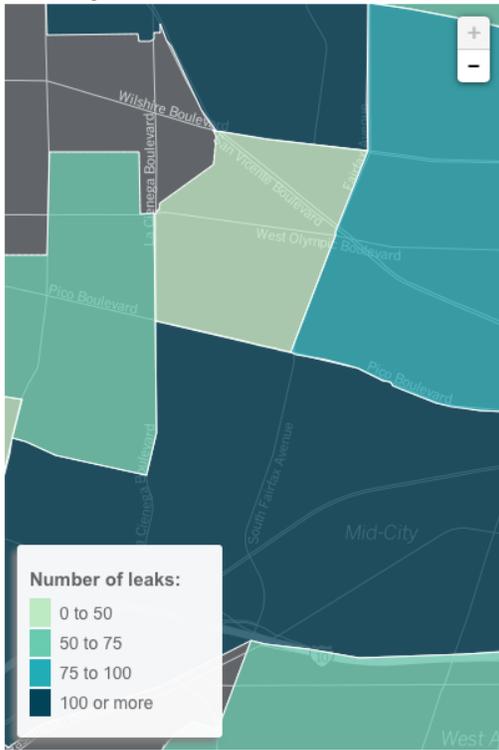


Figure 4: Age of Sewer Line on Project Street Segment Showing 1927 Installation Date

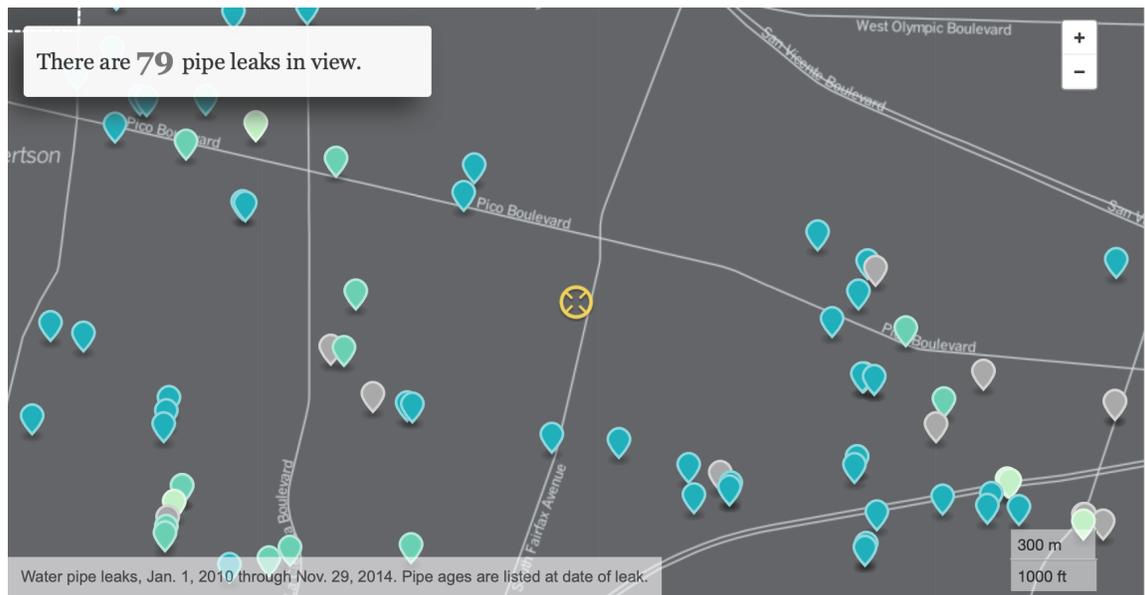
- The fact that the project site is in an area that has experiences a high number of water line leaks (100 or more in the project area) as shown in **Figure 5** and many key water lines in the area are between 75 and 100 years old as shown in **Figure 6 and Attachment 4**.

Leaks by area, 2010 to 2014



Sources: Los Angeles Department of Water and Power, MapBox and OpenStreetMap.

Figure 5 – Project Located in Area With More Than 100 Water Leaks 2010 -2014



Water pipe leaks, Jan. 1, 2010 through Nov. 29, 2014. Pipe ages are listed at date of leak.

Pipe age: 8% less than 50 years old 13% between 50 and 75 51% between 75 and 100
 14% more than 100 14% age unavailable

Figure 6: Project Site In Area That Experienced Many Water Leaks and Has Aging Pipes (51% between 75 and 100 years old)

Source: Los Angeles Times: L.A.'s Aging Water Pipes; A \$1-Billion Dilemma, February 16, 2015

These unusual circumstances have the potential to result in a number of potentially significant impacts, including:

- Aesthetic Impacts
- Air Quality Impacts
- Hazards Impacts
- Land Use Impacts
- Noise Impacts
- Infrastructure Impacts
- Cumulative Impacts

The CEQA Guidelines appendices includes an Environmental Checklist Form to assist lead agencies in assessing a project's potential to result in environmental impacts and to meet the requirements for an initial study pursuant to CEQA Guidelines Section 15063. As noted on the Environmental Checklist Form included in Appendix G of the CEQA guidelines, substantial evidence of potential impacts that are not listed on the form must also be considered. This section of this letter makes use of excerpts from the Environmental Checklist Form to identify potentially significant impacts of the proposed project resulting from unusual circumstances. Potentially significant impacts include, but are not limited to:

I	<u>AESTHETICS</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>					
b)	Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I.(b). Potentially Significant

As detailed in Section III of this letter, the proposed project is not in conformance with the [Q] designation that was added to the zoning designation for the project site in order to ensure community character, consistency with the General and Wilshire Community Plans and to avoid environmental impacts including aesthetic impacts.

Public Resources Code Section 21099(d)(1) imposes limitations on the analysis of aesthetic impact impacts for transit-oriented infill projects:

**Chapter 2.7: Modernization of Transportation Analysis for Transit-Oriented Infill Projects
§ 21099.**

(d) (1) Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.

(2) (A) This subdivision does not affect, change, or modify the authority of a lead agency to consider aesthetic impacts pursuant to local design review ordinances or other discretionary powers provided by other laws or policies.

(B) For the purposes of this subdivision, aesthetic impacts do not include impacts on historical or cultural resources.

However, as previously noted, the project site is zoned with a [Q] designation, which provides “design standards” / “urban design regulations”¹⁹ for projects in the zone, to ensure that development is compatible with surrounding properties and the neighborhood, ensure consistency with the objectives of the General Plan, and prevent or mitigate potential adverse environmental effects of a defacto zone change. As explained by the City’s own guidance:²⁰

Visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the City’s CEQA Threshold Guide shall not be considered an impact for infill projects within TPAs (shown in the attached map) pursuant to CEQA. However, this law did not limit the ability of the City to regulate, or study aesthetic related impacts pursuant to other land use regulations found in the Los Angeles Municipal Code (LAMC), or the City’s General Plan, including specific plans. For example, DCP staff would still need to address a project’s shade and shadow impacts if it is expressly required in a specific plan, Community Design Overlays (CDOs), or Historic Preservation Overlay Zones (HPOZs).

The [Q] designation imposes design guidelines on the project site. This is an unusual circumstance that demonstrates the potential of the project to result in significant aesthetic impacts, due its failure to meet the height limitations and aesthetic Conditions of Approval for the [Q] zone in which the project is located. The environmental document for the project must therefore analyze the project’s potential aesthetic impacts, given the [Q] designation for the project site. Impacts clearly have the potential to be significant.

III <u>AIR QUALITY</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				

¹⁹ See language in Council File No. 08-0324; CPC-2007-540-ZC, pages F1-F3. See **Attachment 2**.

²⁰ See City of Los Angeles, Department of City Planning Zoning Information File ZI No. 2452 – Transit Priority Areas (TPAs)/Exemptions to Aesthetics and Parking Within TPAs Pursuant to CEQA, available at: <http://zimas.lacity.org/documents/zoneinfo/ZI2452.pdf>

d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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III.(d). Potentially Significant

The proposed project is in a Methane Zone (see discussion under **IV.B. and VI**). In the absence of methane mitigation, the proposed project has the potential to exacerbate the number of individuals on the project site potentially exposed to hazardous levels of methane.

VIII HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VIII(b). Potentially Significant

As discussed in **Sections IV.B and VI**, the proposed project is in a methane zone. In the absence of mitigation for methane gas intrusion into the building, there is an exacerbated potential for the buildup of this gas on this site resulting from project design and construction, which could affect both the health of potential residents and the likelihood of fire or explosion which could impact adjacent uses and the public.

X LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project:</i>				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

X(b). Potentially Significant

As detailed in **Section III** of this letter, the proposed project is not in conformance with the TOC, or the [Q] designation in the zoning for the project site established to ensure community character, consistency with the General and Wilshire Community Plans, and to avoid environmental impacts including aesthetic impacts. The [Q] designation is an unusual circumstance that demonstrates the potential of the project to result in significant land use impacts, due its failure to meet the height limitations and landscaping and open space Conditions of Approval for the [Q] zone in which it is located. The environmental document for the project must therefore analyze the project’s potential land use impacts,

given the [Q] designation for the project site, and provide mitigations to ensure land use plan, policy, zoning and regulation consistency.

XII <u>NOISE</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Would the project result in:</i>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

X(a) & (b). Potentially Significant

See discussion under **IV.A and VI** of this comment letter. Section 112.05 of the Los Angeles Municipal Code (LAMC) limits noise from construction equipment located within 500 feet of a residential zone to 75 dBA Lmax between 7:00 AM and 10:00 PM, as measured at a distance of 50 feet from the source, **unless compliance is technically infeasible**. Much of the equipment required for project construction generates noise in excess of the 75 dBA standard. Technical Infeasibility means that Municipal Code noise limitations are not sufficient to ensure that construction noise impacts will be less than significant. Construction in close proximity to residences thus has the potential to result in unmitigated construction noise impacts. In the absence of specific mitigation requirements, such as the use of mufflers, shields, sound barriers and/or other noise reduction devices or techniques during construction equipment which can be demonstrated to reduce construction noise levels to acceptable levels, the potential for impacts remains. This is particularly true given that the project includes a reduction in side yard setbacks and an increase in density and height from what would be allowed by zoning and the [Q] Conditions for the site.

XVIV <u>MANDATORY FINDINGS OF SIGNIFICANCE</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Does the project:</i>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVIV(c). Potentially Significant

As detailed above, in the absence of adequate and appropriate mitigation, the project has the potential for result in aesthetic, air quality, hazards, land use, and noise impacts to humans either directly or indirectly. An MND or EIR needs to be prepared for the proposed project.

VII. Potential For Cumulative Impacts

XVIV <u>MANDATORY FINDINGS OF SIGNIFICANCE</u>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>Does the project:</i>				
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVIV(b). Potentially Significant

The proposed project in combination with past, present and reasonably foreseeable project in the area has the potential to result in impacts that are cumulatively considerable. The Letter of Determination for the project identifies only two cumulative projects:

- 1444 Hi Point Street** – ZA-2017-1189-ZV; VTT-74364-SL. Letter of Determination June 6, 2018.²¹ According to the Letter of Determination: “The project site is comprised of one (1) rectangular interior parcel that measures 8,501 square feet of lot area with a frontage of 50 feet along Hi Point Street. The subject site is zoned [QJR3-1-0. The project site is located in the Wilshire Community Plan which designates the property for Medium Residential land uses corresponding to the R3 Zone. The site is currently improved with two (2) one-story single-family residences that was built in 1921 and 1926 and an associated garage, therefore demolition of the existing buildings is proposed. 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. Surrounding land uses consist of single-and multi-family residential, and commercial, uses in the [QJR3-1-0, R1R3-RG-O, and C4-1-0 Zones. Abutting the project site to the north is improved with a three-story multi-family use in the [QJR3-1-0 zone. The abutting property to the south is improved with a two-story multi-family use in the [QJR3-1-0 Zone. The property to the east is improved with a two-story multi-family residential use in the [QJR3-1-0 Zone. The property to the west across Hi Point Street is improved with a one-story single-family residential use in the or liquefaction area; however, the site is located in a Methane Zone. Surrounding land uses consist of single-and multi-family residential, and commercial, uses in the [QJR3-1-0, R1R3-RG-O, and C4-1-0 Zones. Abutting the project site to the north is improved with a three-story multi-family use in the [QJR3-1-0 zone. The abutting property to the south is improved with a two-story multi-family use in the [QJR3-1-0 Zone. The property to the east is improved with a two-story multi-family residential use in the [QJR3-1-0 Zone. The property to the west across Hi

²¹ <https://planning.lacity.org/pdiscaseinfo/document/MTkzOTEz0/03b6cd7a-61f3-4d27-8bc5-9bb6e20119bc/pdd>

Point Street is improved with a one-story single-family residential use in the [QJR3-1-0 Zone. The applicant is requesting a variance to permit 255 square-feet of the rooftop open space to be counted towards the required open space as otherwise prohibited by Ordinance No. 168,193, and, a Variance to permit a 39-foot building height in lieu of the otherwise 35 feet as permitted by Ordinance No. 168,193. The applicant is also requesting a Vesting Tentative Tract Map to allow for the subdivision of one (1) lot into five (5) Small Lots as per the related case VTT-74364-SL.”

- 1437 Hi Point Street – No description of this cumulative project is included in the Letter of Determination and we have been unable to find a project description for this cumulative project identified in the Letter of Determination.

The Letter of Determination for the project dismisses the potential for cumulative impacts from these two projects because “both are expected to be completed by 2020-2021, well before this project is set to commence.”²² This ignores the definition of a cumulative project under CEQA as including **past** and present projects as well as those projects that are reasonably foreseeable.²³ It also assumes that the only potential cumulative impacts would be construction-related impacts.

In addition, the Letter of Determination limits its identification of cumulative projects to those within 500 feet of the proposed project. Just expanding the radius of projects to 1000 feet results in the identification of the following additional projects:

- **1507 and 1511 S. Hi Point** – DIR-2018-3378-TOC; ENV-2018-3379-CE. Letter of Determination issued December 10, 2018.²⁴ According to the Letter of Determination: “The project site, located midblock on Hi Point Street between Saturn Street to the north and Pickford Street to the south, consists of two existing contiguous lots encompassing approximately 17,678 square feet of lot area. The subject property is rectangular-shaped and has a street frontage of approximately 91 feet along the western side of Hi Point Street. The subject property is located within the Wilshire Community Plan and is zoned [Q]R3-1-O with a corresponding land use designation of Medium Residential. “The subject property

²² Letter of Determination, page 19.

²³ See CEQA Guidelines Section 15355 which explains that: “Cumulative impacts” refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related **past**, present, and reasonably foreseeable probable future projects. **Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.**

²⁴ <https://planning.lacity.org/pdiscaseinfo/document/MjAzNzQy0/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd>

is currently developed with two existing single-family residences and two accessory structures. The proposed project involves the demolition of all of the existing structures and the construction of a new five-story, 57 foot-high apartment building with 40 units. The proposed building will front Hi Point Street and will encompass approximately 50,517 square feet in total building area, resulting in a Floor Area Ratio (FAR) of approximately 3.84. Of the 40 units proposed, 23 will be two-bedroom units, and 17 will be three-bedroom units. The project proposes to provide 70 automobile parking spaces in two subterranean levels beneath the building. The project will also provide 50 long-term bicycle parking spaces and four short-term bicycle parking spaces. A total of 4,444 square feet of open space will be provided, divided between an outdoor rear common area on the ground floor, a rooftop space, and private balconies. The project will maintain a 15-foot front yard (as required by the build-to line on the subject property), a seven-foot south side yard and a six-foot north side yard, and a 20-foot rear yard.” The project includes base incentives and three additional incentives.

- **1529 S. Hi Point** – DIR-2019-1679-TOC; ENV-2019-1680-CE. Letter of Determination issued May 28, 2020.²⁵ According to the Letter of Determination: “The project site consists of a rectangular lot with 50 feet of street frontage along the westerly side of Hi Point Street and uniform depth of 170 feet, for a total lot size of about approximately 8,499 gross square feet. The project site is located within the Wilshire Community Plan and is designated for Medium Residential land uses. The site is zoned [Q]R3-1-O with permanent “Q” Qualified Conditions per Ordinance No. 168,193 and is subject to a 15-foot building line along the west side of Hi Point Street pursuant to Ordinance No. 125,356. The project site is located within a Methane Zone and Urban Agriculture Incentive Zone . . . The project site is developed in 1908 with a one-story single-family dwelling and detached garage. The abutting properties to the north and south are zoned [Q]R3-1-O and are each improved with a three-story multifamily residential building. The adjacent property to the east across from Hi Point Street is zoned [Q]R3-1-O and is developed with a two-story multi-family residential building. The abutting property to the west is zoned R1R3-RG-O and improved with a one-story, two-unit residential building. The proposed project is for the demolition of an existing single family dwelling and removal of four non-protected trees for the construction, use, and maintenance of a five-story multi-family residential structure over one level of subterranean parking garage. The project proposes a total of 14 units, including two (2) units reserved for a Very Low Income households and 12 market-rate units. The unit mix will consist of one (1) one-bedroom unit, three (3) two-bedroom units, and ten (10) three-bedroom units. The building will be a maximum of 57 feet in height in lieu of the 35-foot height restriction per Qualified Condition No. 2 per Ordinance No. 168,193, and the height is as measured from grade to the top of the parapet. The proposed building will contain 25,200 square feet of residential floor area with a floor area ratio

²⁵ <https://planning.lacity.org/pdiscaseinfo/document/MjMwNTM00/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd>

(FAR) of 4.13:1. The project proposes to provide 15 vehicular parking spaces and 14 long-term bicycle parking spaces below grade. The project will also provide two (2) short-term bicycle parking spaces on the ground floor. The project will provide a maximum total of 1,677 square feet of open space, in lieu of the 2,225 square feet as otherwise required according to LAMC Section 12.21.G. The 1,677 square feet of open space includes a 960-square square-foot rear yard, of which 468 square feet is landscaped and a total of 300 square feet of private balconies. Through the Transit Oriented Communities Compliance Review, the applicant has requested three (3) On-menu Menu Incentives: (1) a 22-foot height increase to allow a 57-foot-tall building in lieu of the 35-foot limitation of per the “Q” Condition; (2) a 30-percent reduction in the two northerly and southerly side yards; and (3) a 25-percent reduction in the minimum open space required for the proposed building to allow a minimum of 1,669 square feet of open space in lieu of 2,225 square feet as otherwise required per LAMC Section 12.21 G. Per LAMC Section 12.21 G, new construction projects for six (6) or more residential projects are required to provide usable open space of 125 square feet per unit for units containing three (3) habitable rooms and 175 square feet per unit for units containing more than three (3) habitable rooms.”

- **1543 and 1547 S. Hi Point** – VTT-82553-SL. Letter of Determination April 15, 2020.²⁶ According to the Letter of Determination: “The project site is located within the Wilshire Community Plan, which designates the site with a Medium Residential land use designation. The land use designation lists the R3 Zone as the corresponding zone. The project site is zoned [Q]R3-1-O, which is consistent with the land use designation. The project site has approximately 17,006 net square feet of lot area, which would permit a maximum of 20 dwelling units. As shown on the Vesting Tentative Tract Map No. 82553, the project proposes to subdivide the project site into ten small lots, pursuant to LAMC Section 12.22 C,27, which is consistent with the density permitted by the zone.”
- **1537 S. Hayworth Ave** – DIR-2020-5017-TOC-HCA. Case filed on August 25, 2020.²⁷ Project is described as: “demo (e) sfd to construct new 13,850 sf 4-story, 16-unit apartment with 1-studio, 8-1 bedrooms, 7-2 bedrooms including 2-ELI units, 13-parking spaces and 1,289 sf open space in the [Q] R3-1-O zone.”

These projects paint a picture of [Q] Conditions ignored, development inconsistent with the zoning and Wilshire Community Plan, up-zoning, and dramatic changes in the character of the immediate project neighborhood occurring in just a few short years. There is clearly the potential for cumulative aesthetic, air quality, hazards, land use, noise and infrastructure impacts.

²⁶ <https://planning.lacity.org/pdiscaseinfo/document/MjI5MDg40/46e6f77e-051c-4e11-ad6d-6ce8558211cd/pdd>

²⁷ <https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQwMDMw0>
<https://planning.lacity.org/pdiscaseinfo/search/encoded/MjQwMDMx0>

In addition, there is the potential for significant traffic impacts in the form of neighborhood intrusion impacts as a result of cumulative development. According to the City's Complete Threshold Guide, Section L4 – Neighborhood Intrusion Impacts:

This issue involves impacts of traffic generated by the project, and/or traffic diverted or shifted due to the project, on local streets in residential neighborhoods. Such impacts may result from increased traffic volumes on neighborhood streets or increased delays for vehicles exiting the neighborhood. Traffic conditions are typically expressed in terms of daily volume of traffic. . .

C. Screening Criteria

Would the proposed project:

- Generate more than 120 daily vehicle trips to a local residential street?

A "yes" response to the preceding question indicates that further study in an expanded Initial Study, Negative Declaration, Mitigated Negative Declaration, or EIR may be required. Refer to the Significance Threshold for Neighborhood Intrusion Impacts, and review the associated Methodology to Determine Significance, as appropriate. A "no" response to the preceding question indicates that there would normally be no significant impact on Neighborhood Intrusion from the proposed project.

The proposed project and cumulative projects on Hi Point would result in a net increase of more than 70 units. Based on the height of the proposed apartment complexes they qualify as mid-rise apartments per the Institute of Transportation Engineers (ITE). The ITE trip generation rate for mid-rise apartments (Use 221) is 5.44 daily trips per unit. Based on this rate, approximately 380 new daily trips would be generated by the proposed project and the cumulative projects on just these two blocks of Hi Point. The project in combination with cumulative development thus has the potential to result in the generation of more than 120 daily trips to a local residential street. The potential for significant cumulative neighborhood intrusion impacts, given the unusually heavy traffic congestion and limited residential street capacity in the area, needs to be evaluated in the environmental document for the proposed project.

Furthermore, the list of cumulative projects should include all TOC projects within the City and Community Plan area that have been proposed since the passage of Measure JJJ, since no environmental analysis of the impact of this increased densification has yet to be conducted by the City. Given the aging infrastructure in the area, additional construction and the additional densification in the area which is likely to result from the TOC program, has the potential to impact local infrastructure, both as a result of the nature and magnitude of construction activity and as a result of the additional demand generated by the significant up-zoning that is part of the TOC program on aging and fragile infrastructure.

Cumulative development has the potential to result in land use, traffic, noise, infrastructure and other impacts. These potential impacts have not been assessed in an environmental document for the Wilshire Community Plan area or the TOC program. The Wilshire Community Plan and its environmental review²⁸ were based on the existing zoning, not the substantial up-zoning that is allowed under the TOC program. The potential for cumulative infrastructure and other impacts therefore exists. The project would contribute to these potentially significant cumulative infrastructure impacts.

VIII. Significant Unmitigated Impacts

As detailed in **Sections III, IV, V, VI and VII**, there is the potential for this project to result in a number of significant environmental impacts. In the absence of appropriate mitigation, these impacts will occur. No mitigation has been provided for potentially significant impacts, other than the “recommended” construction noise measures. No Mitigation Monitoring and Reporting Program has been prepared for the proposed project. The potential for the proposed project to result in significant unmitigated impacts and to contribute to significant cumulative impacts remains.

IX. Use Of A Categorical Exemption Is Not Appropriate For The Proposed Project; Additional CEQA Review Is Required

As detailed in **Section III** of the letter, the proposed project is not consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations, and therefore does not comply with CEQA Guidelines Section 15332(a). In addition, as detailed in **Section IV and Section V** of this letter, the proposed project would result in significant construction noise impacts and air quality impacts requiring mitigation, and therefore does not comply with CEQA Guidelines Section 15332(d), which precludes use of a Class 32 Exemption for projects that would result in significant effects relating to traffic²⁹, noise, air quality, or water quality. Furthermore, the proposed project has the potential to impact the aging water and sewer pipeline infrastructure in the project vicinity both through potential construction-related impacts and additional demand in excess of that anticipated when these facilities were constructed 50-100 years ago, and therefore does not comply with CEQA Guidelines Section 15332(e).

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²⁸ Wilshire Community Plan Update EIR, SCH# 1997081033, 1/10/2001.

²⁹ See also discussion in Section VI regarding the project’s potential to result in neighborhood traffic impacts.

In addition, as detailed in this letter, the proposed project is not eligible for a Categorical Exemption pursuant to CEQA Guidelines Sections 15332(b) and 15332(c) due to both impacts associated with unusual circumstances and the potential for cumulative impacts as detailed in **Sections VI and VII**. The City cannot act on the project until the appropriate environmental documentation has been prepared for the project.

I may be contacted at 310-982-1760 or at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie T. Hall". The signature is fluid and cursive, with the first name "Jamie" being more prominent than the last name "Hall".

Jamie T. Hall

ATTACHMENTS

1. Project Plans
2. [Q] Ordinance 168,193
3. Measure JJJ
4. L.A.'s Aging Water Pipes; a \$1-billion dilemma, Los Angeles Times, February 16, 2015
5. Zimas Record for Project Site

Attachment 1

GENERAL NOTES

A. GENERAL

- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE 2017 EDITION OF THE LOS ANGELES BUILDING CODES AND ORDINANCES OF THE STATE OF CALIFORNIA.
- ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH SUBCONTRACTOR BEFORE HE BEGINS HIS WORK. ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
- ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. NOTE THAT DIMENSIONS ARE TO CENTER LINE OR FACE OF FINISH MATERIAL.
- THE BUILDINGS REQUIRE FIRE PROTECTION AS FOLLOWS (SEE CODE ANALYSIS):
 - FIRE EXTINGUISHERS PORTABLE TYPE 2A SHALL BE PROVIDED. DISTANCE FROM APARTMENT ENTRY DOOR TO FIRE EXTINGUISHER SHALL BE 75 MAXIMUM PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIRE INSPECTOR.
 - PROVIDE FIRE EXTINGUISHER WITH A RATING OF 10BC FOR GARAGE.
- MECHANICAL VENTILATION: ALL BATHROOMS, TOILET ROOMS, POWDER ROOMS AND LAUNDRY ROOMS SHALL BE VENTILATED TO PROVIDE A COMPLETE CHANGE OF AIR 5 TIMES PER HOUR. SUCH MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE. FAN SHALL BE OPERATED FROM A LIGHT SWITCH THE POINT OF SWITCHING SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
- LEGAL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT. ALL EXIT HARDWARE SHALL BE OF AN APPROVED TYPE. DEAD OR FLUSH BOLTS (THUMBS OPERATED) AND SIMILAR DEVICES ARE PROHIBITED.
- EXIT 2 HOUR CONSTRUCTION BEHIND ALL TUBS LOCATED ADJACENT TO 2 HOUR FIRE DIVISION WALLS.
- EXIT / ENTRANCE DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2' BELOW THE THRESHOLD AND HAVE A LENGTH NOT LESS THAN (84/42)/(60/30). PROVIDE ULTRA LOW FLUSH WATER CLOSETS (1.6 GAL./FLUSH MAX) AND LOW FLOW SHOWER HEADS WITH A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- TRENCHES OR EXCAVATIONS OF 9" OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL OBTAIN THE NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
- A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR A PROTECTION FENCE OR CANYON ON OR OVER ANY STREET OR PUBLIC SPACE.
- NO MEDICINE CABINETS, ELECTRIC PANELS, VENTS, OR WALL HEATERS SHALL PERCEDE 2-HOUR DIVISION WALLS.
- PROVIDE APPROVED STUCCO WEEP SCREENS AT SILL PLATE OF ALL STUCCO WALLS. STUCCO FINISH SHALL NOT EXTEND BELOW FINISH GRADE.
- BATHROOM FLOORS OVER WOOD SHALL HAVE WATER-PROOF PROTECTION. PROVIDE RESILIENT FLOORING OVER 1/2" FELT BONDED TO PLYWOOD SUBFLOOR.
- "AN APPROVED SEISMIC GAS SHUT-OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING."
- ALL EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. ALL FLASHING, COUNTER FLASHING AND COPING WHEN OF METAL SHALL BE 28 GA. G.I. MINIMUM.
- ALL FLOOR ROOF AND FLOOR SHEATHINGS SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR BEFORE COVERING.

- FIRE BLOCK AT MID-HEIGHT WALLS OVER 8'-0" HIGH.
- COMFORT HEATING WILL BE PROVIDED TO EVERY DWELLING UNIT AS REQUIRED BY CODE.
- PROVIDE HIGH NONABSORBENT WALL ADJACENT TO SHOWER AND APPROVED WATER RESISTANT MATERIAL FOR SHOWER ENCLOSURE AND WINDOWS WITHIN 9" OF FLOOR OF SHOWER OR BATHUB FLOOR.
- CONDUCT ALL ROOF DRAINAGE UNDER SIDEWALK TO STREET BY MEANS OF AN APPROVED NONSERVICIOUS DEVICE.
- BATHUB AND SHOWER UNITS, INCLUDING BACKING, SHALL BE OF TYPE APPROVED BY THE PLUMBING DEPARTMENT.
- TELEVISION ANTENNA SHALL BE LOCATED 7' ABOVE FLAT ROOFS.
- ALL STAIRS SHALL HAVE 8" MAXIMUM RISE AND 9" MINIMUM TREAD (7" RISE AND 11" TREADS AT PUBLIC STAIRS).
- PROVIDE U.L. APPROVED SMOKE AND FIRE DETECTORS WITHIN 12" OF CEILING AND WERE SHOWN ON PLANS. HARD WIRED WITH BATTERY BACKUP.
- PROVIDE SMALL APPLIANCE CIRCUITS IN KITCHEN - 12 OUTLET MAX ON 20 AMP SERVICE - 9 OUTLETS MAX ON 15 AMP CIRCUIT.
- ANTI-GRAFFITI COATING BY GENESIS COATINGS, INC. (LA RR#25042-T) FOR LOWER 9'-0" OF BUILDING.
- TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 8 INCHES.
- AN ATO CERTIFICATE OF INSPECTION FOR ALL GULLED LAMINATED TIMBER SHALL BE SUBMITTED TO A BUILDING AND SAFETY DIVISION INSPECTOR PRIOR TO ERECTION.

- NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED. SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLTS SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.
- WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL THUMBS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MILLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MILLIONS NOT OVER 8 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 2 INCHES IN WIDTH. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE TO PROHIBIT RISING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
- SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SECTION 9717.1.
- METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK. PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BLOTTED, HARDENED STEEL HASPS. METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED BY EQUIVALENT OPERATED.
- PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS UNLESS THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
- GLAZING:
 - IN B.F. AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGULARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES.
 - GLAZED OPENINGS WITHIN 4' OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGULARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.
- LOWERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ON DIMENSION OF 9" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY.
- OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B.F. AND S OCCUPANCIES, SUCH DEVICES SHALL BE GUARDED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS.
- SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
- SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 9717.2.
- ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES.

- GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION OTHER THAN DOORS OR GLAZED OPENINGS.
- ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION.
- PROVIDE SECURITY LIGHTING FOR GARAGE AND/OR EXTERIOR PARKING AREA SERVING DWELLING UNITS OR GUESTROOMS AND FOR RECREATION ROOM. SERVICE ROOMS ACCESSORY TO APARTMENT HOUSES, AND AT EVERY DOOR IN A SECURITY OPENING. SECURITY LIGHTING SHALL HAVE A SURFACE ILLUMINATION OF 0.2 FOOT-CANDELS AT THE FLOOR LEVEL.
- WINDOWS IN CORRIDOR WALLS SHALL BE PROTECTED BY FIXED GLASS OF 3/4" RATING IN STEEL FRAMES. TOTAL AREA OF WINDOW IN A CORRIDOR SHALL NOT EXCEED 25% OF THE AREA OF A COMMON WALL WITH ANY ROOM.

- THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-5.3.
- INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-5.3 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUB CHAPTER 4, ARTICLE 3.
- ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- DOORS AND WINDOWS BETWEEN CONDITIONED SPACES AND OUTSIDE OR UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED.
- MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFLTRATION STANDARDS LISTED IN TABLE 2-5.3 FOR THE ENERGY REGULATIONS.
- ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACK DRAFT DAMPERS.
- CAULK AROUND ALL PLUMBING AND ELECTRICAL PENETRATIONS INTO THE BUILDING ENVELOPE.
- CAULK AND SEAL AROUND ALL WINDOW AND DOOR FRAMES AND BETWEEN WALL SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
- DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE 1997 CITY OF LOS ANGELES MECHANICAL CODE. ALL JOINTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR TAPE.
- STORAGE TYPE WATER HEATERS AND STORAGE TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OR GREATER, UNLESS SO INTERNALLY INSULATED.
- PROVIDE MINIMUM R-13 INSULATION ON WATER HEATER INLET AND OUTLET PIPE FOR FIRST FIVE FEET IN UNCONDITIONED SPACE.
- INSULATE RECIRCULATING HOT WATER PIPING IN UNHEATED SPACES.
- GAS FIRED HOUSEHOLD HEATING AND COOLING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH THE APPLIANCE EFFICIENCY STANDARDS.
- GENERAL LIGHTING IN KITCHENS AND BATHROOMS SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 25 LUMENS / WATTS. (SPECIFY FLUORESCENT LIGHTING).

- CARPETS OR SIMILAR SURFACE MATERIALS WHICH ARE PART OF THE FLOOR-CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED AND MAY BE REPLACED ONLY BY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION.
- AN APPROVED PERMANENT RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS.
- FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED OR INSULATED.
- ALL PENETRATIONS INTO SOUND RATED PARTITIONS OF FLOOR, CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.
- ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
- VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.
- METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXISTING KITCHEN COOKING FACILITIES, AND BATH ROOMS NEED NOT BE LINED.)
- MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT, WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR ASSEMBLY OR WHERE SUCH UNIT PENETRES THROUGH THE PLANE OF THE FLOOR ASSEMBLY FROM WITHIN A WALL. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE PIPE, GAS LINE OR ELECTRICAL CONDUIT.
- WALL MOUNTED LAVATORIES AND TOILETS ARE NOT PERMITTED ON SOUND RATED PARTITIONS.

- EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY, HALLWAY, EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANY TIME THE BUILDING IS OCCUPIED.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 10BC WITHIN 15' TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, ALSO DURING CONSTRUCTION.
- ROOF OBSTRUCTION SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS.
- PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE.
- INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED A FLAME-SPREAD CLASSIFICATION OF 75 (CLASS 1).
- INTERIOR WALL AND CEILING FINISHES FOR ENCLOSED STAIR WELLS SHALL NOT EXCEED A FLAME-SPREAD CLASSIFICATION OF 25 (CLASS 1).
- EXIT CORRIDORS AND EXTERIOR EXIT BALCONIES SHALL BE A MINIMUM OF 44" WIDE, (TITLE 24).
- AN EXIT WALKWAY WITH A MINIMUM WIDTH OF 44" SHALL BE MAINTAINED CONTINUOUSLY TO A PUBLIC WAY.
- ALL EXITS MUST BE CONTINUOUS AND TERMINATE IN A PUBLIC WAY OR EXIT COURT LEADING TO A PUBLIC WAY OR AN APPROVED REFUGE AREA (TITLE 24, C.A.C.).
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPLIANCES, ETC) OR TO THE LOCATION OF THE HOOKUP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND ADDITIONAL COSTS.
- A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURE. PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
- PROVIDE APPROVED SPARK ARRESTER, AS PER LAMC 57.02.02 FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBEQUE DEVICE WHICH USES FUEL BURNING MATERIALS.

NOTE: 1-TWO-WAY RADIO COMMUNICATION SYSTEM TO BE PROVIDED PER AFCS10.

DATE	ISSUED FOR	DATE	REVISIONS

LICENSED ARCHITECT
 GIOVANNI URU
 C-7487
 EXP. 10/31/21
 STATE OF CALIFORNIA

1447 S HI POINT ST.

CODE ANALYSIS

PROJECT SUMMARY	
ZONE	(Q)R3-1-O - TIER 3
LOT AREA (52X170)	8,838.5 SF
ALLOW. DENSITY (8,838.5/800)	12 UNITS
DENSITY BONUS (12X1.7)	21 UNITS
INCENTIVES	
30% REDUCTION IN SIDE YARDS	915 SF
25% REDUCTION IN OPEN SPACE	3,618 SF
21 FT INCREASE IN HEIGHT	4,285 SF
PROPOSED DEVELOPMENT	
1 UNIT 101 - 2 BR / 2 BA UNITS @ 915 SF	915 SF
3 UNIT 201, 301, & 401 - 3 BR / 3 BA UNITS @ 1,206 SF	3,618 SF
1 UNIT PH-1 - 1 BR / 1 BA UNITS @ 570 SF	570 SF
5 UNIT 102, 202, 302, 402, & PH-2 - 2 BR / 2 BA UNITS @ 857 SF	4,285 SF
5 UNIT 103, 203, 303, 403, & PH-3 - 2 BR / 2 BA UNITS @ 943 SF	4,715 SF
5 UNIT 104, 204, 304, 404, & PH-4 - 3 BR / 3 BA UNITS @ 1,269 SF	6,345 SF
20 UNITS TOTAL (8-3BR/3BA + 11-2BR/2BA + 1-1BR/1BA)	20,448 SF
BICYCLE PARKING REQUIRED/PROVIDED: 22 SPACES - 20 LONG/2 SHORT TERM	
PARKING PROVIDED: 24 SPACES (@ STD/1/4 COMP/1 ADA)	
GARAGE AREA: 7,766 SF/ 200 = 38 OCCUP.	
OPEN SPACE REQUIRED (8X175 + 11X125 + 1X100) = 2,875 X 0.75 = 2,156.25 SF	
OPEN SPACE PROVIDED	
PRIVATE OPEN SPACE (19 X 50 SF)	950 SF
REAR YARD	950 SF
5TH FLOOR GARDEN	592 SF
TOTAL	2,492 SF
ALLOW AREA (42 X 140 X 3) X 1.5 = 26,460 SF	
FLOOR AREA PROVIDED	
ZONING AREA	20,322 SF
BUILDING AREA	31,808 SF (R2-24,042 SF + S2-7,766 SF)
SCHOOL FEE AREA	21,457 SF
* SEE SHT. A2 FOR ADD. DETAIL	
BUILDING TYPE - PLANNING	5 STORY OVER BASEMENT
- BUILDING	5 STORY OVER BASEMENT
CONSTRUCTION TYPE	
OCCUPANCY TYPE	III-A / I-A
BUILDING HEIGHT (Q) COND. 35 FT + 22 FT TIER 3	57'-0"
ALLOW AREA - TYPE III-A	
BASIC R2 BASIC: 24,000 X 2 = 48,000 SF	
PROVIDE 2-HR SEPARATION BETWEEN R2/S2 BUILDING EQUIPPED W/ AUTOMATIC FIRE SPRINKLER SYSTEM, COMPLYING W/ NFPA-13.	
PROVIDE FIRE ALARM SYSTEM	
PROVIDE EMERGENCY RESPONDER RADIO COVERAGE PER LAFCS 10	

SHEET INDEX

A1	GENERAL INFORMATION
A2	SITE PLAN & ROOF PLAN
A2.1	FAR & OPEN SPACE DIAGRAM
A3	GARAGE PLAN
A4	1ST & 2ND FLOOR PLAN
A5	3RD & 4TH FLOOR PLAN
A6	5TH FLOOR PLAN
A7	ELEVATIONS
A8	ELEVATIONS
A9	SECTIONS
A10	SECTIONS

ABBREVIATIONS

A.C.	ASPHALT CONCRETE	DWG.	DRAWING	H.W.	HOT WATER	RES.	RESAWN
AC.	ACOUSTIC TILE	DWR.	DRAWER	HWD.	HARDWOOD	R.V.	ROOF VENT
ADJ.	ADJUSTABLE	E.J.	EXPANSION JOINT	I.D.	INSIDE DIMENSION	RWD.	REDWOOD
ALUM.	ALUMINUM	ELEV.	ELEVATION	INT.	INTERIOR	S.	SINK
A.T.	ASPHALT TILE	ELEC.	ELECTRIC	JAN.	JANITOR	S.B.	SPLASH BLOCK
BD.	BOARD	EL.	ELEVATOR	LAV.	LAVATORY	SH.	SHELF
BLDG.	BUILDING	EQUIP.	EQUIPMENT	L.P.	LOW POINT	SHT.	SHEET
BLKG.	BLOCKING	EXIST.	EXISTING	L.V.	LOUVER VENT	SHTG.	SHEATHING
B.M.	BENCH MARK	EXT.	EXTERIOR	LT.	LIGHT	SHTG.	SHEATHING
BOT.	BOTTOM	F.D.	FLOOR DRAIN	MAX.	MAXIMUM	S.S.	SERVICE SINK
BR.	BRICK	F.E.	FIRE EXTINGUISHER	M.C.	MEDICINE CABINET	SECT.	SECTION
CAB.	CABINET	F.G.	FINISH GRADE	M.C.B.	METAL CORNER BEAD	STD.	STANDARD
C.B.	CATCH BASIN	F.H.C.	FIRE HOUSE CABINET	M.H.	MANHOLE	STL.	STEEL
CEM.	CEMENT	F.J.	FLOOR JOIST	MET.	METAL	STPG.	STRIPPING
C.I.	CAST IRON	FIN.	FINISH	MFR.	MANUFACTURER	SQ.	SQUARE
CLR.	CLEAR	FLR.	FLOOR	MIN.	MINIMUM	T.C.	TOP OF CURB
C.J.	CEILING JOIST	F.L.	FLOW LINE	M.	MIRROR	T & G	TONGUE & GROOVED
CLG.	CEILING	F.O.C.	FACE OR CONCRETE	MISC.	MISCELLANEOUS	TH.	THICK
COL.	COLUMN	F.O.M.	FACE OF MASONRY	M.O.	MASONRY OPENING	THRES.	THRESHOLD
COMPO.	COMPOSITION	F.O.S.	FACE OF STUDS	N.I.C.	NOT IN CONTRACT	TEL.	TELEPHONE
CONC.	CONCRETE	FS.	FLOOR SINK	OB.	OBSCURE	T.PL.	TOP OF PLATE
CONT.	CONTINUOUS	F.T.	FOOT	O.C.	ON CENTERS	TR.	TRANSOM
CORR.	CORRUGATED	FUR.	FURRING	O.F.	OVER FLOW	TRANS.	TRANSFORMER
CSK.	COUNTERSUNK	GA.	GAUGE	OPNG.	OPENING	T.O.W.	TOP OF WALL
C.W.	COLD WATER	GALV.	GALVANIZED	PART.	PARTITION	TYP.	TYPICAL
DET.	DETAIL	G.I.	GALVANIZED IRON	PL.	PLATE	V.	VENT
D.F.	DRINKING FOUNTAIN	GL.	GLASS GLAZING	PLAS.	PLASTER	VERT.	VERTICAL
DIAM.	DIAMETER	GR.	GRADE	PLY.	PLYWOOD	W.C.	WATER CLOSET
DIM.	DIMENSION	GYP.	GYPSPUM BOARD	P.P.	POWER POLE	WD.	WOOD
DIV.	DIVISION	H.B.	HOSE BRIBE	R.	RISER-RADIUS	WARD.	WARDROBE
DN.	DOWN	HDW.	HARDWARE	R.D.	ROOF DRAIN	W.H.	WATER HEATER
DR.	DOOR	HORIZ.	HORIZONTAL	REINF.	REINFORCING	W.I.	WROUGHT IRON
DS.	DOWNSPOUT	H.P.	HIGH POINT	R.J.	ROOF JOIST	W.M.	WIRE MESH
D.W.	DISHWASHER	HT.	HEIGHT	ROS.	ROUGH SAWN	WT.	WEIGHT

SYMBOLS

	ELEVATION LETTER
	SHEET WHERE DRAWN
	PLAN, SECTION OR DETAIL NUMBER
	SHEET WHERE DRAWN
	DOOR TYPE
	WINDOW TYPE
	SECURITY OPENING
	WOOD STUD PARTITION
	1-HOUR FIRE RESISTIVE CONSTRUCTION
	HARD WIRED STATE FIRE MARSHALL APPROVED SMOKE DETECTOR W/ BATTERY BACKUP, LOW BATTERY SIGNAL, AND WITH APPROVED CARBON MONOXIDE ALARM.
	DOUBLE RECEPTICAL @ +12" U.O.N.
	DOUBLE RECEPTICAL - 1/2 HOT
	DOUBLE RECEPTICAL - GFI
	WALL MOUNTED LT. FIXT.
	FLUOR. FIXT.
	CEILING MOUNTED LT. FIXT.
	RECESSED LT. FIXT.
	TELEPHONE JACK
	EXHAUST FAN - SEE NOTE 5A/1A
	TV OUTLET
	EXIT SIGN - SEE NOTES F13&14/A1

LEGAL DESCRIPTION

FR OF LOT 10, ARB 2 OF TRACT 3909, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN MB 44, PAGE 82 OF MISC. RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5068 012 033
PIN: 129B173 594

ADDRESS: 1447 S HI POINT ST.
LOS ANGELES, CA 90035

OWNER:
TOY TRUST
550 SOUTH HILL STREET, SUITE 1420
LOS ANGELES, CA 90013
310 866 8321

VICINITY MAP

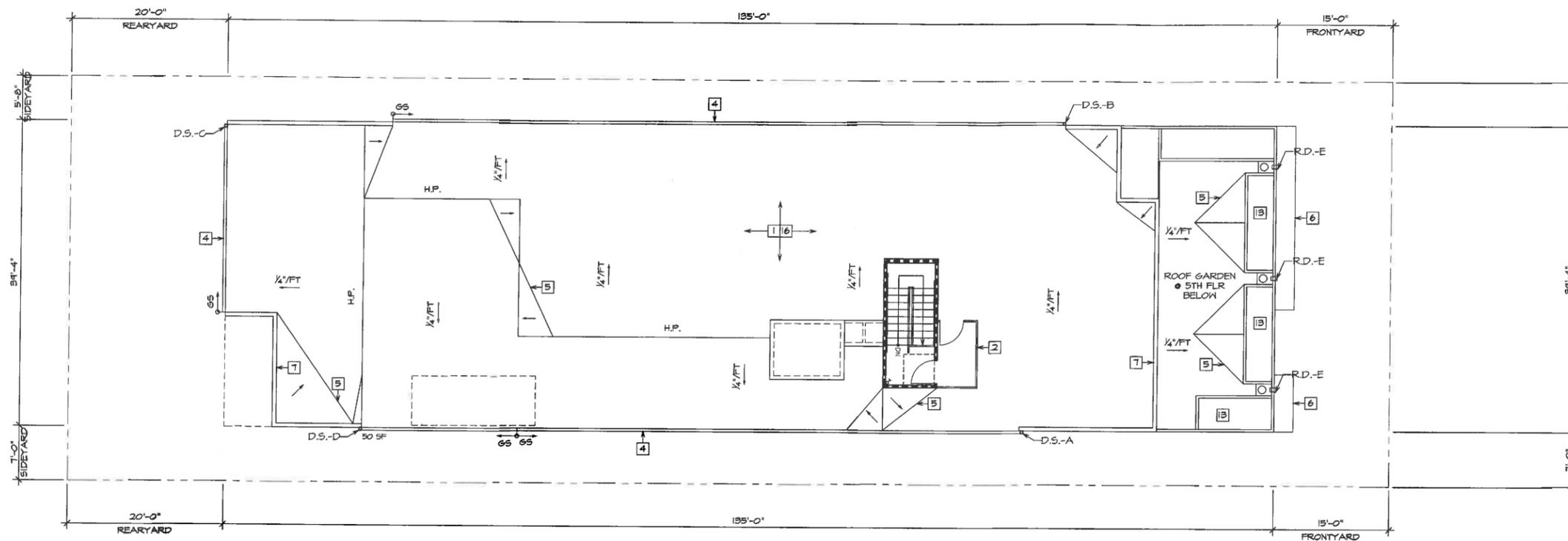


URIU & ASSOCIATES
 ARCHITECTURE, PLANNING
 800 S. GLENDALE AVENUE
 GLENDALE, CA 91205
 (818) 837-2200

SHEET TITLE
 GENERAL INFORMATION
 JOB TITLE
 1447 S HI POINT ST
 LOS ANGELES, CA 90035

DRAWN
 CHECKED
 JOB
 1947
 SHEET
 A1

EXHIBIT "A"
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 Case No. DIR-2020-2667-100



ROOF REFERENCE NOTES:

- 1 BUILT-UP ROOF-CLASS 'A' - 1B ROOF SYSTEMS ICC-ES # ESR 2052 SEE SHEET 3/A15
- 2 42" H.I. GUARDRAIL & GATE WHERE OCCURS
- 3 WARNING STRIPE & HANDRAIL EXTENSIONS AS PER 11A-6A/D4r
- 4 G.I. GUTTER
- 5 CRICKET
- 6 BALCONY BELOW
- 7 PARAPET WALL
- 8 AREA FOR FUTURE SOLAR POWER SYSTEM - SEE CALCS. SOLAR PANEL LOCATIONS TO BE APPROVED UNDER SEPARATE PERMIT.
- 9 1"Ø METAL CONDUIT CONNECT TO METERING EQUIPMENT / INVERTER
- 10 PATHWAY FROM SOLAR ZONE TO METERING EQUIP.
- 11 ROUTING OF PLUMBING FROM WATER HTR TO SOLAR ZONE
- 12 CONNECT TO WATER HEATING SYSTEM
- 13 PLANTER, SEE 3/A2.1
- 14 BENCH, TYP., SEE 5/A2.1
- 15 TABLE, TYP., SEE 4/A2.1
- 16 MAGOAT DECK SYSTEM RR# 25483

LEGEND

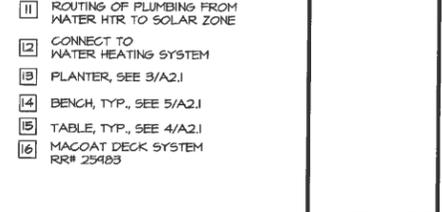
- 1-HR WALL
- 2-HR WALL
- CLASS 1 - 4" STANDPIPE W/ 2 1/2" OUTLET
- EXIT SIGN - SEE NOTES F13414/A1
- WATER CURTAIN
- EXIST. GRADE
- FINISHED GRADE
- WEATHER BASED IRRIGATION CONTROLLER SEE SHEET A19
- G.S.---GUTTER SLOPE
- D.S.---DOWN SPOUT
- RD---ROOF DRAIN
- CLASS 1 - 4" STANDPIPE W/ 2 1/2" OUTLET

SITE REFERENCE NOTES:

- 1 ADA PATH OF TRAVEL
- 2 NON-FILTRATION PLANTER
- 3 CONCRETE STAIRS/STEPS - SEE D4r
- 4 WARNING STRIPE & HANDRAIL EXTENSIONS AS PER 11A-6A/D4r
- 5 LINE OF BALCONY ABOVE
- 6 6'-0" HIGH H.I. GATE & FENCE
- 7 42" HIGH WROUGHT IRON RAILING
- 8 STORMWATER/FILTRATION PLANTER
- 9 6'-0" HIGH CMU WALL & PROPERTY LINE
- 10 SHORT TERM BICYCLE PARKING
- 11 100% OF HARDSCAPE TO BE UNCOLORED CONCRETE W/ SMOOTH CEMENT FINISH and w/ SOLAR REFLECTANCE OF AT LEAST 0.30 AS DETERMINED PER ASTM E418 or ASTM C1544.
- 12 MAILBOXES.
- 13 WEATHER BASED IRRIGATION CONTROLLER
- 14 FIRE DEPARTMENT CONNECTION
- 15 2'-6"x4' MIN. WHEEL CHAIR REFUGE. THIS AREA TO BE IN ACCORDANCE w/ SECTION 1007.1.3 THRU 1007.1.6
- 16 PROVIDE INSTRUCTIONS AND TWO-WAY COMMUNICATION PER SECTIONS 1007.6.3 & 1007.6.4
- 17 INVERTER & METERING EQUIPMENT FOR SOLAR POWER SYSTEM
- 18 EXIST. CURB BREAK TO BE REMOVED -INSTALL NEW CURB, GUTTER AND SIDEWALK
- 19 NEW XX'-0" CURB BREAK

GRADE PLANE
 PLANNING LOWEST POINT EL. 129.50
 BUILDING (129.38+129.41+130.30+129.34) / 4 = 129.62

DATE	REVISIONS



URIU & ASSOCIATES
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 (818) 247-2330

SHEET TITLE
 SITE PLAN & ROOF PLAN

JOB TITLE
 1447 S HI POINT ST
 LOS ANGELES, CA 90035

DRAWN

CHECKED

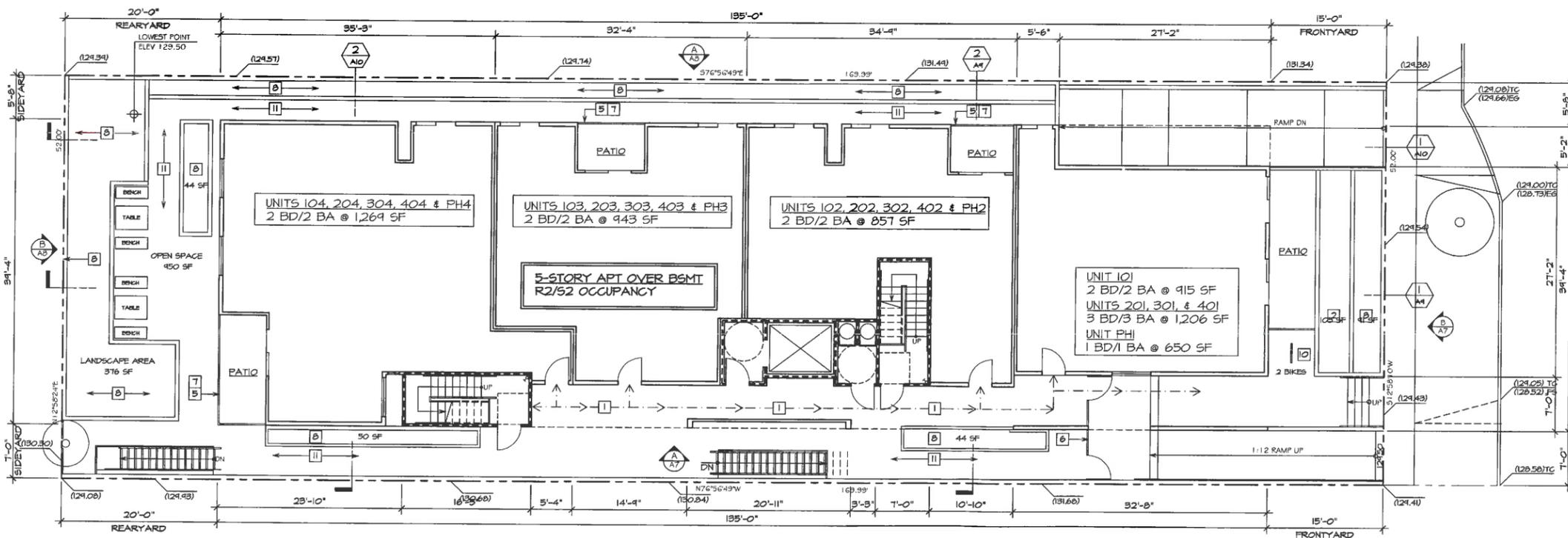
JOB
 1947

SHEET
 A2

DATE
 10/1/20

2 ROOF PLAN
 1/8"=1'-0"

NOTE:
 1. ALL ROOF DRAINS & DOWNSPOUTS TO FLOW TO STORMWATER FILTRATION PLANTERS (LID). SEE SHEETS 62-63.1



1 SITE PLAN
 1/8"=1'-0"

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 Case No. DIR-2020-02067 - T0C

ZONING FLOOR AREA
 (NET FLOOR AREA W/ BALCONIES LESS ELEVATOR, STAIRS, ENCLOSED SHAFTS & OPEN TO SKY OPEN SPACE)

1ST FLR (4,866 SF - 473 SF)	3,243 SF
2ND FLR (4,928 SF - 744 SF)	4,184 SF
3RD FLR (4,928 SF - 744 SF)	4,184 SF
4TH FLR (4,928 SF - 744 SF)	4,184 SF
5TH FLR (4,392 SF - 744 SF)	3,648 SF
TOTAL	20,043 SF

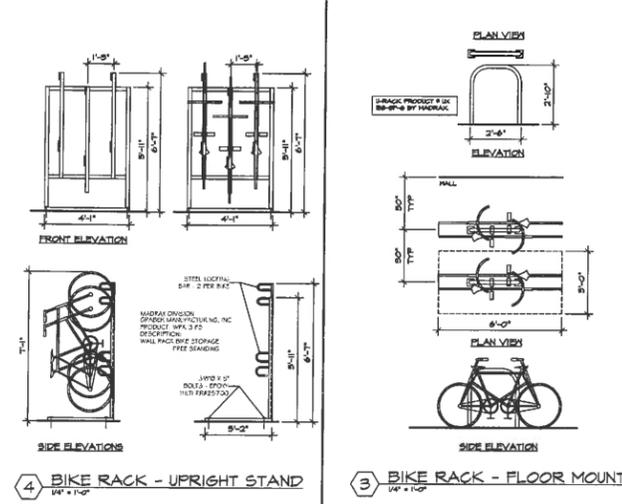
BUILDING FLOOR AREA
 (NET FLOOR AREA INCL. BALCONIES, ELEV., STAIRS & ENCLOSED SHAFTS LESS OPEN TO SKY OPEN SPACE)

1ST FLR (4,866 SF - 518 SF)	4,288 SF	1200=34 OCCUP.
2ND FLR (4,928 SF - 344 SF)	4,574 SF	1200=23 OCCUP.
3RD FLR (4,928 SF - 344 SF)	4,574 SF	1200=23 OCCUP.
4TH FLR (4,928 SF - 344 SF)	4,574 SF	1200=23 OCCUP.
5TH FLR (4,392 SF - 344 SF)	4,043 SF	1200=20 OCCUP.
TOTAL	24,034 SF	149 OCCUP.

SCHOOL FEE FLOOR AREA
 (GROSS FLOOR AREA W/ BALCONIES LESS ELEVATOR, STAIRS, ENCLOSED SHAFTS & OPEN TO SKY OPEN SPACE)

1ST FLR (5,041 SF - 473 SF)	4,124 SF
2ND FLR (5,154 SF - 744 SF)	4,415 SF
3RD FLR (5,154 SF - 744 SF)	4,415 SF
4TH FLR (5,154 SF - 744 SF)	4,415 SF
5TH FLR (4,603 SF - 744 SF)	3,854 SF
TOTAL	21,228 SF

1. ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED "EV" SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
2. A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND THE "EV" CHARGING SPACE.
3. WHERE ONLY A SINGLE CHARGING SPACE IS REQUIRED INSTALL A MIN. 1-INCH (INSIDE DIAMETER) RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL & TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
4. WHERE MULTIPLE CHARGING SPACES ARE REQUIRED, SHOW LOCATION & TYPE OF EVSE, RACEWAY METHOD, ONLY UNDERGROUND RACEWAY & RELATED UNDERGROUND EQUIPMENT ARE REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION. ELECTRIC CALCULATIONS SHALL VERIFY THAT THE SYSTEM HAS SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED "EV" SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE.
5. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
6. THE MAIN SERVICE PANEL SHALL HAVE A MIN BUSBAR RATING OF 200 AMPS.
7. THE MINIMUM LENGTH OF EACH EVCS SHALL BE 18 FEET. THE MINIMUM WIDTH OF EACH EVCS SHALL BE 4 FEET. ONE IN EVERY 25 EVCS, BUT NOT LESS THAN ONE, SHALL ALSO COMPLY WITH THE FF:
 - 8 FT. WIDE AISLE NEXT TO A 4 FT EVCS OR A 5 FT WIDE AISLE NEXT TO A 12 FT WIDE EVCS.
 - THE SURFACE SLOPE FOR THIS EVCS AND THE AISLE SHALL NOT EXCEED ONE UNIT VERTICAL IN 40 UNITS HORIZONTAL (2.083 PERCENT SLOPE) ON ANY DIRECTION.
8. THE EV SPACE SHALL EITHER BE LOCATED ADJACENT TO AN ACCESSIBLE PARKING SPACE MEETING THE REQUIREMENTS OF LABC CHAPTER 11A TO ALLOW THE USE OF EV CHARGER FROM ACCESSIBLE PARKING SPACE, OR BE LOCATED ON AN ACCESSIBLE ROUTE TO THE BUILDING AS DEFINED IN CHAPTER 2 OF THE LABC.

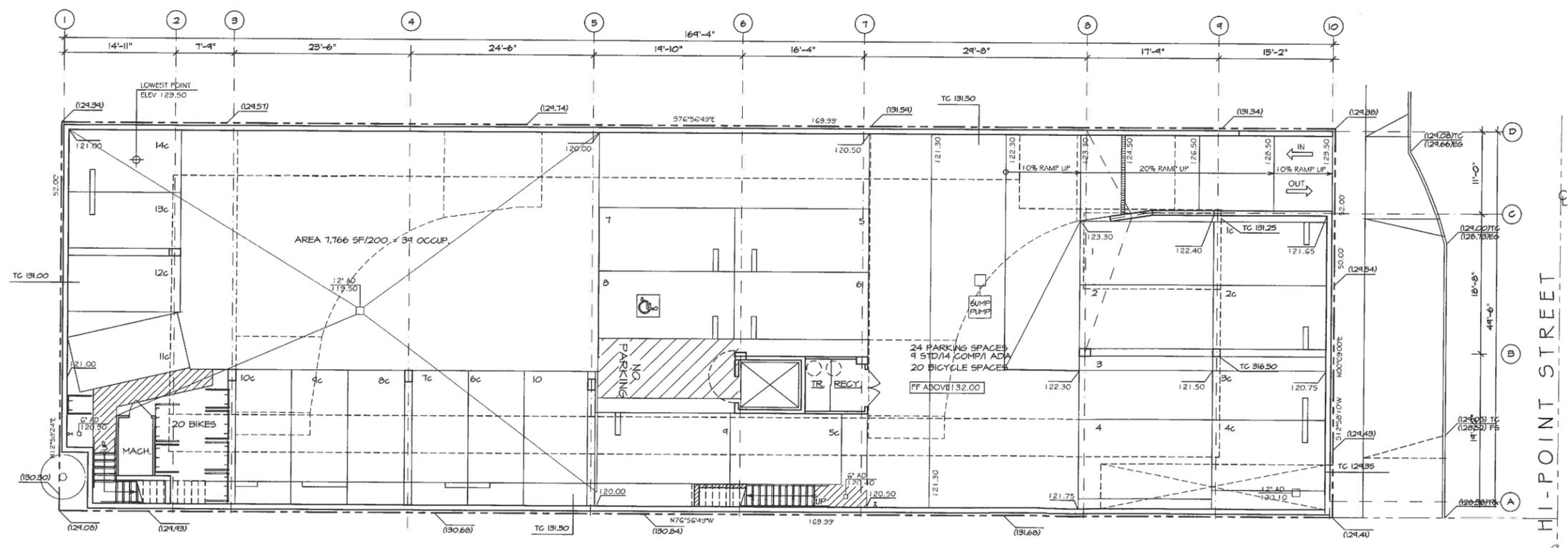


2 EVCS / EVSE NOTES

GARAGE PLAN REFERENCE NOTES:

- 1 ADA PATH OF TRAVEL
- 2 CONCRETE STAIR/STEPS - SEE D4r
- 3 WARNING STRIPE & HANDRAIL EXTENSIONS AS PER 11A-6A/D4r
- 4 LINE OF BUILDING ABOVE
- 5 LONG TERM BIKE RACK WALL MOUNT
- 6 LONG TERM BIKE RACK FLOOR MOUNT
- 7 CONCRETE WHEEL STOP, TYP
- 8 PAINTED PARKING STRIPES, TYP.
- 9 12" HIGH PAINTED WHITE LETTERS
- 10 MAINTAIN 8'-2" CLEAR HEIGHT
- 11 1/2-HR SELF-CLOSING DOORS- W/ SMOKE SEAL 5/AIS
- 12 ACC SIGN AS PER SECT. 1109A.8.B/D1
- 13 5% OF 24 SPACES=1 OUTLETS REQUIRED/ 1 PROVIDED. FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) IN EACH ONE
- 14 FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) IN EACH ONE - SEE GREEN BLDG. NOTES ON A10
- 15 INVERTER & METERING EQUIPMENT
- 16 100 SF BIKE MAINTENANCE
- 17 6" CURB
- 18 2 1/2" METAL STUDS W/ 2-LAYERS
- 19 5/8" GYP. DVL TYPE X - 2HR

- LEGEND
- CONC. WALL - 2-HR. RATED
 - CONC. BLK WALL-2-HR RATED
 - CLASS 1 - 4" STANDPIPE W/ 2 1/2" OUTLET
 - EXIT SIGN - SEE NOTES FB314/A1
 - AUTOMATIC SPRINKLER PROVIDED AT TOP OF CHUTE AND IN TERMINAL ROOM
 - 208/240V/40 AMP GROUNDED AC OUTLET, TYP. 5% OF 19 SPACES= 1 OUTLETS REQUIRED/1 PROVIDED
 - ELECTRIC VEHICLE
 - EXIST. GRADE
 - FINISHED GRADE



1 GARAGE PLAN 1/8"=1'-0"

GRADE PLANE
 PLANNING LOWEST POINT EL. 129.50
 BUILDING
 (129.38+129.41+130.30+129.34) / 4 = 129.62

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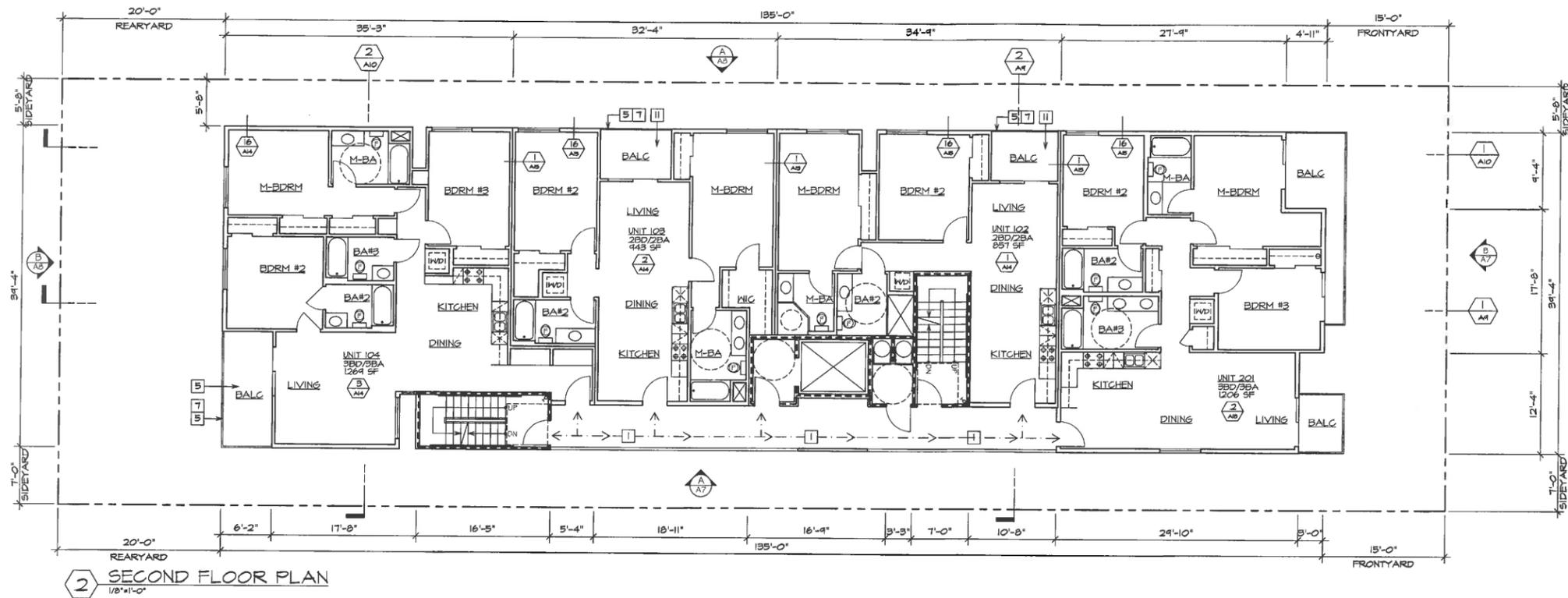
DATE	ISSUED FOR	DATE	REVISIONS

ARCHITECT: GIOVANNI LURU
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 EXP 12/31/21
 STATE OF CALIFORNIA

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SHEET TITLE: BASEMENT GARAGE PLAN
 JOB TITLE: 1447 S HI POINT ST
 LOS ANGELES, CA 90035

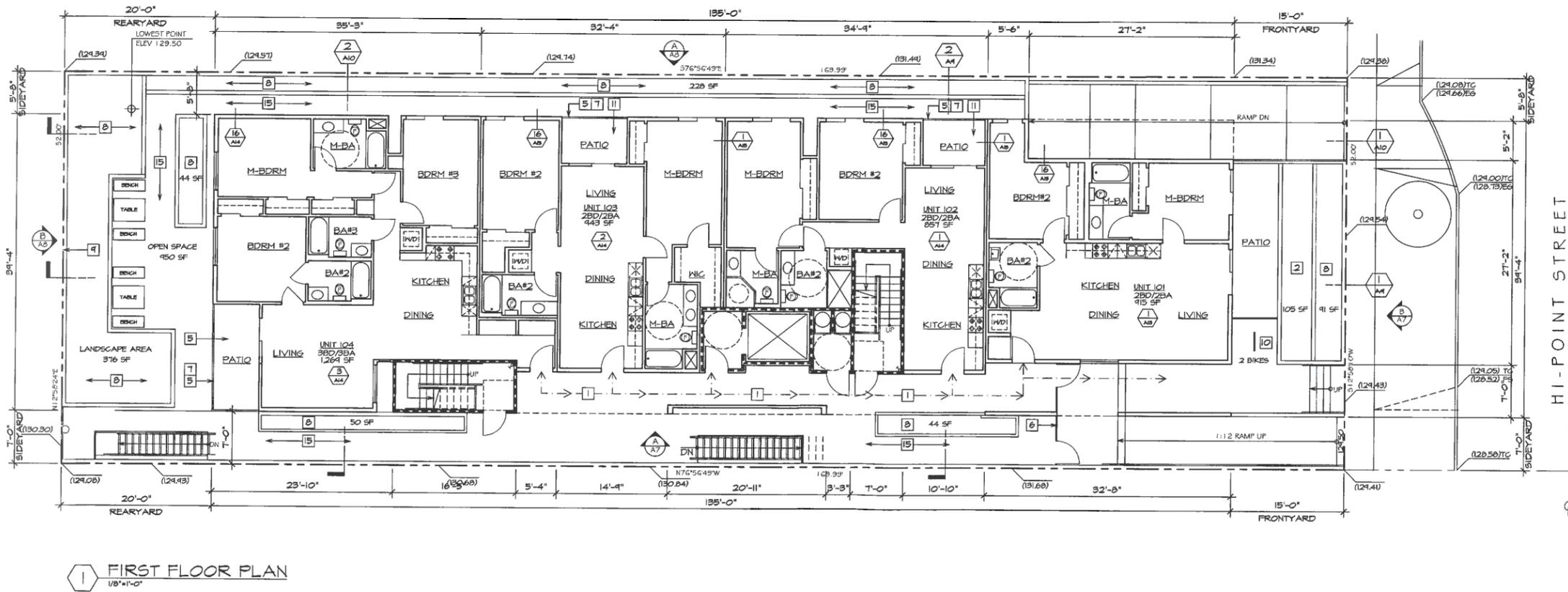
DRAWN: [Signature]
 CHECKED: [Signature]
 JOB: 1947
 SHEET: A3



- LEGEND**
- 1-HR WALL
 - 2-HR WALL
 - PLUMBING WALL
 - CLASS 1 - 4" STANDPIPE W/ 2 1/2" OUTLET
 - EXIT SIGN - SEE NOTES F13 & 14/A1
 - WATER CURTAIN, SEE 4/A3, TYP
 - 100.00 EXIST. GRADE
 - 100.00 FINISHED GRADE

REFERENCE NOTES:

- 1 ADA PATH OF TRAVEL
- 2 NON-FILTRATION PLANTER
- 3 CONCRETE STAIRS/STEPS - SEE D-4r
- 4 WARNING STRIPE & HANDRAIL EXTENSIONS AS PER IIA-6A/D-4r
- 5 LINE OF BALCONY ABOVE
- 6 6'-0" HIGH W/L GATE & FENCE, SEE 3/A3
- 7 42" HIGH WROUGHT IRON RAILING
- 8 STORMWATER/FILTRATION PLANTER
- 9 6'-0" HIGH CMU WALL @ PROPERTY LINE
- 10 SHORT TERM BICYCLE PARKING - SEE 6/A3
- 11 MACOAT DECK SYSTEM RR #25483
- 12 CLASS 1 STANDPIPE - SEE LEGEND
- 13 LINE OF BUILDING ABOVE
- 14 100% OF HARDSCAPE TO BE UNCOLORED CONCRETE W/ SMOOTH CEMENT FINISH & W/ SOLAR REFLECTANCE OF AT LEAST 0.30 AS DETERMINED PER ASTM E410 OR ASTM C1549.

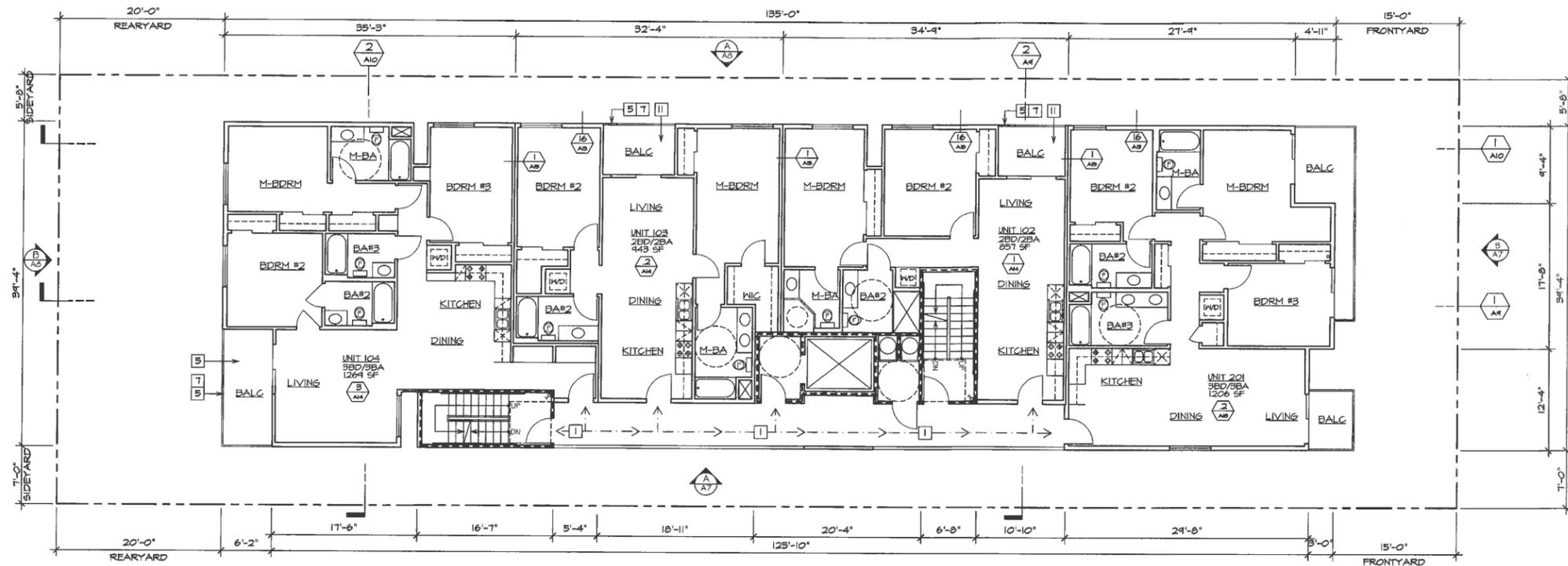


DATE	ISSUED FOR	DATE	REVISIONS

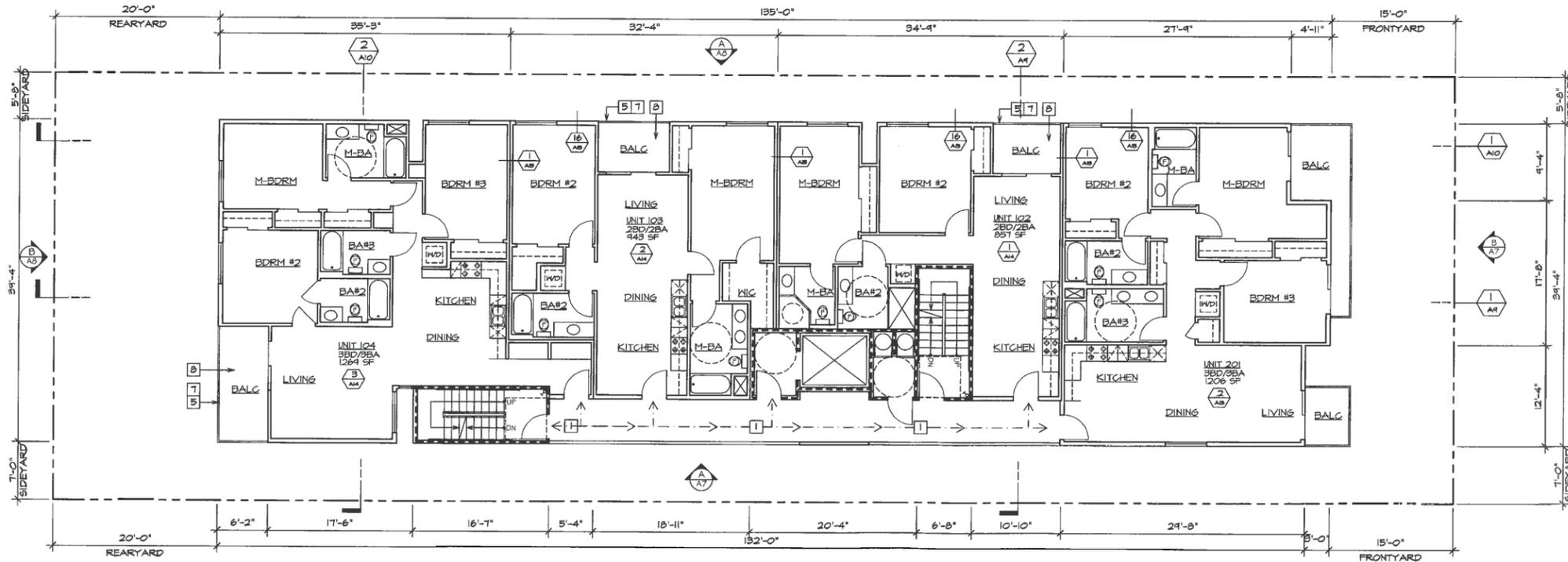
	URIU & ASSOCIATES ARCHITECTURE, PLANNING 830 S. GLENDALE AVENUE GLENDALE, CA 91205 (818) 247-2830 C-7487 EXP. 1/31/21
	SHEET TITLE 1ST FLOOR PLAN & 2ND FLOOR PLAN JOB TITLE 1447 S HI POINT ST LOS ANGELES, CA 90035
	DRAWN CHECKED JOB 1947 SHEET A4

EXHIBIT "A"

Page No. 4 of 15
Case No. D17-2020-2067-WC



2 FOURTH FLOOR PLAN
1/8"=1'-0"



1 THIRD FLOOR PLAN
1/8"=1'-0"

- LEGEND**
- 1-HR WALL
 - 2-HR WALL
 - PLUMBING WALL
 - CLASS 1 - 4" STANDPIPE W/ 2 1/2" OUTLET
 - EXIT SIGN - SEE NOTES F13414/A1
 - WATER CURTAIN SEE 4/A3, TYP
 - 100.00 EXIST. GRADE
 - 100.00 FINISHED GRADE

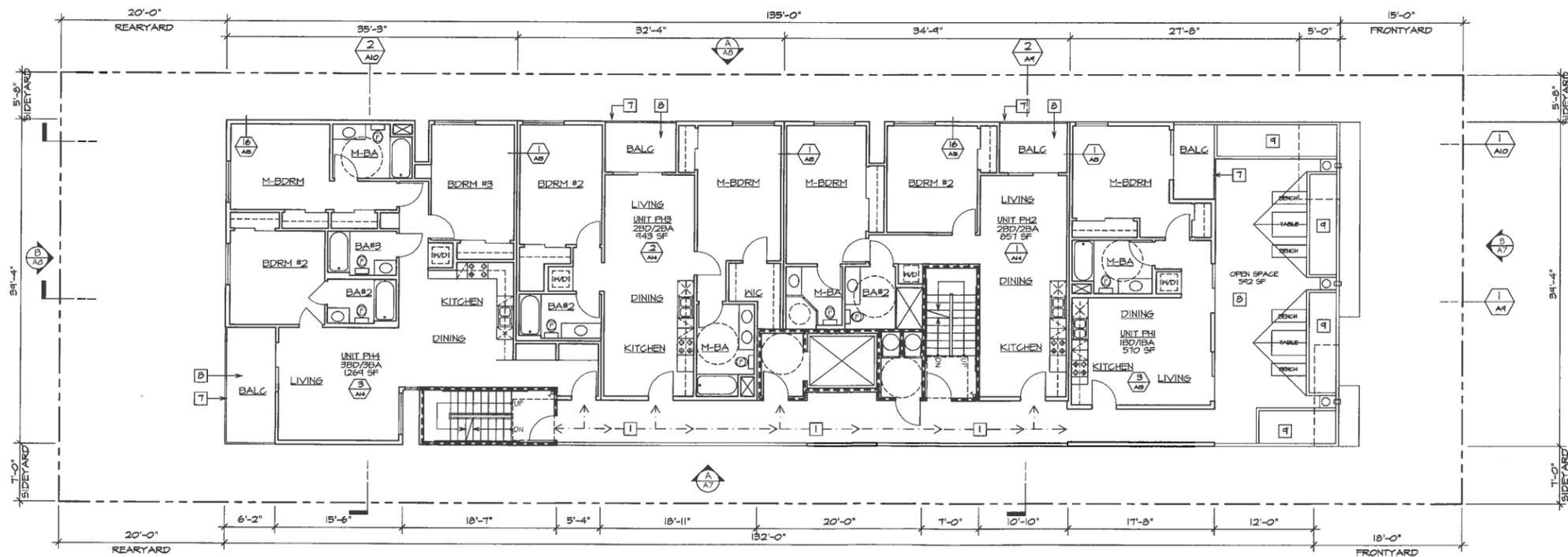
- REFERENCE NOTES:**
- 1 ADA PATH OF TRAVEL
 - 2 NON-FILTRATION PLANTER
 - 3 CONCRETE STAIRS/STEPS - SEE D4r
 - 4 WARNING STRIPE & HANDRAIL EXTENSIONS AS PER IIA-6A/D4r
 - 5 LINE OF BALCONY ABOVE
 - 6 6'-0" HIGH W/ GATE & FENCE, SEE 3/A3
 - 7 42" HIGH WROUGHT IRON RAILING
 - 8 MACOAT DECK SYSTEM RR #25983

DATE	ISSUED FOR	DATE	REVISIONS

URIU & ASSOCIATES ARCHITECTURE, PLANNING 800 S. GLENDALE AVENUE GLENDALE, CA 91205 (818) 247-2330 C-7487 EXP 10/1/21	
SHEET TITLE 3RD FLOOR PLAN & 4TH FLOOR PLAN	JOB TITLE 1447 S HI POINT ST LOS ANGELES, CA 90035
DRAWN	
CHECKED	
JOB 1947	
SHEET A5	

EXHIBIT "A"

Page No. 5 of 15
 Case No. DIP-2020-2167-TSC



1 FIFTH FLOOR PLAN
1/8" = 1'-0"

- LEGEND**
- 1-HR WALL
 - 2-HR WALL
 - PLUMBING WALL
 - CLASS 1 - 4" STANDPIPE W/ 2 1/2" OUTLET
 - EXIT SIGN - SEE NOTES F13#14/A1
 - WATER CURTAIN, SEE 4/A3, TYP
 - 100.00 EXIST. GRADE
 - 100.00 FINISHED GRADE

- REFERENCE NOTES:**
- 1 ADA PATH OF TRAVEL
 - 2 NON-FILTRATION PLANTER
 - 3 CONCRETE STAIRS/STEPS - SEE D4r
 - 4 WARNING STRIPE & HANDRAIL EXTENSIONS AS PER IIA-6A/D4r
 - 5 LINE OF BALCONY ABOVE
 - 6 6'-0" HIGH W/ GATE & FENCE, SEE 3/A3
 - 7 42" HIGH WROUGHT IRON RAILING
 - 8 MAGOAT DECK SYSTEM RR #25483
 - 9 PLANTER

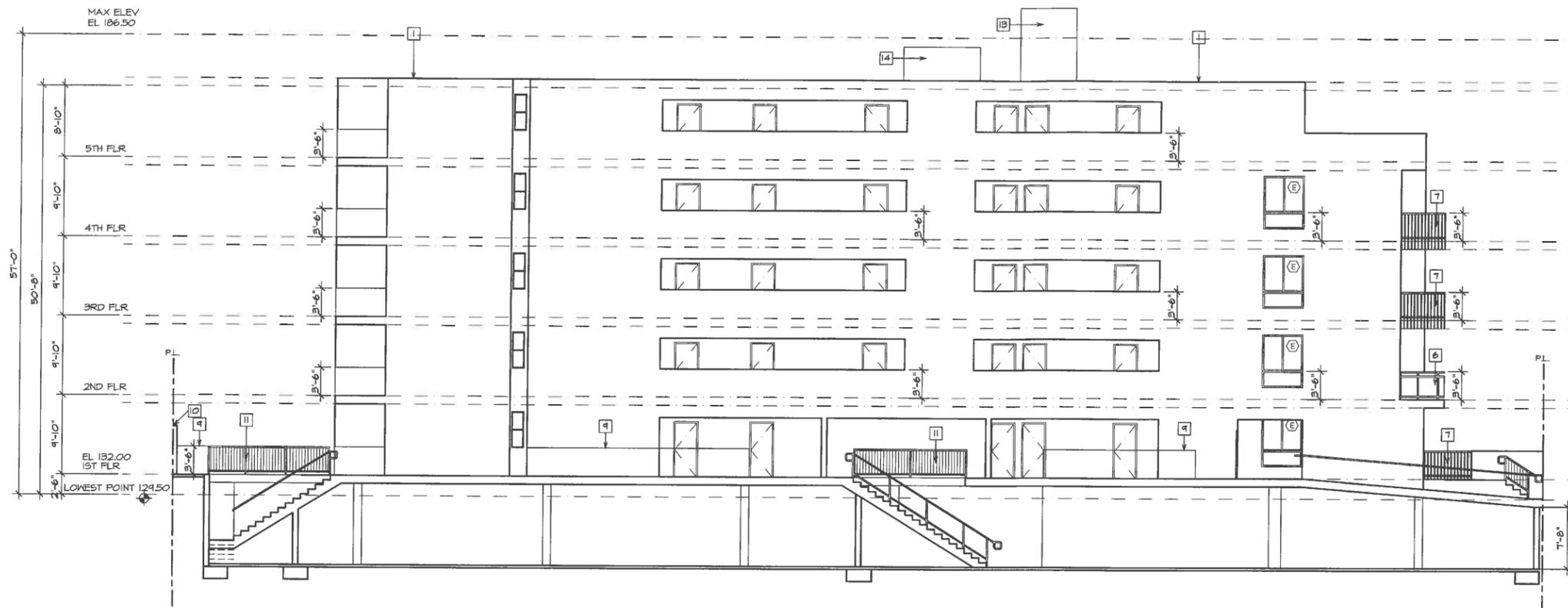
DATE	ISSUED FOR	DATE	REVISIONS

URIU & ASSOCIATES
ARCHITECTURE, PLANNING
830 S. GLENDALE AVENUE GLENDALE, CA 91205
(818) 247-2330

SHEET TITLE FIFTH FLOOR PLAN	JOB TITLE 1447 S HI POINT ST LOS ANGELES, CA 90035
DRAWN	
CHECKED	
JOB 1947	
SHEET A6	

EXHIBIT "A"

Page No. 6 of 15
Case No. DIP-2620-267-706



A SOUTH ELEVATION
1/8"=1'-0"
LEFT SIDE



B EAST ELEVATION
1/8"=1'-0"
FRONT

ELEVATION LEGEND:

- 1 BUILT-UP ROOF-GLASS 'A'
- 2 EXTERIOR STUCCO OVER MET. LATH.
PAINT - FRAZEE - SMOKED SALMON CL 3143W
- 3 PAINT - FRAZEE MUDDY WATERS CL 3155D
- 4 PAINT - FRAZEE HELIUM CL 3161W
- 5 DAL TILE - WALNUT TP85
- 6 42" HIGH GLASS RAILING
- 7 42" HIGH METAL RAILING
- 8 LINE OF NATURAL GRADE
- 9 PLANTER
- 10 6' HIGH CMU WALL
- 11 42" HIGH METAL GUARDRAIL &
GATE WHERE OCCURS. SEE 2/A2
- 12 6' HIGH W.I. FENCE & GATE 4/A3
- 13 STAIR TOWER
- 14 ELEVATOR TOWER
- 15 ROLL-UP DOOR
- 16 CONCRETE SLAB ON GRADE
- 17 CONCRETE DECK (3HR)
- 18 RETAINING WALL
- 19 STRUCTURAL FOAM - INSULFOAM ASTM
D1621 & ICC ER ERS 1770
- 20 METAL AWNING
- 21 BUILDING ADDRESS PROVIDED
AT ENTRANCE OF BUILDING IN
ACCORDANCE TO LAMC 51.09.11.
- 22 ROOF PLANTER. SEE 2/A2
- 23 NEW CONC. SIDEWALK PER CITY STD.
- 24 FIRE DEPARTMENT CONNECTION
- 25 G.I. GUTTER
- 26 DOWN SPOUT

WINDOW SCHEDULE			
TYPE	WIDTH	HEIGHT	S.F.
A	4'-0"	4'-6"	18 SF
B	5'-0"	4'-6"	22.5 SF
C	8'-0"	4'-6"	27 SF
D	4'-0"	6'-6"	26 SF
E	5'-0"	6'-6"	32.5 SF
F	6'-0"	6'-6"	39 SF
G	2'-0"	4'-6"	9 SF
H	3'-0"	4'-6"	13.5 SF
K	2'-6"	4'-6"	11.25 SF
L	3'-0"	2'-0"	6 SF

DOOR SCHEDULE			
TYPE	WIDTH	HEIGHT	S.F.
12	5'-0"	8'-0"	40 SF
13	6'-0"	8'-0"	48 SF
14	7'-0"	8'-0"	56 SF

NOTE:
1. ALL ROOF DRAINS & DOWNSPOUTS TO FLOW
TO STORMWATER FILTRATION PLANTERS (LID).
SEE SHEETS 62-63.

DATE	ISSUED FOR	DATE	REVISIONS

URIU & ASSOCIATES
ARCHITECTURE, PLANNING
800 S. GLENDALE AVENUE
GLENDALE, CA 91206

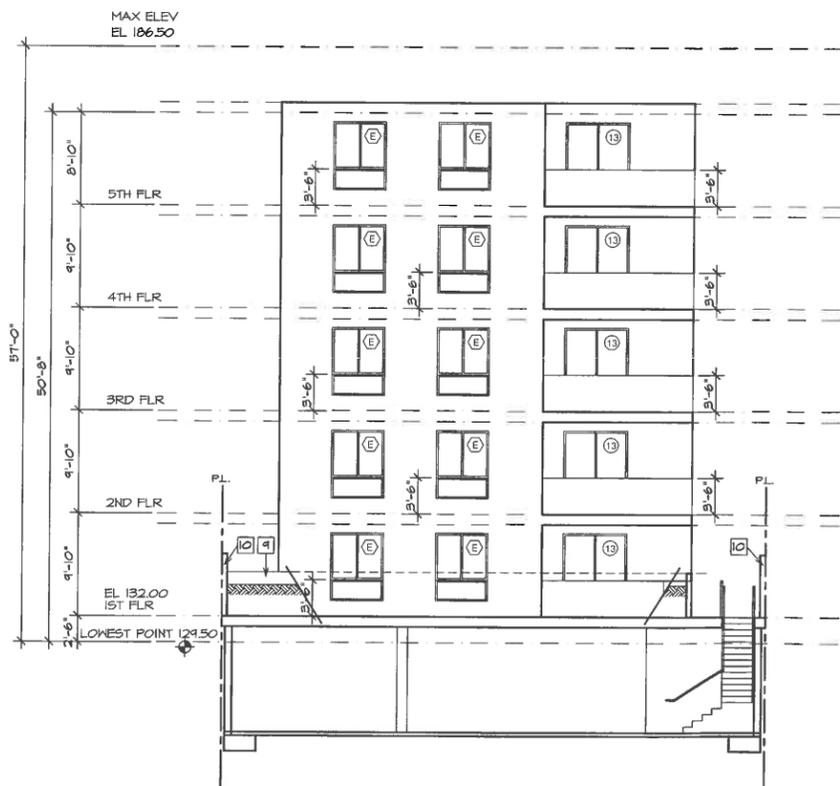
SHEET TITLE ELEVATIONS	JOB TITLE 1447 S HI POINT ST LOS ANGELES, CA 90035
DRAWN	
CHECKED	
JOB 1947	
SHEET A7	

EXHIBIT "A"

Page No. 7 of 15
Case No. DR-2020-2067-TDC



A NORTH ELEVATION
1/8"=1'-0"
RIGHT SIDE



B WEST ELEVATION
1/8"=1'-0"
REAR

ALLOW AREA OF UNPROTECTED OPNG
20 FT FROM P.L. - 75%

- W.A. 39'-6"X9'-10" = 388.4 SF
A. OF OPNGS 65 SF(W)+48 SF(D) = 113 SF/29.1%
- W.A. 39'-6"X9'-10" = 388.4 SF
A. OF OPNGS 65 SF(W)+48 SF(D) = 113 SF/29.1%
- W.A. 39'-6"X9'-10" = 388.4 SF
A. OF OPNGS 65 SF(W)+48 SF(D) = 113 SF/29.1%
- W.A. 39'-6"X9'-10" = 388.4 SF
A. OF OPNGS 65 SF(W)+48 SF(D) = 113 SF/29.1%

ELEVATION LEGEND:

- 1 BUILT-UP ROOF-GLASS 'A'
- 2 EXTERIOR STUCCO OVER MET. LATH. PAINT - FRAZEE - SMOKED SALMON CL 3143W
- 3 PAINT - FRAZEE MUDDY WATERS CL 3155D
- 4 PAINT - FRAZEE HELIUM CL 3161W
- 5 DAL TILE - WALNUT TP85
- 6 42" HIGH GLASS RAILING
- 7 42" HIGH METAL RAILING
- 8 LINE OF NATURAL GRADE
- 9 PLANTER
- 10 6' HIGH CMU WALL
- 11 42" HIGH METAL GUARDRAIL & GATE WHERE OCCURS. SEE 2/A2
- 12 6' HIGH W.I. FENCE & GATE 4/A3
- 13 STAIR TOWER
- 14 ELEVATOR TOWER
- 15 ROLL-UP DOOR
- 16 CONCRETE SLAB ON GRADE
- 17 CONCRETE DECK (3HR)
- 18 RETAINING WALL
- 19 STRUCTURAL FOAM - INSULFOAM ASTM D1621 & ICC ERS 1770
- 20 METAL AWNING
- 21 BUILDING ADDRESS PROVIDED AT ENTRANCE OF BUILDING IN ACCORDANCE TO LAMC 51.0911.
- 22 ROOF PLANTER. SEE 2/A2
- 23 NEW CONC. SIDEWALK PER CITY STD.
- 24 FIRE DEPARTMENT CONNECTION
- 25 G.I. GUTTER
- 26 DOWN SPOUT

WINDOW SCHEDULE			
TYPE	WIDTH	HEIGHT	S.F.
A	4'-0"	4'-6"	18 SF
B	5'-0"	4'-6"	22.5 SF
C	6'-0"	4'-6"	27 SF
D	4'-0"	6'-6"	26 SF
E	5'-0"	6'-6"	32.5 SF
F	6'-0"	6'-6"	39 SF
G	2'-0"	4'-6"	9 SF
H	3'-0"	4'-6"	13.5 SF
K	2'-6"	4'-6"	11.25 SF
L	3'-0"	2'-0"	6 SF

DOOR SCHEDULE			
TYPE	WIDTH	HEIGHT	S.F.
I	5'-0"	8'-0"	40 SF
J	6'-0"	8'-0"	48 SF
L	7'-0"	8'-0"	56 SF

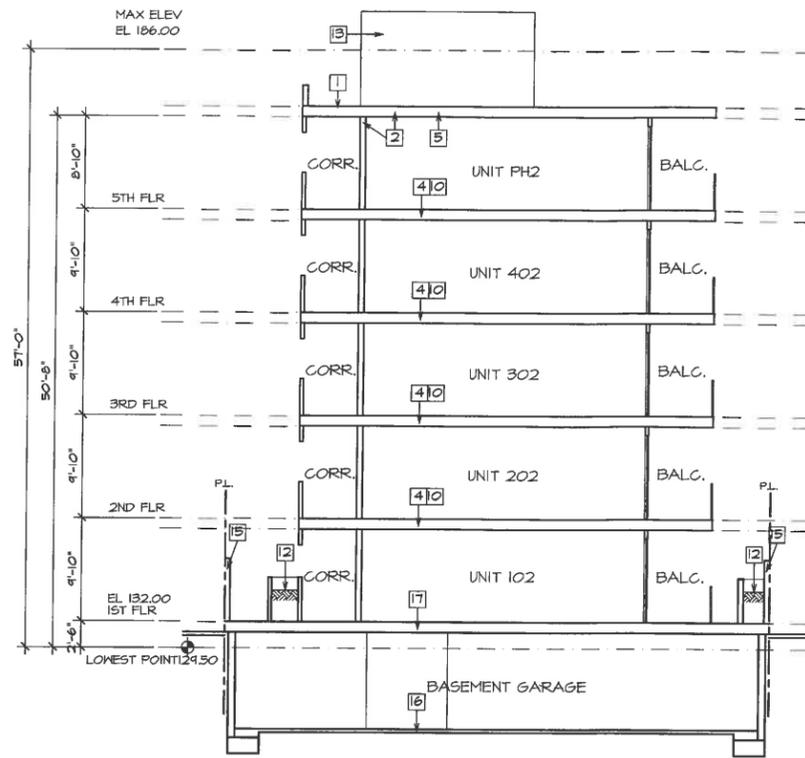
NOTE:
1. ALL ROOF DRAINS & DOWNSPOUTS TO FLOW TO STORMWATER FILTRATION PLANTERS (LID). SEE SHEETS 62-63.

EXHIBIT "A"
Page No. 8 of 15
Case No. D18-2020-2067-Tol

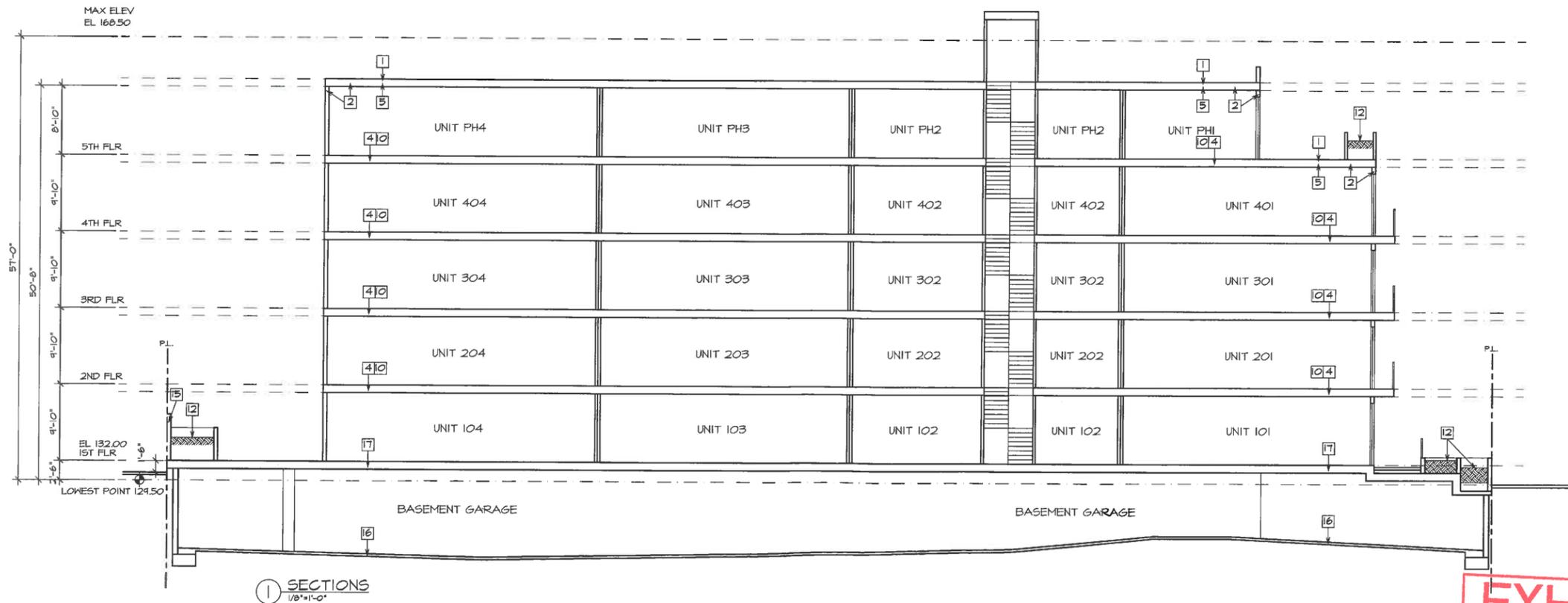
DATE	ISSUED FOR	REVISIONS

URIU & ASSOCIATES
ARCHITECTURE, PLANNING
800 S. GLENDALE AVENUE
GLENDALE, CA 91205
TEL: (818) 247-2830

SHEET TITLE	ELEVATIONS
JOB TITLE	1447 S HI POINT ST LOS ANGELES, CA 90035
DRAWN	
CHECKED	
JOB	1947
SHEET	A8



② SECTIONS
1/8"=1'-0"



① SECTIONS
1/8"=1'-0"

SECTION REFERENCE NOTES:

- 1 BUILT-UP ROOF - CLASS 'A'
- 2 5/8" GYP. D.M. TYPE 'X' - TYP
- 3 R-13 INSULATION - TYP
- 4 R-19 INSULATION - TYP
- 5 R-30 INSULATION - TYP
- 6 MACOAT DECK SYSTEM RR# 25403
- 7 42" HIGH AL. RAILING
- 8 EXIST. GRADE
- 9 STRUCTURAL FOAM - INSULFOAM ASTM D1621 & ICC ER ERS 1T18
- 10 1 1/2" LT. WT. CONC
- 11 2 - 5/8" PLYWOOD SUBFLOOR WITH 15# FELT BETWEEN
- 12 PLANTER
- 13 STAIR TOWER BEYOND
- 14 ELEVATOR TOWER BEYOND
- 15 6' HIGH CMU WALL
- 16 CONCRETE SLAB ON GRADE
- 17 CONCRETE DECK

ELEVATION LEGEND

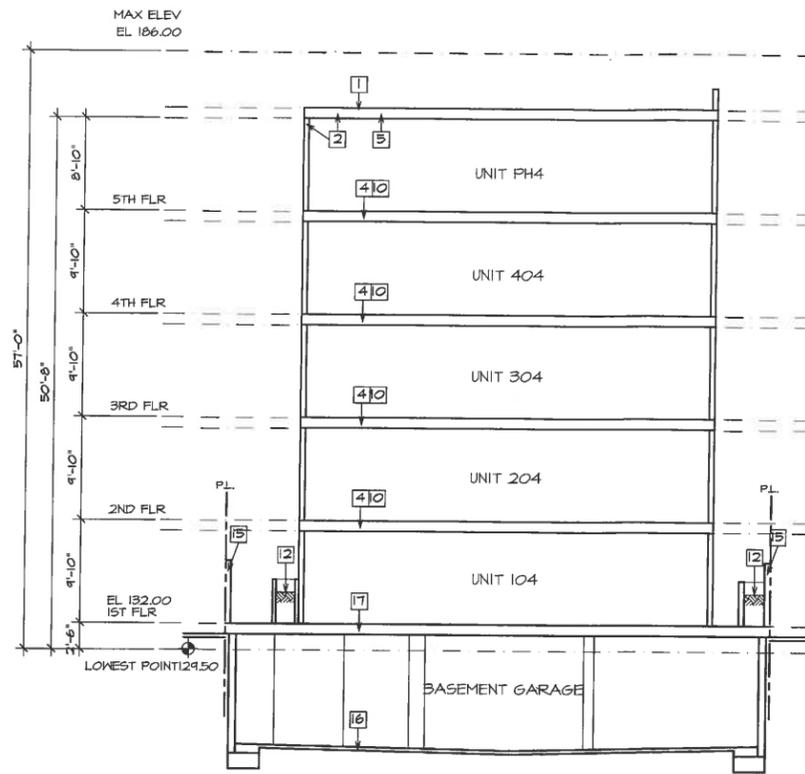
- (0.00) EXISTING GRADE ELEVATION
- 0.00 NEW GRADE ELEVATION

DATE	ISSUED FOR	DATE	REVISIONS

URIU & ASSOCIATES ARCHITECTURE, PLANNING 800 S. GLENDALE AVENUE GLENDALE, CA 91208 (818) 247-2331
SHEET TITLE SECTIONS JOB TITLE 1447 S HI POINT ST LOS ANGELES, CA 90035
DRAWN CHECKED JOB 1947 SHEET A9

EXHIBIT "A"

Page No. 9 of 15
 Case No. DIR-2020-2667- Tol



② SECTIONS
1/8"=1'-0"

SECTION REFERENCE NOTES:

- 1 BUILT-UP ROOF - CLASS 'A'
 - 2 5/8" GYP. DJL TYPE 'X' - TYP
 - 3 R-13 INSULATION - TYP
 - 4 R-19 INSULATION - TYP
 - 5 R-30 INSULATION - TYP
 - 6 MACOAT DECK SYSTEM RR# 25483
 - 7 42" HIGH W.I. RAILING
 - 8 EXIST. GRADE
 - 9 STRUCTURAL FOAM - INSULFOAM ASTM D1621 & ICG ERR ERS 1778
 - 10 1 1/2" LT. WT. CONC
 - 11 2 - 5/8" PLYWOOD SUBFLOOR WITH 15# FELT BETWEEN
 - 12 PLANTER
 - 13 STAIR TOWER BEYOND
 - 14 ELEVATOR TOWER BEYOND
 - 15 6' HIGH CMU WALL
 - 16 CONCRETE SLAB ON GRADE
 - 17 CONCRETE DECK
- ELEVATION LEGEND
 (0.00) EXISTING GRADE ELEVATION
 0.00 NEW GRADE ELEVATION

DATE	ISSUED FOR	DATE	REVISIONS



URIU & ASSOCIATES
 ARCHITECTURE, PLANNING
 638 & GLENDALE AVENUE
 GLENDALE, CA 91205
 (818) 247-2330

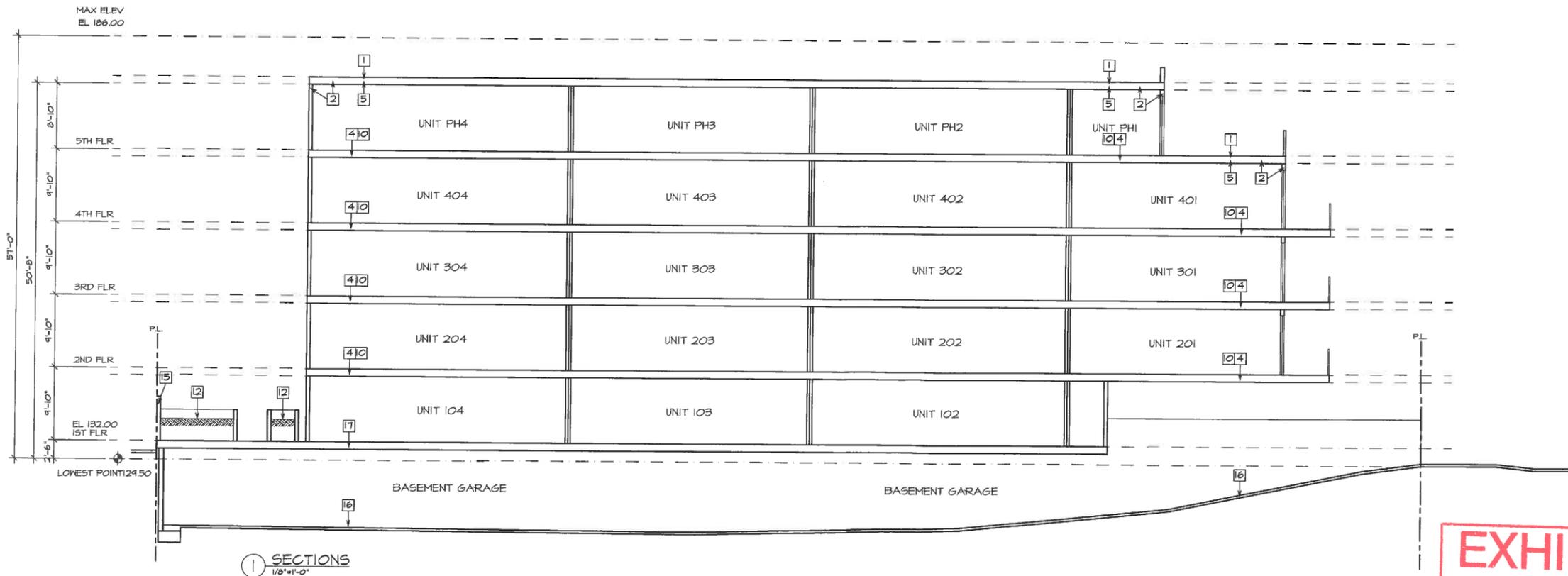


SHEET TITLE
 SECTIONS
 JOB TITLE
 1447 S HI POINT ST
 LOS ANGELES, CA 90035



DRAWN
 CHECKED
 JOB 1947
 SHEET

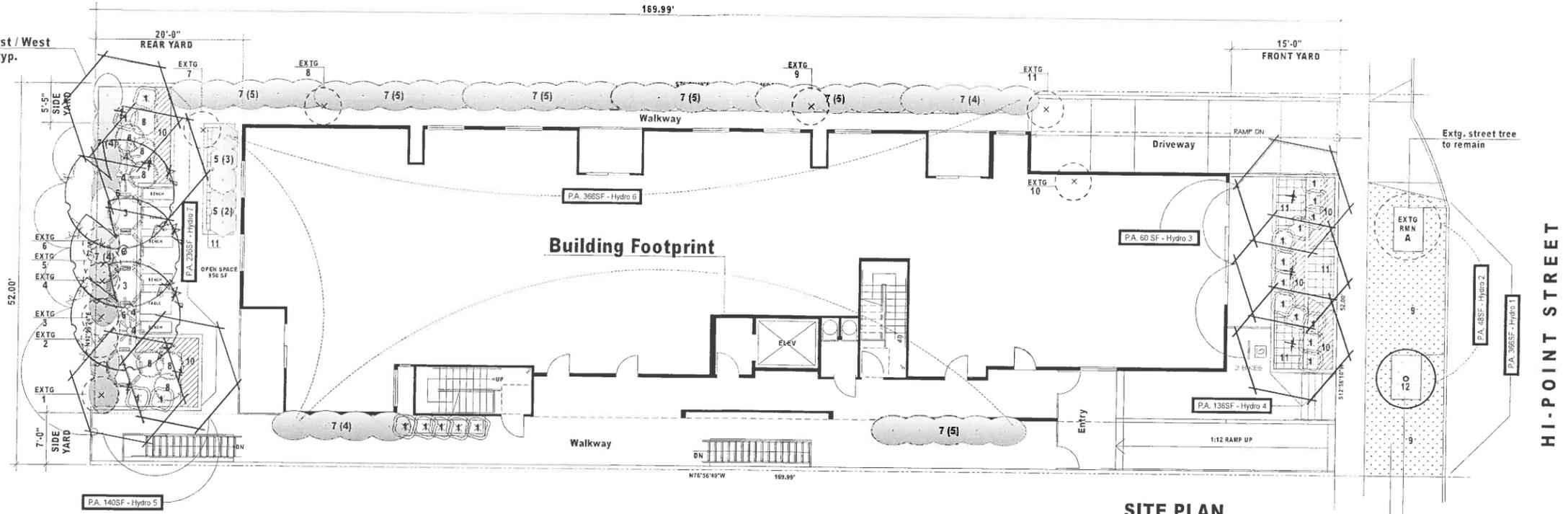
A10



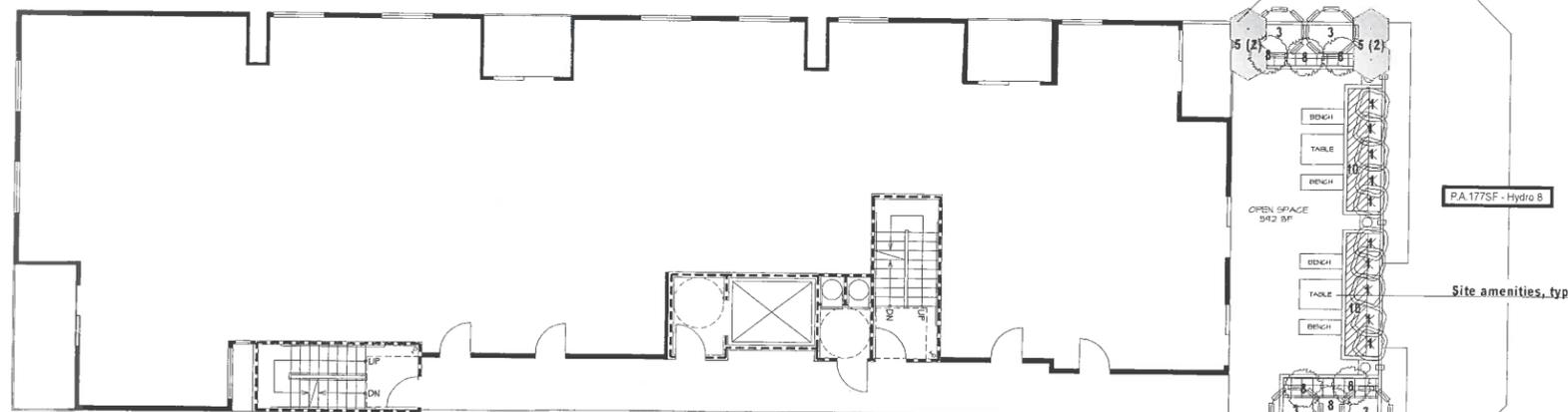
① SECTIONS
1/8"=1'-0"

EXHIBIT "A"
 Page No. 6 of 13
 Case No. DIR 2020-2067-10c

C - Trees Shading East / West Side of Building, typ.



SITE PLAN



FIFTH FLOOR PLAN

Green Building Notes
Performance Approach

TOTAL LANDSCAPE AREA: 1529 sq. ft.
WATER SUPPLY TYPE: Potable, LADWP

A minimum 3-in. layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct-seeding applications when mulch is contraindicated.

For soils less than 6% organic matter in the top 6 in. of soil, compost at a minimum rate of 4 cu. yd. per 1,000 sq. ft. of permeable area shall be incorporated to a depth of 6 in. into the soil.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.

For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881, 5.304.1)

URBAN FORESTRY NOTES:

Final determination of tree planting locations is subject to approval by Bureau of Street Services, Urban Forestry Division.

The Bureau of Street Services, Urban Forestry Division shall inspect and tag trees upon delivery to the job site. It is the responsibility of the Contractor to ensure the trees are the proper species approved by an authorized representative of Urban Forestry Division.

The street trees shall meet or exceed the criteria of good-quality tree stock set forth by the Urban Tree Foundation (urbantree.org) and the Western Chapter of the International Society of Arboriculture's (WCISA) Guideline Specifications for Nursery Tree Quality (wcisa.net/downloads/NurseryTreeSpecs.pdf).

Contact Urban Forestry Division (213) 847-3077 at least five working days before delivery to arrange an appointment with the inspector. Inspector shall review the proposed tree locations prior to the construction of the sidewalk. Urban Forestry Division accepts no responsibility for any purchasing and/or delivery arrangements and shall reject any trees failing to meet the specifications set forth in the Urban Tree Foundation's and WCISA's Guidelines Specifications for Nursery Tree Quality.

Contractor shall be responsible for any permit requirements or fees.

CITY POINTS	
Percent of Landscaped Area (See Appendix A, Building Schedule)	88.2%
TOTAL POTENTIAL LANDSCAPE AREA	1,742.59
Area of Street Right-of-Way	1,000.00
Area of Private Property	742.59
TOTAL (2975 x 750)	2,492.59
Area of Street Right-of-Way	1,000.00
Area of Private Property	1,492.59
TOTAL (2975 x 750)	2,492.59
Area of Street Right-of-Way	1,000.00
Area of Private Property	1,492.59
TOTAL (2975 x 750)	2,492.59

Hydrozone indicator									
Zone	Planting	Water	Needs	PF	Irrigation Method	IE	ETAF (PPFA)	Area (HA)	MAWA
1	Groundcover	Low	0.3	Drip	0.81	0.37	366	136	4216.63
2	Trees	Low	0.3	Drip	0.81	0.37	60	22	690.27
3	Trees	Low	0.3	Drip	0.81	0.37	136	58	1564.69
4	Shrub/GC	Low	0.3	Drip	0.81	0.37	140	52	1616.62
5	Trees	Low	0.3	Drip	0.81	0.37	366	136	4216.63
6	Shrub/GC	Low	0.3	Drip	0.81	0.37	236	87	2715.85
7	Shrub/GC	Low	0.3	Drip	0.81	0.37	177	66	2036.29
8	Shrub/GC	Low	0.3	Drip	0.81	0.37	1526.80	566.30	17596.30
Sum							A	B	
Special Landscape Areas							1.00	0	0
Sum							1.00	0.00	0.00
Regular Landscape Areas									
Total ETAF x Area (A)	156.36						156.36		
Total ETAF x Area (B)	1529.80						1529.80		
Total Area (A)	156.36						156.36		
Total Area (B)	1529.80						1529.80		
Average ETAF (B/A)	6.37						Average ETAF (B+A/A)	0.37	

B - Soil in planting areas to be amended with Class I Forest Floor Mulch available from C&M Topsoil, Inc. (618) 899-5485

Legend								
1	Chondropetalum tectorum	Small Cape Rush	5 Gal.	31	Low			
2	Agonis flexuosa	Peppermint Willow	24" Box	7	Low			
3	Cistus x purpureus	Orchid Rockrose	5 Gal.	8	Low			
4	Philomis fruticosa	Jerusalem Sage	5 Gal.	4	Low			
5	Dianthus vegeta	Fortnight Lily	24" Box	3	Low			
6	Melaleuca nesophila	Pink Melaleuca	5 Gal.	9	Low			
7	Rhamnus alaternus 'Variegata'	Variiegated Buckthorn	5 Gal.	46	Low			
8	Salvia leucantha 'Santa Barbara'	Santa Barbara Sage	5 Gal.	13	Low			
9	Lippia nodiflora	Kurapia	sq. ft.	366	Low			
10	Echeveria 'Afterglow'	Afterglow Echeveria @ 16" OC	1 Gal.	96	Low			
11	Sedum nussbaumerianum	Coppertone Stonecrop @ 12" OC	Flats	2.5	Low			
12	New street tree - size and species TBD by city Urban Forestry Division					24" Box	1	Low

SUMMARY OF TREES			
Tree	Botanical Name	Common Name	Replace Tree
1	Syringia asotata	Bushy Cherry	Yes
2	Syringia asotata	Bushy Cherry	Yes
3	Syringia asotata	Bushy Cherry	Yes
4	Syringia asotata	Bushy Cherry	Yes
5	Syringia asotata	Bushy Cherry	Yes
6	Syringia asotata	Bushy Cherry	Yes
7	Melaleuca nesophila	Melaleuca	Yes
8	Salvia leucantha	Santa Barbara Sage	Yes
9	Lippia nodiflora	Kurapia	Yes
10	Echeveria 'Afterglow'	Afterglow Echeveria	Yes
11	Sedum nussbaumerianum	Coppertone Stonecrop	Yes
12	Chondropetalum tectorum	Small Cape Rush	Yes

EXHIBIT "A"
Page No. 11 of 15
Case No. DIR-2020-2067-704

Extg. tree to be removed, typ.
Extg. tree to remain, typ.

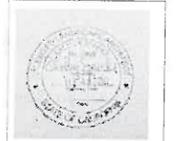
Guideline C- 1 tree/500 SF landscape area in the project
Front yard planted area = 196 SF
Required shade tree 1/500 SF = 1
Provided shade trees = 3

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Signed: [Signature]
Date: 03/27/2020

LEGAL DESCRIPTION:
APN: 5068-012-033
PIN: 1298173 594
TRACT: TR 3909
BLOCK: None, LOT: FR 10
MAP REF: M B 44-82

Scale: 1/8" = 1'



Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
12224 Addison Street
Valley Village, CA 91007
(818) 505-9783
Shelley@Harmonygardens.net

REVISION LOG	
NO.	DATE

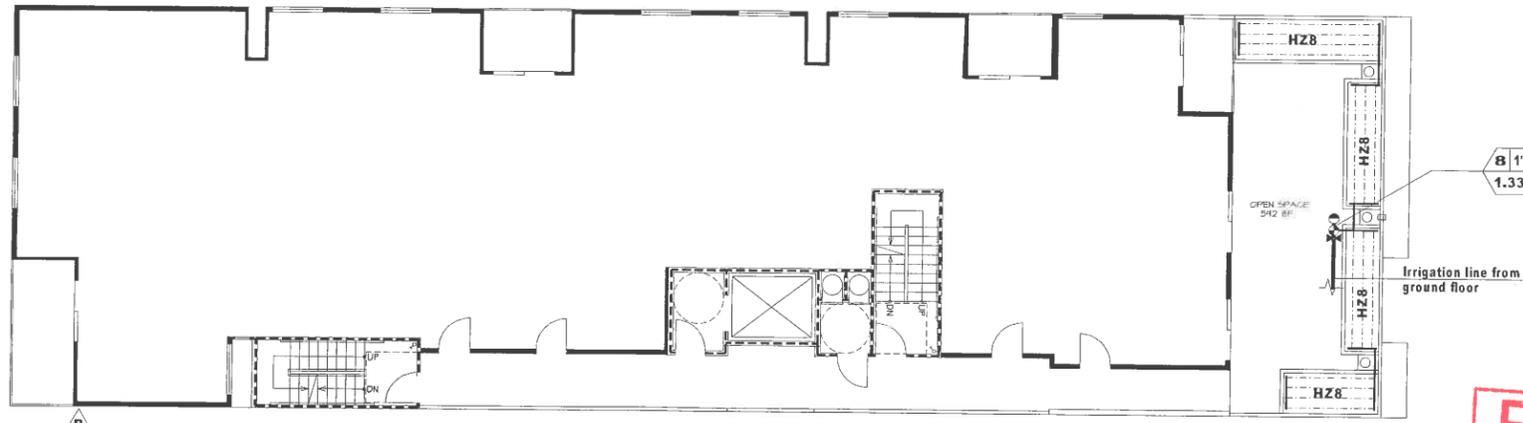
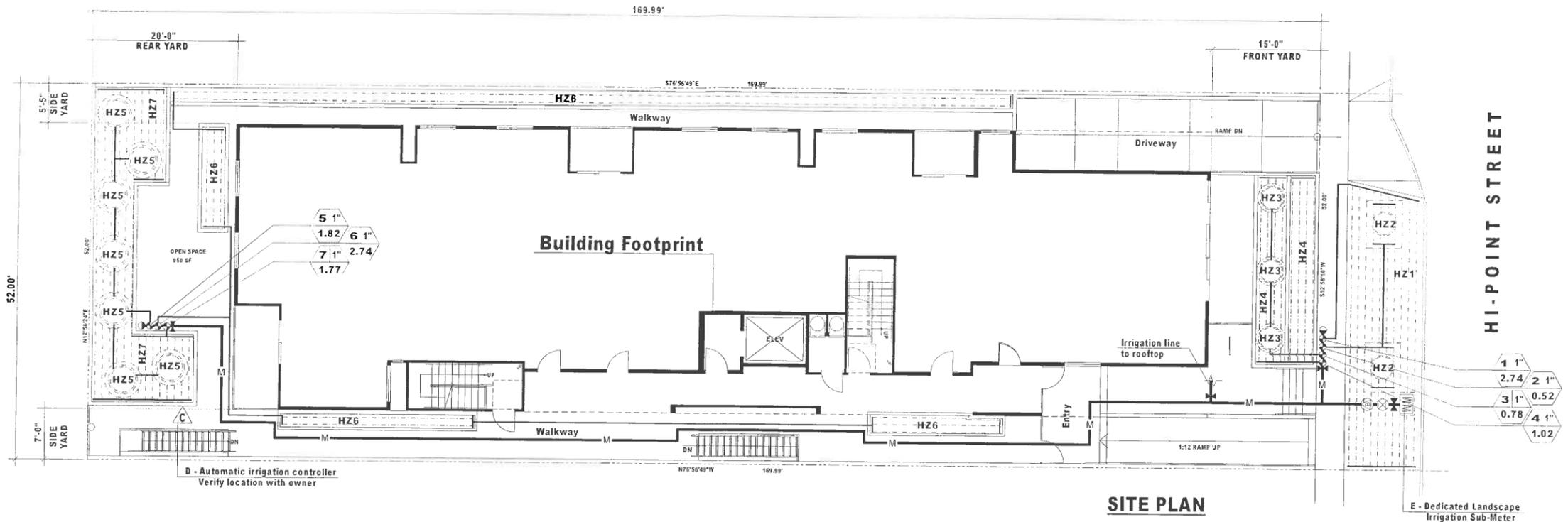
PROJECT ADDRESS:
1447 S. Hi Point Street
Los Angeles, CA 90035

OWNER ADDRESS:
550 S. Hill Street, Ste. 1420
Los Angeles, CA 90013
(310) 866-8321

LANDSCAPE PLAN

Date: 03/27/2020
Scale: 1/8" = 1'

Sheet No. L1
1 of 3



1) AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION.
 2) A MINIMUM OF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAIN LINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC SCHEDULE 30 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
 3) THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
 4) CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF "AS-BUILT" PLANS.
 5) IT IS THE INTENT OF THE DRAWINGS TO SHOW A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE SYSTEM WAS DESIGNED BASED ON LANDSCAPE AND GRADING DRAWING IN EFFECT AT THIS TIME. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC., OR ON-SITE CHANGES DOES NOT RELIEVE THE IRRIGATION INSTALLER OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
 6) IRRIGATION LINES, VALVES AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE SCHEMATIC AND ARE FOR DIAGNOSTIC PURPOSES ONLY. LINES, VALVES, AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE INTENDED TO BE LOCATED IN ADJACENT PLANTING AREAS.
 7) ALL LINES TRaversing Hardscape TO BE PLACED IN CONDUIT UNDER PAVING.

WITHIN THE PUBLIC RIGHT OF WAY
 a. All irrigation mainline shall be Schedule 40 PVC, and all laterals/sleeves shall be Schedule 40 PVC. Sleeves shall be 2x the size of the pipe being sleeved. All irrigation mainline and laterals shall be a minimum of 1/2" size.
 b. Contractor shall pay for all permits and construction costs for the Department of Water and Power (DWP) to conduct any street work (trenching), mainline/sleeve installation in the street and sub-water meter installation and reduced pressure backflow preventer review. A billing address must be provided when applying for installation of the sub-water meters. Contractor must file the application prior to start of construction. Contractor to contact the City in order to establish utility service and billing addresses. Utility service must be established prior to tree/shrub installations.
 c. The Reduced Pressure Principle Backflow Preventer, related equipment and irrigation controller shall be installed on private property.
 d. All irrigation equipment (for both concrete and landscape areas) shall be installed in traffic-rated concrete valve boxes with hinged metal lids. Irrigation equipment includes remote control valves, flush valves, air-relief valves, quick couplers, etc.
 e. All irrigation mainlines within the public right of way shall be 24" below finish grade. All irrigation laterals within the public right of way shall be 12" below finish grade. Below vehicular access areas, irrigation mainlines within the public right of way shall be 36" below finish grade, sleeves.
 f. All irrigation shall be pop-up spray/bubbler heads and/or sub-surface drip irrigation. No fixed risers are allowed within the public right of way.
 g. Direct burial wire shall be #14 gauge and shall be placed at 24" below grade taped to mainline where applicable.
 h. All drip irrigation shall be direct burial type, a minimum of 2" to 4" below finish grade.

Green Building Notes
Performance Approach

NOTES:
 1. Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
 2. Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.
 3. Recirculating water systems shall be used for water features.
 4. Locks shall be installed on all publicly accessible exterior faucets and hose bibs.
 5. Plumbing contractor to install stub line for rooftop and upper floor irrigation.

A diagram of the irrigation plan showing hydrazones shall be kept with the irrigation controller for subsequent management purposes.
 An irrigation audit report shall be completed at the time of final inspection.
 I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.
 A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
 For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval.
 (State Assembly Bill No. 1881, S.304.1)

WATER DURING PLANT ESTABLISHMENT:
 SHRUB AND GROUNDCOVER SYSTEMS:
 10 MIN., 1X PER DAY, FOR FIRST 10 DAYS

SPRING WATERING AFTER PLANT ESTABLISHMENT:
 TREE, SHRUB AND GROUNDCOVER SYSTEMS:
 6 MIN., 3X PER WEEK

SUMMER WATERING AFTER PLANT ESTABLISHMENT:
 TREE, SHRUB AND GROUNDCOVER SYSTEMS:
 10 MIN., 3X PER WEEK

FALL WATERING AFTER PLANT ESTABLISHMENT:
 TREE, SHRUB AND GROUNDCOVER SYSTEMS:
 6 MIN., 3X PER WEEK

WINTER WATERING AFTER PLANT ESTABLISHMENT:
 SHRUB AND GROUNDCOVER SYSTEMS:
 10 MIN., 2X PER WEEK

ALL IRRIGATION SYSTEMS TO BE OPERATED IN EARLY MORNING OR IN THE EVENING.

VALVE NO.	SYMBOL	DESCRIPTION	PART NO	PRESSURE	GPM	APP. IN/HR	QTY	SPACING	SUBTOTAL	TOTAL GPM
1		HUNTER P10 DRIP TUBING	PLD-06-12	30	0.01	0.72	274	16"	2.74	2.74
2		HUNTER P10 DRIP TUBING	PLD-06-12	30	0.01	0.72	52	16"	0.52	0.52
3		HUNTER P10 DRIP TUBING	PLD-06-12	30	0.01	0.72	78	16"	0.78	0.78
4		HUNTER P10 DRIP TUBING	PLD-06-12	30	0.01	0.72	102	16"	1.02	1.02
5		HUNTER P10 DRIP TUBING	PLD-06-12	30	0.01	0.72	182	16"	1.82	1.82
6		HUNTER P10 DRIP TUBING	PLD-06-12	30	0.01	0.72	274	16"	2.74	2.74
7		HUNTER P10 DRIP TUBING	PLD-06-12	30	0.01	0.72	177	16"	1.77	1.77
8		HUNTER P10 DRIP TUBING	PLD-06-12	30	0.01	0.72	133	16"	1.33	1.33

Zone No. 5 1" Valve size
 Flow rate in GPM 4.00

STATIC PRESSURE AT METER: 110-94 PSI PER ELIA SUN, LADWP (213) 367-0973

SYMBOL	DESCRIPTION	PART NO
WM	DEDICATED LANDSCAPE IRRIGATION SUB-METER	1"
	FEBCO BACKFLOW PREVENTER	MODEL 825Y
	WILKINS PRESSURE REDUCING VALVE	600
	HUNTER CONTROL ZONE VALVE KIT	PCZ-10-25
	HUNTER RAIN SENSOR, CONDUIT MOUNT	SOLAR-SYNC
	HUNTER I-CORE CONTROLLER	IC-600-M, six station w/one ICM-600 exp. module
	HOSE BIB - OWNER TO SELECT LOCATION	
	NIBCO GATE VALVE	SIZE PER LINE
	SCHED. 40 PVC LATERAL LINE	3/4"
	SCHED. 40 PVC MAIN LINE	

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

LEGAL DESCRIPTION:
 APN: 5068-012-033
 PIN: 1298173 594
 TRACT: TR 3909
 BLOCK: None, LOT: FR 10
 MAP REF: M B 44-82

Signed: _____
 Date: 03/27/2020



Harmony Gardens, Inc.
 Shelley Sparks, RLA #2896
 12224 Addison Street
 Valley Village, CA 91607
 (818) 505-9783
 Shelley@harmonygardens.net

REVISION LOG:
 SUBMITTAL NO: _____ DATE: _____

PROJECT ADDRESS:
 1447 S. Hi Point Street
 Los Angeles, CA 90035

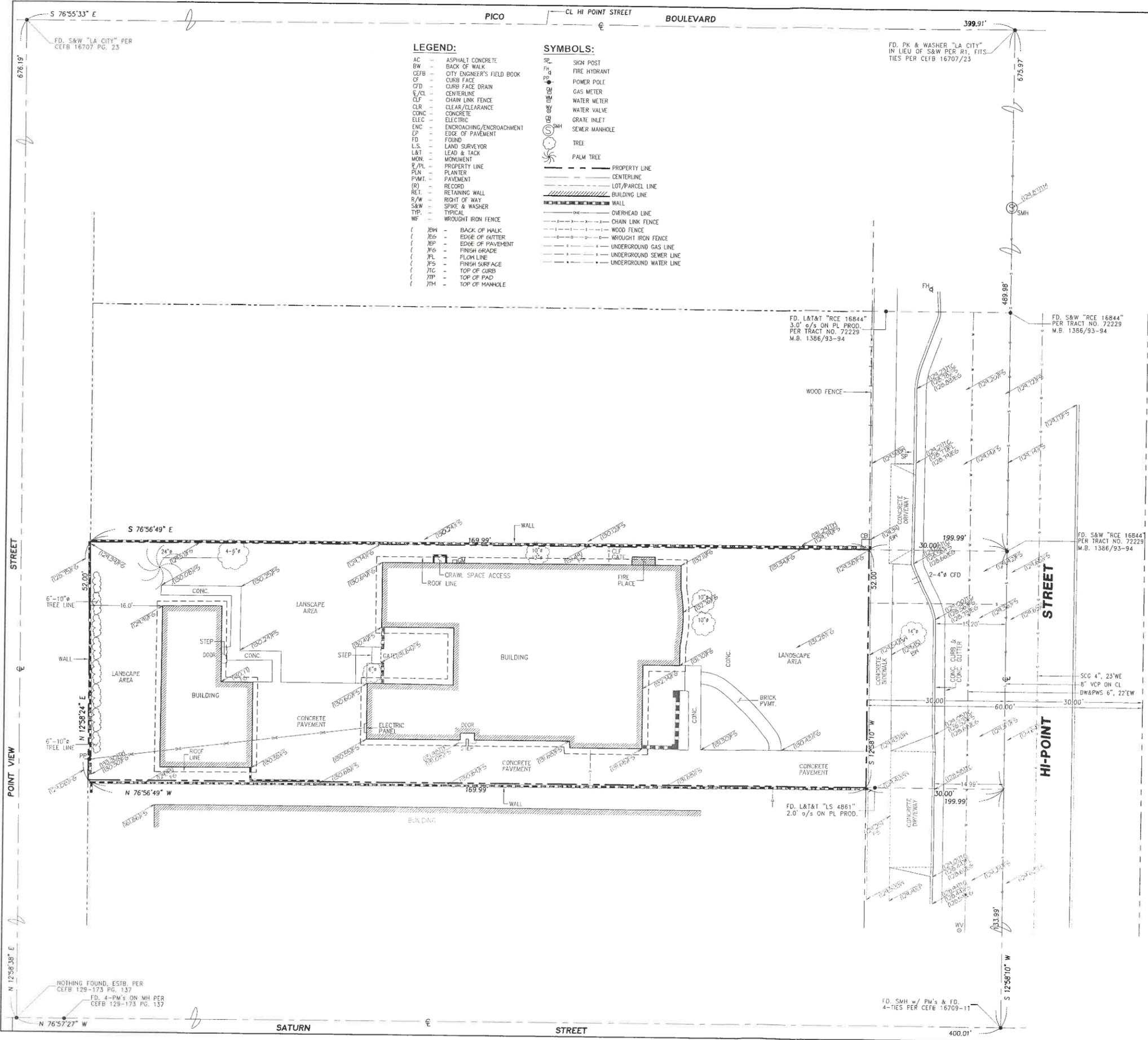
OWNER ADDRESS:
 TOV TRUST
 550 S. Hill Street, Ste. 1420
 Los Angeles, CA 90013
 (310) 866-8321

IRRIGATION PLAN

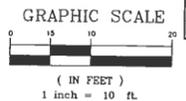
Date: 03/27/2020
 Scale: 1/8" = 1'

Sheet No. L2
 2 of 3

EXHIBIT "A"
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 Case No. DIP-2020-2067-TOU



- LEGEND:**
- AC - ASPHALT CONCRETE
 - BW - BACK OF WALK
 - CEFB - CITY ENGINEER'S FIELD BOOK
 - CF - CURB FACE
 - CFD - CURB FACE DRAIN
 - CL - CENTERLINE
 - CLF - CHAIN LINK FENCE
 - CLR - CLEAR/CLEARANCE
 - CONC - CONCRETE
 - ELC - ELECTRIC
 - ENC - ENCROACHING/ENCROACHMENT
 - EP - EDGE OF PAVEMENT
 - FD - FOUND
 - LS - LAND SURVEYOR
 - L&T - LEAD & TACK
 - MON - MONUMENT
 - P/L - PROPERTY LINE
 - PLV - PLANTER
 - P.V.M. - PAVEMENT
 - (R) - RECORD
 - RET. - RETAINING WALL
 - R/W - RIGHT OF WAY
 - S&W - SPIKE & WASHER
 - TYP. - TYPICAL
 - WF - WROUGHT IRON FENCE
 - () - BACK OF WALK
 - () - EDGE OF GUTTER
 - () - EDGE OF PAVEMENT
 - () - FINISH GRADE
 - () - FLOW LINE
 - () - FINISH SURFACE
 - () - TOP OF CURB
 - () - TOP OF PAD
 - () - TOP OF MANHOLE
- SYMBOLS:**
- SP - SIGN POST
 - FH - FIRE HYDRANT
 - PP - POWER POLE
 - GM - GAS METER
 - WM - WATER METER
 - WV - WATER VALVE
 - GI - GRATE INLET
 - SMH - SEWER MANHOLE
 - T - TREE
 - PT - PALM TREE
 - - PROPERTY LINE
 - - CENTERLINE
 - - LOT/PARCEL LINE
 - - BUILDING LINE
 - - WALL
 - - OVERHEAD LINE
 - - CHAIN LINK FENCE
 - - WOOD FENCE
 - - WROUGHT IRON FENCE
 - - UNDERGROUND GAS LINE
 - - UNDERGROUND SEWER LINE
 - - UNDERGROUND WATER LINE



LEGAL DESCRIPTION:
 (PER TICOR TITLE COMPANY'S PRELIMINARY REPORT ORDER NO. 00634367-996-ERB BEARING AN EFFECTIVE DATE OF AUGUST 28, 2019)

THE SOUTHWESTERLY 52 FEET OF THE NORTHWESTERLY 104 FEET OF LOT 10 OF TRACT NO. 3909, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 44 PAGE 82 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DOCUMENTS OF RECORD.

LAND AREA:
 AREA: 8,840 SQ. FT. OR 0.203 ACRES

ASSESSOR'S PARCEL NUMBER:
 A.P.N. 5068-012-033

BASIS OF BEARINGS:
 THE BEARING SOUTH 12°58'10" WEST OF THE CENTERLINE OF HI-POINT STREET AS SHOWN ON TRACT NO. 72229, AS PER MAP FILED IN BOOK 1386 PAGES 93 AND 94 OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

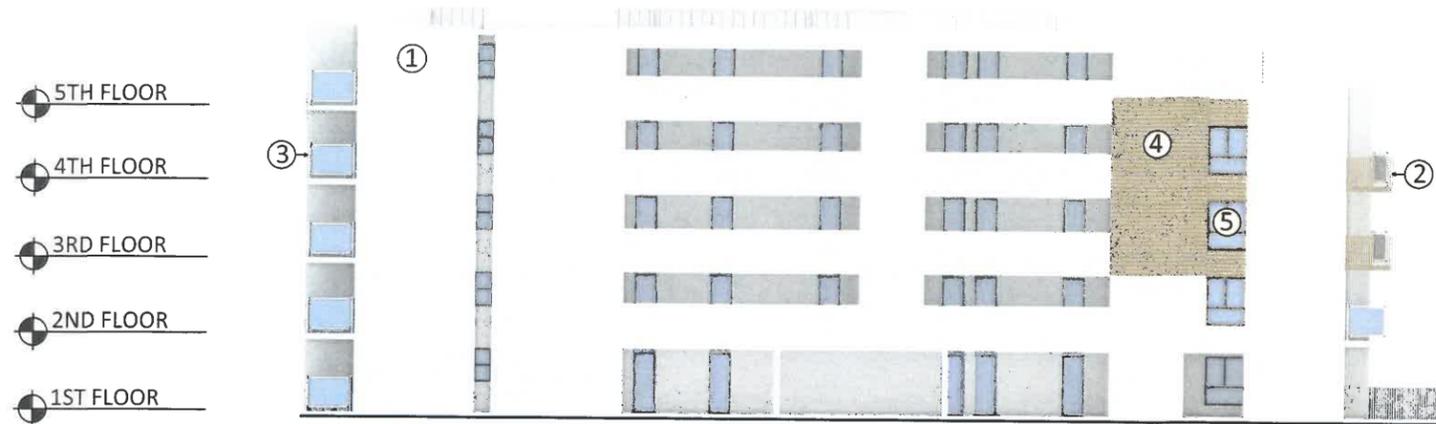
BENCHMARK:
 BENCH MARK: 13-10551
 DATUM: NAVD 1988
 YEAR OF ADJUSTMENT: 2000
 ELEVATION (FEET): 133.230
 DESCRIPTION: SPK N CURB PICO BLVD; 2.5FT W/O BCR W/O HAYWORTH AVE

SURVEYOR'S NOTE:
 1. IF UNDERGROUND UTILITIES AND OTHER SUBSTRUCTURES, ZONING, SET BACK, FLOOD ZONE, ASSESSOR PARCEL INFORMATION AND UTILITY INFORMATION ARE SHOWN HEREON, IT IS FOR GENERAL INFORMATION PURPOSES ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCIES PUBLIC COUNTER AND/OR SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

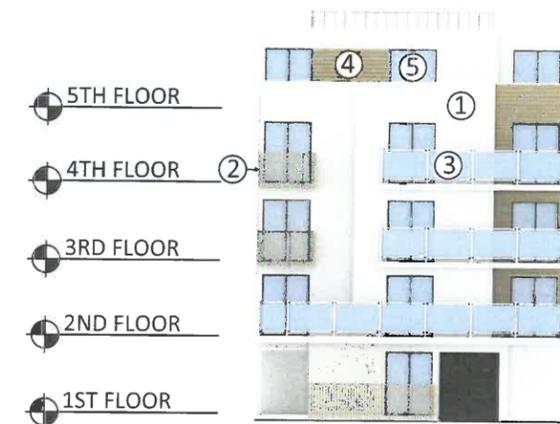
EXHIBIT "A"
 Page No. 14 of 13
 Case No. D19-2020-2067-100



TITLE SITE, TOPOGRAPHIC & BOUNDARY SURVEY 1447 HI POINT STREET LOS ANGELES, CA 90035		
CLIENT GABRIEL RABBANIAN		
SCALE 1"=10'	SEABOARD ENGINEERING CO. 1415 E. COLORADO STREET, STE 205 GLENDALE, CALIFORNIA 91205 TEL. (310)277-7337 (818)550-0337 FAX (818)550-0336 SEABOARD@SEABOARDENGINEERING.COM	JOB NO. 20-03 DATE 02/13/2020
SURVEY BY N.A.	PREPARED BY E.P.	SHEET 1
CHECKED BY M.D.	BY <i>Marites A. Dizon</i> MARITES A. DIZON PLR 9246	OF 1 SHEETS



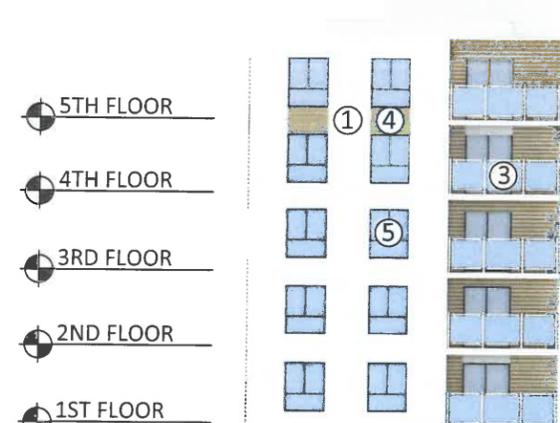
① SOUTH ELEVATION
3/32"=1'-0"



② EAST ELEVATION
3/32"=1'-0"



③ NORTH ELEVATION
3/32"=1'-0"



④ WEST ELEVATION
3/32"=1'-0"



FINISH MATERIALS LEGEND

- ① STUCCO, SMOOTH TROWEL, COLOR: WHITE (TBD)
- ② METAL RAILING, COLOR: BROWN (TBD)
- ③ GLASS RAILING, METAL COLOR: GRAY (TBD)
- ④ WOODEN SIDING, COLOR: BROWN (TBD)
- ⑤ WINDOWS: VINYL, COLOR: DARK GRAY (TBD)

EXHIBIT "A"
 Page No. 15 of 15
 Case No. DIP-2020-2067-BL

Yakov Design
 Drafting service
 (562) 322-8070
 info@yakovdesign.com

1447 HI POINT ST,
 LOS ANGELES, CA 90035

ELEVATIONS

NOTES:

SCALE:

DATE: 04.06.2020

1.0

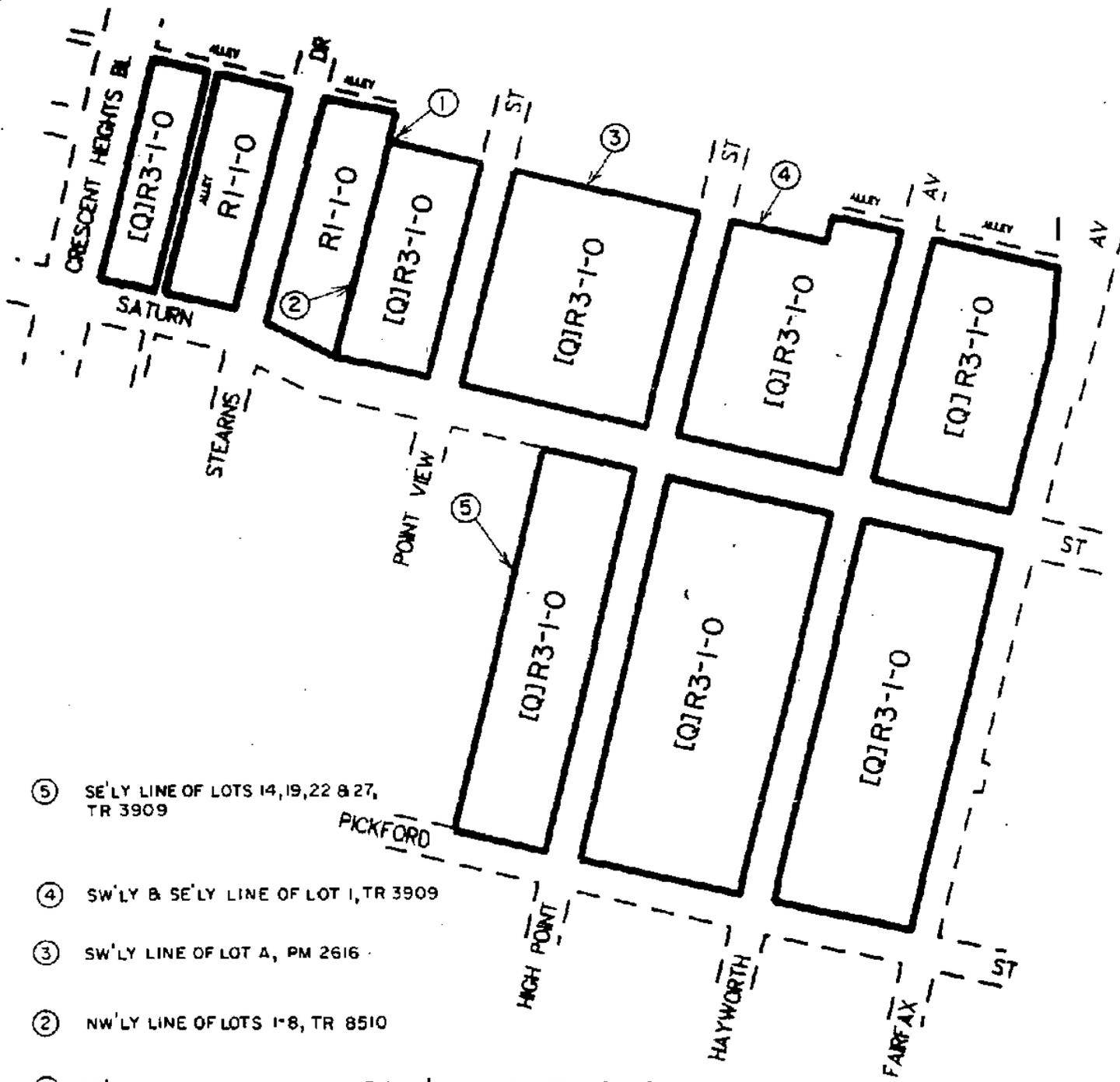
Attachment 2

ORDINANCE NO. 168193

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



- ⑤ SE'LY LINE OF LOTS 14, 19, 22 & 27, TR 3909
- ④ SW'LY & SE'LY LINE OF LOT 1, TR 3909
- ③ SW'LY LINE OF LOT A, PM 2616
- ② NW'LY LINE OF LOTS 1-8, TR 8510
- ① SE'LY LINE OF LOT 253, TR 7887 & NE'LY LINE OF LOT 8, TR 8510



0 200 400



SCALE IN FEET

ZM 518	DM 5714	CPC 89-0658 ZC
--------	---------	----------------

DYG / *[Signature]*

CM (129B173)

(Pico Fairfax)

PERMANENT [Q] QUALIFIED CONDITIONS

Section 2. Pursuant to Section 12.32-K of the Los Angeles Municipal Code and the amendments thereto, the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which are subject to the Permanent "Q" Qualified classification.

1. Covenant: Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
2. Building Heights: No building or structure located on the subject property shall exceed 35 feet in height, as defined by Municipal Code Section 12.03.
3. Building Mass: For any building facade greater than forty (40) feet in length, articulation shall be required for every thirty (30) feet. Minimum depth of modulation of the facade shall be five (5) feet.
4. Balconies (Adjacent to single family): Above the first floor there shall be no balconies which have a line of sight to any adjacent existing single family use, unless the latter is the last such use among abutting properties and such properties are designated for multi-family or less restrictive uses by the General Plan.
5. Energy Conservation: Prior to the construction of any project, the Department of Water and Power and the Southern California Gas Company shall be consulted regarding feasible energy conservation features which can be incorporated into the design of the project.
6. Graffiti Removal and Deterrence: The owners and all successors shall acknowledge applicability of the graffiti removal and deterrence requirements of the Municipal Code to this project as contained in Sections 91.8101(f), 91.8904.1 and 91.1707(e), particularly with regard to the following:
 - a. The first nine feet of exterior walls and doors, measured from grade, shall be built and maintained with a graffiti resistant finish consisting of either a hard, smooth, permeable surface such as ceramic tile, baked enamel or a renewable coating of an approved, anti-graffiti material or a combination of both [Sec. 91.1707(e)].

- b. The period for compliance with a graffiti removal order issued by the Building and Safety Department is 15 days following which period with failure to perform, the city or its contractor is empowered to enter upon the premises to remove such graffiti with costs accruing to the owner (91.8904.1); and
 - c. The period for compliance with a subsequent order for a subsequent occurrence is three days (91.8904.1B).
 - d. In addition to a, b and c above, exterior walls of new residential buildings of other than glass may be covered with clinging vines, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.
7. Landscaped Buffer: Properties adjacent to a single-family zone shall provide a landscaped buffer along the side property line and along the rear property line. Walkways and driveways shall be permitted to cross any buffer. However, no buildings or structures may be permitted within the buffer with the exception of retaining walls and fences. This condition is not intended to limit the buildable area used to calculate the floor area ratio.
 8. Landscaping - Plan: All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained, including an automatic irrigation plan, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Planning Department.
 9. Landscaping - Xeriscape: Maintenance of the landscaping which will be required shall be in compliance with the Xeriscape Ordinance (No. 163,532), which imposes numerous water conservation measures in landscape installation and maintenance.
 10. Open Space: A minimum of 100 square feet of usable open space shall be provided for each dwelling unit. Parking areas, driveways, front yard setback areas and rooftops shall not be included as open space. To be considered as usable open space the project shall meet the following criteria:
 - a. Private Open Space: Patios and yards (located at ground level or the first habitable room level) which are part of a single dwelling unit and are enclosed by solid screen material at least four feet in height may be included as usable open space provided said areas have a horizontal dimension of at least 15 feet in width.

- b. **Common Usable Open Space:** Each common usable open space area shall have a total area of at least 400 square feet and shall have an average width of 20 feet with no width less than 15 feet at any point.

Recreation rooms at least 600 square feet in area may qualify as common open space, but shall not exceed more than 25 percent of total open space required.

Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, tot lots, ball courts, barbecue areas, sitting areas, etc. to the satisfaction of the Department of City Planning. (Note: amenities that meet the Department of Recreation and Parks specifications pursuant to Section 17.12F LAMC may be credited against fees required under Section 12.33 of the LAMC).

A minimum of 50 percent of the common usable open space areas shall be planted in ground cover, shrubs or trees and shall include at least one 24-inch box tree for every three dwelling units (Trees shall be planted within open space areas). An automatic irrigation system shall be provided for all required landscaped areas. Landscaped areas located on top of a parking garage or deck shall be contained within permanent planters at least 30 inches in depth (12 inches for lawn/ground cover) and properly drained.

- c. **Noise Impact Mitigation:** Active recreational uses such as swimming pools and barbecue areas, shall not be located immediately adjacent to residential uses, to the satisfaction of the Department of City Planning.
11. **Parking:** The location of parking areas shall be arranged and located in areas which will not be detrimental to residents of adjacent properties. Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.
12. **Parking Garage and Screening:** A parking garage shall be permitted to rise a maximum of five feet in height above the natural existing grade. Above-grade parking shall be visually screened from frontage streets by landscaping and/or architectural features to the satisfaction of the Planning Department.
13. **Parking - Guest:** Guest parking signs shall be clearly posted at building entrances. The signs shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces. If any guest parking is located behind security gates, the following shall apply:

- (a) A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking;
- (b) An electronic intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles and to the units served by the secured guest parking;
- (c) The security gate shall be set back at least 18 feet from the vehicles and to prohibit blockage or interference with the public right of way by waiting guest vehicles;
- (d) Alternatives to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right of way is assured.

14. Parking - Residential: Any multiple residential use of the subject property shall provide for resident parking on the subject property as required by Municipal Code Section 12.21-A.4(a), or any amendment thereto, and guest parking at a ratio of at least one quarter space per rental dwelling unit and one half space per condominium dwelling unit in excess of that required by the Municipal Code. Any designated guest parking shall be clearly identified and readily accessible to guest of the project.

- a. Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit. Guest parking shall not be tandem.
- b. Guest parking signs shall be clearly posted at building entrances. The signs shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
- c. If any guest parking is located behind security gates, the following shall apply:
 - 1) A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.
 - 2) An electronic intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles and to prohibit blockage or interference with the public right of way by waiting guest vehicles.
 - 3) The security gate shall be set back at least 18 feet from the public right of way so as to provide a waiting area for guest vehicles and to prohibit blockage or interference with the public right of way by waiting guest vehicles.

- 4) Alternatives to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right of way is assured.
15. Plans: Prior to the issuance of building permits, detailed development plans, including a complete landscape plan and irrigation plan, shall be submitted to the satisfaction of the Planning Department.
16. Street Trees: Street trees shall be planted at a ratio of at least one for every 500 square feet of lot area not utilized for buildings.
17. Trash and Other Storage: Open areas devoted to trash storage or other storage shall not be located adjacent to a residential use or shall be buffered so as not to result in noise, odor or debris impacts on any adjacent residential use.
18. Walls: Except where prohibited by law, a solid decorative masonry block wall, a minimum of 6 feet in height, shall be constructed along any common property line between the subject property and any adjoining property containing a single family residential use, if no such wall already exists along said property line. There shall be no openings, except for a lockable gate provided for landscape maintenance work or as may be required by the Municipal Code. A wall is not required along any common property line with an adjoining multi-family residential use.
19. Water Conservation: The Department of Water and Power shall be consulted regarding feasible water conservation features which can be incorporated in the design of any project.

Sec. 3 The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of AUG 18 1992

EDIAS MARTINEZ, City Clerk,

By [Signature]
Deputy.

AUG 26 1992

Approved.....

[Signature]
Mayor.

Approved as to Form and Legality

LAJ 415443 9/1

JAMES K. HAHN, City Attorney,

By.....
Deputy.

File No. 89-0792-51

City Clerk Form 23

Pursuant to Sec. 97.8 of the City Charter,
disapproval of this ordinance recommended
for the City Planning Commission _____

JUL 22 1992

See attached report
[Signature]
Director of Planning

Attachment 3

INITIATIVE ORDINANCE JJJ

AFFORDABLE HOUSING AND LABOR STANDARDS FOR GENERAL PLAN AMENDMENTS AND ZONING CHANGES. INITIATIVE ORDINANCE.

The proposed ordinance would provide that: 1) development projects with 10 or more residential units are not eligible for general plan amendments or certain zoning changes unless the project (a) includes a component of affordable housing or the developer pays in-lieu fees into the City's Affordable Housing Trust Fund (AHTF), and (b) complies with labor standards regarding using licensed contractors, paying prevailing wages and hiring workers from local and disadvantaged areas and State-approved apprenticeship programs; 2) nothing in the Municipal Code's provision regarding general plan amendments shall restrict amendments for above-described projects located in regional centers, downtown centers, industrial zones or near major transit stops; 3) the City assess the impacts of community plan changes on affordable housing and local jobs and create and monitor affordable housing inventories within community plan areas; 4) AHTF projects comply with the above-described labor standards; and 5) the City create an affordable housing incentive program for developments located near major transit stops.

ORDINANCE NO. _____

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. **Name.** This ordinance initiative shall be known and may be cited as "The Build Better LA Initiative," and shall be referred to herein as "the Build Better LA Initiative" or "this Ordinance."

Sec.2. **Findings.** The People of Los Angeles hereby find:

The City of Los Angeles has seen a surge in homeless individuals and families who are forced to sleep on our streets, in our parks, and below our bridges. While LA has had the unfortunate distinction of being the nation's homeless capital for quite some time, the current situation has become so dire that City leaders considered declaring a State of Emergency. At last count, nearly 26,000 Angelenos were homeless, including those suffering from various medical challenges, people of color, families with children, and individuals who are employed. While their backgrounds and stories are as diverse as the population of LA, they share a common struggle with the majority of LA residents who are struggling to afford skyrocketing rents. A recent study from the University of California, Los Angeles shows that Los Angeles, which has the highest percentage of renters in the nation, is also now the least affordable rental market in the nation. Another study from Harvard University states that at least half of all households in LA are rent burdened, or spending more than 30% of their monthly income on housing, with significant numbers paying more than 50% of their income for housing costs. With average rents nearing \$2,000 per month, research has found that an individual must earn over \$30 per hour to afford the rent for a one bedroom apartment in LA and a working family must earn over \$88,000 per year to afford the rent for a two-bedroom apartment in LA - amounts that



are out of reach for a city where nearly a quarter of its residents are in poverty and the median income is less than \$28,000 per year.

Despite the tremendous need for the construction of new housing, especially for those with extremely low, very-low, and low incomes, LA continues to struggle with capacity. The City expects to fall far short of its need for affordable housing - projecting that it may meet only 26% of the housing needed for lower-income households while exceeding the need for wealthier households. In May 2014, Southern California Association of Nonprofit Housing (SCANPH) released a report showing that the LA region had a shortfall of nearly 500,000 units of affordable housing available to low and very-low income residents. Southern California Association of Governments (SCAG) estimated that LA had a shortage of over 82,000 housing units, which according to the City's calculations, necessitates production of nearly 11,000 units per year, half of which would be affordable. Unfortunately, the City only has the funding to build 500 units annually and that could drop to 250 in the coming years. In other words, LA does not have the available building stock to address the homeless and affordable housing crisis.

The acute shortage of affordable housing available to those who are homeless or low income is not a new phenomenon and has many causes. Among the many reasons are a lack of public financing for affordable housing and an outdated general plan that does not provide incentives to build the type of housing we need. Cities like LA have been devastated by the dissolution of the Community Redevelopment Agency (CRA). In fiscal year 2009-2010, CRAs throughout California deposited over \$1 billion into accounts for low and moderate income housing. With the CRA being dissolved, cities and counties lost their most reliable funding source for projects that house residents with low to moderate incomes. The City's Affordable Housing Trust Fund (AHTF) was created in 2000 to fund the construction and preservation of affording housing. Available funding in the Trust Fund has dipped below \$20 million, far below the amount needed to meet the current demand. Given losses in funding, maximizing land use strategies and incentives for both producing and preserving affordable housing is crucial.

Unfortunately, LA has an outdated General Plan, based upon codes that were developed in the aftermath of World War II. While the City's population has doubled from less than 2 million to nearly 4 million in 5 decades, the rules that govern construction keep LA locked into a small-city framework. 60% of LA is covered by a mix of mismatched zoning regulations. We need and deserve a General Plan and zoning codes that address our current challenges, while also embracing the diverse and dynamic city that LA is today and will continue to be in the future.

Cities across the nation have sought to encourage residential development for all income levels around major transit areas and along mixed-use boulevards. As we fight to add more affordable housing, new units must also be located in strategic locations such as areas near major transit stops in order to provide our workers, seniors and students with affordable and convenient travel on a daily basis. By doing so, we also promote healthy, safe, walkable, and sustainable spaces at all economic levels. Current residents of transit-rich neighborhoods in the City are three times as likely to use transit, walk, or bike to work, significantly more likely to be renters, typically make less than \$30,000 per year, and are the groups most susceptible to displacement when property values rise and trigger higher rents.



The City's General Plan encourages provision of sufficient land use and density to accommodate an adequate supply of housing units to meet projected housing needs and encourages location of new housing near transit stations and corridors and within high activity areas while also protecting and preserving low-density neighborhoods. (See, e.g. Framework Element Policy 4.1.1, Objectives 4.2 and 4.3). The City's General Plan Housing Element also sets forth a primary goal of creating "[a] City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs." Recognizing that affordable housing is a matter of statewide concern, the City's Housing Element encourages increasing the supply of affordable and mixed-income housing through land use programs, preserving affordable and rent-stabilized housing, particularly along transit corridors (See, e.g., Policy 1.2.2 and 1.2.8), and promoting sustainable neighborhoods that have mixed-income housing, jobs, amenities, services, and transit, and targeting housing resources, policies, and incentives to include affordable housing in residential development, particularly in mixed use development, Transit-Oriented Districts and designated Centers. Program 8, Objective 2.2, Policy 2.5.1. In furtherance of these General Plan policies and programs, a primary purpose of this ordinance is to create mixed-income development and encourage on-site affordable housing in market rate development projects within Transit-Oriented Districts and designated Centers. The development of mixed-income housing increases social and economic integration, and creates a healthy job and housing balance by locating affordable housing close to employment centers.

As LA continues to suffer through a homeless and affordable housing crisis, we need a General Plan and zoning codes that create incentives for projects that create affordable housing and provide local jobs at the income levels needed to pay the rents found throughout the City. In a city with widespread poverty, we must build more affordable housing and as result, create the local jobs necessary to raise families out of poverty. The City's General Plan aims to maintain the balance of local job creation and housing development. Chapter 7 of the General Plan states, "If the jobs/housing ratio declines, that is, if the number of jobs declines in relationship to the number of housing units, then the City's economic vitality may spiral downward. If the jobs/housing ratio increases, that is, if the number of jobs increases in relationship to the number of housing units, the housing shortage and the need for affordable housing would be exacerbated." LA recognizes that increasing housing must also be connected to similar increases in local jobs. To ensure affordability, we must also make sure that the jobs created from the construction boom pay good, family-supporting wages. Each development which contributes to affordable housing and good jobs through the provisions of this Initiative augments the City's housing mix, helps to increase the supply of housing for all economic segments of the community, and supports a balanced community which is beneficial to the public health, safety and welfare of the City.

Now THEREFORE, based upon these findings the people declare that the City adopt the legislation contained herein in order to address our homeless and affordable housing crisis, while also creating good jobs with family-supporting wages.



Sec. 3. **Affordable Housing and Good, Local Jobs.**

Subdivision B of Section 11.5.6 of Article 1.5 of the Los Angeles Municipal Code is amended to read as follows:

SEC. 11.5.6. GENERAL PLAN.

Pursuant to Charter Section 555, the City's comprehensive General Plan may be adopted, and amended from time to time, either as a whole, by complete subject elements, by geographic areas or by portions of elements or areas, provided that any area or portion of an area has significant social, economic or physical identity.

A. Amendments. Amendments to the General Plan of the City shall be initiated, prepared and acted upon in accordance with the procedures set forth in Charter Section 555 and this section.

B. Initiation of Plan Amendment. As provided in Charter Section 555, an amendment to the General Plan may be initiated by the Council, the City Planning Commission or the Director of Planning. Initiations by the Council or City Planning Commission shall be by majority vote. If an amendment is initiated by the Council or City Planning Commission, then it shall be transmitted to the Director for report and recommendation to the City Planning Commission.

Whether initiated by the Director, the Council or the City Planning Commission, the Director shall prepare the amendment and a report recommending action by the City Planning Commission. The report shall contain an explanation of the reasons for the action recommended.

After the Director prepares a Plan amendment and report, the Director shall transmit the file to the City Planning Commission for its action. Nothing in this section shall restrict the adoption of a General Plan amendment which permits the development of a project if:

1. The project (a) is located in an area classified on January 1, 2016, as a Regional Center, a Downtown Center, in an area zoned as Industrial, or a Major Transit Stop including all land within a one-half mile radius of a Major Transit Stop; or (b) each residential unit in the project, exclusive of a manager's unit or units, is affordable to, and occupied by, either a Lower or Very Low Income household;

2. All building and construction work on the project will be performed at all tiers by contractors which (a) are licensed by the State of California and the City of Los Angeles; (b) shall make a good-faith effort to ensure that at least 30% of all their respective workforces' construction workers' hours of Project Work shall be performed



by permanent residents of the City of Los Angeles of which at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project; (c) employ only construction workers which possess all licenses and certifications required by the State of California and the City of Los Angeles; (d) pay their construction workers performing project work the wages prevailing in the project area determined pursuant to California Labor Code § 1770; and (e) have at least 60% of their respective construction workforces on the project from: (1) workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program, and (2) registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally-approved apprenticeship program; and

3. If the General Plan amendment results in increased allowable residential floor area, density or height, or allows a residential use where previously not allowed, projects with ten or more residential dwelling units shall also provide affordable housing consistent with the provisions of Section 5 of the Build Better LA Initiative.

For the purposes of this Section the following terms have the meaning shown:

“Transitional Worker” means an individual who, at the time of commencing work on the project, resides in an Economically Disadvantaged Area or Extremely Economically Disadvantaged Area and faces at least two of the following barriers to employment: (1) being homeless; (2) being a custodial single parent; (3) receiving public assistance; (4) lacking a GED or high school diploma; (5) having a criminal record or other involvement with the criminal justice system; (6) suffering from chronic unemployment; (7) emancipated from the foster care system; (8) being a veteran; or (9) being an apprentice with less than 15% of the apprenticeship hours required to graduate to journey level in a program.

“Economically Disadvantaged Area” means a zip code that includes a census tract or portion thereof in which the median annual household income is less than \$40,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household Income data by census tract in the American Community Survey.

“Extremely Economically Disadvantaged Area” means a zip code that includes a census tract or portion thereof in which the median annual household income is less than \$32,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household Income data by census tract in the American Community Survey.



The Department of Public Works, Bureau of Contract Administration shall bear administrative responsibilities for the labor standards required by this section.

C. Action by City Planning Commission on Proposed Amendments.

1. **Notice and Hearing.** Before the City Planning Commission acts on a proposed Plan amendment and the Director's recommendation, the matter shall be set for a public hearing. The City Planning Commission may hold the hearing itself or may direct the Director to hold the hearing. In either event, notice of the time, place and purpose of the hearing shall be given by at least one publication in a newspaper of general circulation in the City (designated for this purpose by the City Clerk), at least ten days prior to the date of the hearing. Notice shall also be mailed to any person requesting notice of the hearing.

At the time of the hearing, the City Planning Commission or the Director shall hear public testimony from anyone wishing to be heard on the matter. The City Planning Commission or the Director may continue the hearing to another date announced publicly at the hearing being continued; no additional notice of the continued hearing need be given. If the hearing is conducted by the Director, he or she shall submit a report to the City Planning Commission summarizing the information received. The report may also contain a recommendation to the City Planning Commission regarding its action on the proposed amendment. The Director shall file his or her report with the City Planning Commission after the close of the hearing.

2. **City Planning Commission Action.** After receiving the Director's report, or after the close of a public hearing conducted by the City Planning Commission, the City Planning Commission shall recommend to the Mayor and the Council that the proposed amendment be approved or disapproved in whole or in part. The City Planning Commission's report to the Mayor and the Council shall set forth the Commission's reasons for its recommendation.

The City Planning Commission shall act within 90 days after receiving the Director's report pursuant to Subsection B. If the City Planning Commission fails to do so, the City Planning Commission's failure to act shall be deemed a recommendation for approval of the Plan amendment.

If the City Planning Commission recommends approval of any proposed Plan amendment or disapproval of either a proposed amendment initiated by the Director or the Council, the Commission shall transmit as soon as possible those actions to the Mayor for consideration and report to the Council. If the City Planning Commission recommends the disapproval of a Plan Amendment initiated by it, the City Planning Commission shall report its decision to the Council and Mayor.



D. Action by the Mayor on Proposed Amendments. Within 30 days after receipt of the City Planning Commission's recommendation, the Mayor shall make a recommendation to the Council on the proposed Plan amendment. The Mayor's report to the Council shall set forth the Mayor's reasons for his or her recommendation. If the Mayor does not act within the 30-day period, the Mayor's inaction shall be deemed a recommendation for approval of the Plan amendment.

E. Action by the Council on Proposed Amendments. After receiving the recommendations of the City Planning Commission and the Mayor, or at the expiration of the 30-day period for the Mayor to act, the Council shall hold a public hearing on the proposed Plan amendment.

After the close of the public hearing, the Council may do either of the following:

1. Approve or disapprove the Plan amendment in whole or in part in accordance with Charter Section 555(e); or
2. Propose changes to the Plan amendment.

The Council shall take either of these actions within 75 days after receiving the recommendation of the Mayor, or within 75 days after the expiration of the Mayor's time to act if the Mayor has not made a timely recommendation. The failure of the Council to act within that 75-day period shall constitute a disapproval of the Plan amendment.

In accordance with Charter Section 555(e), if both the City Planning Commission and the Mayor recommend approval of a proposed amendment, the Council may adopt the amendment by a majority vote. If either the City Planning Commission or the Mayor recommends the disapproval of a proposed amendment, the Council may adopt the amendment only by at least a two-thirds vote. If both the City Planning Commission and the Mayor recommend the disapproval of a proposed amendment, the Council may adopt the amendment only by at least a three-fourths vote.

F. Proposed Changes by the Council. If the Council proposes changes to the Plan amendment that differ from the amendment as initiated or the recommendation of the City Planning Commission, the matter shall be returned simultaneously to the City Planning Commission and the Mayor for their recommendations on the proposed changes. In acting on those changes, the City Planning Commission and the Mayor shall follow the procedures set forth above for their initial action. The City Planning Commission shall act within 60 days of receipt of the Council's proposed change. The Mayor shall act within 30 days of the receipt of the City Planning Commission's recommendation on the proposed change, or the expiration of the time for the City Planning Commission to act if the Commission fails to make a timely recommendation. If either the City Planning Commission or the Mayor does not act within the time period, that inaction shall be deemed



a recommendation of approval of the proposed changes. The recommendations of the Commission and the Mayor on any changes made by the Council shall affect only those changes. The Council shall act to approve or disapprove, in whole or in part, the Plan amendment, including the Council's changes, within 120 days after receiving both the City Planning Commission's and the Mayor's recommendations on the Council's proposed changes, or the expiration of their time to act on those changes.

Sec. 4. Requirement for Plan Updates and Consistency.

Section 11.5.8 of Article 1.5 of the Los Angeles Municipal Code is amended to read as follows:

SEC. 11.5.8. GENERAL PLAN REVIEW.

A. Planning Areas. The City is hereby divided into 37 planning areas. Each planning area constitutes an area for which either a community plan, a district plan, or other portion of the Land Use Element of the General Plan has been adopted by the City. The boundaries of each planning area shall be those of the applicable adopted community or district plan, or other portion of the Land Use Element of the General Plan as they existed on enactment of this section. These boundaries may be only changed by amendment to the General Plan pursuant to the procedures set forth in Section 11.5.6 of this Code. No amendment to a plan for any of the 37 planning areas, including reduction in the number of such areas, changes in their respective boundaries, land uses permitted within or at any particular location in any such area, or any other material change, may be made until the completion of a comprehensive assessment of such proposed changes by the Planning Department to ensure that such changes do not:

1. Reduce the capacity for creation and preservation of affordable housing and access to local jobs; or
2. Undermine California Government Code Section 65915 or any other affordable housing incentive program; and

The changes must include a program to create and monitor an inventory of units within the Community Plan Area that are: subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of Lower or Very Low-Income; subject to the City Rent Stabilization Ordinance; and/or occupied by Lower-Income or Very Low-Income households.

B. Action on Proposed Amendments. The City Planning Commission shall receive the assessment by the Planning Department and shall by vote make a recommendation to accept or reject the amendment. The Commission's recommendation will be received by City Council and the Council shall vote to either accept or reject the



proposed amendment. The current plans for the 37 planning areas shall remain in full force and effect until or unless the City Council votes to amend them in accordance with this section.

Sec. 5. Affordable Housing and Good Jobs.

A. The following section shall be added into the Los Angeles Municipal Code. The Los Angeles City Council shall have authority to make non-substantive modifications to the language contained within this Initiative solely to conform to the Los Angeles Municipal Code, to the extent necessary. Any such non-substantive modifications, including re-numbering, shall not be required to go through any further voter approval process:

SEC. 11.5.11. AFFORDABLE HOUSING.

(a) Affordable Housing. To be eligible for a discretionary General Plan amendment pursuant to Subdivision B of Section 11.5.6 of the Los Angeles Municipal Code or otherwise, or any zone change or height-district change that results in increased allowable residential floor area, density or height, or allows a residential use where previously not allowed, Projects with ten or more residential dwelling units shall meet one of the following on-site affordability provisions, or satisfy one of the alternative options in subdivision (b) and shall comply with the job standards in subdivision (i).

1. **Rental Projects** shall provide the following:
 - (i) No less than the affordability percentage corresponding to the level of density increase as provided in California Government Code Section 65915(f), inclusive of any Replacement Units; or
 - (ii) If the General Plan amendment, zone change or height district change results in a residential density increase greater than 35%, then the Project shall provide no less than 5% of the total units at rents affordable to Extremely Low Income households, and either 6% of the total units at rents affordable to Very Low Income households or 15% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units; or
 - (iii) If the General Plan amendment, zone change or height district change allows a residential use where not previously allowed, then the Project shall provide no less than 5% of the total units at rents affordable to Extremely Low Income households, and either 11% of the total units at rents affordable to Very Low Income households or 20% of the total units at rents affordable to Lower Income households, inclusive of any Replacement Units.



2. **For-sale Projects** shall provide the following:

(i) No less than the affordability percentage corresponding to the level of density increase as provided in California Government Code Section 65915(f), inclusive of any Replacement Units; or

(ii) If the general plan amendment, zone change or height district change results in a residential density increase greater than 35% or allows a residential use where not previously allowed, then the Project shall provide no less than 11% of the total units at rents affordable to Very Low Income households, or 20% of the total units at rents affordable to Lower Income households, or 40% of the total units at rents affordable to Moderate Income households, inclusive of any Replacement Units.

3. **100% affordable.** Each residential unit in the Project, exclusive of a manager's unit or units, is affordable to, and occupied by, either a Lower or Very Low Income household.

4. **Projects with both for-sale and rental units.** When a Project includes both for-sale and rental dwelling units, the provisions of this Section that apply to for-sale residential development shall apply to that portion of the Project that consists of for-sale dwelling units, while the provisions of this Section that apply to rental dwelling units shall apply to that portion of the development that consists of rental dwelling units.

All Projects qualifying for development bonuses pursuant to this Section shall be required to meet any applicable replacement requirements of California Government Code Section 65915(c)(3).

A Developer seeking and receiving a density or development bonus under the provisions of California Government Code Section 65915 or any other State or local program that provides development bonuses shall not be eligible for the development bonuses pursuant to this Section. For purposes of this provision, development bonuses shall include discretionary General Plan amendments, zone changes, and height district changes.

(b) Alternative compliance options. A Project may satisfy the affordability provisions of this section through the following off-site options in lieu of providing affordable units on site:

1. **Off-site Construction.** The affordability provisions of this Section may be satisfied by constructing off-site affordable units at the following rate:



(i) No less than the same number of on-site affordable units, at the same or greater mix of unit type and affordability levels as provided in paragraph (a), if constructed within one-half mile of the outer edge of the Project;

(ii) No less than 1.25 times the number of on-site affordable units, at the same or greater mix of unit type and affordability levels as provided in paragraph (a), if constructed within 2 miles of the outer edge of the Project;

(iii) No less than 1.5 times the number of on-site affordable units, at the same or greater mix of unit type and affordability levels as provided in paragraph (a), if constructed within 3 miles of the outer edge of the Project.

The off-site units created pursuant to this paragraph must be on a site that is zoned for residential development at a density to accommodate at least the number of otherwise required units; is suitable for development of the units in terms of configuration, physical characteristics, location, access, adjacent uses and other relevant planning and development criteria; and environmental review has been completed to the satisfaction of the City prior to acceptance of the site by the City. The development of off-site affordable units shall include integration of community space and services as required by the Housing and Community Investment Department for comparable affordable housing development. The first Certificate of Occupancy for the off-site units shall be issued prior to or concurrent with the first Certificate of Occupancy for the original Project. In no event shall the Certificate of Occupancy for the market rate units for the original project be issued prior to the Certificate of Occupancy for the affordable off-site units. Individual affordable units constructed as part of an off-site project under this Section shall not receive development subsidies from any Federal, State or local program established for the purpose of providing affordable housing, and shall not be counted to satisfy any affordable housing requirement for the off-site development. Other units in the same offsite project may receive such subsidies. In addition, subsidies may be used, only with the express written permission by the Department of Housing and Community Investment, to deepen the affordability of an affordable unit beyond the level of affordability required by this Section.

2. **Off-site Acquisition.** The affordability provisions of this Section may be satisfied by the acquisition of property containing At-Risk Affordable Units and converting the units to non-profit, Community Land Trust, and/or tenant ownership prior to issuance of the Certificate of Occupancy for the original Project. Prior to transferring ownership to a qualified entity, the At-Risk Affordable Units shall achieve a minimum of a C2 rating based on the Fannie Mae Uniform Appraisal Dataset Property Condition Ratings, as assessed and certified by the Housing and Community



Investment Department (HCID), or as required by HCID to be completed by the Developer and subsequently certified by HCID. Any entity taking ownership of At-Risk Affordable Units pursuant to this Section shall record an affordability covenant, consistent with the provisions of subsection (d), guaranteeing affordability to Lower or Very Low Income Households. The number of At Risk Affordable Units that must be acquired and converted to non-profit or tenant ownership under this subdivision shall be as follows:

(i) No less than the same number of on-site affordable units, at the same or greater mix of unit type and affordability levels as provided in paragraph (a), if acquired within one-half mile of the outer edge of the Project;

(ii) No less than 1.25 times the number of on-site affordable units, at the same or greater mix of unit type and affordability levels as provided in paragraph (a), if acquired within 1 mile of the outer edge of the Project;

(iii) No less than 1.5 times the number of on-site affordable units, and affordability levels as provided in paragraph at the same or greater mix of unit type if acquired within 2 miles of the outer edge of the Project.

3. **In-Lieu Fee.** The affordability provisions of this Section may be satisfied by the payment of a fee to the City in lieu of constructing the affordable units within the Project. The in lieu fee shall be determined by the City based on the following:

(i) The number of units equivalent to 1.1 times the required number of on-site affordable units pursuant to paragraph (a), in the same proportion of affordability, multiplied by the applicable Affordability Gap, as defined herein.

(ii) No later than 90 days from the enactment of this ordinance, the City shall produce a study identifying the Affordability Gap for rental and ownership units of each bedroom size (studio, 1 bedroom, 2 bedroom and 3 bedroom) for each required affordability level. For rental housing, the study shall collect and determine, by unit type and affordability level, the following information from recently completed affordable housing projects funded by the City's Affordable Housing Trust Fund: total development costs and operating expenses. The study shall also determine the amounts of permanent financing available based on restricted rents and prevailing interest rates. The difference between the total development cost



and permanent financing amount shall be the Affordability Gaps per unit by unit type and affordability level. For ownership housing, the study shall identify the market median sales prices by unit type in the 37 Community Plan areas. It shall determine the restricted sales prices of for-sale units by unit type and affordability level. The difference between the market median sales price and the restricted sales price shall be the Affordability Gaps per unit by unit type and affordability level.

(iii) The City shall adjust the fee every two years, based on the results of a new Affordability Gaps study (as defined Section 5(b)(3) (ii)). An Affordability Gaps study, the proposed adjusted Affordability Gaps, and the adjusted fees shall be published within 2 years of the date that the original Affordability Gaps study is released, and consecutively thereafter by the date that is 2 years after the release of the previous Gaps study.

The fee is due and payable to the Affordable Housing Trust Fund at the time of and in no event later than issuance of the first building permit, concurrent with and proportional to project phases. The Developer shall have an option to defer payment of all or a portion of the fee upon agreeing to pay a Deferral Surcharge, with the fee and the Deferral Surcharge due and payable at the time of and in no event later than issuance of the Certificate of Occupancy. The Deferral Surcharge will be assessed at the Wall Street Journal Prime Rate plus 200 basis points at the time such fee is due, at the issuance of the building permit. The Deferral Surcharge fee shall be deposited into the Affordable Housing Trust Fund and accounted for and used as provided in Section (c).

(c) Use of Funds. All monies contributed pursuant to this Section shall be deposited in the City's Affordable Housing Trust Fund. All funds collected under this Section shall be used in the following manner:

1. Except as provided in Subdivision (2) below, the funds collected under this Section shall be used to create and/or preserve housing affordable to Extremely Low-, Very Low-, and Lower-Income households.

2. The City shall designate and separately account for all Deferral Surcharge payments that it receives under this Section to support the creation and/or preservation of affordable housing within one-half mile of a Major Transit Stop ("TOC area"), with priority to TOC Areas where there is a demonstrated decline in units affordable to and/or occupied by Extremely Low, Very Low and/or Lower Income households. Use of the Deferral Surcharge funds shall include but not be limited to the following:



(i) Acquisition and/or remediation of land, and/or acquisition, construction, rehabilitation, and/or financing of housing units by a Community Land Trust or non-profit entity which guarantees perpetual affordability of these units for Extremely Low, Very Low and/or Lower-Income Households or a term of affordability of these units that has a duration of a minimum of 55 years.

(ii) Funding for proactive enforcement of the City's Rent Stabilization Ordinance.

(d) Continuing Affordability/Standards for Affordable Units.

1. All affordable rental housing units created or acquired pursuant to this Section shall be subject to an affordability covenant acceptable to the Housing and Community Investment Department, and recorded with the Los Angeles County Recorder, guaranteeing continuing affordability to the targeted income group for no less than 55 years. In addition, when units are acquired and conveyed pursuant to the Off-Site Acquisition option, the Developer and/or entity taking ownership of the units shall create and implement a plan to prevent involuntary displacement of current tenants. Affordable units provided under this Section shall be comparable to the market rate units in the Project (or off-site location in the case of off-site affordable units) in terms of unit type, number of bedrooms per unit, quality of exterior appearance, energy efficiency, and overall quality of construction.

2. All for-sale housing units created pursuant to this Section shall be subject to an affordability covenant acceptable to the Los Angeles Housing and Community Investment Department, and recorded with the Los Angeles County Recorder, consistent with the for-sale requirements of California Government Code Section 65915(c)(2).

3. A longer term of affordability may be required if the Project receives a subsidy which requires a longer term of affordability. If the duration of affordability covenants provided for in this subsection conflicts with any other government requirement, the longest duration shall control.

(e) Developer Incentives. In addition to the requested General Plan amendments, zone changes and/or height district changes, a Project that provides affordable housing consistent with this Section shall also be entitled to three incentives or concessions specified in California Government Code Section 65915(k) or the applicable Affordable Housing Incentive Program.

(f) Processing. A Project that provides affordable housing consistent with this Section shall be entitled to review and processing by the Expedited Processing Section of the Planning Department dedicated solely to processing entitlements for such Projects with the goal of expediting such Projects.



(g) City Council approved adjustments to affordable housing set-asides contained herein. The City may, by majority vote of City Council, adjust the affordable housing percentages set forth in this Section upon a showing of substantial evidence that such adjustments are necessary to maximize affordable housing while ensuring a reasonable return on investment for Developers.

(h) Waiver/Adjustment. Notwithstanding any other provision of this Section, the requirements of this Section may be waived or adjusted only if a Project applicant shows, based on substantial evidence, that compliance with its requirements would result in a deprivation of the applicant's constitutional rights. The applicant shall bear the burden of presenting substantial evidence to support the request and set forth in detail the factual and legal basis for the claim, including all supporting technical documentation.

In determining whether an applicant has presented substantial evidence to support the request for waiver/adjustment, if upon legal advice provided by or at the behest of the City Attorney, it is determined that applying the requirements of this Section would effectuate an unconstitutional taking of property or otherwise have an unconstitutional application to the property, the requirements of this Section shall be adjusted or waived only to the extent necessary to avoid an unconstitutional result. If an adjustment or waiver is granted, any change in the use within the project shall invalidate the adjustment or waiver. If it is determined that no violation of the United States or California Constitutions would occur through application of this Section, the requirements of this Section remain fully applicable.

(i) All building and construction work on the project will be performed at all tiers by contractors which (a) are licensed by the State of California and the City of Los Angeles; (b) shall make a good-faith effort to ensure that at least 30% of all their respective workforces' construction workers' hours of Project Work shall be performed by permanent residents of the City of Los Angeles of which at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project; (c) employ only construction workers which possess all licenses and certifications required by the State of California and the City of Los Angeles; (d) pay their construction workers performing project work the area standard wages in the project area; and (e) have at least 60% of their respective construction workforces on the project from: (1) workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program, and (2) registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally-approved apprenticeship program. The Department of Public Works, Bureau of Contract Administration, shall bear administrative responsibilities for the labor standards required by this subsection.



(j) Definitions.

“At-Risk Affordable Unit” shall mean any residential dwelling unit that receives government assistance under prescribed federal, State, and/or local programs, or any combination of rental assistance and is eligible to convert to market rate due to termination (opt-out) of a rent subsidy contract, prepayment of a subsidized mortgage, or expiration of rental restrictions. These assistance programs include, but are not limited to, Housing Choice Vouchers [formerly Section 8], project-based rental assistance, subsidized mortgage programs (e.g., FHA), or expiring rent/deed restrictions with the use of State or local funding programs, including Community Redevelopment Agency Covenants.

“Community Land Trust” shall mean a California nonprofit corporation that: (1) has no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual; (2) is neither sponsored by, controlled by, nor under the direction of a for-profit organization; (3) has a corporate membership of adult residents of a particular geographic area as described in the bylaws of the corporation; (4) has a board of directors that: (A) includes a majority of members who are elected by the corporate membership; (B) includes representation by persons occupying and/or leasing any structural improvements on the land; and (C) includes representation by persons residing within the geographic area specified in the bylaws of the corporation who neither lease land from the corporation nor occupy structural improvements controlled by the corporation; (5) acquires and retains parcels of land, primarily for conveyance under long-term ground leases; (6) transfers ownership of many or all of the structural improvements located on such leased parcels to the lessees; and (7) retains a preemptive option to purchase such structural improvements at a price determined by formula that is designed to ensure that the improvements remain affordable to low and moderate income households in perpetuity.

“Developer” shall mean the owner of the Project and, if different from the owner, any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities which develops or causes to be developed the residential housing project and, if applicable, provides off-site affordable units, together with their successors and assigns, but does not include a lender, any governmental entity or the general contractor working for any developer.

“Economically Disadvantaged Area” means a zip code that includes a census tract or portion thereof in which the median annual household income is less than \$40,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household Income data by census tract in the American Community Survey.

“Extremely Economically Disadvantaged Area” means a zip code that includes a census tract or portion thereof in which the median annual household income is less than \$32,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household Income data by census tract in the American Community Survey.



“Extremely Low-Income Households” is defined in Section 50106 of the Health and Safety Code.

“Lower Income Households” is defined in Section 50079.5 of the Health and Safety Code.

“Project” shall mean the construction, erection, alteration of, or addition to a structure. The term Project shall not include interior or exterior improvements that do not increase the floor area over that of an existing structure, and shall not mean any construction for which a building permit or demolition permit is required to comply with an order issued by the Department of Building and Safety to repair, remove, or demolish an unsafe or substandard condition, or to rebuild as a result of destruction by fire, earthquake or natural disaster, provided that the development is not prohibited by any provision of the Los Angeles Municipal Code and the development does not increase the square footage beyond what previously existed on the site.

“Replacement Unit” shall mean any unit that would need to be replaced pursuant to California Government Code Section 65915(c)(3) if the Project was seeking a density bonus.

“Transitional Worker” means an individual who, at the time of commencing work on the project, resides in an Economically Disadvantaged Area or Extremely Economically Disadvantaged Area and faces at least two of the following barriers to employment: (1) being homeless; (2) being a custodial single parent; (3) receiving public assistance; (4) lacking a GED or high school diploma; (5) having a criminal record or other involvement with the criminal justice system; (6) suffering from chronic unemployment; (7) emancipated from the foster care system; (8) being a veteran; or (9) being an apprentice with less than 15% of the apprenticeship hours required to graduate to journey level in a program.

“Very Low-Income Households” is defined in Section 50105 of the Health and Safety Code.

B. Section 5.522 of the Los Angeles Administrative Code is amended to read as follows:

Sec. 5.522. Creation and Administration of the Affordable Housing Trust Fund.

(a) There is hereby created and established within the Treasury of the City of Los Angeles a special fund to be known as the City of Los Angeles Affordable Housing Trust Fund (the Fund) for the purposes of receiving and disbursing monies to address the affordable housing needs of the City of Los Angeles. In addition to the initial deposit of funds, the Mayor and City Council may establish additional revenue sources and appropriate funds for deposit in the Fund from time to time. An amount equal to 25% of the initial and continuing net revenue attributable to the 2001 business tax and payroll expense



tax amnesty program and the initial and continuing net revenue attributable to the revenue program initiated pursuant to information obtained as a result of the enactment of Revenue and Taxation Code Section 1955.1 (AB 63) received in the applicable reporting period shall be allocated to the Fund and shall be transferred by the Controller from the General Fund to the Fund. The Fund shall be administered by the HCID.

(b) The money from the Fund shall only be expended within the boundaries of the City of Los Angeles, pursuant to guidelines (the "**Guidelines**") promulgated for this purpose by the Housing and Community Investment Department ("**HCID**"). The Guidelines shall authorize expenditures from the Rental Housing Production Account, as established by Chapter 1, Article 2.9 of the Los Angeles Municipal Code, and the Municipal Housing Finance Fund, Chapter 6, Article 4.5 of the Los Angeles Administrative Code. The Guidelines and any amendments thereto shall be approved by the City Council.

(c) Money in this account shall be used exclusively for the housing needs of the City, for the development and preservation of affordable housing and such other housing activities as that term shall be defined in the Guidelines. Such activities shall include loans and grants, including but not limited to:

(1) Activities by qualified entities to provide affordable housing;

(2) Predevelopment activities, acquisition, development, new construction, rehabilitation and/or restoration of rental and/or ownership of affordable housing in the City of Los Angeles;

(3) Any other activity that contributes to an increased supply of decent, safe and sanitary affordable housing in the City of Los Angeles.

(d) All monies in the Fund shall be held separately from all other funds expended by the HCID. All monies loaned from the Fund shall be repaid to the Fund in accordance with the terms of the loan. The repaid principal and interest shall be placed in the Fund.

(e) Any gifts, contributions or other money received for the stated purposes of the Fund shall be placed in the Fund. All interest earnings accruing on money in the Fund shall become part of the Fund. Money in the Fund shall not revert to the Reserve Fund of the City.

(f) The General Manager of HCID or his or her designee shall make recommendations to the City Council for expenditures from the Fund. No expenditure may be made from the Fund without the prior approval of the Mayor and the City Council, unless otherwise authorized by the Guidelines.

(g) The provisions of this Section are suspended during the fiscal year from July 1, 2009 through June 30, 2010.



(h) All building and construction work on the project, to extent allowed by the law, will be performed at all tiers by contractors which (a) are licensed by the State of California and the City of Los Angeles; (b) shall make a good-faith effort to ensure that at least 30% of all their respective workforces' construction workers' hours of Project Work shall be performed by permanent residents of the City of Los Angeles of which at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project; (c) employ only construction workers which possess all licenses and certifications required by the State of California and the City of Los Angeles; (d) pay their construction workers performing project work the wages prevailing in the project area determined pursuant to California Labor Code § 1770; and (e) have at least 60% of their respective construction workforces on the project from: (1) workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state approved apprenticeship training program, and (2) registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally-approved apprenticeship program. For the purposes of this subsection the following terms have the meaning shown:

“Transitional Worker” means an individual who, at the time of commencing work on the project, resides in an Economically Disadvantaged Area or Extremely Economically Disadvantaged Area and faces at least two of the following barriers to employment: (1) being homeless; (2) being a custodial single parent; (3) receiving public assistance; (4) lacking a GED or high school diploma; (5) having a criminal record or other involvement with the criminal justice system; (6) suffering from chronic unemployment; (7) emancipated from the foster care system; (8) being a veteran; or (9) being an apprentice with less than 15% of the apprenticeship hours required to graduate to journey level in a program.

“Economically Disadvantaged Area” means a zip code that includes a census tract or portion thereof in which the median annual household income is less than \$40,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household Income data by census tract in the American Community Survey.

“Extremely Economically Disadvantaged Area” means a zip code that includes a census tract or portion thereof in which the median annual household income is less than \$32,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household Income data by census tract in the American Community Survey.

The Department of Public Works, Bureau of Contract Administration, shall bear administrative responsibilities for the labor standards required by this subsection. The requirements of this subsection, except clause (d) concerning wages, shall not apply to affordable housing developments of 25 units or less in which all units in the development



except for managers' units will be affordable to and occupied by -Lower Income households (as defined in Section 50079.5 of the Health and Safety Code). The requirements of this subsection, except clause (d) concerning wages, shall not apply to developments that have been issued award letters for state and/or local funding, which must include City of Los Angeles Affordable Housing Trust Fund award letters issued, prior to November 30, 2016.

On an annual basis, the Housing and Community Investment Department shall collect data, including but not limited to number and size of affordable housing developments and number of affordable units produced. The City may, by majority vote of City Council, adjust the labor standards required by this subsection, except clause (d) concerning wages, for affordable housing developments between 26 to 50 units in which all units in the development except for managers' units will be affordable to and occupied by -Lower Income households (as defined in Section 50079.5 of the Health and Safety Code), if at all, during the calendar year beginning on January 1, 2020, only upon a showing of substantial evidence, which shall include technical documentation and a detailed factual or legal basis, that such adjustments are necessary to maximize production of affordable housing with good, construction jobs that pay wages in accordance with clause (d).

Sec. 6. Transit Oriented Communities Affordable Housing Overlay.

Subsection A of Section 12.22 of the Los Angeles Municipal Code is amended by adding a new Subdivision 31 to read as follows:

31. Transit Oriented Communities Affordable Housing Incentive Program.

(a) Application of TOC Affordable Housing Incentive Program.

This Transit Oriented Communities Affordable Housing Incentive Program, and the provisions contained in the TOC Affordable Housing Incentive Program Guidelines, shall apply to all Housing Developments that are located within a one-half mile radius of a Major Transit Stop, as defined in subdivision (b) of Section 21155 of the California Public Resources Code. Each one-half mile radius around a Major Transit Stop shall constitute a unique Transit Oriented Communities Affordable Housing Incentive Area.

(b) Preparation and Content of TOC Incentive Guidelines.

Within 90 days of enactment of this Ordinance, the Director of Planning shall prepare TOC Affordable Housing Incentive Program Guidelines ("TOC Guidelines") that provide the eligibility standards, incentives, and other necessary components of this TOC Incentive Program described herein. Nothing in the TOC Guidelines shall restrict any right authorized in the underlying zone or height district. The TOC Guidelines shall be drafted consistent with the purposes of this Subdivision and shall include the following:



(1) **Eligibility for TOC Incentives.** A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it provides minimum required percentages of On-Site Restricted Affordable Units, meets any applicable replacement requirements of California Government Code Section 65915(c) (3), and is not seeking and receiving a density or development bonus under the provisions of California Government Code Section 65915 or any other State or local program that provides development bonuses. **Minimum required percentages of On-Site Restricted Affordable Units shall be determined by the Department of City Planning and set forth in the TOC Guidelines at rates that meet or exceed 11% of the total number of dwelling units affordable to Very Low income households; or 20% of the total number of dwelling units affordable to Lower Income households. The Department of City Planning shall also establish an option for a Developer to qualify for the TOC Incentives by providing a minimum percentage of units for Extremely Low Income Households, which shall be set at no less than 7%. In calculating the required Restricted Affordable Units, the percentage shall be based on the total final project unit count, and any number resulting in a fraction shall be rounded up to the next whole number.** In creating the TOC Guidelines, the Department of City Planning shall identify incentives for projects that adhere to the labor standards required in Section 5 of this Ordinance provided, that no such incentives will be created that have the effect of undermining the affordable housing incentives contained herein or in Government Code Section 65915.

(2) **TOC Incentives.** An Eligible Housing Development shall be granted TOC Incentives, as determined by the Department of City Planning consistent with the following:

(i) **Residential Density increase.** An Eligible Housing Development shall be granted increased residential density at rates that shall meet or exceed a 35% increase. In establishing the density allowances, the Department of City Planning may allow adjustments to minimum square feet per dwelling unit, floor area ratio, or both, and may allow different levels of density increase depending on the Project's base zone and density.

(ii) **Parking.** An Eligible Housing Development shall be granted parking reductions consistent with California Government Code Section 65915(p).

(iii) **Incentives and Concessions.** **An Eligible Housing Development may be granted up to either two or three incentives or concessions based upon the requirements set forth in California Government Code Section 65915(d)(2).**



(c) **Approval of TOC Guidelines and Incentives.** The City Planning Commission shall review the TOC Guidelines and shall by vote make a recommendation to adopt or reject the TOC Guidelines.

(d) **Process for changing TOC Incentives and Eligibility.** The TOC Incentives and the required percentages for On-Site Restricted Affordable Units may be adjusted for an individual TOC Affordable Housing Incentive Area through a Community Plan update, Transit Neighborhood Plan, or Specific Plan, provided that the required percentages for On-Site Restricted Affordable Units may not be reduced below the percentages set forth in subdivision (b).

(e) **Procedures.** Application for the TOC Incentives shall be made on a form provided by the Department of City Planning, and shall follow the procedures outlined in Los Angeles Municipal Code Section 12.22.A.25(g).

(f) **Covenant.** Prior to issuance of a building permit to create a Housing Development, the following shall apply:

(1) For any Housing Development qualifying for a TOC Incentive that contains rental housing for Extremely Low, Very Low, or Lower Income households, a covenant acceptable to the Los Angeles Housing and Community Investment Department shall be recorded with the Los Angeles County Recorder, guaranteeing that the affordability criteria will be observed for 55 years or longer.

(2) For any Housing Development qualifying for a TOC Incentive that contains for-sale housing, a covenant acceptable to the Housing and Community Investment Department and consistent with the for-sale requirements of California Government Code Section 65915(c)(2) shall be recorded with the Los Angeles County Recorder.

(3) If the duration of affordability covenants provided for in this subdivision conflicts with the duration for any other government requirement, the longest duration shall control.

(g) **Definitions.**

“Eligible Housing Development” shall mean a Housing Development that includes On-Site Restricted Affordable Units at a rate that meets or exceeds the minimum requirements to satisfy the TOC Incentives, as determined by the Department of City Planning and as set forth in paragraph (b)(1) above.



“Extremely Low-Income Households” is defined in Section 50106 of the Health and Safety Code.

“Housing Development” shall mean the construction of five or more new residential dwellings units, the addition of five or more residential dwelling units to an existing building or buildings, the remodeling of a building or buildings containing five or more residential dwelling units, or a mixed use development containing residential dwelling units.

“Lower Income Households” is defined in Section 50079.5 of the Health and Safety Code.

“On-Site Restricted Unit” shall mean a residential unit for which rental or mortgage amounts are restricted so as to be affordable to and occupied by Extremely Low, Very Low, or Lower income households, as determined by the Housing and Community Investment Department.

“Very Low-Income Households” is defined in Section 50105 of the Health and Safety Code.

Sec. 7. Enforcement.

Any aggrieved person or resident of the City of Los Angeles shall have the right to maintain an action for equitable relief to restrain any violation of this Ordinance, or City failure to enforce the duties imposed on it by this Ordinance. The provisions of this Act shall be construed liberally to effectuate its intent and purposes. A joint labor-management committee established pursuant to the federal Labor Management Cooperation Act of 1978 (29 U.S.C. Section 175a) may bring an action in any court of competent jurisdiction against an employer that fails to pay the prevailing wage to its employees as required by this Ordinance.

Sec. 8. Relationship to Other Laws.

All the provisions of this Ordinance are hereby declared by the people to be in direct and irreconcilable conflict with all of the provisions of any other initiative measure on the subject of development, the General Plan, planning areas, development project approvals, building or demolition permits, building moratoria, parking, affordable housing or wages for construction work and shall supersede the provisions of any such other initiative, if a majority of the voters vote in favor of both measures but this measure receives more votes than the other initiative. The people hereby declare that they intend that no other changes to existing laws concerning development shall be made by initiative except the ones in this Ordinance. The people do hereby expressly declare that any limitation on General Plan amendments, zone changes, or height district changes, enacted by ordinance or ballot initiative:



(a) Shall not preclude the City's ability to approve a density bonus pursuant to Government Code Section 65915 and LAMC 12.22.A.25 and/or the incentives and concessions and vehicular parking ratios referenced therein.

(b) Shall not preclude the City's ability to approve a Project that meets the requirements contained in Section 5 of the Build Better LA Initiative.

Sec. 9. Adoption Date and Effective Dates.

If the City Council approves this measure, or if a majority of the voters pass this Ordinance, it shall become a valid enactment of the City, binding on the City Council and all other City officials, as of the earliest date allowed by law.

Sec. 10. Future Amendments.

Each provision of this Ordinance shall remain in full force and effect for 10 years from the effective date of the Ordinance, unless amended or repealed by a vote of the people. The City Council of the City of Los Angeles may re-enact all of the same provisions, without amendment, following the expiration of 10 years from the effective date of this Ordinance for two successive periods of five years each but failing such action, all such provisions shall terminate automatically and shall thereafter be of no further force or effect provided that any project approved under the provisions of this Ordinance before its expiration shall be allowed to proceed as thereby approved.

Sec. 11. Severability.

This Act shall be interpreted so as to be consistent with all federal, state and local laws, rules and regulations. If any section, subsection, subdivision, clause, sentence, phrase or portion of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, the remaining sections, subsections, subdivisions, clauses, sentences, phrases and portions shall remain in full force and effect, and to this end the provisions of this Ordinance are severable. The voters thus declare that they would have passed all sections, subsections, subdivisions, clauses, sentences, phrases and portions of this Ordinance without the section, subsection, subdivision, clause, sentence, phrase or portion held unconstitutional or invalid.

Sec. B. The City Clerk is hereby authorized and directed to publish a notice containing the proposed ballot measure, specifying the date of November 8, 2016, as the date the measure is to be voted upon by the qualified voters of the City of Los Angeles. The notice shall be published once in a newspaper of general circulation in the City of Los Angeles, and in each edition thereof during that day of publication. The City Clerk is authorized and directed to prepare and keep in the City Clerk's office a sufficient supply of copies of the proposed ballot measure and to distribute the proposed ballot measure to any and all persons requesting a copy. Further, the City Clerk is authorized and directed to mail copies of the proposed ballot measure to each of the qualified voters of the City of Los Angeles.



Sec. C. The City Clerk is hereby authorized and directed to cause a notice to be published once in a newspaper of general circulation that copies of voter information pamphlets containing the proposed ballot measure may be obtained upon request in the City Clerk's office.

Sec. D. The City Clerk shall file a duly certified copy of this Resolution forthwith with the Board of Supervisors and with the Registrar-Recorder of the County of Los Angeles.



Attachment 4

L.A.'s aging water pipes; a \$1-billion dilemma

By BEN POSTON ([HTTPS://WWW.LATIMES.COM/LA-BIO-BEN-POSTON-STAFF.HTML](https://www.latimes.com/la-bio-ben-poston-staff.html)) and MATT STEVENS ([HTTPS://WWW.LATIMES.COM/LA-BIO-MATT-STEVENS-STAFF.HTML](https://www.latimes.com/la-bio-matt-stevens-staff.html))

FEB. 16, 2015

The water main break that flooded Nowita Place in 2013 wasn't the kind of spectacle that brought TV cameras. Water sprayed a foot in the air through a hole in the buckled asphalt, leaving residents in the Venice neighborhood without water service for hours.

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But the break fit an increasingly common pattern for L.A.'s aging waterworks: The pipe was more than 80 years old. It was rusted out. And it was buried in corrosive soil.

About one-fifth of the city's water pipes were installed before 1931 and nearly all will reach the end of their useful lives in the next 15 years. They are responsible for close to half of all water main leaks, and replacing them is a looming, \$1-billion problem for the city.

"We must do something about our infrastructure and we must make the necessary investment," said H. David Nahai, former head of the Department of Water and Power. "If we don't act now, we'll simply pay more later."

By the numbers

6,730 — Miles of pipe in the DWP water main network

435 — Miles of deteriorated water mains that DWP wants to replace, about 6.5% of the network

\$1.34 billion — Cost to replace at-risk water mains by 2025

\$44 million — Annual average amount DWP has spent on pipe replacement in the last eight fiscal years

\$135 million — Annual spending needed to reach 10-year pipe replacement goal

Source: Los Angeles Department of Water and Power

The DWP has a \$1.3-billion plan to replace 435 miles of deteriorating pipe in the next 10 years, but difficult questions remain about how the agency will find the money, how much it will inconvenience commuters and whether the utility can ever catch up with its aging infrastructure.

To reach its goal by 2025, the DWP would need to more than double the number of pipe miles it replaces annually and more than triple the average amount it spends on pipe replacement each year. Water officials said the department has already budgeted \$78 million for water main replacement in the current fiscal year, a significant increase from its annual average.

Future funding for the plan will depend on a combination of higher water rates, bond sales and other department revenue. Getting city leaders to approve higher water rates that the agency says it needs could require political maneuvering as the DWP deals with a standoff between city leaders and two nonprofit trusts over \$40 million the agency gave to the

organizations. The department is also rebounding from a billing scandal in late 2013.

"Like the average rate-payer, I will have to be shown the case" for an increase, Mayor Eric Garcetti said, "but I'm interested in not burying my head on this problem."

Leaks in L.A. water grid



As officials weigh rate increases, pipes continue to deteriorate and leak, spewing millions of gallons of water onto city streets amid one of California's worst droughts on record. And costs to repair and maintain the aging system mount, totaling more than \$250 million over the last eight fiscal years.

More than a quarter-million pipes make up the DWP's 6,730-mile water main network. Since 2006, work crews have responded to about 13,000 leaks, about four a day across the city.

Some areas experienced more leaks than others — Hollywood Hills West, Mid-City and Hollywood accounted for the largest number of leaks in the city since 2010, agency data show.

During the last eight fiscal years, the department spent an average of \$44 million annually to replace about 21 miles of pipe per year.

Leaks by area, 2010 to 2014

Still, water officials estimate that about 8 billion gallons of water are lost each year to leaky pipes, firefighting, evaporation, theft and other unaccounted losses, though they emphasize that the leak rate has been in decline over the last decade, and is about half the industry average. But the lost water could supply almost 50,000 households for a year.

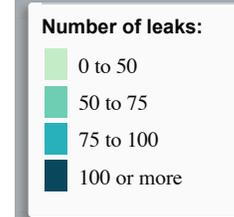
One small pipe in Woodland Hills leaked more than half a million gallons of water over the course of the year it took the DWP to find and fix it. A DWP spokeswoman said ambient noise made it difficult to find the leak with sound equipment. Workers drilled dozens of holes and dug out sections of the road to locate the leak, leaving uneven patches and a pothole filled with water, residents said.

"This thing was wasting water and we're in this severe drought," said Rick Russell, who visits his mother in the neighborhood. "It's kind of like a slap in the face."

Analyzing pipe infrastructure data, The Times found that pipe age, soil quality, water pressure and leak history are key factors that contribute to leaky water mains. DWP engineers weigh those factors when prioritizing pipes for replacement, assigning a letter grade to each water main based on its likelihood of failure and the potential consequences of a break. About 6% of the system earned grades of D and F, according to The Times' analysis.

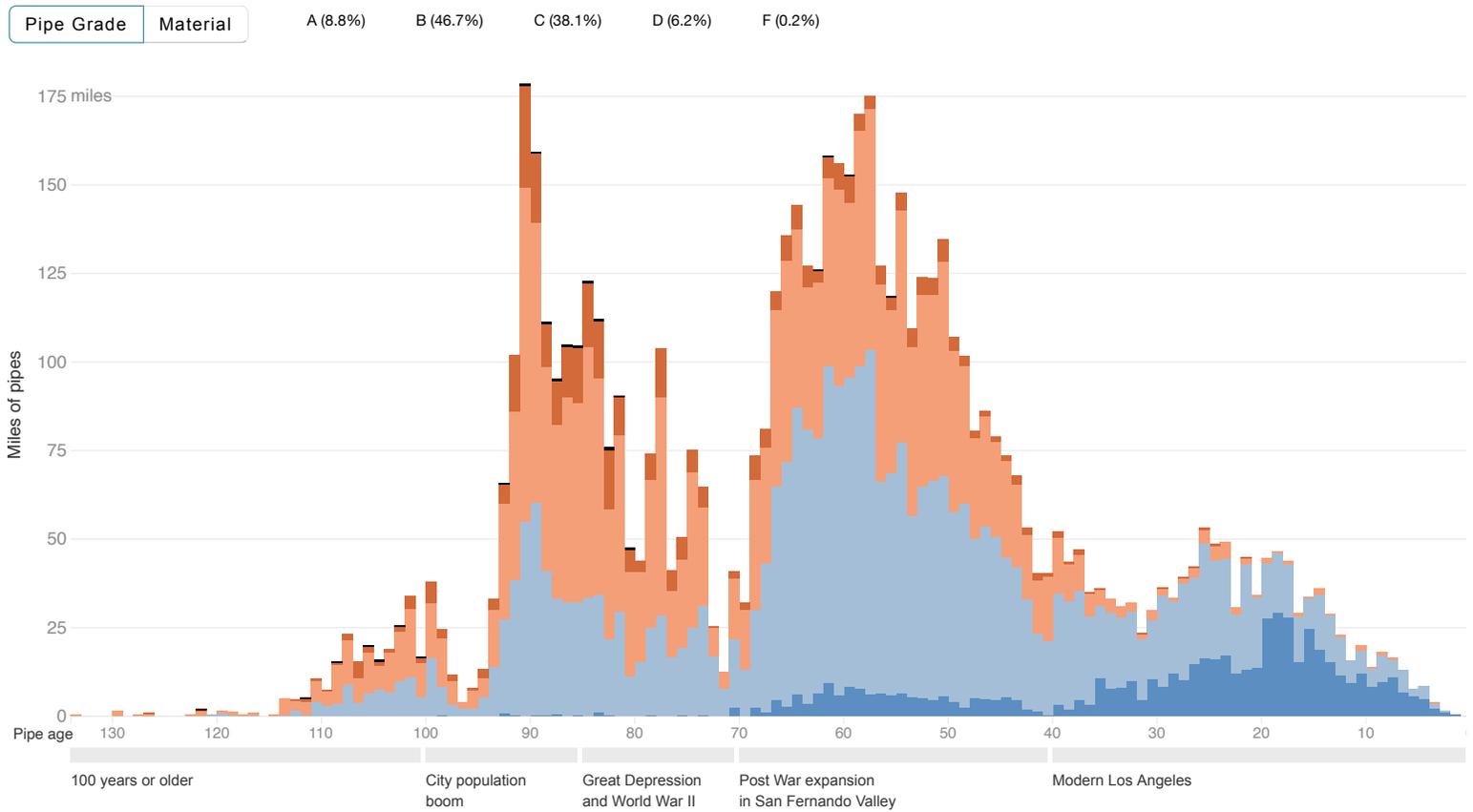
The department's 10-year plan is aimed at replacing pipes that have poor grades. Officials believe that they can replace all the pipes now ranked D and F by 2025.

More than 40% of the pipes graded D and F were installed in 1930 or earlier as Los Angeles' population boomed. The expansion of underground water mains in the city mirrored the growth in population above ground. Installation dropped off during the Great Depression and World War II, and surged during the baby boom, when the DWP installed more than 2,500 miles of water mains, department data show. Those postwar pipes will approach the end of their useful life span in about 30 years.



L.A.'s aging water mains

The DWP uses letter grades to prioritize water mains for replacement in the city's 6,730-mile network.



Sources: Los Angeles Department of Water and Power, MapBox and OpenStreetMap.

Lucio Soibelman, a civil engineering professor at USC, reviewed the DWP's database of more than 260,000 water mains that The Times obtained through a California Public Records Act request. He found that older pipes in corrosive soils such as the sandy ground in Venice are the most likely to leak.

"These are the pipes that have to be replaced first," Soibelman said.

Those aren't the only factors, though. Water pressure and leak history are also important indicators of potential pipe failure, said Julie Spacht, the DWP's water executive managing engineer. Nearly 30% of the leaky pipes had more than one leak, the data show. Most of the at-risk water mains are being targeted for repair, The Times' review shows.

Outdated engineering methods can also make a pipe more likely to fail. Cast iron mains installed before the 1930s often rusted from the inside out, causing leaks, officials said. DWP workers began lining new pipes in the mid-1930s with concrete. That change corresponds to a steep decline in leaks, The Times found.

Cities such as Portland, Ore., San Francisco and Seattle are also seeing old pipes come of age, according to infrastructure experts who praised the DWP for addressing the issue.

"This is not just an L.A. problem," said Colin Chung, an asset management consultant based in Irvine. "Because pipes are out of sight and out of mind, no one has really thought about how we're going to pay for this."

One of the biggest recent pipe failures occurred last summer on Sunset Boulevard when two trunk lines — arterial pipes with diameters larger than 20 inches — ruptured. One of the trunk lines was more than 90 years old and graded C when it failed. The other was more than 80 and graded D.

“
Because pipes are out of sight and out of mind, no one has really thought about how we're going to pay for this.
”

— Colin Chung, an asset management consultant

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Los Angeles DWP crews replace a water main



The broken pipes sent about 20 million gallons of water rushing into Westwood, rendering cars inoperable, warping the hardwood floor in UCLA's Pauley Pavilion and causing what school administrators estimated would be millions of dollars in damage.

Pipe repair costs totaled almost \$900,000, DWP said.

After the blowout, Garcetti asked the DWP to present a plan to address the city's infrastructure. Garcetti said the agency's goal of replacing D- and F-rated pipes by 2025 is achievable using mostly bonds and cash from existing base rates.

He didn't rule out water rate increases, but that requires public meetings and political capital from the DWP Board of Commissioners, City Council and mayor, all of whom must approve an increase.

"We do need to pay for what we need to fix," Garcetti said.

Although the DWP's \$1.3-billion plan would fix many of the current problem pipes, water officials said it doesn't address pipes that will deteriorate in coming years. Even the department conceded it is unlikely that it will ever entirely catch up.

Agency officials must also contend with quality-of-life realities for Los Angeles residents. Replacing several hundred miles of pipe could snarl traffic on roads that must be excavated. And the work will cause headaches for those who have to endure construction outside their homes.

The department's plan could also be hampered by constant regulation changes, water price fluctuations and evolving drought conditions, which some infrastructure experts said can make executing a massive long-term initiative nearly impossible.

But water officials said they need to act now.

"The goals we set are 'stretch'-type goals, but not unreasonable," Spacht said. "We're in a spot where we have an opportunity to take measures to keep us from being in a desperate situation in the future."

Leslie Pope and her husband, Doug Fischer, who live on Nowita Place in Venice, said they would pay higher water rates if it meant improved pipes. Since 2010, crews have repaired four leaks on their street and three on the next block.

The day the pipe split in front of her Craftsman bungalow, Pope and about 60 of her neighbors went without water most of the day, according to DWP records. Cones and a massive white truck blocked off the area as crews pumped out standing water. Workers ripped out and tossed aside chunks of asphalt, then dug a chest-deep hole that measured 12 feet square, the records show.

By the late afternoon, crews had removed and replaced seven feet of rusty pipe, records show.

"I love Venice," Fischer said. "But it's old and falling apart, and these things need to be taken care of."



Leslie Pope says DWP crews have repaired four leaks on her street in Venice since 2010. (Bob Chamberlin / Los Angeles Times)



Contact The Reporters (mailto:ben.poston@latimes.com, matt.stevens@latimes.com)

Follow @bposton (<http://twitter.com/@bposton>) and @ByMattStevens (<http://twitter.com/@ByMattStevens>) on Twitter for updates on the city's infrastructure.

Times staff writer Peter Jamison and researcher Kent Coloma contributed to this report.

Credits: Interactive Map: Priya Krishnakumar. Interactive Chart and Digital Producer: Honest Charley Bodkin.

ADVERTISEMENT

(<https://www.latimes.com/>)

Attachment 5



City of Los Angeles Department of City Planning

3/26/2021 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1447 S HI POINT ST

ZIP CODES

90035

RECENT ACTIVITY

None

CASE NUMBERS

CPC-7527
CPC-2004-2395-ICO
CPC-1989-658-ZC
CPC-1965-19051
CPC-14484-BL
CPC-14395
ORD-183497
ORD-177323
ORD-168193
ORD-132450
ORD-125356
ORD-125355
DIR-2020-2067-TOC
DIR-2009-2189-DB-SPR
ENV-2020-2068-EAF
ENV-2009-2092-MND

Address/Legal Information

PIN Number	129B173 594
Lot/Parcel Area (Calculated)	8,838.5 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID A4
Assessor Parcel No. (APN)	5068012033
Tract	TR 3909
Map Reference	M B 44-82
Block	None
Lot	FR 10
Arb (Lot Cut Reference)	2
Map Sheet	129B173

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	P.I.C.O.
Council District	CD 10 - Mark Ridley Thomas
Census Tract #	2167.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]R3-1-O
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	15
500 Ft School Zone	
500 Ft Park Zone	

Assessor Information

Assessor Parcel No. (APN)	5068012033
APN Area (Co. Public Works)*	0.203 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$690,917
Assessed Improvement Val.	\$323,021
Last Owner Change	12/27/2019
Last Sale Amount	\$550,005
Tax Rate Area	67
Deed Ref No. (City Clerk)	46472 + 444243 2144802 1728969 1416167 1015953 0-391
Building 1	
Year Built	1946
Building Class	D7B
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	2,331.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5068012033]

Additional Information

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

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.4944344
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)

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Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5068012033]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5068012033
Address	1447 HI POINT ST
Year Built	1946
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 only if the owner is a corporation, limited liability company, or a real estate investment trust.
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	762
Fire Information	
Bureau	South
Batallion	18
District / Fire Station	58
Red Flag Restricted Parking	No

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

CASE SUMMARIES

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

Case Number:	CPC-2004-2395-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC
Case Number:	CPC-1989-658-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	CHANGE OF ZONE FROM R3 TO R1 IN AN AREA BOUNDED BY WILSHIRE BOULEVARD ON THE NORTH, LUCERN BOULEVARD ON THE WEST, 9TH STREET ON THE SOUTH, AND CRENSHAW BOULEVARD ON THE EAST
Case Number:	CPC-1965-19051
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	CPC-14484-BL
Required Action(s):	BL-BUILDING LINE
Project Descriptions(s):	Data Not Available
Case Number:	DIR-2020-2067-TOC
Required Action(s):	TOC-TRANSIT ORIENTED COMMUNITIES
Project Descriptions(s):	TOC TIER 3 DEVELOPMENT OF 20 UNITS, INCLUDING 2 AFFORDABLE AND 3 INCENTIVES
Case Number:	DIR-2009-2189-DB-SPR
Required Action(s):	DB-DENSITY BONUS SPR-SITE PLAN REVIEW
Project Descriptions(s):	DENSITY BONUS FOR ONE ON-MENU INCENTIVE FOR BUILDING HEIGHT INCREASE TO 42 FT. IN LIEU OF THE 35-FT. LIMIT PER "Q".
Case Number:	ENV-2020-2068-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	TOC TIER 3 DEVELOPMENT OF 20 UNITS, INCLUDING 2 AFFORDABLE AND 3 INCENTIVES
Case Number:	ENV-2009-2092-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	DENSITY BONUS SEEKING ONE INCENTIVE FROM THE MENU FOR BUILDING HEIGHT INCREASE TO 42 FEET, AND SITE PLAN REVIEW FOR A RESIDENTIAL PROJECT IN EXCESS OF 50 UNITS.

DATA NOT AVAILABLE

CPC-7527
CPC-14395
ORD-183497
ORD-177323
ORD-168193
ORD-132450
ORD-125356
ORD-125355



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: APR 13 2021

Case No. DIR-2020-2067-TOC-1A
CEQA: ENV-2020-2068-CE
Plan Area: Wilshire

Council District: 10 – Ridley Thomas

Project Site: 1447 South Hi Point Street

Applicant: Hi Point M, LLC
Representative: Matthew Hayden, Hayden Planning

Appellants:

1. Elaine Johnson, LA GLO Inc.
Representative: Jamie T. Hall, Channel Law Group, LLP
2. Katelyn Foley
3. Annette Wong and Brandon Araujo
4. John Kim
5. Sarah Reed

At its meeting of **April 8, 2021**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

Demolition of an existing single-family residential structure, and the construction, use, and maintenance of a new, five-story, multi-family residential building over one level of subterranean parking. The project will contain 20 dwelling units, of which two units will be set aside for Extremely Low Income Households. The proposed building will encompass approximately 20,093 square feet in total building area. The Project proposes to provide 24 automobile parking spaces and 22 bicycle parking spaces.

1. **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;
2. **Denied** the appeals and **sustained** the Planning Director's Determination dated December 30, 2020;
3. **Approved with Conditions**, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a 70 percent increase in density, consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program along with the following three incentives for a qualifying Tier 3 Project totaling 20 dwelling units, reserving two units for Extremely Low Income (ELI) Household occupancy for a period of 55 years:
 - a. Yard/Setback. A 30 percent reduction in the required width of the two side yards to provide a minimum setback of five feet eight inches in lieu of the minimum eight feet otherwise required;

- b. Height. A maximum increase of 22 feet in building height to permit a maximum building height of 57 feet in lieu of the maximum 35 feet otherwise permitted; and
- c. Open Space. A maximum reduction of 25 percent in the required amount of open space;
- 4. **Adopted** the attached Conditions of Approval; and
- 5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Perlman
 Second: López-Ledesma
 Ayes: Choe, Leung, Mack
 Absent: Hornstock, Millman

Vote: 5 – 0

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
 Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final and effective upon the mailing of this determination letter and not further appealable.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final. The applicant is advised that any work undertaken while the CEQA clearance is on appeal is at his/her/its own risk and if the appeal is granted, it may result in (1) voiding and rescission of the CEQA clearance, the Determination, and any permits issued in reliance on the Determination and (2) the use by the City of any and all remedies to return the subject property to the condition it was in prior to issuance of the Determination.

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.

Attachments: Conditions of Approval, Findings, Interim Appeal Filing Procedures (CEQA)

c: Heather Bleemers, Senior City Planner
 Esther Ahn, City Planner

CONDITIONS OF APPROVAL

Pursuant to LAMC Section 12.22-A,31, the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing.
2. **On-site Restricted Affordable Units.** Two units (2), or equal to 10 percent of the total number of dwelling units, shall be designated for Extremely Low Income Households, as defined by the Los Angeles Housing and Community Investment Department (HCIDLA) and California Government Code Section 65915(c)(2).
3. **Changes in On-site 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.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the HCIDLA to make ten percent of the total number of dwelling units available to Extremely Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22-A,31, to the satisfaction of HCIDLA, and in consideration of the project's SB 330 Determination. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
5. **Base Incentives.**
 - a. **Residential Density.** The project shall be limited to a maximum density of 21 residential dwelling units (equal to a maximum density increase of 70 percent), including On-site Restricted Affordable Units.
 - b. **Floor Area Ratio (FAR).** The project shall be permitted a maximum FAR of 4.5 to 1, representing a 50% increase in FAR of the underlying residential zone.
 - c. **Parking.**
 - i. **Automobile Parking.** Automobile parking shall be provided consistent with LAMC Section 12.22-A,31. The proposed development, a Tier 3 project, shall not be required to exceed 0.5 automobile parking spaces per unit. A greater number of parking spaces may be provided at the applicant's discretion.

- ii. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21-A,16. In the event that the number of On-Site Restricted Affordable Units should increase or the composition of such units should change, then no modification of this determination shall be necessary and the number of bicycle parking spaces shall be re-calculated consistent with LAMC Section 12.21-A,16.
- iii. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by HCIDLA.

6. Additional Incentives.

- a. **Yard/Setback.** The project shall be permitted a 30 percent reduction in the required width of two (2) side yards to provide a minimum setback of 5 feet 8 inches in lieu of the minimum 8 feet otherwise required.
- b. **Height.** The project shall be permitted an increase of 22 feet in building height, equal to a maximum building height of 57 feet, with limited additional height permitted for roof structures, stairwells, elevator shafts, etc. as permitted by the LAMC. For any increase in height over 11 feet, the building shall be stepped back at least 15 feet from the exterior face of the ground floor of the building along any street frontage.
- c. **Open Space.** The project shall be permitted a maximum reduction of 25 percent in the required amount of open space.

Design Conformance Conditions

7. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The landscape plan shall indicate landscape points for the project equivalent to 10 percent more than otherwise required by LAMC Section 12.40 and Landscape Ordinance Guidelines.
 - a. **Tree Requirement.** The project shall provide at least the minimum number of trees on-site to comply with the landscape requirement (LAMC Section 12.21 G(a)(3)). Pursuant to Ordinance No. 170,978, required trees shall not be palm trees.
8. **Building Materials.** Each façade of the building shall incorporate a minimum of three (3) different building materials. Windows, doors, balcony/deck railings, and fixtures (such as lighting, signs, etc.) shall not count towards this requirement.
9. **Trash.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
10. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping on all exposed sides (those not adjacent to a building wall).
11. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, sidewalks, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.

12. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way, nor from above.

Administrative Conditions

13. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & 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 & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
14. **Notations on Plans.** Plans submitted to the Department of Building & 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.
15. **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.
16. **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.
17. **Department of Building & 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 & 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 & 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.
18. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, 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.
19. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
20. **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.

21. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
22. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, 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.
- c. 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 (b).
- d. 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 (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the

entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the applicant otherwise created by this condition.

FINDINGS

Transit Oriented Communities Affordable Housing Incentive Program / Affordable Housing Incentives Compliance Findings

Pursuant to LAMC Section 12.22-A,31(e), the Director of Planning 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 as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for extremely low, very low, and lower income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of Additional Incentives in the Transit Oriented Communities 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 Additional Incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

Height. The requested incentive for an increase in building height is expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that results in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, a Tier 3 project is permitted a maximum increase of two (2) stories and 22 feet in building height, resulting in a total maximum building height of 57 feet in lieu of the maximum 35 feet otherwise permitted by the underlying [Q]R3-1-O zone. This requested incentive will allow the developer to increase the height of the structure to allow the units reserved for affordable housing to be constructed and increase the overall space dedicated to residential uses. These incentives support the applicant's decision to reserve two (2) units for affordable housing.

Yard/Setback. The requested side yard incentive, including two (2) side yard reductions of a maximum of 30 percent, is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. This requested incentive will allow the developer to expand the building footprint and allow for the construction of more units, including affordable units, while remaining in compliance with all other applicable zoning regulations. These

incentives support the applicant's decision to reserve two (2) units for affordable housing.

Open Space. The requested open space incentive, including a 25% reduction in the permitted open space area, is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The requested incentive allows the developer to utilize more of the total building square footage for residential units, which facilitates the creation of more affordable units, while remaining in compliance with all other applicable zoning regulations. The incentive further supports the applicant's decision to reserve two (2) units for Extremely Low Income Households and facilitates the creation of affordable housing units.

- 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 methods 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 has been no evidence provided that indicated that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources. 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. According to ZIMAS, the project is located in a Methane Zone. As a result, the project will be required to comply with all applicable regulations which will prevent any adverse impacts. The project is not located on a substandard street in a Hillside area or a Very High Fire Severity Zone. The project is required to comply with all other pertinent regulations including those governing construction, use, and maintenance, and will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project, and thus the requested incentive, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

Environmental Findings

2. **CEQA Findings.** The Department of City Planning determined that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15332, Class 32 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. As described in the Environmental Narrative attached to the Notice of Exemption for Case No. ENV-2020-2068-CE, the project qualifies as an in-fill development under the Class 32 exemption.

The proposed project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.

The subject site is located wholly within the Wilshire Community Plan Area within the City of Los Angeles. The subject site consists of a single lot that totals approximately 8,838 square feet, or approximately 0.20 acres, in size. The project site is substantially surrounded by urban uses and is not located near any areas designated for farmland or agricultural uses. The neighborhood is fully built-out with a variety of multi-family and commercial uses that are consistent with their General Plan land use designations and zoning. Pico Boulevard, which is half a block away from the project site, is also a heavily trafficked, major corridor that is well-served by public transit and various commercial uses and amenities.

The project would not result in any significant impacts related to traffic, noise, air quality, or water quality.

- A traffic assessment, dated March 4, 2020, was submitted by LADOT which determined that the proposed project is not required to conduct a vehicle miles traveled (VMT) analysis as the project is beneath LADOT thresholds of significance. The determination also states that there is no VMT analysis required and thus, the project does not need to be referred further to LADOT. As such, the project is not expected to result in any significant impact relating to traffic.
- A Noise Technical Report, dated March 2020, was prepared by ZMassociates Environmental Corporation for the proposed project indicating that the project will result in less than significant impacts regarding noise.
- An Air Quality Technical Report, dated March 2020, was prepared by ZMassociates Environmental Corporation which indicated that the project would result in less than significant impacts with regard to air quality.
- Construction and operational noise levels would not have a significant impact. Based on a review of similar projects, the project would not create significant levels of construction or operational emissions, nor toxic air contaminants. In addition, the project would not result in significant impacts with regard to water quality based on required compliance with Regulatory Compliance Measures (RCM) governed by the State Water Resources Control Board (SWRCB).

The project site is currently and will continue to be adequately served by all public utilities and services. The proposed project is required to adhere to all applicable regulatory compliance measures during construction, operation and maintenance of the proposed buildings.

3. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, which is categorized as an area with a minimal chance of flood hazard.

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment

Applicant Copy
 Office: Downtown
 Application Invoice No: 71799

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.



6800171799



City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please visit <https://planning.lacity.org/pdiscaseinfo/> and enter the Case Number.

Receipt Number:220421EBF-BD1152DA-39B8-49E6-A28D-515882C1219F, Amount:\$109.47, Paid Date:04/22/2021

Applicant: L A GLO INC. - JOHNSON, ELAINE (213-7004140)
Representative: CHANNEL LAW GROUP, LLP - HALL, JAMIE T. (B:310-9821760)
Project Address: 1447 S HI POINT ST, 90035

NOTES: APPEAL OF CEQA DETERMINATION BY AN AGGRIEVED PARTY FOLLOWING FINAL DETERMINATION ON RELATED CASE NO. DIR-2020-2067-TOC-1A

ENV-2020-2068-CE-1A			
Item	Fee	%	Charged Fee
Appeal by Aggrieved Parties Other than the Original Applicant *	\$89.00	100%	\$89.00
Case Total			\$89.00

Item	Charged Fee
*Fees Subject to Surcharges	\$89.00
Fees Not Subject to Surcharges	\$0.00
Plan & Land Use Fees Total	\$89.00
Expediting Fee	\$0.00
Development Services Center Surcharge (3%)	\$2.67
City Planning Systems Development Surcharge (6%)	\$5.34
Operating Surcharge (7%)	\$6.23
General Plan Maintenance Surcharge (7%)	\$6.23
Grand Total	\$109.47
Total Invoice	\$109.47
Total Overpayment Amount	\$0.00
Total Paid (this amount must equal the sum of all checks)	\$109.47

Council District: 10
 Plan Area: Wilshire
 Processed by NGUYEN, MINDY on 04/22/2021

Signature: _____

Building & Safety Copy
 Office: Downtown
 Application Invoice No: 71799

City of Los Angeles
 Department of City Planning



Scan this QR Code® with a barcode reading app on your Smartphone. Bookmark page for future reference.



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