

# PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
DIR-2020-7352-TOC-HCA	ENV-2020-7353-CE-1A	4 - Raman
PROJECT ADDRESS:		
6555 – 6561 W. Franklin Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Erwin One, LLC  <input type="checkbox"/> New/Changed	None provided.	arashti@gmail.com
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Heather Lee Ketter & Assoc.	(310) 906-6880	heather@hleeconsulting.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Susan Guralnik Franklin Corridor Communities	(408) 469-3314	<a href="mailto:jgirodo@gmail.com">jgirodo@gmail.com</a>
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
John Girodo Franklin Corridor Communities	(408) 469-3314	jgirodo@gmail.com
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Kevin Golden	(213) 978-1396	<a href="mailto:kevin.golden@lacity.org">kevin.golden@lacity.org</a>
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
CEQA		

**FINAL ENTITLEMENTS NOT ADVANCING:**

TOC-HCA

**ITEMS APPEALED:**

CE 32

**ATTACHMENTS:****REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☒ Letter of Determination
- ☐ Findings of Fact
- ☐ Staff Recommendation Report
- ☐ Conditions of Approval
- ☐ Ordinance
- ☐ Zone Change Map
- ☐ GPA Resolution
- ☐ Land Use Map
- ☐ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☒ Other

- ☐
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- ☒ Categorical Exemption
- ☐ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☐ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☐ Other

- ☐
- ☐
- ☐
- ☐
- ☐
- ☐

**NOTES / INSTRUCTION(S):****FISCAL IMPACT STATEMENT:**☐ Yes☐ No

\*If determination states administrative costs are recovered through fees, indicate "Yes".

**PLANNING COMMISSION:**

- ☐ City Planning Commission (CPC)
- ☐ Cultural Heritage Commission (CHC)
- ☐ Central Area Planning Commission
- ☐ East LA Area Planning Commission
- ☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission
- ☐ South LA Area Planning Commission
- ☐ South Valley Area Planning Commission
- ☐ West LA Area Planning Commission

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
N/A	N/A
<b>LAST DAY TO APPEAL:</b>	<b>APPEALED:</b>
Last day to appeal CEQA: May 20, 2021	CEQA Appealed: May 20, 2021
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Irene Gonzalez, Commission Office	June, 2, 2021

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

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PRESIDENT

CAROLINE CHOE  
VICE-PRESIDENT

HELEN LEUNG  
KAREN MACK

DANA M. PERLMAN  
YVETTE LOPEZ-LEDESMA  
JENNA HORNSTOCK  
VACANT  
**VACANT**

**CITY OF LOS  
ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

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

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

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LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

**DIRECTOR'S DETERMINATION  
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM**

April 20, 2021

**Applicant/Owner**

Erwin One, LLC (O)  
6029 Bristol Parkway, Unit 200  
Culver City, CA 90230

**Representative**

Heather Lee  
Ketter & Associates  
12650 Riverside Drive, Unit 100  
Studio City, CA 91607

John Friedman (Architect)  
Ketter & Associates  
12650 Riverside Drive, Unit 100  
Studio City, CA 91607

**Case No.** DIR-2020-7352-TOC-HCA

**CEQA:** ENV-2020-7353-CE

**Location:** 6555 -6561 W. Franklin Ave.

**Council District:** 4 -Raman

**Neighborhood Council:** Hollywood Hills West

**Community Plan Area:** Hollywood

**Land Use Designation:** High Medium Residential

**Zone:** [Q]R4-1

**Legal Description:** Tract RE-SUBDIVISION OF  
BLOCKS 10 AND 11  
HOLLYWOOD OCEAN VIEW  
TRACT, Map Reference M B 2-  
78, Block 1 Lot FR 7, Arb (Lot  
Cut Reference) 2

**Last Day to File an  
Appeal:**

May 5, 2021

**DETERMINATION – Transit Oriented Communities Affordable Housing Incentive Program**

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

1. **Determine** based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Article 19 (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. **Approve with Conditions** a seventy (70) percent increase in density, a fifty (50) percent increase in Floor Area Ratio (FAR) resulting in a 4.5:1 FAR, and parking

incentive to allow 0.5 spaces per bedroom, and consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following three (3) incentives for a qualifying Tier 3 project totaling 28 dwelling units, reserving three (3) units for Extremely Low Income (ELI) households for a period of 55 years:

- a. **North and South Side Yard Setbacks.** A 30 percent reduction in required side yard setbacks, allowing the provision of 6-foot 3-inch north and south side yard setbacks in lieu of the required 9-foot side yard setbacks in the [Q]R4-1VL Zone;
- b. **Rear Yard Setback.** A 30 percent reduction in required rear yard setback, allowing the provision of 12-foot 7-inch rear yard setback in lieu of the required 18-foot side yard setback in the [Q]R4-1VL Zone; and
- c. **Height.** An increase in height allow 65-feet 9 inches in lieu of 45-feet.

**3. Adopt** the attached Findings.

The approval is subject to the following terms and conditions:

### **CONDITIONS OF APPROVAL**

Pursuant to the Los Angeles Municipal Code (LAMC) Sections 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 Los Angeles Municipal Code 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. **Base Incentives.**
  - a. **Residential Density.** The project shall be limited to a maximum density of 28 units, including on-site Restricted Affordable Units, equal to a maximum density increase of 70%.
  - b. **Floor Area Ratio (FAR).** The project is permitted to have an FAR of 4.5:1.
  - c. **Parking.**
    - i. **Automotive 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.
    - 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. The additional

options to further reduce automobile parking through bicycle parking replacement in LAMC 12.21-A, 4 shall not apply.

- iii. **Rounding.** If a total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number.
- iv. **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.

### 3. **Additional Incentives.**

#### a. **North Side Yard Setbacks, South Side Yard Setbacks, and Open Space.**

- i. **Side Yards (North and South Sides).** A 6-foot 9-inch north side yard shall be permitted in lieu of the minimum 9 feet otherwise required in the [Q]R4-1VL Zone;
  - ii. **Rear Yards.** 12-foot 7-inch rear yard shall be permitted in lieu of the minimum 18 feet otherwise required in the [Q]R4-1VL Zone; and
  - iii. **Height.** An increase in height to allow a maximum building height of 65-feet, 9-inches in lieu of the maximum 45-feet otherwise allowed.
4. **Affordable Units.** Pursuant to Section IV.1.d of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), the applicant shall provide a minimum of 8% of the total number of units to be reserved for Extremely Low Income households (ELI) as defined by Section 50106 of the California Health and Safety Code.
5. **Changes in On-site Restricted Units.** Deviations that increase the number of On-site Restricted Units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A.31 and the project's AB 2556 Determination, dated August 12, 2020.
6. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the HCIDLA to make three (3) units for Extremely Low Income (ELI) 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 reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22-A.31, to the satisfaction of HCIDLA, and in consideration of the project's AB 2556 Determination, dated August 12, 2020. 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.

### **Design Conformance Conditions**

7. **Maintenance.** The subject property (including all trash storage areas, associated parking facilities, walkways, common open space and exterior walls along the property lines) shall

be maintained in an attractive condition and shall be kept free of trash and debris. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

8. **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 project shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines. Landscaping shall be installed with drought tolerant, native landscaping. Mediterranean and other local climate-friendly plants may be used alongside native species.
9. **Building Materials.** The proposed structure's building façades shall be in substantial compliance with **Exhibit A**.
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 or a green wall on all exposed sides.
11. **Trash.** All trash collection and storage areas shall be located on-site and not visible from the public-right-of-way.
  - a. Trash receptacles shall be enclosed and/or covered at all times.
  - b. Trash/recycling containers shall be locked when not in use.
12. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.

#### **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. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy

bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

16. **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.
17. **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.
18. **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.
19. **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.
20. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
21. **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.
22. **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.
23. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

  - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.



- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out, 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.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

## PROJECT BACKGROUND

The project site is a rectangular-shaped site comprised of one parcel comprised of one lot zoned [Q]R4-1VL and consisting of approximately 9,644 square feet (0.22 acre). The property currently has two single family dwellings. The project sits on the northwest corner of Franklin Avenue and Whitley Avenue. The street frontage along Whitley Avenue (the designated front) is 90 feet, while the street frontage along Franklin Avenue (the designated side) is 108 feet. Approximately 10,800 cubic yards of soil and debris will be moved.

The project involves the construction, use, and maintenance of a residential building with a total of 28 units (including three (3) units for Extremely Low Income (ELI) households and a total floor area of approximately 26,428 square feet for an approximate Floor Area Ratio (FAR) of 4.5:1. The building is proposed to be 69-feet, 9-inches in height, built to six stories plus a roof deck. The measurement of building height may exclude roof structures and equipment as defined by Section 12.21.1 of the LAMC. The proposed project will have one level of at-grade parking and one level of subterranean parking containing 17 automobile parking spaces and 31 bicycle stalls. The proposed unit mix consists of 8 studio units, 4 one-bedroom units, and 16 two-bedroom units. The building provides a total of 3,304 square feet of open space comprised of 1,300 square feet of private open space and 2,004 square feet of common open space, including a roof deck.

### *Zoning:*

The project site is located within the Hollywood Community Plan Area. The adopted Hollywood Community Plan designates the project site for High Medium Residential land use with corresponding zone of [Q]R4-1VL.

The project site is located within a Hillside area and a Special Grading Area (BOE Basic Grid Map A-13372). The project proposes the grading and export of more than 10,800 cubic yards, and as such, requires a Haul Route from the Los Angeles Department of Building and Safety.

### *Surrounding Properties:*

The subject property is located in a highly urbanized area, approximately seven (7) miles northwest of downtown Los Angeles. The subject site is located on the northwest corner of Franklin Avenue and Whitley Avenue. The land use and zoning surrounding the subject site reflects a mix of single-family and multi-family uses (zoned [Q]R4-1VL, [Q]R4-2). Therefore, the subject site is substantially surrounded by urban uses. The subject property is located approximately 1,270 feet east of Highland Avenue and approximately 1,280 feet north of Hollywood Boulevard. Properties along Highland Avenue are zoned [Q]R5, [Q]R4, [Q]C2, and improved with commercial uses. Properties along Hollywood Boulevard are zoned [Q]C4, and are improved with commercial uses. There are multiple major bus routes running along Highland Avenue and Hollywood Boulevard. Several local busses serve the area.

### *Abutting Streets:*

Franklin Avenue, abutting the property to the south of the project site, is an Avenue II Modified street, dedicated to a right-of-way width of 55 feet along the street frontage, and improved with asphalt roadway and concrete curb, gutter, and sidewalk.

Whitley Avenue, abutting the property to the west of the project site, is a collector street, dedicated to a right-of-way width of 60 feet along the street frontage, and improved with asphalt roadway and concrete curb, gutter, and sidewalk.

### **Transit Oriented Communities (TOC) Guidelines, Tier 3 Eligibility:**

On September 22, 2017, the Transit Oriented Communities (TOC) Guidelines became effective. On February 26, 2018 the TOC guidelines were amended with Technical Clarifications. The TOC Guidelines establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. The subject property is located within 2,640 feet of a Major Transit Stop. The project site is located on Franklin Avenue and served by the Metro Red Line (Hollywood and Highland Station). Additionally, the subject property is located approximately 1,270 feet east of Highland Avenue and approximately 1,280 feet north of Hollywood Boulevard which provide local bus service for the area.

The subject property is therefore located in Tier 3 of the Transit Oriented Communities Affordable Housing Incentive Program and is eligible for Tier 3 incentives. Per Section IV of the Transit Oriented Communities Guidelines, Tier 3 projects are eligible for the Base Incentives as well as up to three Additional Incentives if the project reserves at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, or at least 30% of the base units for Low Income Households. The project will set aside 11% of the base units for Extremely Low Income Households and is therefore eligible for three Additional Incentives.

The project involves a Transit Oriented Communities Request to permit 17 base units and 11 additional units through the Transit Oriented Communities Program, for a total of 28 units. As Base Incentives, the project is eligible to (1) increase the maximum allowable number of dwelling units permitted by 70% (2) increase the maximum allowable Floor Area Ratio (FAR) by 50%, and (3) provide a maximum of 0.5 parking spaces per unit. The project is requesting three Additional Incentives as follows: (1) a 30 percent reduction in required north and south side yard setbacks; (2) a 30 percent reduction in required rear yard setback AND; (3) an increase in height from 45-feet to 65-feet 9-inches.

#### *Density Allowed By-Right*

As previously mentioned, the project site is within the [Q]R4-1VL Zone, which allows for the following base density:

<b>Zone</b>	<b>Lot Size</b> (Lot Size Area)	<b>Minimum Area per Dwelling Unit</b>	<b>Base Density Allowed</b> (Lot Size/Minimum Area per Dwelling Unit)
<b>[Q]R4-1</b>	9,664 square feet	600 square feet	16.1
<b>Total Base Density:</b>			<b>17 units (rounded up)</b>

*Table 1. The base density allowed for the proposed project is 17 units.*

Pursuant to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines), the project is eligible for Base Incentives and up to three (3) Additional Incentives.

### *Density Allowed with Increase*

By setting aside 11% of the project's total number of units for Extremely Low Income Households, the project is eligible for a 70% density increase for a maximum density of 29 units. The following table shows the computation:

<b>Zone</b>	<b>Total Base Density</b>	<b>Density Increase</b>	<b>Total Density Allowed (Total Base Density x Density Increase)</b>
<b>[Q]R4-1</b>	17 units (rounded up)	70% (1.7)	<b>28.9 units</b>
<b>Maximum Density Allowed:</b>			<b>29 units (rounded up)</b>

*Table 2 - The total (maximum) density allowed for the proposed project is 29 units.*

The applicant is proposing a density of 28 residential units, which is below the maximum allowable density permitted through the TOC Guidelines in exchange for providing the on-site restricted affordable units. As such, the applicant is proposing a 70% percent density increase per the TOC Guidelines.

In accordance with TOC guidelines, the project qualifies for Tier 3 Base Incentives for setting aside eight percent (0.08%) of the total project units ( $28 \text{ units} \times 0.08 = 2.24 = 3 \text{ units}$  – rounded up) for Extremely Low Income Households. Additionally, in accordance with TOC regulations of LAMC Section 12.22-A.31, the project qualifies for up to three (3) Additional Incentives for setting aside at least eleven percent (11%) of the base density ( $17 \text{ units} \times 0.11 = 1.87 = 2 \text{ units}$  – rounded up) for Extremely Low Income Households. The applicant is providing 3 units for Extremely Low Income Households. The following table shows the computation:

<b>Total Project Units</b>	<b>Qualification for Tier 3 Base Incentives</b> (set aside 8% of the total number of units in the final project for Extremely Low Income Households)	<b>Qualification for Three (3) Additional Incentives</b> (set aside 11% of Base Density Allowed for Extremely Low Income Households)
28 units	$28 \times 0.08 = 2.24 = 3 \text{ units}$ (rounded up)	$17 \times 0.11 = 1.87 = 2 \text{ units}$ (rounded up)

*Table 3 - In order to qualify for Tier 1 Base Incentives, the project must set aside three units in the final project for Extremely Low Income Households.*

### **HOUSING REPLACEMENT (AB 2556 DETERMINATION)**

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

On September 27, 2014, Governor Jerry Brown signed Assembly Bill (AB) 2222, as amended by AB 2556 on August 19, 2016, to amend sections of California's Density Bonus Law (Government Code Section 65915). AB 2556 requires applicants of Density Bonus projects filed as of January 1, 2015 to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated August 12, 2020, indicates that the proposed development shall provide at least 2 replacement units of equivalent type, with at least one (1) unit restricted to Extremely Low Income Households, and one (1) unit restricted to Very Low Income Households. However, the project is setting aside three (3) units for restricted affordable housing for Extremely Low Income Households, which exceeds the requirements pursuant to AB 2556. This is reflected in the Conditions of Approval. Refer to the Transit Oriented Communities Affordable Housing Incentive Program Project Background section of this determination for additional information.

## **TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS**

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

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

The project site is located within a Tier 3 Transit Oriented Communities Affordable Housing Incentive Area. As part of the proposed residential development, the project is required to reserve one unit for Extremely Low Income Households and one unit for Very Low Income Household. The project will provide 3 replacement dwelling units for Extremely Low Income Households, which equates to over 8 percent of the 28 dwelling units proposed as part of the Housing Development. As such, the project meets the eligibility requirement for On-Site Restricted Affordable Units.

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

The subject property is located less than 2,640 feet of a Major Transit Stop. The project site is located on the corner of Franklin Avenue and Whitley Avenue and is served by the Metro Red Line station at Hollywood Boulevard (Hollywood and Highland) and Highland Avenue. Additionally, the subject property is located approximately 1,270 feet east of Highland Avenue and approximately 1,280 feet north of Hollywood Boulevard which provide local bus service for the area. As such, the project meets the eligibility requirement for proximity to a Major Transit Stop.

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

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated August 12, 2020, indicates that the proposed development shall provide at least 2 replacement units of equivalent type, with at least one (1) unit restricted to Extremely Low Income Households, and one (1) unit restricted to Very Low Income Households. However, the project is setting aside three (3) units for restricted affordable housing for Extremely Low Income Households, which exceeds the requirements pursuant to AB 2556. This is reflected in the Conditions of Approval. As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

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

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

5. **Base Incentives and Additional Incentives.** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below “base units” refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in the Eligibility Requirement No. 1 above (except Moderate Income units).*
  - a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*
  - b. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower*

*Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*

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

The project is requesting three(3) Additional Incentives for a 30 percent reduction in required north and south side yard setbacks; a 30 percent reduction in required rear yard setback and; an increase in height from 45-feet to 65-feet 9-inches in exchange for reserving at least 11 percent of the base units for Extremely Low Income Households. The project is setting aside three(3) units for Extremely Low Income Households, which equates to more than 11 percent of the 17 base units permitted through the underlying zoning of the site. As such, the project meets the eligibility requirement for Base and Additional Incentives.

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

The project is not seeking any additional incentives beyond the three permitted in exchange for reserving at least 11 percent of the base units for Extremely Low Income Households. The project is setting aside three (3) units for Extremely Low Income Households, which equates to more than 11 percent of the 17 base units permitted through the underlying zoning of the site. As such, the project need not adhere to the labor standards required in LAMC Section 11.5.11; this eligibility requirement does not apply.

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

The proposed development will be located on one lot which is located within a Tier 3 Transit Oriented Communities Affordable Housing Incentive Area. As such, the project is requesting the TOC Incentives that correspond to Tier 3.

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

The applicant has not selected a Lower Tier and is not providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier. As such, this eligibility requirement does not apply.

- 9. 100% Affordable Housing Projects.*** *Buildings that are Eligible Housing Developments that consist of 100% On-Site Restricted Affordable units, exclusive of a building manager's unit or units shall, for purposes of these Guidelines, be eligible for one increase in Tier than otherwise would be provided.*

The project does not consist of 100% On-Site Restricted Affordable units. It is not eligible for or seeking an increase in Tier. As such, this eligibility requirement does not apply.

10. **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.*

The project seeks three Additional Incentives and therefore has been conditioned to conform to the Citywide Design Guidelines, including, but not limited to maintaining the site attractive at all times (free of trash, debris, and graffiti), providing sufficient landscaping on site, providing a minimum of three different materials on the building façade, screening off all mechanical equipment and transformers, and the provision of outdoor lighting with shielding such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.

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

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

- a. **Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:**

*The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the 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 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 relief mechanisms that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.



*Additional Incentives:*

**North and South Side Yard Setbacks.** A 30 percent reduction in required side yard setbacks, allowing the provision of 6-foot 3-inch north and south side yard setbacks in lieu of the required 9-foot side yard setbacks in the [Q]R4-1VL Zone;  
**Rear Yard Setback.** A 30 percent reduction in required rear yard setback, allowing the provision of 12-foot 7-inch rear yard setback in lieu of the required 18-foot side yard setback in the [Q]R4-1VL Zone; and  
**Height.** An increase in height allow 65-feet 9 inches in lieu of 45-feet.

The additional incentives are expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines. The Menu of Incentives in the Transit Oriented Communities Guidelines permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The three requested incentives for reduced yards and reduced open space allows the project to increase the overall space dedicated to residential use, thereby allowing for the provision of affordable residential units. These incentives support the applicant's decision to reserve three (3) units as affordable housing units reserved for Extremely Low Income Households.

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

There is no evidence that the proposed incentive will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. 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 site is located within a Hillside area and a Special Grading Area (BOE Basic Grid Map A-13372). Since the project is located within a Special Grading Area, the project will be required to undergo review and approval by the Los Angeles Building and Safety Department, Grading Division. The project is not located on a substandard street or a Very High Fire Hazard 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.

## ADDITIONAL MANDATORY FINDINGS

2. 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 outside of a flood zone.
3. It has been determined based on the whole of the administrative record that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2, applies.

The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of “In-fill Projects”. The project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting five established conditions and if it is not subject to an Exception that would disqualify it. The Categorical Exception document prepared by Department of City Planning dated March 17, 2021 and attached to the subject case file provides the full analysis and justification for project conformance with the definition of a Class 32 Categorical Exemption.

## TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

Measure JJJ was adopted by the Los Angeles City Council on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, a transit-based affordable housing incentive program. The measure required that the Department adopt a set of TOC Guidelines, which establish incentives for residential or mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law.

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

## TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director’s Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

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

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles, West Los Angeles Development Services Center, or the Marvin Braude Constituent Service Center in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (310) 231-2901, (818) 374-5050, or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

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

## **TRANSFERABILITY**

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

## **APPEAL PERIOD - EFFECTIVE DATE**

**The Determination in this matter will become effective after May 5, 2021** unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at [www.cityplanning.lacity.org](http://www.cityplanning.lacity.org).

Planning Department public offices are located at:

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

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

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

**Pursuant to LAMC Section 12.22 A.25(g)(2)(i)(f), only an applicant, abutting property owners, and abutting tenants can appeal this Determination.** Per the Density Bonus Provision

of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits, increase in FAR, and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Sections 12.22 A.25 and 12.22 A.31 of the LAMC, appeals of Transit Oriented Communities Affordable Housing Incentive Program cases are heard by the City Planning Commission.

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

VINCENT P. BERTONI, AICP  
Director of Planning

Approved by:



Heather Bleemers, Senior City Planner

Prepared by:



Kevin Golden, City Planner

Attachments:  
Exhibit A: Architectural Plans



100% PRIVATELY FUNDED  
(INCLUDING 3 EXTREMELY LOW INCOME UNITS)

FOR

Jacob Rashiti

[illegible]

A map of the area around the University of the Pacific. The map shows the Pacific Center for the Environment (PCE) building, which is a large, modern building with a glass facade. The building is located on the corner of Pacific Avenue and University Avenue. The map also shows the Pacific Center for the Environment (PCE) building, which is a large, modern building with a glass facade. The building is located on the corner of Pacific Avenue and University Avenue. The map also shows the Pacific Center for the Environment (PCE) building, which is a large, modern building with a glass facade. The building is located on the corner of Pacific Avenue and University Avenue.

**AFFORDABLE HOUSING/ TIER 3:**  
10% EXTERMINET / LOAN INCOME

**PARKING INCENTIVES / TIER 3:**  
3.0 TALL PER UNIT

**FAR:**  
UP TO 50% FAR INCREASE

**DENSITY INCENTIVES / TIER 3:**  
DENSITY INCREASE

**ADDITIONAL INCENTIVES / TIER 3:**  
HEIGHT  
ADDITIONAL 22'0"

**UP TO 50% REDUCTION IN REQUIRED YARD SETBACKS**

**CONSULTANTS**

J.S.A. Engineering  
ADDRESS:  
451 W BOWLA AVE. SUITE 13, SAN DIMAS,  
CALIFORNIA 91773  
TEL: (951)368-5143  
E-MAIL: JOHN@JSA-LLA.COM

**BRUCE B. ENTEZAM**  
**GREEN MEP ENGINEERING**  
**ADDRESS:**  
**3 MACARTHUR PLACE - SUITE 855, SANTA ANA,**  
**CA 92707**  
**TEL: (949) 232-1919**

**HENRY ABRARI  
ABRARI & ASSOCIATES**

**ADDRESS:**  
1713 STANDARD AVE. GLENDALE, CA 91201

**TEL:** (818) 956-1900

**PAUL LEWIS & ASSOCIATES**  
ADDRESS:  
13351 D RIVERSIDE DR. SUITE 446, SHERMAN OAKS,  
CA 91423  
TEL: (818) 768-9382  
E-MAIL: PLEWIS@STUDIO4903.COM

**AGI GEOTECHNICAL INC.**  
**ADDRESS:**  
16555 SHERMAN WAY, SUITE A, 16555 SHERMAN  
WAY, SUITE A  
**TEL:** (818) 785-5244  
**FAX:** (818) 785-6251

SHEET NUMBER	SHEET NAME
A.000	100 TITLE SHEET
A.0.0.1	100 BUILDING ANALYSIS
A.0.0.2	100 TRANSMIT MAP
A.0.0.3	100 OPEN SPACE ANALYSIS
A.0.0.4	100 FLOOR PLAN-100
A.0.0.5	100 1 <sup>ST</sup> FLOOR PLAN-100
A.0.0.6	100 2 <sup>ND</sup> FLOOR PLAN-100
A.0.0.7	100 3 <sup>RD</sup> FLOOR PLAN-100
A.0.0.8	100 4 <sup>TH</sup> FLOOR PLAN-100
A.0.0.9	100 ROOF PLAN-100
A.0.0.10	100 ELEVATION
A.0.0.11	100 SECTION
A.0.0.12	100 MATERIAL BOARD

## ZIMAS INFORMATION

[illegible]

THESE DRAWINGS, AND IDEAS, CONCEPTS, DESIGNS, DETAILS AND SPECIFICATIONS INDICATED HEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, COPIED OR DISCLOSED TO OTHERS BY THE CLIENT, ANY OTHER PERSON, PARTNERSHIP OR CORPORATION FOR ANY OTHER PROJECT OTHER THAN THE SPECIFIC PROJECT TO WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. VISUAL PERMISSION FROM THE ARCHITECT VISUAL CONTACT WITH THESE DRAWINGS, IDEAS, CONCEPTS, DESIGN DETAILS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REPRESENTATIONS.

TOC TITLE SHEET

 $12' = 1'-0''$ 

A 0.0.0	18-061	PROJECT NUMBER	6555 FRANKLIN

Page No. 1 of 22



## ZONING AREA

### ZONING AREA ANALYSIS (FAR CALCULATION)

[illegible]

### ADDITIONAL INFORMATIONS

**STREET LEVEL (1ST LEVEL) AREA DETAIL**

1ST FLOOR (STREET L.)	208 SF
BICYCLE PARKING	
GARAGE	5,323 SF
LOBBY	266 SF
REC ROOM (O.S.)	428 SF
RECYCLING R.	117 SF
STAR	105 SF
STORAGE	218 SF
TRASH R.	153 SF
Grand total: 8	6,910 SF

## RY

AREA	# OF PLANTS	# OF TREES / PALMS / SHRUBS / BUSHES	# OF LIGHT FIXTURES
1ST FLOOR	5	1	4
2ND FLOOR	5	1	4
3RD FLOOR	5	1	4
4TH FLOOR	5	1	4
5TH FLOOR	5	1	4
6TH FLOOR	5	1	4
7TH FLOOR	5	1	4
TOTAL	25	5	20

## OPEN SPACE ANALYSIS

## SPACE

UNIT SIZE	REQ. SF. PER UNIT (SQF)	PROPOSED NO. OF UNITS (SQF)	SUBTOTAL REQ. (SQF)
<3 HABITABLE ROOMS	100	12	1200
*3 HABITABLE ROOMS	125	16	2000
>3 HABITABLE ROOMS	175	-	-
TOTAL REQUIRED			3200

**PROVIDED OPEN SPACE**

FLOOR LEVEL	PRIVATE OPEN SPACE (sqm)	COMMON OPEN SPACE	SUBTOTAL PROVIDED (sqm)
LEVEL 1	-	428	428
LEVEL 2	250	352	250
LEVEL 3	250	-	250
LEVEL 4	250	-	250
LEVEL 5	250	-	250
LEVEL 6	300	-	300
LEVEL 7	-	1,234	1,234
SUM	1,350	2,064	3,414 = 3,500

## BUILDING ANALYSIS PER LABC BUILDING CODE 2016

## PROJECT ADDRESS

**PROJECT ADDRESS**  
6555 W Franklin Ave, Los Angeles, CA 90028

**TRACT:** RE-SUBDIVISION OF BLOCKS 10 AND 11 HOLLYWOOD OCEAN VIEW TRACT

**LOT:** FR 7

BLDG. ADDRESS:	591005-011
CROSSING PARCEL NUMBER:	1
OWNER:	QIN, TX
CONSTRUCTION:	GARAGE (STREET LEVEL), TYPE 1A, 2-PHASE EXTERIOR WALLS 1.1 INTERIOR STAIR, 1.1A, 1.1B, 1.1C, 1.1D, 1.1E, 1.1F, 1.1G, 1.1H, 1.1I, 1.1J, 1.1K, 1.1L, 1.1M, 1.1N, 1.1O, 1.1P, 1.1Q, 1.1R, 1.1S, 1.1T, 1.1U, 1.1V, 1.1W, 1.1X, 1.1Y, 1.1Z, 1.1AA, 1.1AB, 1.1AC, 1.1AD, 1.1AE, 1.1AF, 1.1AG, 1.1AH, 1.1AI, 1.1AJ, 1.1AK, 1.1AL, 1.1AM, 1.1AN, 1.1AO, 1.1AP, 1.1AQ, 1.1AR, 1.1AS, 1.1AT, 1.1AU, 1.1AV, 1.1AW, 1.1AX, 1.1AY, 1.1AZ, 1.1BA, 1.1BB, 1.1BC, 1.1BD, 1.1BE, 1.1BF, 1.1BG, 1.1BH, 1.1BI, 1.1BJ, 1.1BK, 1.1BL, 1.1BM, 1.1BN, 1.1BO, 1.1BP, 1.1BQ, 1.1BR, 1.1BS, 1.1BT, 1.1BU, 1.1BV, 1.1BW, 1.1BX, 1.1BY, 1.1BZ, 1.1CA, 1.1CB, 1.1CC, 1.1CD, 1.1CE, 1.1CF, 1.1CG, 1.1CH, 1.1CI, 1.1CJ, 1.1CK, 1.1CL, 1.1CM, 1.1CN, 1.1CO, 1.1CP, 1.1CQ, 1.1CR, 1.1CS, 1.1CT, 1.1CU, 1.1CV, 1.1CW, 1.1CX, 1.1CY, 1.1CZ, 1.1DA, 1.1DB, 1.1DC, 1.1DD, 1.1DE, 1.1DF, 1.1DG, 1.1DH, 1.1DI, 1.1DJ, 1.1DK, 1.1DL, 1.1DM, 1.1DN, 1.1DO, 1.1DP, 1.1DQ, 1.1DR, 1.1DS, 1.1DT, 1.1DU, 1.1DV, 1.1DW, 1.1DX, 1.1DY, 1.1DZ, 1.1EA, 1.1EB, 1.1EC, 1.1ED, 1.1EE, 1.1EF, 1.1EG, 1.1EH, 1.1EI, 1.1EJ, 1.1EK, 1.1EL, 1.1EM, 1.1EN, 1.1EO, 1.1EP, 1.1EQ, 1.1ER, 1.1ES, 1.1ET, 1.1EU, 1.1EV, 1.1EW, 1.1EX, 1.1EY, 1.1EZ, 1.1FA, 1.1FB, 1.1FC, 1.1FD, 1.1FE, 1.1FF, 1.1FG, 1.1FH, 1.1FI, 1.1FJ, 1.1FK, 1.1FL, 1.1FM, 1.1FN, 1.1FO, 1.1FP, 1.1FQ, 1.1FR, 1.1FS, 1.1FT, 1.1FU, 1.1FV, 1.1FW, 1.1FX, 1.1FY, 1.1FZ, 1.1GA, 1.1GB, 1.1GC, 1.1GD, 1.1GE, 1.1GF, 1.1GG, 1.1GH, 1.1GI, 1.1GJ, 1.1GK, 1.1GL, 1.1GM, 1.1GN, 1.1GO, 1.1GP, 1.1GQ, 1.1GR, 1.1GS, 1.1GT, 1.1GU, 1.1GV, 1.1GW, 1.1GX, 1.1GY, 1.1GZ, 1.1HA, 1.1HB, 1.1HC, 1.1HD, 1.1HE, 1.1HF, 1.1HG, 1.1HI, 1.1HJ, 1.1HK, 1.1HL, 1.1HM, 1.1HN, 1.1HO, 1.1HP, 1.1HQ, 1.1HR, 1.1HS, 1.1HT, 1.1HU, 1.1HV, 1.1HW, 1.1HX, 1.1HY, 1.1HZ, 1.1IA, 1.1IB, 1.1IC, 1.1ID, 1.1IE, 1.1IF, 1.1IG, 1.1IH, 1.1II, 1.1IJ, 1.1IK, 1.1IL, 1.1IM, 1.1IN, 1.1IO, 1.1IP, 1.1IQ, 1.1IR, 1.1IS, 1.1IT, 1.1IU, 1.1IV, 1.1IW, 1.1IX, 1.1IY, 1.1IZ, 1.1JA, 1.1JB, 1.1JC, 1.1JD, 1.1JE, 1.1JF, 1.1JG, 1.1JH, 1.1JI, 1.1JJ, 1.1JK, 1.1JL, 1.1JM, 1.1JN, 1.1JO, 1.1JP, 1.1JQ, 1.1JR, 1.1JS, 1.1JT, 1.1JU, 1.1JV, 1.1JW, 1.1JX, 1.1JY, 1.1JZ, 1.1KA, 1.1KB, 1.1KC, 1.1KD, 1.1KE, 1.1KF, 1.1KG, 1.1KH, 1.1KI, 1.1KJ, 1.1KK, 1.1KL, 1.1KM, 1.1KN, 1.1KO, 1.1KP, 1.1KQ, 1.1KR, 1.1KS, 1.1KT, 1.1KU, 1.1KV, 1.1KW, 1.1KX, 1.1KY, 1.1KZ, 1.1LA, 1.1LB, 1.1LC, 1.1LD, 1.1LE, 1.1LF, 1.1LG, 1.1LH, 1.1LI, 1.1LJ, 1.1LK, 1.1LL, 1.1LM, 1.1LN, 1.1LO, 1.1LP, 1.1LQ, 1.1LR, 1.1LS, 1.1LT, 1.1LU, 1.1LV, 1.1LW, 1.1LX, 1.1LY, 1.1LZ, 1.1MA, 1.1MB, 1.1MC, 1.1MD, 1.1ME, 1.1MF, 1.1MG, 1.1MH, 1.1MI, 1.1MJ, 1.1MK, 1.1ML, 1.1MN, 1.1MO, 1.1MP, 1.1MQ, 1.1MR, 1.1MS, 1.1MT, 1.1MU, 1.1MV, 1.1MW, 1.1MX, 1.1MY, 1.1MZ, 1.1NA, 1.1NB, 1.1NC, 1.1ND, 1.1NE, 1.1NF, 1.1NG, 1.1NH, 1.1NI, 1.1NJ, 1.1NK, 1.1NL, 1.1NM, 1.1NO, 1.1NP, 1.1NQ, 1.1NR, 1.1NS, 1.1NT, 1.1NU, 1.1NV, 1.1NW, 1.1NX, 1.1NY, 1.1NZ, 1.1OA, 1.1OB, 1.1OC, 1.1OD, 1.1OE, 1.1OF, 1.1OG, 1.1OH, 1.1OI, 1.1OJ, 1.1OK, 1.1OL, 1.1OM, 1.1ON, 1.1OO, 1.1OP, 1.1OQ, 1.1OR, 1.1OS, 1.1OT, 1.1OU, 1.1OV, 1.1OW, 1.1OX, 1.1OY, 1.1OZ, 1.1PA, 1.1PB, 1.1PC, 1.1PD, 1.1PE, 1.1PF, 1.1PG, 1.1PH, 1.1PI, 1.1PJ, 1.1PK, 1.1PL, 1.1PM, 1.1PN, 1.1PO, 1.1PP, 1.1PQ, 1.1PR, 1.1PS, 1.1PT, 1.1PU, 1.1PV, 1.1PW, 1.1PX, 1.1PY, 1.1PZ, 1.1QA, 1.1QB, 1.1QC, 1.1QD, 1.1QE, 1.1QF, 1.1QG, 1.1QH, 1.1QI, 1.1QJ, 1.1QK, 1.1QL, 1.1QM, 1.1QN, 1.1QO, 1.1QP, 1.1QQ, 1.1QR, 1.1QS, 1.1QT, 1.1QU, 1.1QV, 1.1QW, 1.1QX, 1.1QY, 1.1QZ, 1.1RA, 1.1RB, 1.1RC, 1.1RD, 1.1RE, 1.1RF, 1.1RG, 1.1RH, 1.1RI, 1.1RJ, 1.1RK, 1.1RL, 1.1RM, 1.1RN, 1.1RO, 1.1RP, 1.1RQ, 1.1RR, 1.1RS, 1.1RT, 1.1RU, 1.1RV, 1.1RW, 1.1RX, 1.1RY, 1.1RZ, 1.1SA, 1.1SB, 1.1SC, 1.1SD, 1.1SE, 1.1SF, 1.1SG, 1.1SH, 1.1SI, 1.1SJ, 1.1SK, 1.1SL, 1.1SM, 1.1SN, 1.1SO, 1.1SP, 1.1SQ, 1.1SR, 1.1SS, 1.1ST, 1.1SU, 1.1SV, 1.1SW, 1.1SX, 1.1SY, 1.1SZ, 1.1TA, 1.1TB, 1.1TC, 1.1TD, 1.1TE, 1.1TF, 1.1TG, 1.1TH, 1.1TI, 1.1TJ, 1.1TK, 1.1TL, 1.1TM, 1.1TN, 1.1TO, 1.1TP, 1.1TQ, 1.1TR, 1.1TS, 1.1TT, 1.1TU, 1.1TV, 1.1TW, 1.1TX, 1.1TY, 1.1TZ, 1.1UA, 1.1UB, 1.1UC, 1.1UD, 1.1UE, 1.1UF, 1.1UG, 1.1UH, 1.1UI, 1.1UJ, 1.1UK, 1.1UL, 1.1UM, 1.1UN, 1.1UO, 1.1UP, 1.1UQ, 1.1UR, 1.1US, 1.1UT, 1.1UU, 1.1UV, 1.1UW, 1.1UX, 1.1UY, 1.1UZ, 1.1VA, 1.1VB, 1.1VC, 1.1VD, 1.1VE, 1.1VF, 1.1VG, 1.1VH, 1.1VI, 1.1VJ, 1.1VK, 1.1VL, 1.1VM, 1.1VN, 1.1VO, 1.1VP, 1.1VQ, 1.1VR, 1.1VS, 1.1VT, 1.1VU, 1.1VV, 1.1VW, 1.1VX, 1.1VY, 1.1VZ, 1.1WA, 1.1WB, 1.1WC, 1.1WD, 1.1WE, 1.1WF, 1.1WG, 1.1WH, 1.1WI, 1.1WJ, 1.1WK, 1.1WL, 1.1WM, 1.1WN, 1.1WO, 1.1WP, 1.1WQ, 1.1WR, 1.1WS, 1.1WT, 1.1WU, 1.1WV, 1.1WW, 1.1WX, 1.1WY, 1.1WZ, 1.1XA, 1.1XB, 1.1XC, 1.1XD, 1.1XE, 1.1XF, 1.1XG, 1.1XH, 1.1XI, 1.1XJ, 1.1XK, 1.1XL, 1.1XM, 1.1XN, 1.1XO, 1.1XP, 1.1XQ, 1.1XR, 1.1XS, 1.1XT, 1.1XU, 1.1XV, 1.1XW, 1.1XX, 1.1XY,

## TOC INCENTIVE ANALYSIS

## BASE INCENTIVES / TIER 3

PARKING		RESIDENTIAL (20 SPACES) X 5 PER UNIT = 10 STALL	
REQUIRED	PROVIDED		17 STALL
<b>FAC</b>			
BASE PAR	FAR INCREASE	FINAL PAR	TOTAL PERMITTED (SQF)
31	INCREASE OF UP TO 50%	45.1	0.231 X 4.5 = 20.499
			20.498

## DENSITY (9,664 SQF LOT AREA)

BASIC DENSITY		DENSITY INCREASE	TOTAL PROVIDED
800 PER UNIT		70%	
RATIO			
RESULT	9,684 / 600 = 16.11 = 17 UNITS	17 X 170% = 28.9 = 29 UNITS	28 UNITS

### ADDITIONAL INCENTIVES / TIER 3

BUILDING HEIGHT (R4 ZONE)	
REGULAR	R4 = 4.5
INCENTIVE	ADDITIONAL 2Z
PERMITTED	67'
PROVIDED	65'-6"

**YARD SETBACKS** (UP TO 30% DECREASE IN REQUIRED YARD SETBACK

WARD SETTINGS (UP TO 4M DECREASE IN ACQUIRED VARD SETBACK)			
	FRONT	REAR	SIDE
REQUESTED BY ACQUACODE	16 FT	15 FT, 1 FT FOR EACH STORY OVER 18 FT	5 FT, 1 FT FOR EACH STORY OVER 18 FT
REQUIRED TOS CODE	-	18 X 7 = 126 = 12-7"	6-3"
PROHIBITED	15'-0"	12-7"	6-3"

### PARKING ANALYSIS (S2 OCC.)

**REQUIRED CAR PARKING**

UNIT TYPE/ HABITABLE ROOM	# UNITS	REQUIRED PER UNIT	TOTAL REQ.
STUDIO/LOFT < 3 HR	8	1	8
1 BEDROOM < 3 HR	4	1	4
2 BEDROOM = 3 HR	16	1.5	24
SUM			36

PERTOC TIER 3		
# OF UNIT	REQUIREMENT	TOTAL REQ.
28 UNIT	.5 PER UNIT	14

**PROVIDED CAR PARKING**

H.C.	STANDARD	COMPACT	SUBTOTAL
1	13	3	17

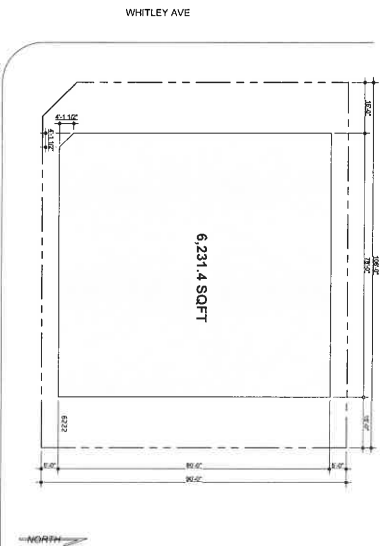
### EV CAR PARKING

REQUIRED:	$14 \times 5\% = 7 = 1$
PROVIDED:	1

**BICYCLE PARKING**

FOR 28 UNITS			
	LONG TERM	SHORT TERM	TOTAL
REQUIRED	1 PER UNIT = 28	1 PER 10 UNIT = 3	31
PROVIDED	28	3	31

## FAR CALCULATION MAP



## TOC BUILDING ANALYSIS

NO.	DATE:	DESCRIPTION
1		
2		
3		
4		
5		

DRAWN BY:	DATE:	APPROVED BY:	PROJECT NO:
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**KETTER**  
12340 Riverside Drive #100,  
Dallas, TX 75244  
Ph: (817) 347-4032  
Email: [kvo@kettercorp.com](mailto:kvo@kettercorp.com)

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	NO.	DATE:	ISSUED FOR
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6555 FRANKLIN

Project Address:  
**6555 W Franklin Ave**  
**Los Angeles, CA 90028**

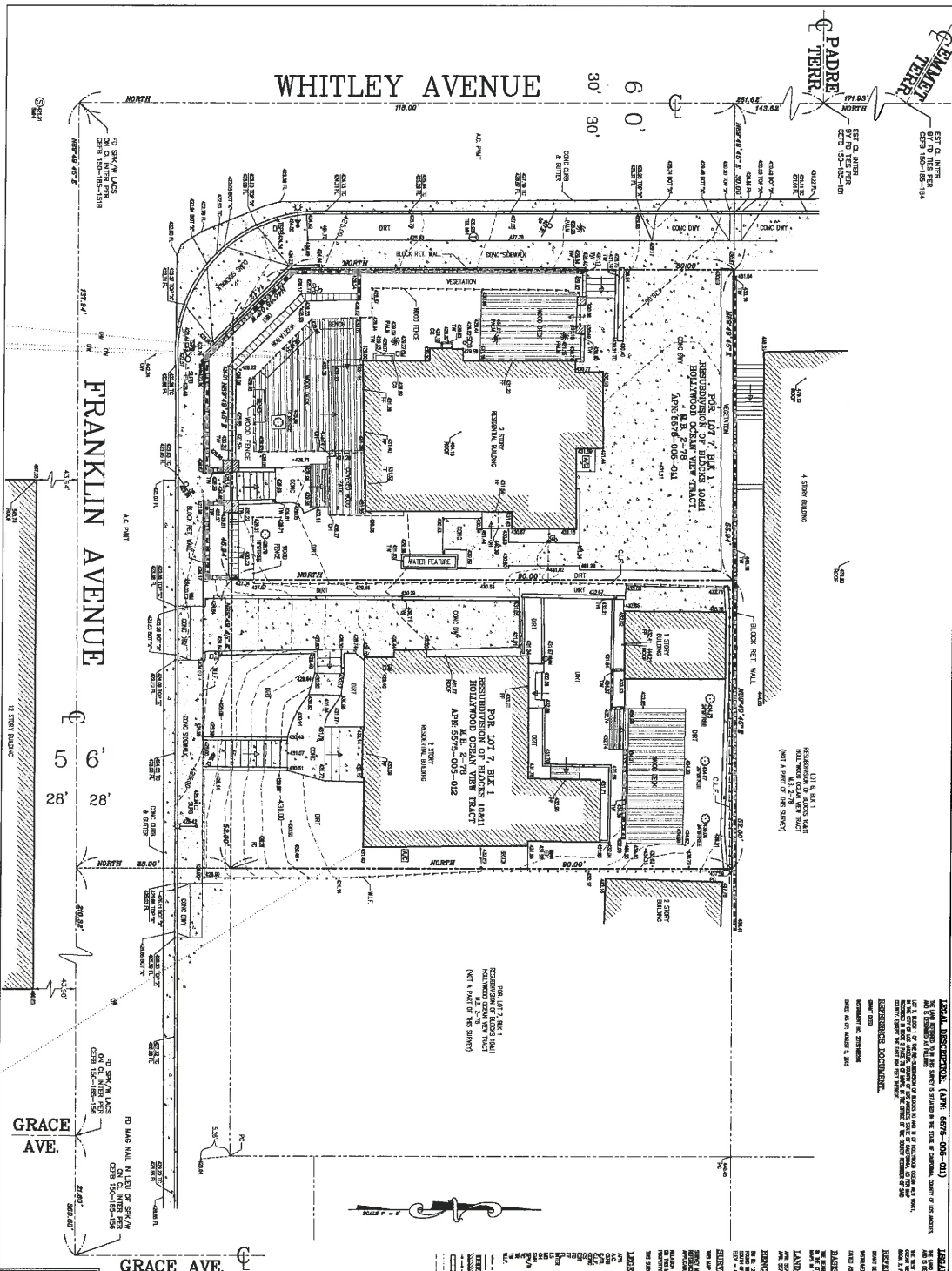
18-061

A0.0.1

EXHIBIT "A"  
Page No. 2 of 22  
Case No. \_\_\_\_\_

[illegible]

Type of Major Transit Stop	Tier 1 (Low)	Tier 2 (Medium)	Tier 3 (High)	Tier 4 (Regional)
Two Regular Buses Regular Bus + 2 from Rapid Bus line (each w/ at least 15 min. average peak headways)	750 - 2640 ft.	< 750 ft.	-	-
Regular plus Rapid Bus + 2 from Rapid Bus line (each w/ at least 15 min. average peak headways)	1500 - 2640 ft.	750 - <1500 ft.	< 750 ft.	-
Two Rapid Buses* (Intersection of two Rapid Bus lines)	-	1500-2640 ft.	< 1500 ft.	-
MetroLink Rail	1500 - 2640 ft.	750 - <1500 ft.	< 750 ft.	-
Metro Rail Stations	-	-	≤ 2640 ft.	< 750 ft. from intersection with adjacent line or Rapid Bus



**Exhibit "A"**

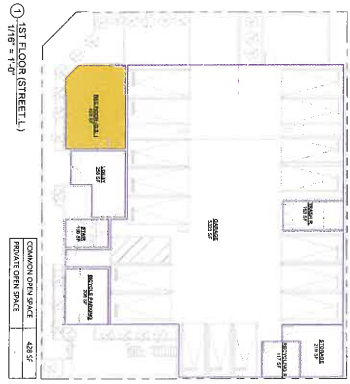
Page No. 4 of 22

Case No. \_\_\_\_\_

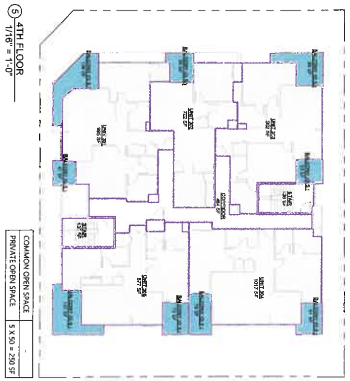
[illegible][illegible]

SURVEY	A.O.C.	18-061		<h1>6555 FRANKLIN</h1> <p>Project Address: 6555 W Franklin Ave Los Angeles, CA 90028</p>		NO. DATE ISSUED FOR	<p>THESE DRAWINGS, ALL IDEAS, CONCEPTS, DESIGN, DETAILS AND SPECIFICATIONS JOINED HEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR INCORPORATED TOGETHER BY THE CLIENT, ANY OTHER PERSON, PARTNERSHIP OR CORPORATION FOR ANY OTHER PROJECT OTHER THAN THE PROJECT PROJECT TO WHICH THEY HAVE BEEN PREPARED AND DEVELOPED. WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT, VISUAL HUNTERSMAN FROM THE ARCHITECT'S VISUAL, CONTACT WITH THESE DRAWING IDEAS, CONCEPTS, DESIGN DETAILS AND SPECIFICATIONS SHALL CONSTITUTE A VIOLATION OF EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.</p>		<p>NO. DATE DESCRIPTION</p> <p>DRAWN BY: DATE: APPROVED BY: PROJECT NO:</p> <p>Author: (Signature) 10-04-11 Approver: 10-04-11</p>	
		SURVEY				<p>18-061</p> <p>18-061</p>				





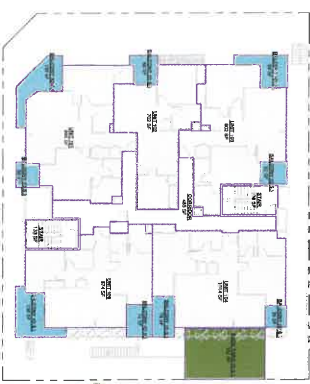
1ST FLOOR (STREET L)  
111'6" x 1'-0"  
COMMON OPEN SPACE 48.8 SF  
PRIVATE OPEN SPACE 108.7 SF



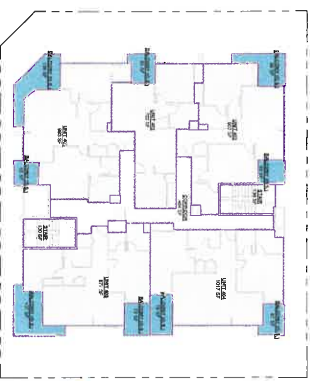
5TH FLOOR  
111'6" x 1'-0"  
COMMON OPEN SPACE 5.50 x 20.0 SF  
PRIVATE OPEN SPACE 108.7 SF



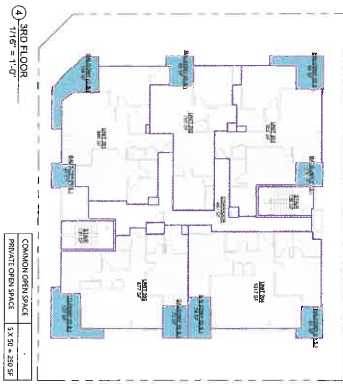
6TH FLOOR  
111'6" x 1'-0"  
COMMON OPEN SPACE 12.8 SF  
PRIVATE OPEN SPACE 108.7 SF



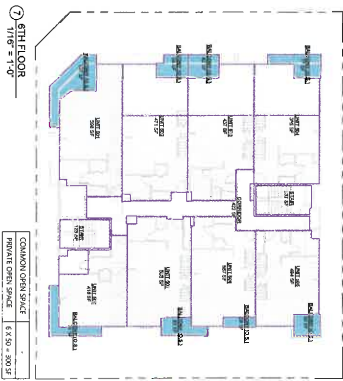
2ND FLOOR  
111'6" x 1'-0"  
COMMON OPEN SPACE 31.2 SF  
PRIVATE OPEN SPACE 108.7 SF



3RD FLOOR  
111'6" x 1'-0"  
COMMON OPEN SPACE 5.50 x 20.0 SF  
PRIVATE OPEN SPACE 108.7 SF



4TH FLOOR  
111'6" x 1'-0"  
COMMON OPEN SPACE 5.50 x 20.0 SF  
PRIVATE OPEN SPACE 108.7 SF



7TH FLOOR  
111'6" x 1'-0"  
COMMON OPEN SPACE 5.50 x 20.0 SF  
PRIVATE OPEN SPACE 108.7 SF

**REQUIRED OPEN SPACE:**

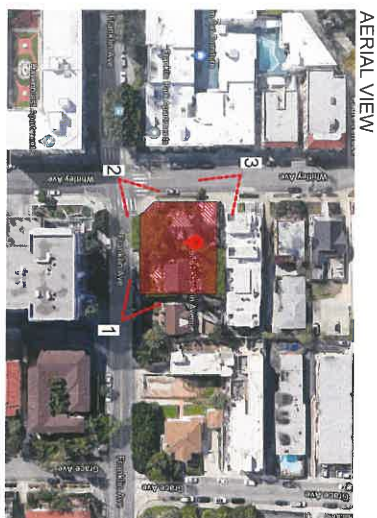
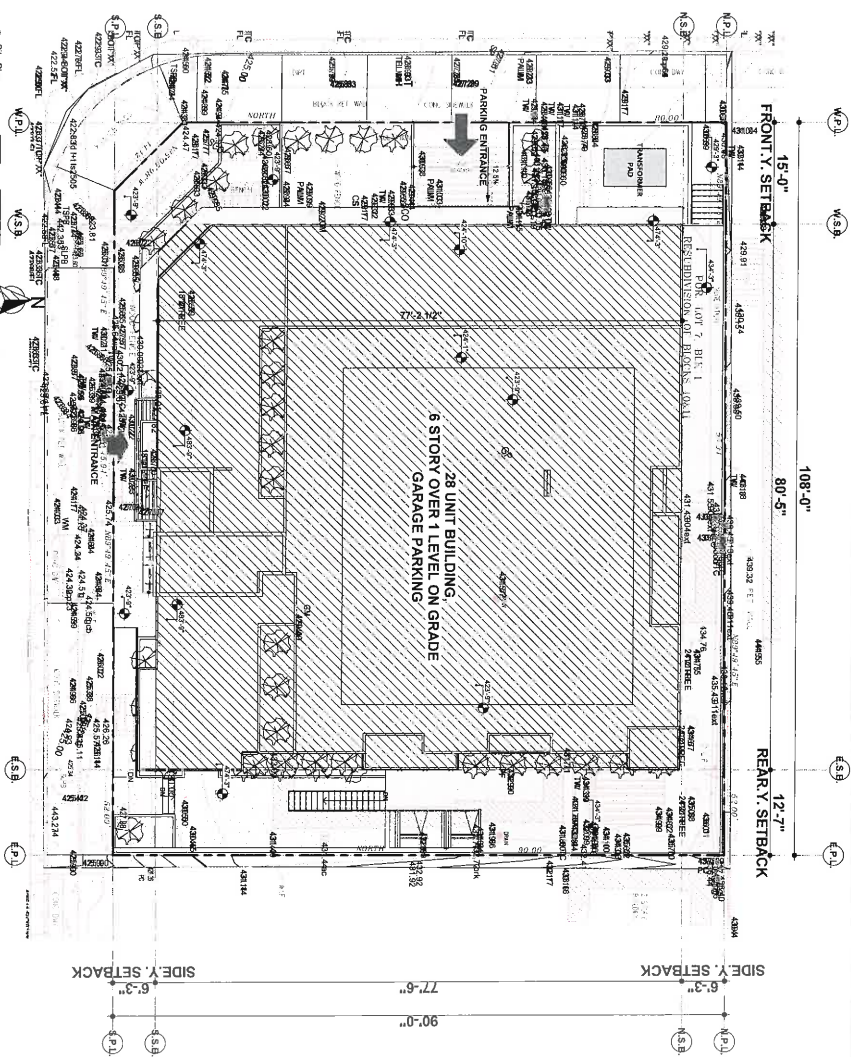
UNIT SIZE	REQ. SF PER UNIT (RUP)	PROPOSED NO. OF UNITS	SUBTOTAL REQ. (RUP)
43 HABITABLE ROOMS	100	12	1200
23 HABITABLE ROOMS	125	16	2000
23 HABITABLE ROOMS	175	-	3000
<b>TOTAL REQUIRED</b>			<b>6200</b>

**PROVIDED OPEN SPACE:**

FLOOR LEVEL	PRIVATE OPEN SPACE (OS)	COMMON OPEN SPACE (OS)	SUBTOTAL PROVIDED (OS)
LEVEL 1	200	400	600
LEVEL 2	200	400	600
LEVEL 3	200	400	600
LEVEL 4	200	400	600
LEVEL 5	200	400	600
LEVEL 6	200	400	600
LEVEL 7	200	400	600
<b>TOTAL</b>	<b>1,400</b>	<b>2,800</b>	<b>4,200</b>

NOTE:  
75% MIN. OF REQ'D COMMON OPEN SPACE OR 25% OF 2,100 SQ. FT. SHALL BE LANDSCAPE AREA, PROVIDED  
THAT THE LANDSCAPE AREA IS NOT USED FOR ANY OTHER PURPOSES AND IS NOT USED FOR ANY OTHER PURPOSES  
TOTALS AND MORE INFO

**EXHIBIT "A"**  
Page No. 5 of 22  
Case No. \_\_\_\_\_



STREET VIEW 1



STREET VIEW 2



STREET VIEW 3



**KEITER**  
 18-061  
 6555 FRANKLIN  
 Project Address:  
 6555 W Franklin Ave  
 Los Angeles, CA 90028

NO.	DATE	DESCRIPTION
1	10/10/18	Initial Design
2	11/15/18	Revised Design
3	12/15/18	Final Design

NO.	DATE	ISSUED FOR
1	10/10/18	Initial Design
2	11/15/18	Revised Design
3	12/15/18	Final Design

**TOC SITE PLAN**  
 A 4.00  
 PROJECT NUMBER  
 18-061

**EXHIBIT "A"**  
 Page No. 6 of 22  
 Case No. \_\_\_\_\_





Page No. 7 of 22  
 Case No. \_\_\_\_\_

**EXHIBIT "A"**

1st FLOOR PLAN-TOC  
 A 4.01

18-061  
**6555 FRANKLIN**  
 Project Address:  
 6555 W Franklin Ave  
 Los Angeles, CA 90028

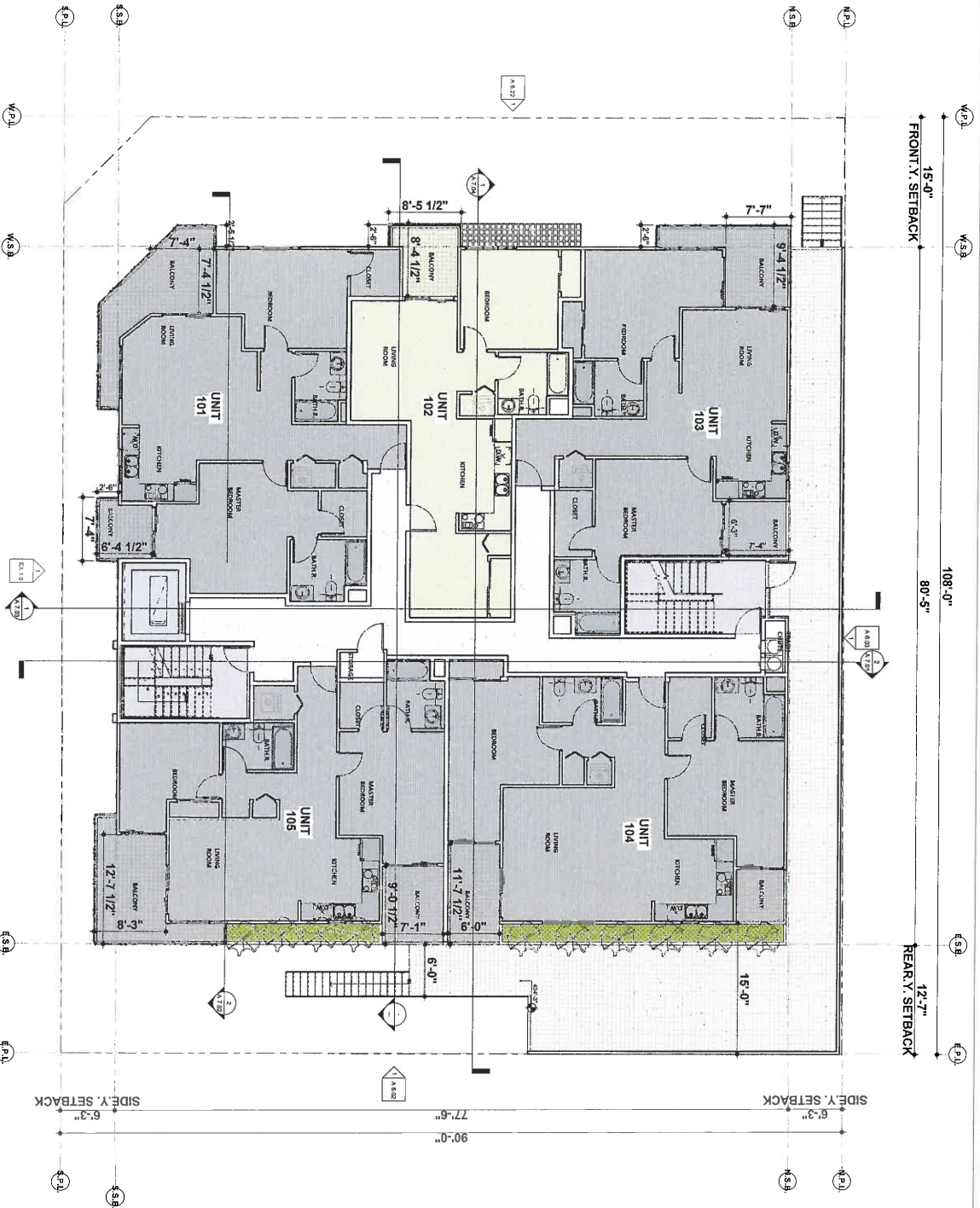
NO. DATE ISSUED FOR  
 1st FLOOR PLAN-TOC

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NO. DATE DESCRIPTION  
 DRAWN BY: DATE: APPROVED BY: PROJECT NO.

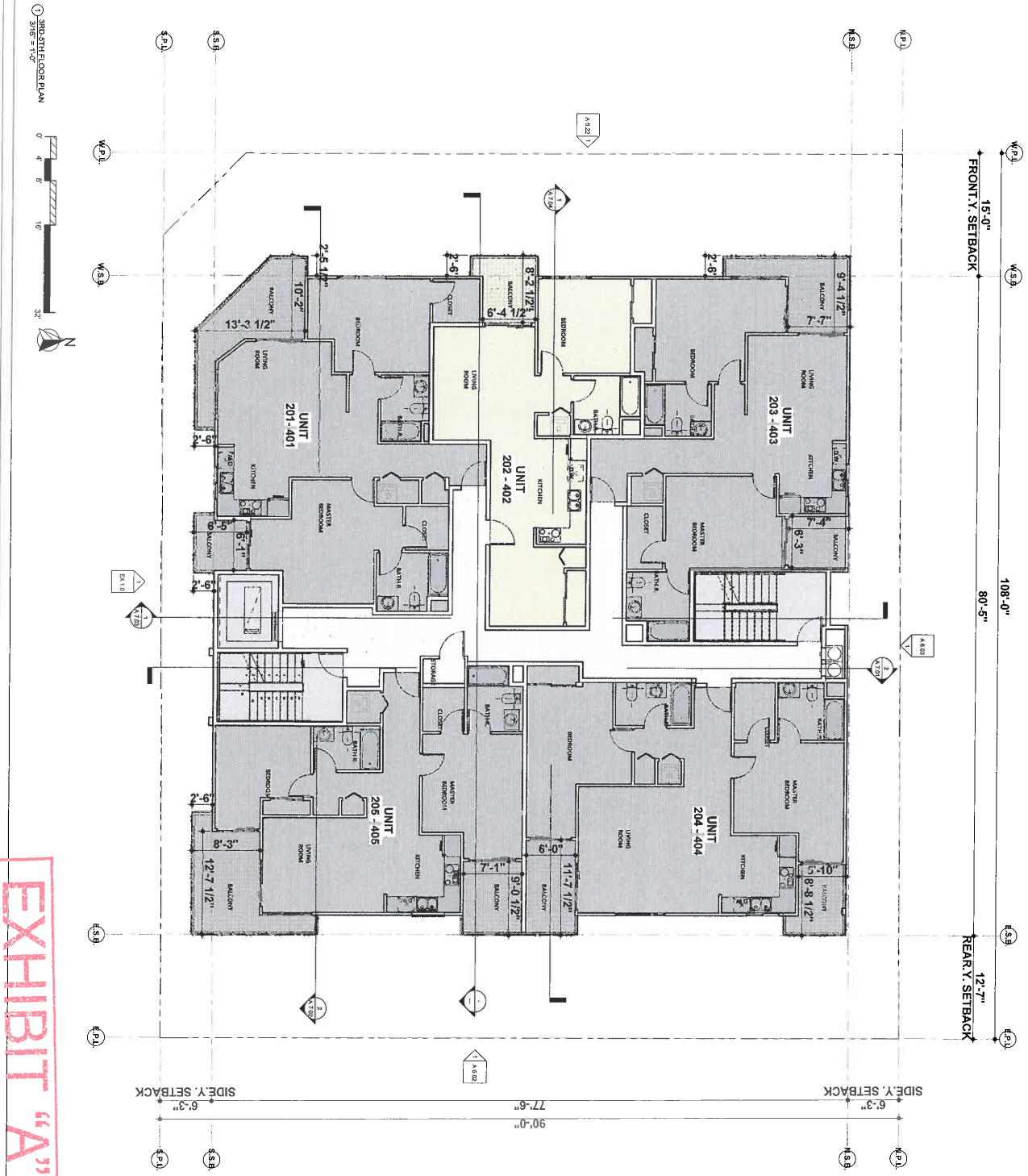


1 2ND FLOOR PLAN  
SHEET 1 OF 2



**EXHIBIT "A"**  
Page No. 8 of 22  
Case No. \_\_\_\_\_

<b>6555 FRANKLIN</b> Project Address: 6555 W Franklin Ave Los Angeles, CA 90028		<b>2nd FLOOR PLAN-TOC</b>		THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THIS AGREEMENT SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE SUBJECT TO LEGAL ACTION.		<b>KEITEN</b> 15200 GARDEN DRIVE, SUITE 100 VAN NUYS, CA 91411 Phone: (818) 342-8888 Fax: (818) 342-8889 Email: info@keiten.com	
NO.	DATE	ISSUED FOR	NO.	DATE	DESCRIPTION	NO.	DATE
1	10-06-1	PROJECT NUMBER	1	10-06-1	PROJECT NO.	1	10-06-1
DRAWN BY: DATE: _____ APPROVED BY: DATE: _____				PROJECT NO.: _____			



<b>6555 FRANKLIN</b> Project Address: 6555 W Franklin Ave Los Angeles, CA 90028		<b>3rd-5th FLOOR PLAN-TOC</b>	
THESE DRAWINGS, ALL IDEAS, CONCEPTS, DESIGNS, DETAILS AND SPECIFICATIONS INDICATED HEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. ANY VIOLATION OF THIS AGREEMENT SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE SUBJECT TO THE FULL AND COMPLETE LIABILITY OF THE PARTY IN VIOLATION.		NO. DATE: _____ DESCRIPTION: _____ DRAWN BY: _____ DATE: _____ APPROVED BY: _____ PROJECT NO.: _____	

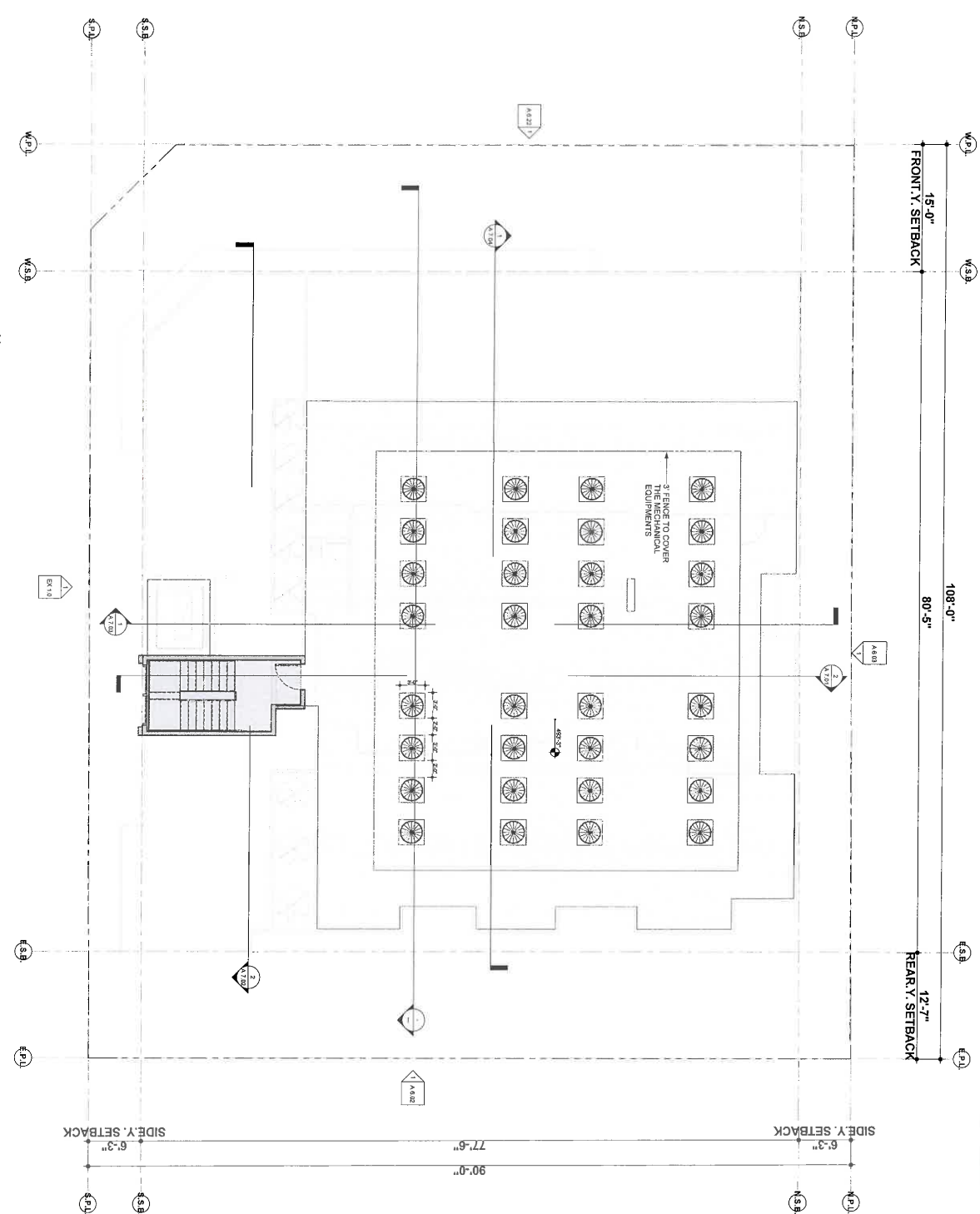
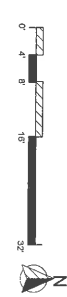
**EXHIBIT "A"**  
 Page No. 9 of 22  
 Case No. \_\_\_\_\_







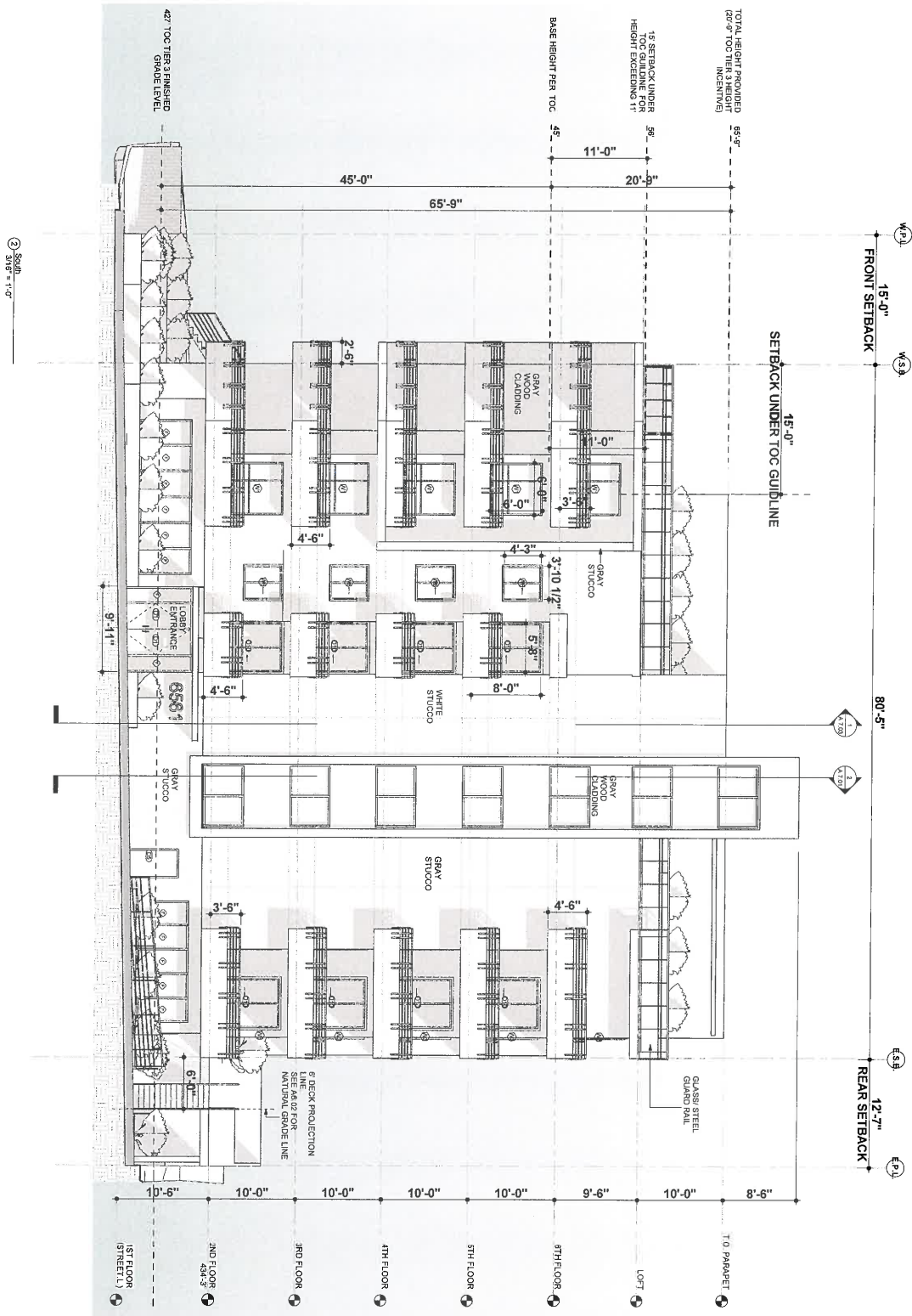
① ROOF LEVEL  
3/16" = 1'-0"



**EXHIBIT "A"**  
Page No. 12 of       
Case No.     

<b>6555 FRANKLIN</b> Project Address: 6555 W Franklin Ave Los Angeles, CA 90028		NO. DATE ISSUED FOR _____ _____ _____		THESE DRAWINGS, ALL REVISIONS, CONCEPTS, DETAILS AND SPECIFICATIONS INDICATED HEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY OTHER REUSE, REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.		NO. DATE DESCRIPTION _____ _____ _____	
PROJECT NUMBER 18-061		DRAWN BY DATE _____ _____		APPROVED BY DATE _____ _____		PROJECT NO. 18-061	
<b>ROOF PLAN-TOC</b> A 4.06		<b>ROOF PLAN-TOC</b>		3/16" = 1'-0"			



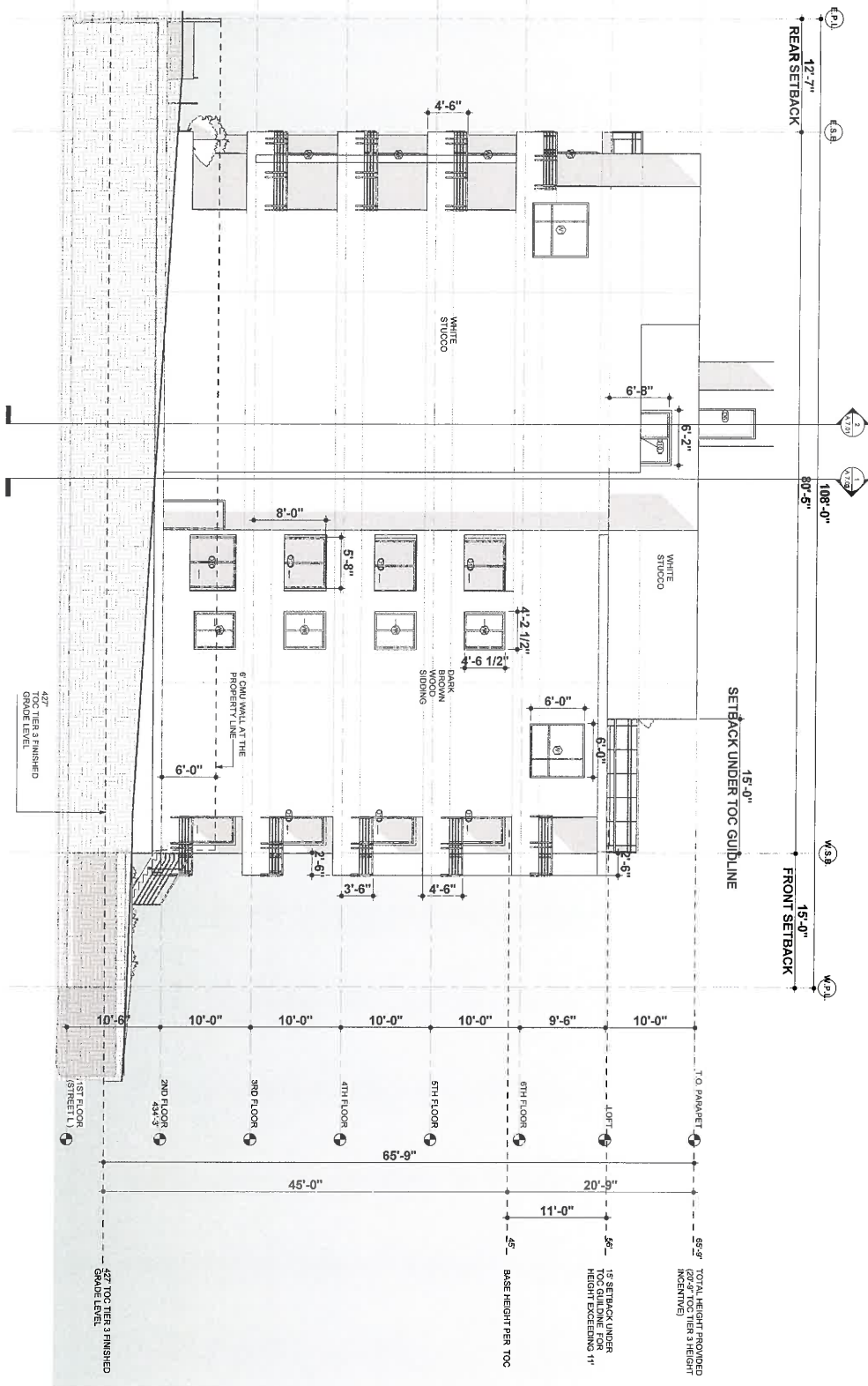


**EXHIBIT "A"**  
 Page No. 13 of 22  
 Case No. \_\_\_\_\_

<b>6555 FRANKLIN</b> Project Address: 6555 W Franklin Ave Los Angeles, CA 90028		NO. DATE ISSUED FOR _____ _____ _____		THESE DRAWINGS, ALL IDEAS, CONCEPTS, DETAILS AND SPECIFICATIONS INDICATED HEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR COPIING OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT SHALL CONSTITUTE VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND SHALL BE SUBJECT TO LEGAL ACTION.		NO. DATE DESCRIPTION _____ _____ _____		DRAWN BY: DATE: _____ CHECKED BY: DATE: _____ APPROVED BY: DATE: _____ PROJECT NO.: _____	
<b>ELEVATION</b>		<b>3/16" = 1'-0"</b>		<b>KEITER</b> 12345 Sunset Blvd. Suite 100 Los Angeles, CA 90028 Tel: (310) 555-1234 Fax: (310) 555-5678 Email: info@keiter.com		18-061 PROJECT NUMBER A.6.01 ELEVATION		18-061 PROJECT NUMBER A.6.01 ELEVATION	



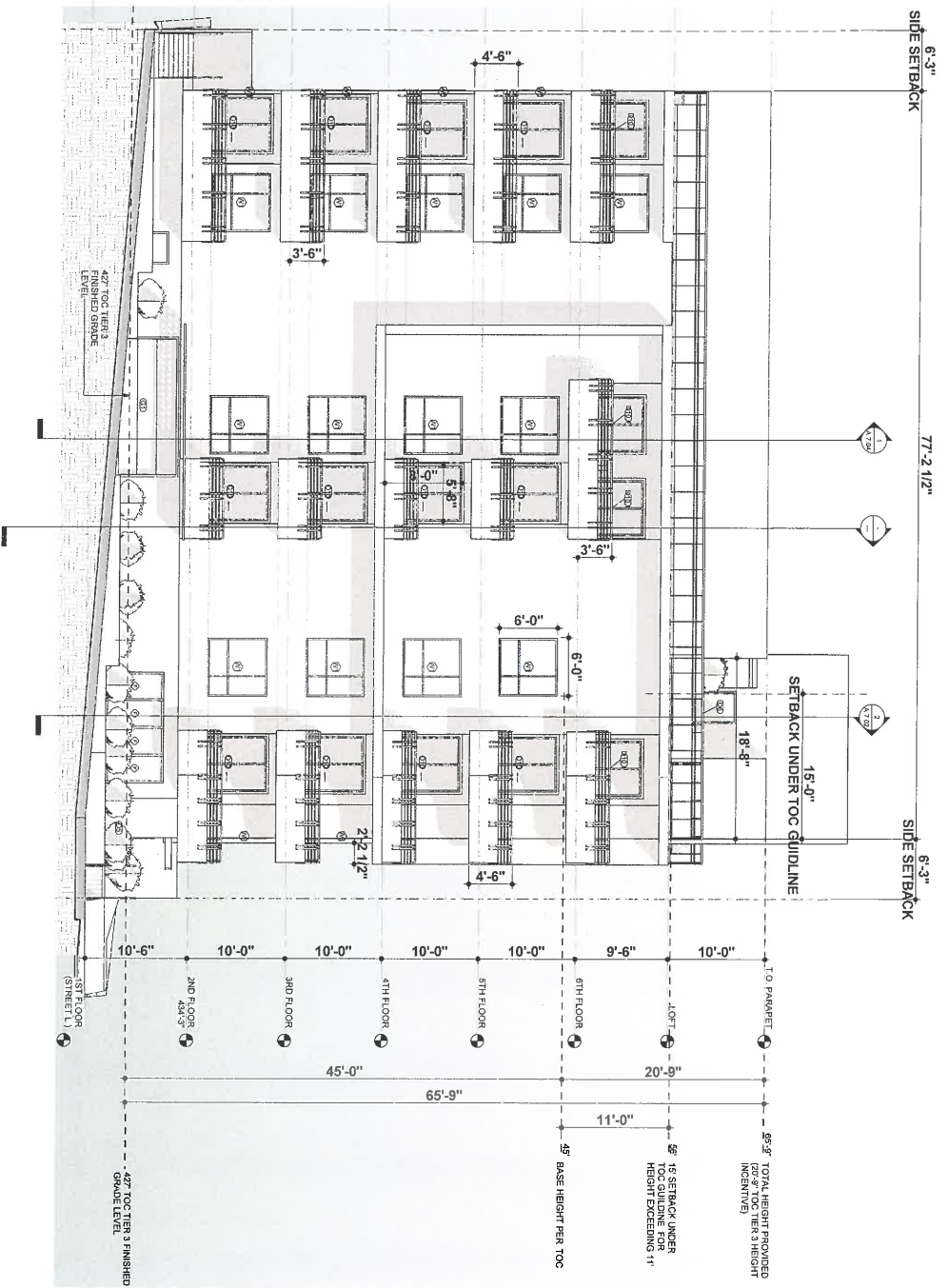
North  
3/16" = 1'-0"



**EXHIBIT "A"**  
Page No. 15 of 22  
Case No. \_\_\_\_\_

<b>6555 FRANKLIN</b> Project Address: 6555 W Franklin Ave Los Angeles, CA 90028	NO. DATE ISSUED FOR 16-051	THESE DRAWINGS, ALL LEGAL CONCEPTS, DETAILS AND SPECIFICATIONS INDICATED HEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. ANY VIOLATION OF THIS AGREEMENT SHALL BE CONSIDERED A BREACH OF CONTRACT AND SHALL BE SUBJECT TO LEGAL ACTION.	NO. DATE DESCRIPTION 16-051 16-051 16-051
	DRAWN BY: DATE: APPROVED BY: PROJECT NO: 3/16" = 1'-0"	<b>ELEVATION</b>	

Scale  
3/16" = 1'-0"

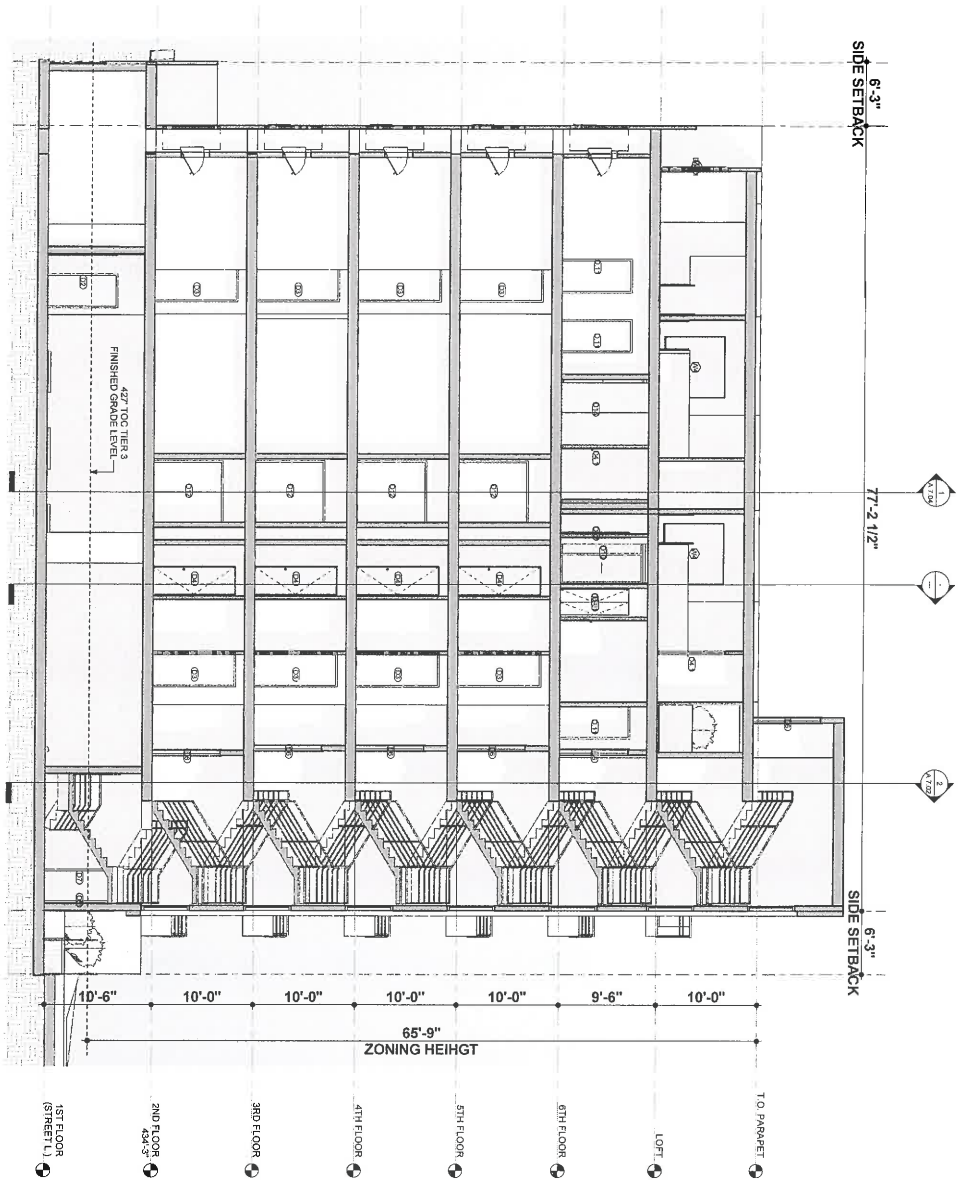


**EXHIBIT "A"**

Page No. 16 of 22  
Case No. \_\_\_\_\_

<b>6555 FRANKLIN</b> Project Address: 6555 W Franklin Ave Los Angeles, CA 90028		<b>ELEVATION</b>		THESE DRAWINGS, ALL IDEAS, CONCEPTS, DETAILS, SKETCHES AND SPECIFICATIONS HEREIN ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEMS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THIS NOTICE SHALL BE CONSIDERED A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND SHALL BE SUBJECT TO THE DISCIPLINARY ACTION OF THE ARCHITECT'S BOARD OF REGULATION.	
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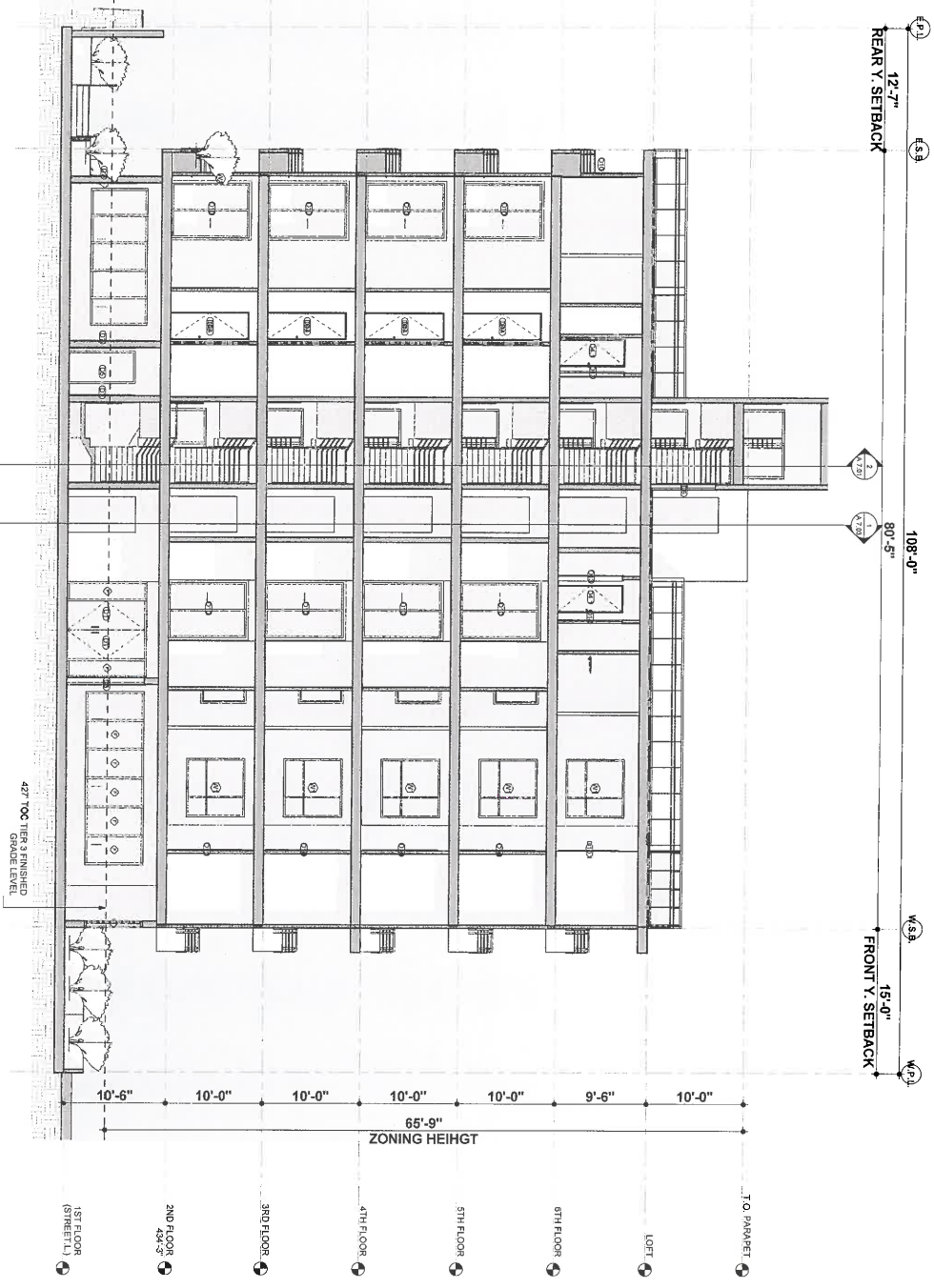


Section 2  
3/16" = 1'-0"

EXHIBIT "A"  
Page No. 17 of 22  
Case No.

18-061		<b>6555 FRANKLIN</b>		THESE DRAWINGS, ALL IDEAS, CONCEPTS, DETAILS AND SPECIFICATIONS INDICATED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THESE TERMS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.		NO. DATE DESCRIPTION APPROVED BY: PROJECT NO.	
PROJECT NUMBER		6555 W Franklin Ave Los Angeles, CA 90028		DRAWN BY: DATE APPROVED BY: PROJECT NO.		KEITER 12000 Olympic Drive, Suite 800 Los Angeles, CA 90033 Tel: (310) 360-3333 Fax: (310) 360-3333	
SECTION		SECTION		SECTION		SECTION	



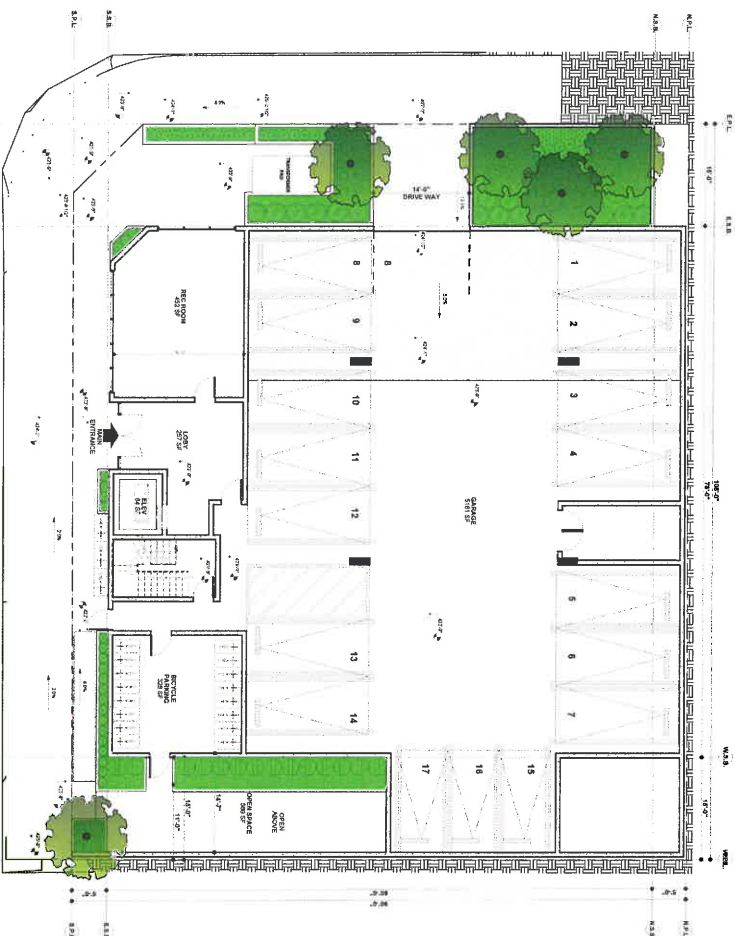


**EXHIBIT "A"**

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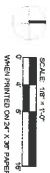
Case No. \_\_\_\_\_

<b>6555 FRANKLIN</b> Project Address: 6555 W Franklin Ave Los Angeles, CA 90028		<b>SECTION</b>		THESE DRAWINGS, ALL IDEAS, CONCEPTS, DETAILS AND SPECIFICATIONS INDICATED HEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, COPIED OR DISCLOSED TO OTHERS BY THE CLIENT, ANY OTHER PERSON, PARTNERSHIP OR CORPORATION FOR ANY OTHER PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND RELEASED WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. VISUAL PERMISSION FROM THE ARCHITECT FOR ANY OTHER PROJECT SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.	
NO. DATE ISSUED FOR 18-061	NO. DATE DESCRIPTION 18-061	DRAWN BY: DATE 18-061	APPROVED BY: PROJECT NO. 18-061	<b>KEITER</b> 2200 GARDEN STREET, SUITE 200 LOS ANGELES, CA 90007 TEL: (213) 398-2222 FAX: (213) 398-2223 WWW.KEITERARCHITECTS.COM	














## AREA SUMMARY

TOTAL LOT AREA OF PROJECT: 9,684 SF  
LANDSCAPE AREA OF PROJECT NOT INCLUDING PARKWAY:  
OFTEN SPACE USED BY ARCHITECTS FOR PLANTING =  
633 SF (AREA: 1' x 544' NORTH) = 1717 SF  
**REQUIRED LANDSCAPE AREA OF OPEN SPACE =**  
**PROPOSED LANDSCAPE AREA OF OPEN SPACE =**  
**286 SF (OF OPEN SPACE)**  
PROJECT VARY AND LANDSCAPE: 461 SF  
T1 TREES: 100 FT DIAMETER - 0.61 SF / 100 SF + 1.2 TREES  
TREES PROPOSED = 2 (50%)  
RECORDED LANDSCAPE PLAN WITH SETBACK =  
11 LU X 54 FT X 5 FT X 23 SQUARE = 1723 SF  
PROPOSED LANDSCAPE PLAN WITH SETBACK =  
166 SF (TOTAL OF RECORDED LANDSCAPE)  
T1 TREES: 4 UNITS REQUIRED = 28 UNITS / 4 = 7 TREES  
(7 TREES PROPOSED = 810+140)



### PLANTING LEGEND

Symbol	Scientific Name/Common Name	Quantity	Size	MAJOLIS	Remarks
	<b>TREES</b> <i>Melaleuca alternifolia</i> / Paperbark tree	6	24" box	L	multi-trunk
	<b>SHRUBS</b> <i>Agave attenuata</i> / Lily of the Nile	x	19" M		
	<i>Agave attenuata</i> / Fossil agave	x	5g L		
	<i>Juncus patens</i> / California grass rush	x	19 L		
	<i>Lonchocarpus brevifolius</i> / Dwarf leafy hush	x	5g L		
	<i>Philodendron 'Zenaid'</i> / Xanadu philodendron	x	5g M		
	<i>Ruellia</i> / 37" o.c.	x	5g L		
	<i>Ruellia equisetifolia</i> / Coral fountain	x	5g M		
	<i>Tradescantia 'Purple Heart'</i> / Purple Spiderwort	x	19 M		
<b>GROUND COVER</b>					
	Service serpens / Blue Chickadee / Blue	x	flat	L	
	crabgrass, x 37" o.c. x 4 plants				

## TREES



**Paperbark Trees**  
*Menispermata quinquen-*



*Agapanthus africanus*  
Lily of the Nile



Agave attenuata /  
Foxtail Agave



*Juncus patens*,  
California gray rush



**Lomandra longifolia** Breeze  
Dwarf Mat Rush

Philodendron 'Xanadu' /  
Xanadu philodendron

## GROUNDCOVER



*Ruellia brittoniana* /  
Mexican petunia



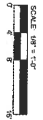
Russelia equisetiform  
Coral fountain



Tradescantia pallida "Purple Heart"  
Purple Spiderwort



Senecio serpens "Blue Chalksticks"  
Blue Chalksticks



**EXHIBIT "A"**

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Case No. \_\_\_\_\_

**COURTLAND STUDIO**  
ARCHITECTURE  
505 E. CHAPMAN BLVD., SUITE C  
LOS ANGELES, CA 90028  
P: 310-208-5500  
F: 310-208-5501  
WWW.COURTLANDSTUDIO.COM

**6555 FRANKLIN**  
Project Address:  
6555 W Franklin Ave  
Los Angeles, CA 90028

NO. DATE ISSUED FOR

1	10-06-1	FOR PERMIT
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THESE DRAWINGS, ALL DATA, CONCEPTS, DESIGN, DETAILS AND SPECIFICATIONS ASSOCIATED HEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, COPIED OR REPRODUCED IN ANY MANNER BY THE CLIENT, ANY OTHER PERSON, PARTNERSHIP OR CORPORATION FOR ANY OTHER PROJECT OTHER THAN THE SPECIFIC PROJECT TO WHICH THEY HAVE BEEN PREPARED AND DELIVERED. WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT, VISUAL PERMISSION FROM THE ARCHITECT, VISUAL CONTACT WITH THESE DRAWINGS, CONCEPTS, DESIGN DETAILS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**LANDSCAPE PLAN**

NO.	DATE	DESCRIPTION
1	10-06-1	FOR PERMIT
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**KETTER**  
Ketter Construction Group, Inc.  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
P: 310-208-5500  
F: 310-208-5501  
WWW.KETTERCONSTRUCTION.COM

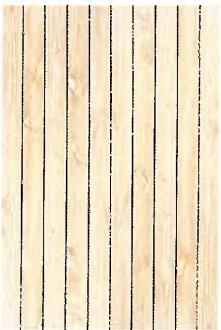




1 WHITE STUCCO



2 DARK GRAY STUCCO



3 PREFINISHED WOODGRAIN  
METAL PANELS  
WOOD SIDING FINISHING



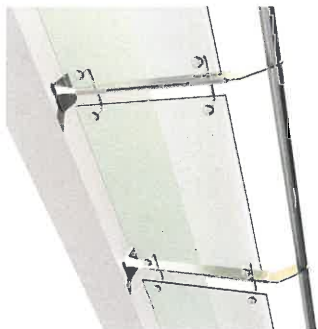
4 LIGHT GRAY ANODIZED  
ALUMINIUM WINDOW FRAMES



5 METAL GUARD RAILS



6 GRAY TILE FOR EXTERIORS



7 TEMPER GLASS AND  
METAL RAILING

<b>6555 FRANKLIN</b> Project Address: 6555 W Franklin Ave Los Angeles, CA 90028		<b>MATERIAL BOARD</b>	
PROJECT NUMBER: 18-061 MATERIAL BOARD: MB 1.0		THESE DRAWINGS, ALL IDEAS, CONCEPTS, DESIGNS, DETAILS AND SPECIFICATIONS INDICATED THEREIN ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, COPIED OR DISCLOSED TO OTHERS BY THE CLIENT, ANY OTHER PERSON, FIRM OR ENTITY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT, NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.	
NO. DATE ISSUED FOR		NO. DATE DESCRIPTION	
1 18-061		1 18-061	
DRAWN BY: DATE: 18-061		APPROVED BY: PROJECT NO: 18-061	





NO.	DATE	DESCRIPTION

THESE DRAWINGS, ALL IDEAS, CONCEPTS, DESIGNS, DETAILS AND SPECIFICATIONS INDICATED HEREON ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. VIOLATION OF THESE TERMS SHALL CONSTITUTE CONSPIRACY OF ACCEPTANCE OF THESE RESTRICTIONS.

NO.	DATE	ISSUED FOR

RENDERING

**6555 FRANKLIN**  
 Project Address:  
 6555 W Franklin Ave  
 Los Angeles, CA 90028

10-061  
 PROJECT NUMBER  
**MB 1.1**  
 RENDERING

**EXHIBIT "A"**  
 Page No. 22 of 22  
 Case No.





# 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](https://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