



# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT

### City Planning Commission

**Date:** February 25, 2021  
**Time:** After 8:30 A.M.\*  
**Place:** In conformance with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at [https://planning.lacity.org/about/commissionsboards-hearings-and/or-by-contacting cpc@lacity.org](https://planning.lacity.org/about/commissionsboards-hearings-and/or-by-contacting-cpc@lacity.org)

**Public Hearing:** December 14, 2020

**Appeal Status:** Density Bonus Off-menu incentives and waivers are not further appealable. Density Bonus On-menu incentive is appealable to City Council by the applicant or abutting owners/occupants per LAMC Section 12.22-A,25(g)(2)(i)(f). Conditional Use is appealable to City Council.

**Expiration Date:** February 27, 2021

**Multiple Approval:** Yes

### PROJECT

**LOCATION:** 1432-1434 South Beverly Drive

### PROPOSED PROJECT:

The proposed project is the demolition of an existing duplex and the construction, use, and maintenance of a new 16,388 square-foot, six-story, 67-foot tall, 15-unit apartment building reserving two (2) units for Very Low Income Households. The project will include 22 parking spaces within an at-grade and subterranean level.

### REQUESTED ACTIONS:

- 1) Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
- 2) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U,26, a Conditional Use Permit to allow a Density Bonus for a Housing Development project in which the density increase (57.5%) is greater than otherwise permitted by LAMC Section 12.22-A,25;
- 3) Pursuant to LAMC Section 12.22-A,25, a Density Bonus for a Housing Development with a total of 15 units (with two (2) units – 20% of the base density set aside for Very Low

**Case No.:** CPC-2020-595-DB-CU

**CEQA No.:** ENV-2020-597-CE

**Incidental Cases:** N/A

**Related Cases:** N/A

**Council No.:** 5 - Koretz

**Plan Area:** West Los Angeles

**Specific Plan:** N/A

**Certified NC:** South Robertson

**General Plan** Medium Residential

**Land Use**

**Designation:**

**Zone:** [Q]R3-1VL-O

**Applicant:** Ben Kohanteb, Ben and Lili Kohanteb Trust

**Representative:** Gary Benjamin, Alchemy Planning + Land Use

Income Households) in lieu of the base density of nine (9) units, along with the following On- and Off-Menu Incentives and Waivers of Development Standards:

- a. Pursuant to LAMC Section 12.22-A,25(g)(2), an On-Menu Incentive to permit a 22% increase in Floor Area Ratio (FAR) from 3:1 to 3.65:1;
- b. Pursuant to LAMC Section 12.22-A,25(g)(3), the following Off-Menu Incentives:
  - i. to permit a 22-foot height increase from 45 feet to 67 feet;
  - ii. to permit a 30% side yard reduction from nine (9) feet to six (6) feet, four (4) inches; and
- c. Pursuant to LAMC Section 12.22-A,25(g)(3), the following Off-Menu Waivers of Development Standards:
  - i. to permit a reduction in the number of parking spaces from 26 to 22 spaces;
  - ii. to permit a reduction in the number of standard parking spaces from 15 to 14 spaces;
  - iii. to permit a reduction in the number of guest parking spaces from four (4) to zero (0) spaces; and
  - iv. to permit open space provided above the first habitable room level.

#### RECOMMENDED ACTIONS:

- 1) **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to 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;
- 2) **Approve** a Conditional Use Permit to allow a Density Bonus for a Housing Development project in which the density increase (57.5%) is greater than otherwise permitted by LAMC Section 12.22-A,25;
- 3) **Approve** a Density Bonus for a Housing Development with a total of 15 units (with two (2) units – 20% of the base density set aside for Very Low Income Households) in lieu of the base density of nine (9) units, along with the following On- and Off-Menu Incentives and Waivers of Development Standards:
  - a. an On-Menu Incentive to permit a 22% increase in Floor Area Ratio (FAR) from 3:1 to 3.65:1;
  - b. the following Off-Menu Incentives:
    - i. to permit a 22-foot height increase from 45 feet to 67 feet;
    - ii. to permit a 30% side yard reduction from nine (9) feet to six (6) feet, four (4) inches; and
  - c. the following Off-Menu Waivers of Development Standards:
    - i. to permit a reduction in the number of parking spaces from 26 to 22 spaces;
    - ii. to permit a reduction in the number of standard parking spaces from 15 to 14 standard spaces;
    - iii. to permit a reduction in the number of guest parking spaces from four (4) to zero (0) spaces; and
    - iv. to permit open space provided above the first habitable room level;
- 4) **Adopt** the attached Conditions of Approval; and
- 5) **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP  
Director of Planning



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Heather Bleemers, Senior City Planner



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Oliver Netburn, City Planner



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Alex Truong, City Planning Associate  
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**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1299.

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## PROJECT ANALYSIS

The proposed project was presented to the City Planning Commission on January 28, 2021. At the meeting, and due to concerns that the Commission raised with regard to the project height, the project was continued until the February 25, 2021 meeting. The applicant revised the design of the project by removing the uppermost westerly unit's loft space and its associated stairwell at the highest level. This results in a reduction of 288 square feet to this unit and removal of its proposed 220 square-foot deck. With this revision the applicant sought to design the building with the appearance of five (5) stories from both Beverly Drive and Alcott Street.

With this revision and other minor revisions to the project design, an updated area summary table is provided below in Table 1.

**Table 1**

<b>Unit Type</b>	<b>Average Size (square feet)</b>	<b>Count</b>	<b>Total (square feet )</b>
1-Bedroom	641 SF	4	2,564 SF
2-Bedroom	700 SF	5	3,502 SF
2-Bedroom + Loft	1,189 SF	3	3,567 SF
3-Bedroom	1,027 SF	3	3,081 SF
<b>Total</b>		<b>15</b>	<b>12,714</b>

### **PROJECT SUMMARY**

The proposed project involves the demolition of an existing duplex and the construction, use, and maintenance of a six-story, 67-foot, multi-family residential building consisting of 15 dwelling units in the West Los Angeles Community Plan. Of the proposed residential units, the project will set aside two (2) units for Very Low Income households. In exchange for reserving a portion of the project toward affordable housing, the applicant is entitled to a maximum 35 percent by-right density bonus. The applicant is seeking an additional 22.5 percent density bonus through a Conditional Use to allow for the proposed 15 dwelling units to be built on the site. In addition, the applicant has requested Incentives and Waivers of Development Standards to facilitate the development of the project inclusive of the affordable units.

The project would include a total of 16,388 square feet of floor area, equating to an FAR of 3.65 to 1. Residences will be comprised of a mix of one-, two-, and three-bedroom units, averaging approximately 641 square feet for the one-bedroom units, 700 square feet for the two-bedroom units, and 1,027 square feet for the three-bedroom units. Additionally, some one- and two-bedroom units will include a loft space.

The proposed building will observe a minimum 15-foot front yard along Beverly Drive, six-foot, four-inch side yards, and a 16-foot, one (1) and a half-inch rear yard. A total of 1,646 square feet of open space will be provided, including private balconies for the residents and common amenity areas.

The project will provide 22 automobile parking spaces within an at-grade and a subterranean parking level; and of the 22 parking spaces, 14 will be standard parking spaces. Vehicular access to the at-grade parking level is provided via one (1) ten-foot, two-way driveway along Alcott Street, and to the subterranean parking level via one (1) ten-foot, two-way driveway along Beverly Drive. The project will also provide two (2) short-term and 24 long-term bicycle parking spaces; the short-

term spaces will be provided at street level adjacent to the public sidewalk, while the long-term spaces will be provided in the subterranean parking level.

The ground floor includes an entrance lobby along the building's frontage at Alcott Street and Beverly Drive as well as an office. Levels two (2) through six (6) hold the all of the residential units; each level also includes a trash room and chute connecting to the trash room at the ground level.



*Figure 1. Proposed Development at 1432-1434 South Beverly Drive*

## **PROJECT BACKGROUND**

### **Project Site**

The project site is flat and consists of one (1) corner lot at the southeast corner of Beverly Drive and Alcott Street. The subject property totals approximately 7,075 square feet of lot area, with a width of 55 feet and a depth of 130 feet. Currently, the site is developed with a two-story duplex which is proposed to be demolished as part of the project.

### **General Plan Land Use Designation and Zoning**

The project site is located within the West Los Angeles Community Plan which designates the site for Medium Residential land uses corresponding to the R3 Zone. The project site is zoned [Q]R3-1VL-O and is thus consistent with the existing land use designation. Although the project is located within an Oil Drilling District, the project does not involve the drilling of oil wells or the production from the wells of oil and thus is not subject to LAMC Section 13.01. The site is not

located within any specific plan, community design overlay, or interim control ordinance. The site is subject to the “Q” Conditions established under Ordinance No. 166,676 of which the applicant has requested relief from the applicable parking and open space requirements.

### Surrounding Properties

The project site is located in an urbanized area surrounded primarily by multi-family residential uses all similarly zoned [Q]R3-1VL-O. Immediately north and across Alcott Street is a triplex in the [Q]R3 Zone. The property to the east is zoned [Q]R3 and improved with a two-story duplex. The property to the south is zoned [Q]R3 and improved with a two-story multi-family dwelling. Lastly, the property to the west across Beverly Drive is zoned [Q]R3 and improved with a two-story multi-family dwelling.



Figure 2. Project Site and Surrounding Area

### Streets and Circulation

Beverly Drive, abutting the property to the west, is a Local Street-Standard, dedicated to a width of 80 feet with a roadway width of 50 feet and improved with asphalt roadway, curb, gutter, and concrete sidewalks.

Alcott Street, adjoining the subject property to the north, is a Local Street-Standard, dedicated to a variable width of 50 to 55 feet with a roadway width of 30 feet and improved with asphalt roadway, curb, gutter, and concrete sidewalks.

### Relevant Cases

#### Subject Property:

Case No. CPC-1989-341-ZC – On February 1, 1991, the City Council adopted a Zone Change establishing a permanent “Q” Qualified Classification for the subject property and surrounding

neighborhood with conditions relating to landscaping, open space, and parking (Ordinance No. 166,676; effective March 18, 1991).

#### Surrounding Properties:

The following relevant cases were identified to be within a 1,000-foot radius of the project site and filed within the past 10 years:

Case No. DIR-2019-3588-TOC – On April 15, 2020, the Director of Planning approved a transit oriented communities project totaling 29 dwelling units reserving three (3) units for Extremely Low Income Households with three (3) additional incentives for yards and height at 1462-1468 South Reeves Street.

Case No. DIR-2018-6996-TOC – On March 27, 2019, the Director of Planning approved a transit oriented communities project totaling 29 dwelling units reserving three (3) units for Extremely Low Income Households with two (2) additional incentives for yard and height at 1444-1450 South Rexford Drive.

Case No. DIR-2014-4940-DB – On April 4, 2017, the Director of Planning approved a density bonus project totaling 65 dwelling units reserving six (6) dwelling units for Very Low Income Households with two (2) incentives for floor area ratio and height located at 9300-9326 West Pico Boulevard.

Case No. DIR-2014-4782-DB – On November 21, 2016, the Director of Planning approved a density bonus project totaling 23 dwelling units reserving two (2) units for Very Low Income Households with two (2) incentives for floor area ratio and height located at 1416-1420 Beverly Drive.

Case No. DIR-2013-2593-DB – On July 10, 2014, the Director of Planning approved a density bonus project reserving one (1) dwelling unit of the nine (9) total dwelling units for Very Low Income renters with two (2) incentives for height and density located at 1143 Glenville Avenue.

Case No. DIR-2013-616-DB – On June 5, 2014, the Director approved a density bonus project totaling eight (8) dwelling units reserving one (1) unit for Very Low Income Households with three incentives for open space, floor area ratio, and one side yard reduction at 1500-1502 South Beverly Drive.

#### **Density Bonus / Affordable Housing Incentive Program**

In accordance with California Government Code Section 65915 and LAMC Section 12.22-A,25, in exchange for setting aside a minimum percentage of the project's units for affordable housing, the project is eligible for a density bonus, reduction in parking, and incentives and waivers allowing for relief from development standards. The applicant has requested to utilize the provisions of City and State Density Bonus laws as follows:

#### Density

The subject property is zoned [Q]R3-1VL-O, which limits density to one (1) dwelling unit per 800 square feet of lot area. The subject property has a total lot area of 7,075 square feet, and as such,

the permitted base density on the subject property is nine (9) units.<sup>1</sup> In exchange for reserving a portion of the units for affordable housing, the applicant is entitled to a maximum 35 percent density bonus by-right. The applicant is seeking an additional 22.5 percent density bonus (or a total of a 57.5 percent density bonus) through a Conditional Use to allow for the proposed 15 dwelling units to be built on the site.

Pursuant to the LAMC and California Government Code Section 65915, a Housing Development Project that sets aside a certain percentage of units as affordable, either in rental or for-sale units, shall be granted a corresponding density bonus, up to a maximum of 35 percent. While these provisions are limited to 35 percent, Government Code Section 65915(f) states that “the amount of density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds percentage established.” As such, in instances where a project is seeking a density bonus increase that is more than 35 percent, the amount of required units that are set aside as affordable shall vary depending on the requested amount of density bonus. Therefore, it is appropriate that any project that requests a density bonus increase beyond 35 percent would extend the existing set-aside charts located in Section 12.22-A,25 of the LAMC. LAMC Section 12.24-U,26, which implements this provision of State law, states, as a Conditional Use, a project may be granted additional density increases beyond the 35 percent maximum by providing additional affordable housing units. Consistent with this Section, Table 2 below illustrates how the maximum allowable Density Bonus increases for every unit set aside for Very Low Income Households (2.5 percent density increase for every additional one (1) percent of Very Low Income units provided), based on the base density and the chart prescribed in Section 12.22-A,25 of the LAMC.

*Table 2: Density Bonus Percentages*

<b>Very Low Income Units (Percentage of Base Density)</b>	<b>Maximum Density Bonus Permitted (Based on Base Density)</b>
5 %*	20 %*
6 %*	22.5 %*
7 %*	25 %*
8 %*	27.5 %*
9 %*	30 %*
10 %*	32.5 %*
11 %*	35 %*
12 %	37.5 %
13 %	40 %
14 %	42.5 %
15 %	45 %
16 %	47.5 %
17 %	50 %
18 %	52.5 %
19 %	55 %

<sup>1</sup> Assembly Bill 2501 clarifies that density calculations that result in a fractional number are to be rounded up to the next whole number. This applies to base density, number of bonus units, and number of affordable units required to be eligible for the density bonus.

<b>20 %</b>	<b>57.5 %</b>
<i>* Existing set-aside chart as listed in Section 12.22-A,25 of the LAMC</i>	

For the subject property, a 35 percent by-right density bonus would allow for 13 units (equal to an increase of four [4] units beyond the nine-unit base density) to be constructed on the project site. As illustrated in Table 2 above, in order to qualify for the 35 percent by-right density bonus, the project would be required to set aside 11 percent of the base density, or one (1) unit, for Very Low Income Households. The applicant is seeking an additional 22.5 percent density bonus through a Conditional Use to allow for a total of 15 dwelling units, representing an increase of two (2) units beyond what would otherwise be permitted through the by-right 35 percent density bonus. In order to obtain the additional requested 22.5 percent density bonus, as shown in Table 2, the project must set aside at least 20 percent of the base density, equal to two (2) units, for Very Low Income Households. The project proposes to set aside two (2) units for Very Low Income Households in exchange for the requested Density Bonus.

### Incentives

Pursuant to the LAMC and California Government Code Section 65915, the applicant is entitled to three (3) Incentives in exchange for reserving a minimum of 15 percent of the base density for Very Low Income Households. The proposed project will set aside two (2) units, which is equal to approximately 20 percent of the base number of units, for Very Low Income Households. Accordingly, the project has requested the following On- and Off-Menu Incentives:

- a. **Increased Floor Area Ratio** – The subject property is zoned [Q]R3-1VL-O. The property's residential zoning and designation of Height District No. 1VL permit a maximum FAR of 3 to 1, equal to a maximum of 13,500 square feet of total building area. Per LAMC Section 12.22-A,25(f), a Housing Development Project is permitted a maximum increase of 35 percent in FAR as an On-Menu Incentive, which is equal to an FAR of 4.05 to 1. The project proposes a total of 16,388 square feet of building area, for a FAR of 3.65 to 1.
- b. **Increased Height** – The subject property's [Q]R3-1VL-O Zone permits a maximum height of 45 feet for a residential-only development. Per LAMC Section 12.22-A,25(f), a Housing Development Project is permitted a maximum height increase of 11 feet as an On-Menu Incentive, which is equal to a 56-foot height limit. The project proposes a maximum height of 67 feet, and therefore the request is as an Off-Menu Incentive.
- c. **Reduced Side Yards** – The R3 Zone requires a minimum five-foot side yard for a two-story building and one (1) additional foot for every story over two (2). As such, the proposed six-story building would be required nine-foot side yards. Per LAMC Section 12.22-A,25(f), a Housing Development Project is permitted up to a 20% reduction in the required width or depth of any individual yard or setback as an On-Menu Incentive, which is equal to minimum seven-foot, 2.5-inch side yard. The project proposes a 30% reduction in the required side yard for a minimum of six-foot, four-inch, and therefore the request is as an Off-Menu Incentive.

### Waiver of Development Standards

Per California Government Code Section 65915(e)(1) and Section 12.25-A,25(g) of the LAMC, a Housing Development Project may also request other "waiver(s) or reduction(s) of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria...at the densities or with the concessions or incentives permitted under [State Density Bonus Law]". In addition to the On- and Off-Menu Incentives, the project has requested four (4) Waivers of Development Standards, as follows:

**a. Reduction in Parking –**

- i. LAMC Section 12.22-A,25(d) allows for the reduction of required residential parking for a Housing Development Project by complying with “whichever of the following options requires the least amount of parking: applicable parking provisions of Section 12.21-A,4 or Parking Option 1 or Parking Option 2...” In this case, Parking Option 1 would require 26 parking spaces.
- ii. The LAMC also requires one (1) standard parking space per dwelling unit for a total of 15 standard parking spaces for the proposed project.
- iii. In addition, Ordinance No. 166,676 requires guest parking spaces be provided at a ratio of one-quarter space per rental dwelling unit.

In lieu of these requirements, the project is requesting to provide a total of 22 parking spaces of which 14 spaces are standard parking spaces, and no guest parking.

- b. **Open Space** – Ordinance No, 166,676 requires that private patios or enclosed yards (located at the ground level or above the first habitable room level) which are part of the dwelling unit can be counted towards the usable open space if they are a minimum of 150 square feet. The applicant has requested as an Off-Menu Waiver that all open space with a minimum of 150 square feet that is above the ground level or above the first habitable room level be counted as open space. As such, the project provides 1,646 square feet of open space, in excess of the 1,500 square feet required.

**Housing Replacement**

Pursuant to Government Code Section 65915(c)(3) and State Assembly Bills 2222 and 2556, applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application for 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 or 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 May 27, 2020, two (2) units need to be replaced with equivalent type, with at least one (1) unit restricted to Very Low Income Households and one (1) unit restricted to Low Income Households. The project’s two (2) proposed Very Low Income units will fulfill the replacement housing requirements of this determination.

**PUBLIC HEARING**

A public hearing on this matter with the Hearing Officer was held via teleconference on December 14, 2020. Comments from the public hearing are documented in Public Hearing and Communications, Page P-1.

**PROFESSIONAL VOLUNTEER PROGRAM**

The proposed project was reviewed by the Urban Design Studio’s Professional Volunteer Program (PVP) on July 7, 2020. The resulting comments and suggestions detailed in the following section, Issues and Considerations, focus primarily on context and sensitivity at the ground level.

## **ISSUES AND CONSIDERATIONS**

The following includes a discussion of issues and considerations related to the project. These discussion points were either identified during the design review process with PVP, at the public hearing held on December 14, 2020, or in discussions with the applicant.

### **Pedestrian Connectivity**

PVP recognized that the site's narrow lot dimensions pose certain site constraints, but suggested there be more transparency and sensitivity to the street. Their recommendations included providing a cohesive design that ties all the elevations together and a building design that fits into the context of the neighborhood. Furthermore, PVP recommended that the transformer be located underground as the front and rear yards should be maintained with landscaping.

In response to PVP's comments, the design along the south façade increased articulation to display the hall spaces that allow for pedestrian circulation among the units. This design change was done to respond to adjacent property to the south. Furthermore, the ground level increased transparency along the north elevation with proposed landscaping to grow along the wall adjacent to the driveway. This is in addition to the original design that includes windows along the north and west elevations of the ground level lobby. Lastly, as a condition of approval, the applicant will be required to provide more usable private balconies of greater depth among all the floors of the building.

### **Project Sustainability Features**

As shown on the attached plans, the applicant will provide the installation of 325 square feet of solar panels, equating to approximately 13 percent of the total roof area. Additionally, the project will provide electric vehicle charging facilities as required by LAMC Sections 99.04.106 and 99.05.106.

## **CONCLUSION**

Based on the public hearing and information submitted to the record, staff recommends that the City Planning Commission find, based on its independent judgment, after consideration of the entire administrative record, that the project is categorically exempt from CEQA. Staff also recommends that the City Planning Commission approve the Density Bonus incentives and waivers of development standards and the Conditional Use for an additional 22.5 percent density bonus, thereby approving the project as proposed.

## CONDITIONS OF APPROVAL

Pursuant to Sections 12.22-A,25 and 12.24-U,26 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

### A. Development Conditions

#### Density Bonus

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans dated January 19, 2021, submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file.
2. **Residential Density.** The project shall be limited to a maximum density of 15 dwelling units.
3. **Affordable Units.**
  - a. A minimum of two (2) dwelling units, that is 20 percent of the base dwelling units permitted in the [Q]R3-1VL-O Zone, shall be reserved as Very Low Income units, as defined by the State Density Bonus Law per Government Code Section 65915(c)(2).
  - b. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,25.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 20 percent of the site's base density units available to Very 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 reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22-A,25, to the satisfaction of HCIDLA, and in consideration of the project's SB 330 Determination, dated May 27, 2020. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant shall 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 for more information.

Housing replacement units required pursuant to SB 330 may be used to satisfy the On-site Restricted Affordable Units provided such units meet the income levels, to the satisfaction of HCIDLA.
5. **Housing Replacement.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA), and in compliance with HCIDLA's May 27, 2020 SB330 Determination Letter, to make one (1) unit as affordable to Low Income Households, and one (1) unit as affordable to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. The owner shall provide notice to each of the existing tenants of the right of first refusal, to the satisfaction of HCIDLA. 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 for more information.

On-site Restricted Affordable Units may be used to satisfy the Housing Replacement units required pursuant to SB 330 provided such units meet the income levels, to the satisfaction of HCIDLA.

6. **Incentives.**

- a. **Floor Area Ratio (FAR).** A maximum Floor Area Ratio (FAR) of 3.65 to 1 shall be permitted in lieu of the 3 to 1 otherwise permitted by the [Q]R3-1VL-O Zone.
- b. **Height.** The project shall be permitted a maximum height of 67 feet in lieu of the 45 feet otherwise permitted by the [Q]R3-1VL-O Zone. The measured height of the building may exclude roof structures and equipment, pursuant to LAMC Section 12.21.1, and to the satisfaction of the Los Angeles Department of Building and Safety.
- c. **Side Yards.** The project shall be permitted to observe six-foot and four-inch side yards in lieu of the nine (9) feet otherwise required by the R3 Zone.

7. **Waivers of Development Standards.**

a. **Parking.**

- i. The project shall be permitted to provide a total of 22 parking spaces in lieu of the otherwise required 26 parking spaces.
  - ii. The project shall be permit to provide 14 standard parking spaces in lieu of the otherwise required 15 standard parking spaces.
  - iii. The project shall be permitted to provide zero (0) guest parking spaces in lieu of the otherwise required four (4) guest parking spaces.
- b. **Open Space.** The project shall be permitted to count all open space with a minimum of 150 square feet that is above the ground level or above the first habitable room level as open space in lieu of the requirements set forth in Ordinance No. 166,676.

8. **Parking.**

- a. **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.
- b. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21-A,16.

**Conditional Use**

9. **Entrances.** The project shall maintain at least one street-facing pedestrian entrance along Beverly Drive. There shall be a direct, linear pathway from the street to the entrance.

10. **Open Space.** The project shall provide private balconies for every unit. In addition, a minimum of 57.5% of all the units shall provide private open space in accordance with the following:
  - a. contain a minimum of 50 square feet;
  - b. have no horizontal dimension less than six (6) feet when measured perpendicular from any point on each of the boundaries of the open space area; and
  - c. provide a minimum eight-foot vertical clearance under any projection, except as provided in Section 12.22-C,20(b); and
  - d. that portion of a balcony which extends or projects into a required front yard in compliance with Section 12.22 C.20.(d) may qualify as usable open space provided it meets each of the above specified requirements set forth in this subparagraph.
  
11. **Landscaping:**
  - a. All open areas not used for buildings, driveways, parking areas, or walkways shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a licensed Landscape Architect and to the satisfaction of the Department of City Planning.
  - b. Prior to the issuance of a certificate of occupancy, a minimum six-foot high wall made of slumpstone, decorative masonry, or other similar screening material shall be constructed adjacent to neighboring residences, if no such wall already exists, except in the required front yard.
  - c. The landscaping shall be sufficient to qualify for the number of landscape points equivalent to 10% more than otherwise required by Section 12.40 of this Code and Landscape Ordinance Guidelines "O".
  - d. **Tree Wells.**
    - i. The minimum depth of tree wells on the rooftop or any other location where planters are used shall be as follows:
      - (1) Minimum depth for trees shall be 42 inches.
      - (2) Minimum depth for shrubs shall be 30 inches.
      - (3) Minimum depth for herbaceous plantings and ground cover shall be 18 inches.
      - (4) Minimum depth for an extensive green roof shall be 3 inches.
    - ii. The minimum amount of soil volume for tree wells on the rooftop or any other location where planters are used shall be based on the size of the tree at maturity:
      - (1) 600 cubic feet for a small tree (less than 25 feet tall at maturity).
      - (2) 900 cubic feet for a medium tree (25-40 feet tall at maturity).
      - (3) 1,200 cubic feet for a large tree (more than 40 feet tall at maturity).

12. **Circulation.** The applicant shall submit a parking and driveway plan to the Los Angeles Department of Transportation (LADOT) for approval.
13. **Solar.** The project shall dedicate a minimum of 325 square feet of rooftop space for the installation of a photovoltaic system, in substantial conformance with the plans stamped "Exhibit A", and comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
14. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
15. **Construction Generators.** The project construction contractor shall use on-site electrical sources and solar generators to power equipment rather than diesel generators, where feasible.
16. **Materials.** A variety of high quality exterior building materials, consistent with Exhibit A, shall be used. The variety of materials used shall include at least the following: dark metal panel, fiber-reinforced cementitious panels, large format slim porcelain, aluminum sliding door, metal framed storefront, aluminum windows, glass glazing, smooth plaster, and perforated decorative metal panel. Substitutes of an equal quality shall be permitted, to the satisfaction of the Department of City Planning.
17. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view by any abutting properties. The transformer, if located in the front yard, shall be screened with landscaping and/or materials consistent with the building façade on all exposed sides (those not adjacent to a building wall).
18. **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.
19. **Graffiti.** 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.
20. **Trash.** Trash receptacles shall be stored within a fully enclosed portion of the building at all times. Trash/recycling containers shall be locked when not in use and shall not be placed in or block access to required parking.

**B. Administrative Conditions**

21. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
22. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

23. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
24. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
25. **Approvals, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
26. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
27. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
28. **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.
29. **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.
30. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.

31. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
32. **Expedited Processing Section.** 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.
33. **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, 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 include 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

### Density Bonus/Affordable Housing Incentives Compliance Findings

1. Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC, the decision-maker shall approve a density bonus and requested incentive(s) unless the decision-maker finds that:
  - a. *The Incentive is 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 City Planning Commission to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health and Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate 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 depending on affordability levels.

Based on the set-aside of 20 percent of the base density for Very Low Income Households, the applicant is entitled to three (3) incentives under both Government Code Section 65915 and the LAMC. The request for increased floor area ratio qualifies as an On-Menu Incentive. The remaining requests to allow for increased height and a reduction in the side yards are Off-Menu Incentives. Lastly, the requests for a reduction in parking requirements and to count open space above the first habitable room level must be processed as waivers of development standards.

#### Floor Area Ratio

The subject property is zoned [Q]R3-1VL-O. The property's residential zoning and designation of Height District No. 1VL permit a maximum FAR of 3 to 1, equal to a maximum of 13,500 square feet of total building area. The applicant is requesting an on-menu incentive for a 22 percent increase in FAR, up to 3.65 to 1 to allow for a total building area of 16,388 square feet.

The requested increase in FAR will allow for the construction of affordable units in addition to larger-sized dwelling units. Granting of the incentive would result in a building design and construction efficiencies that provide for affordable housing costs; it enables the developer to expand the building envelope so that additional affordable units can be constructed and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of unit types. This Incentives supports the applicant's decision to set aside a minimum of two (2) dwelling units for Very Low Income Households for 55 years.

#### Height

The subject property's [Q]R3-1VL-O Zone permits a maximum height of 45 feet for a residential-only development. The project has requested an Off-Menu Incentive to allow

a maximum height of 67 feet in lieu of the otherwise permitted 45 feet in the [Q]R3-1VL-O Zone pursuant to LAMC Section 12.21.1-A.

As proposed, the height increase will allow an additional 22 feet in building height, and will accommodate the construction of affordable units in addition to larger-sized dwelling units. Granting of the Off-Menu Incentive would result in a building design and construction efficiencies that provide for affordable housing costs given the limited size of the lot; it enables the developer to expand the building envelope so that additional affordable units can be constructed and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of unit types. This Incentives supports the applicant's decision to set aside a minimum of two (2) dwelling units for Very Low Income Households for 55 years.

#### Side Yards

The R3 Zone requires a minimum nine-foot side yards for the proposed development. The project has requested a 30 percent reduction through an Off-Menu Incentive to provide a six-foot and four-inch side yards in lieu of the otherwise required nine (9) feet.

As proposed, the reduced side yards will allow for the construction of the affordable residential units given the limited size of the lot. This Incentive will allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential units is increased.

- b. *The 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 and for which there is 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 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 density bonus incentives 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. The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives. Therefore, there is no substantial evidence that the project's proposed incentives will have a specific adverse impact on the physical environment, on public health and safety, or on property listed in the California Register of Historic Resources.

- c. *The waiver[s] or reduction[s] of development standards will not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the***

***concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1))***

A project that provides at least 5 percent of its base density for Very Low Income Households may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)).

Therefore, the requests for reductions in the number of parking spaces, the number of standard parking spaces, and the number of guest parking spaces, and the request to count all open space with a minimum of 150 square feet above the first habitable room level are requested as waivers of development standards. Without the requested waivers, the existing development standards would preclude the development of the proposed density bonus units and project amenities for the reasons stated below.

*Parking*

Pursuant to LAMC Section 12.22-A,25(d), Parking Option 1, the proposed project would be required 26 parking spaces; in addition, pursuant to Ordinance No. 166,676 the proposed project would be required four (4) guest parking spaces, all resulting in a total of 30 required parking spaces. Furthermore, pursuant to LAMC Section 12.21-A,5(c), one (1) standard parking space must be provided for every one (1) dwelling unit, or for the proposed project, 15 standards parking spaces for the 15 dwelling units. In lieu of these requirements, given the limited size of the property, the applicant has requested a total of 22 parking spaces with zero (0) parking spaces reserved for guest parking and 14 standard parking spaces. In order to provide the minimum requirement of 30 parking spaces along with 15 standard parking spaces and to stay within the 67-foot height limit, as requested as an Incentive, the project would require a minimum of four (4) additional subterranean parking levels considering the disproportionate amount of space that would be required for internal circulation and ramping. With five (5) levels of subterranean parking, the project would reach a depth of 45 feet which would be five (5) feet below the historically highest groundwater level. These development standards would have the effect of physically precluding construction of a development providing 15 dwelling units, of which a minimum of two (2) units will be set aside for Very Low Income Households. The waiver for a reduction in parking spaces enable the project to increase the overall space dedicated to residential use, thereby allowing for the provision of affordable residential units. These waivers support the applicant’s decision to provide two (2) units as affordable housing units reserved for Very Low Income Households.

*Open Space*

Ordinance No, 166,676 requires that private patios or enclosed yards (located at the ground level or above the first habitable room level) which are part of the dwelling unit can be counted towards the usable open space if they are a minimum of 150 square feet. Without counting the additional the private open space which is in excess of 150 square feet and which is above the first habitable room level (level 2), the project would not meet its open space requirement. This development standard would have the effect of physically precluding construction of a development providing 15 dwelling units, of which a minimum of two (2) units will be set aside for Very Low Income Households. The waiver to count the additional open space above the first habitable room level enable the project to meet its open space requirement, thereby allowing for the provision

of affordable residential units. This waiver supports the applicant's decision to provide two (2) units as affordable housing units reserved for Very Low Income Households.

### **Conditional Use Findings**

**2. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The project site is relatively flat and consists of one (1) corner lot at the southeast corner of Beverly Drive and Alcott Street. The subject property totals approximately 7,075 square feet of lot area, with a width of 55 feet and a depth of 130 feet. Currently, the site is developed with a two-story duplex which is proposed to be demolished as part of the project.

The proposed project involves the construction, use, and maintenance of a six-story, 67-foot tall, multi-family residential building consisting of 15 dwelling units in the West Los Angeles Community Plan. Of the proposed residential units, the project will set aside two (2) units for Very Low Income Households, while the remaining 13 units will be rented at market rate. The dwelling units will be comprised of a mix of one-, two- and three-bedroom units.

The project will perform a function by replacing an existing duplex with a new 15-unit development thereby adding to the city's housing stock. The existing duplex does not utilize the site's full potential in providing much needed housing.

The additional 22.5 percent density bonus (beyond the 35 percent permitted through a by-right density bonus) approved herein results in an additional two (2) units. In exchange, the project will set aside 20 percent of the base density, or two (2) units for Very Low Income Households for a minimum of 55 years.

Therefore, the approved 15-unit development, along with the two (2) units set aside for Very Low Income Households, the project will perform a function that is essential and beneficial to the city and the region.

**3. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare, and safety.**

The proposed project consists of the construction of a new six-story multi-family building with 15 residential units. The project site is currently developed with a duplex which will be demolished as part of the proposed development.

The property is located within the West Los Angeles Community Plan, a densely populated portion of the City of Los Angeles. The project site is located in an urbanized area surrounded primarily by multi-family residential uses. The subject property is not adjacent to any single-family zoned properties. Rather, it is surrounded by properties zoned for multi-family development and designated for Medium Residential land uses. Therefore, the multi-family housing project will serve to benefit the neighborhood rather than degrade it. All of the units' private balconies are oriented away from other adjacent properties and instead they are oriented towards the street along Beverly Drive or Alcott Street. As such, the use of these balconies by tenants will not affect adjacent property. The sixth floor containing the upper story of loft units are positioned toward the back, adjacent to another R3 property, thereby screened from view from the street. The façades are well-articulated and features a prominent ground level that distinguishes it from the remaining levels. The residential lobby and remainder of the ground level design engage pedestrians at this level along the Beverly Drive

and Alcott Street frontage, which will likely receive the majority of the local circulation. Well-designed landscaping will create a pleasing transition the pedestrian realm of the sidewalk to the façade of the building. Therefore, the project is compatible with the surrounding neighborhood and will not adversely affect nor degrade adjacent properties, surrounding neighborhood, or the public health, safety, or welfare.

With the exception of the requests herein, the proposed project is otherwise entirely consistent with the requirements of the underlying zone. The project's significant features, including the proposed building's use, density, height, and FAR, are permitted by the underlying zone and the provisions of Density Bonus law. The project has been thoughtfully designed to include landscaping and underground on-site parking.

Given the proposed project's location within the West Los Angeles Community Plan area, along with the existing development in the immediate vicinity of the subject property and its proximity to commercial thoroughfares, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

**4. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The project site is located within the West Los Angeles Community Plan, which is one of 35 Community Plans which together form the land use element of the General Plan. The Community Plan designates the site for Medium Residential land uses corresponding to the R3 Zone. The project site is zoned [Q]R3-1VL-O and is thus consistent with the existing land use designation. The subject property is not located within the boundaries of and is not subject to any specific plan or community design overlay.

The proposed project conforms to the following goals, objectives and policies of the Community Plan:

Goal 1: A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.

Objective 1.1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Policy 1.1.3: Provide for adequate multi-family residential development.

Objective 1.4: To promote adequate and affordable housing and increase its accessibility to more segments of the population, especially students and senior citizens.

Policy 1.4.1: Promote greater individual choice in type, quality, price and location of housing.

The project is a mixed-income development with two (2) units restricted for families or persons of Very Low Income and maximizes the property's development potential. The project's Very Low Income and market rate units satisfy both the needs of affordable housing as well as the City's need for more overall housing. The project will result in the net addition of two (2) covenanted affordable dwelling units in a community in need of more affordable housing.

The project is further consistent with other elements of the General Plan, including the Framework Element, the Housing Element, and the Mobility Element. The Framework Element was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The project supports the following goal and objective of the Framework Element:

Goal 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

The project enhances the quality of life for the City's existing residents by providing a modern and upgraded residential structure in an area that needs new housing supply. The increased density is compatible with the nearby surrounding area. The project is located near the intersection of Beverly Drive and Pico Boulevard, a major cross-street with multiple transit options. Residents will be able to utilize transit and are within walking distance to grocery stores, department stores, and various restaurants.

The Housing Element of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1: Housing Production and Preservation.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.2: Expand affordable rental housing for all income groups that need assistance.

Policy 1.2.2: Encourage and incentivize the preservation of affordable housing, including non-subsidized affordable units, to ensure that demolitions and conversions do not result in the net loss of the City stock of decent, safe, healthy or affordable housing.

GOAL 2: Safe, Liveable, and Sustainable Neighborhoods.

Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.

Objective 2.5: Promote a more equitable distribution of affordable housing opportunities throughout the City.

Policy 2.5.2: Foster the development of new affordable housing units citywide and within each community plan area.

The project provides 15 total units, including two (2) units affordable for Very Low Income Households or individuals. In doing so, the project promotes the objectives of the Housing Element by adding to the City's housing stock and contributing to the need for mixed-income housing. The project site is currently developed with a duplex. The project will expand affordable rental housing while utilizing the property to its full potential, resulting in a net gain of 13 units to the City's housing stock. It is within close proximity to various major employment and retail centers, along with several major transportation lines, thereby connecting residents to jobs, amenities, services, and transit.

The Mobility Element of the General Plan, also known as Mobility Plan 2035, provides policies with the ultimate goal of developing a balanced transportation network for all users. The project supports the following policies of the Mobility Element:

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

Policy 5.2: Support ways to reduce vehicle miles traveled (VMT) per capita.

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

The project proposes a new multi-family development that will provide 13 market-rate units and two (2) units reserved for Very Low Income Households. Accordingly, the project fulfills the Community Plan, Framework Element, and Housing Element goals and objectives of providing quality housing for all persons in the community, including those who otherwise might not be housed. The project utilizes development incentives to provide a higher number of residential units than would otherwise be permitted, thereby facilitating the creation of a higher number of affordable units and addressing the need for affordable housing in the City. Additionally, the project is a Density Bonus development located near the intersection of Beverly Drive and Pico Boulevard, two (2) arterial roadways that are well-served by transit. Thus, the project will contribute towards the creation of sustainable neighborhoods and a reduction in vehicle trips and VMT.

In addition, the project has been conditioned to include automobile parking spaces both ready for immediate use by electric vehicles (e.g. with electric vehicle chargers installed) and capable of supporting electric vehicles in the future. The project has also been conditioned to provide solar infrastructure. Together, these conditions further support applicable policies in the Health and Wellness Element, Air Quality Element, and Mobility Element of the General Plan by reducing the level of pollution/greenhouse gas emissions, ensuring new development is compatible with alternative fuel vehicles, and encouraging the adoption of low emission fuel sources and supporting infrastructure. These conditions also support good planning practice by promoting overall sustainability and providing additional benefits and conveniences for residents, workers, and visitors.

The project contributes to and furthers several applicable goals, objectives, and policies of the plans that govern land use and development in the City. Therefore, the project substantially conforms with the purpose, intent, and provisions of the General Plan and the West Los Angeles Community Plan.

**In addition to the above findings set forth in Section 12.24-E of the LAMC, the City Planning Commission shall find that:**

**5. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.**

The City's Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. The Housing Element of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City

As discussed in Finding No. 4, the project, including 13 market-rate units and two (2) units reserved for Very Low Income Households, is consistent with many of the goals and objectives of the Housing Element of the General Plan.

**6. The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application, as follows:**

- a. **11% Very-Low Income Units for a 35% density increase; or**
- b. **20% Low Income Units for a 35% density increase; or**
- c. **40% Moderate Income Units for a 35% density increase in for-sale projects.**

**The project may then be granted additional density increases beyond 35% by providing additional affordable housing units in the following manner:**

- a. **For every additional 1% set aside of Very-Low Income Units, the project is granted an additional 2.5% density increase; or**
- b. **For every additional 1% set aside of Low Income Units, the project is granted an additional 1.5% density increase; or**
- c. **For every additional 1% set aside of Moderate Income Units in for-sale projects, the project is granted an additional 1% density increase; or**
- d. **In calculating the density increase and Restricted Affordable Units, each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.**

The subject property is zoned [Q]R3-1VL-O, which limits density to one (1) dwelling unit per 800 square feet of lot area. The subject property has a total lot area of 7,075 square feet, and as such, the permitted base density on the subject property is nine (9) units.<sup>2</sup> In exchange for reserving a portion of the units for affordable housing, the applicant is entitled to a maximum 35 percent density bonus by-right. The applicant is seeking an additional 22.5 percent density bonus (or a total of a 57.5 percent density bonus) through a Conditional Use to allow for the proposed 15 dwelling units to be built on the site.

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<sup>2</sup> Assembly Bill 2501 clarifies that density calculations that result in a fractional number are to be rounded up to the next whole number. This applies to base density, number of bonus units, and number of affordable units required to be eligible for the density bonus.

Pursuant to the LAMC and California Government Code Section 65915, a Housing Development Project that sets aside a certain percentage of units as affordable, either in rental or for-sale units, shall be granted a corresponding density bonus, up to a maximum of 35 percent. While these provisions are limited to 35 percent, Government Code Section 65915(f) states that “the amount of density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds percentage established.” As such, in instances where a project is seeking a density bonus increase that is more than 35 percent, the amount of required units that are set aside as affordable shall vary depending on the requested amount of density bonus. Therefore, it is appropriate that any project that requests a density bonus increase beyond 35 percent would extend the existing set-aside charts located in Section 12.22-A,25 of the LAMC. LAMC Section 12.24-U,26, which implements this provision of State law, states, as a Conditional Use, a project may be granted additional density increases beyond the 35 percent maximum by providing additional affordable housing units. Consistent with this Section, Table 2 below illustrates how the maximum allowable Density Bonus increases for every unit set aside for Very Low Income Households (2.5 percent density increase for every additional one (1) percent of Very Low Income units provided), based on the base density and the chart prescribed in Section 12.22-A,25 of the LAMC.

***Density Bonus Percentages***

<b>Very Low Income Units (Percentage of Base Density)</b>	<b>Maximum Density Bonus Permitted (Based on Base Density)</b>
5 %*	20 %*
6 %*	22.5 %*
7 %*	25 %*
8 %*	27.5 %*
9 %*	30 %*
10 %*	32.5 %*
11 %*	35 %*
12 %	37.5 %
13 %	40 %
14 %	42.5 %
15 %	45 %
16 %	47.5 %
17 %	50 %
18 %	52.5 %
19 %	55 %
<b>20 %</b>	<b>57.5 %</b>
* Existing set-aside chart as listed in Section 12.22-A,25 of the LAMC	

For the subject property, a 35 percent by-right density bonus would allow for 13 units (equal to an increase of four [4] units beyond the nine-unit base density) to be constructed on the project site. As illustrated in Table 2 above, in order to qualify for the 35 percent by-right

density bonus, the project would be required to set aside 11 percent of the base density, or one (1) unit, for Very Low Income Households. The applicant is seeking an additional 22.5 percent density bonus through a Conditional Use to allow for a total of 15 dwelling units, representing an increase of two (2) units beyond what would otherwise be permitted through the by-right 35 percent density bonus. In order to obtain the additional requested 22.5 percent density bonus, as shown in Table 2, the project must set aside at least 20 percent of the base density, equal to two (2) units, for Very Low Income Households. The project proposes to set aside two (2) units for Very Low Income Households in exchange for the requested Density Bonus.

**7. The project meets any applicable dwelling unit replacement requirements of the California Government Code Section 65915(c)(3).**

The project proposes the demolition of an existing duplex. Per the SB 330 Determination Letter dated May 27, 2020, two (2) units need to be replaced with equivalent type, including, at minimum, one (1) unit restricted to Very Low Income Households and one (1) unit restricted to Low Income Households. The project's two (2) proposed Very Low Income units will fulfill the replacement housing requirements of this determination. Therefore, the project will meet the applicable dwelling unit replacement requirements of the California Government Code Section 65915(c)(3).

**8. The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the LAMC.**

The proposed project has been conditioned to record a covenant for affordability restriction of a period of 55 years from the issuance of the Certificate of Occupancy, to the satisfaction of the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the LAMC.

**9. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.**

The City Planning Commission approved the Affordable Housing Incentives Guidelines (under Case No. CPC-2005-1101-CA) on June 9, 2005. The Guidelines were subsequently approved by the City Council on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. HCIDLA utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects. The Guidelines prescribe that the design and location of affordable units be comparable to the market rate units, the equal distribution of amenities, HCIDLA monitoring requirements, affordability levels, and procedures for obtaining HCIDLA sign-offs for building permits.

The project will result in 15 new dwelling units, of which two (2) will be reserved for Very Low Income Household occupancy and the remainder will be offered as market rate units. In order to ensure that there is equal distribution of amenities, the project has been conditioned to provide the private balconies in accordance with the requirements of the LAMC. All residents of the proposed project will have access to all common open space amenities within the building and each unit will have adequate private open space. The restricted units will comply with affordability requirements in the Guidelines set forth by HCIDLA in conformance with US Department of Housing and Urban Development (HUD). Additionally, as part of the building permit process, the applicant will execute a covenant to the satisfaction of HCIDLA who will

ensure compliance with the Guidelines. Therefore, the project will address the policies and standards contained in the Guidelines.

## PUBLIC HEARING AND COMMUNICATIONS

A public hearing for Case No. CPC-2020-595-DB-CU was held by the Hearing Officer via teleconference on December 14, 2020, at approximately 2:30 p.m.

### 1. Attendees

The hearing was attended by approximately 10 people, including representatives of the applicant, a representative from Council District 5, and members of the public.

### 2. Testimony

- a. Mr. Gary Benjamin, the applicant's representative presented the project and highlighted the project design and project features. He also highlighted some design changes that occurred as a result of discussions with Planning staff. This included additional façade changes on the south side and a more pedestrian oriented ground level.
- b. A representative of Council District 5 stated that the Council Office requested comments that were provided during the project's Professional Volunteer Program (PVP) project review. The Hearing Officer subsequently forwarded this to CD 5.
- c. 4 of the speakers expressed opposition to the project, primarily regarding the height of the project, lack of parking in the neighborhood, and impacts the project will have with available street parking.  
One speaker questioned enrollment criteria employed by the school.
- d. In response to the concerns raised by the members of the public, the applicant's representative highlighted the articulation the building design provides and that there will be 22 parking spaces for the project.
- e. The Hearing Officer also discussed the need for a better landscape plan and if there would be opportunities to provide shade at the rear of the property.

### **Written Testimony**

Planning staff received one letter of support for the proposed project from the South Robertson Neighborhood Council (SORO NC) dated September 2, 2019. The SORO NC cited the project will bring more density to an area near a future Purple Line stop and contribute to more affordable housing.

Staff also received one letter of opposition from a member of the public that represents the older residents in the area. The letter cites the lack of accessibility for the elderly population to attend Zoom Meetings, lack of parking in the neighborhood, traffic violation issues in the neighborhood. Two additional letters were received citing how the development will be incompatible with the neighborhood and will strain existing traffic conditions.

Public correspondence has been attached as Exhibit E to the Staff Recommendation Report.

# Exhibit A

Plans

# BEVERLY DRIVE APARTMENT

1432 S. BEVERLY DRIVE, LOS ANGELES, CA 90035



THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Revision N.	Revision Desc.	Revision Date
1	LA DBS REV - DAS	09/09/2020
2	LA DBS REV - FIRE	09/20/2020
3	LA DBS REV - DBS	01/28/2021
4	CPC - Redesign	02/05/2021

## SYMBOLS

	SLOPE ARROWS	ROOM NAME CEILING HGT. FLR. MATERIAL	ROOM FINISH TAG
	SLOPE ARROWS		SUSMP AREA ALLOCATION
	ELEVATION CALLOUTS		POINT ELEVATION
	GRID BUBBLE		STEP IN SLAB
	BUILDING ELEVATION SHEET NUMBER		FACADE ELEVATION MARKER
	INTERIOR ELEVATIONS SHEET NUMBER		WALL TYPE
	BUILDING SECTION SHEET NUMBER		REVISION CALLOUT
	WALL SECTION SHEET NUMBER		DOOR CALLOUT
	DETAIL NUMBER SHEET NUMBER		WINDOW CALLOUT
	DETAIL TICK	ROOM NAME	ROOM NUMBER
	MATCHLINE		CEILING HEIGHT
	BREAK LINE		NORTH ARROW
	KEYNOTES		

## ABBREVIATIONS

A.F.F. A.F.S.	ABOVE FINISH FLOOR ABOVE FINISH SURFACE	GA. GALV.	GAUGE GALVANIZED	R. RAD.	RISER RADIUS
BD. BLK. BLKG. BM. BOT. BLDG. BET.	BOARD BLOCK BLOCKING BEAM BOTTOM BUILDING BETWEEN	G.I. GL. GR. GYP. BD. G.D.	GRADE GYP/SUM BOARD GARBAGE DISPOSAL	RM. R.O. REF. REQ'D.	REINFORCING RESIL. RESIL. ROOF DRAIN ROUGH OPENING REFRIGERATOR REQUIRED
C.L. C.M. CER. C.I.P. CLG. CLO. CLR. C.O. COL. COM. CONC. CONT. C.W. C.T. C.Y.D.	CENTER LINE CATCH BASIN CEMENT CERAMIC CAST IRON PIPE CEILING CLOSET CLEAR CLEAN OUT COLUMN COMMON CONCRETE CONTINUOUS COLD WATER CERAMIC TILE CUBIC YARD	H.B. HWD. HGT. H.P.T. HDR. HTR. H.W. HORIZ. H.C.	HOSE BIBB HARDWOOD HEIGHT HIGH POINT HEADER HEATER HOT WATER HORIZONTAL HOLLOW CORE	S.C. SHT. SHTG. SQ. STD. STL. STRUCT. S.S. SUSP. SUSP. STOR. S.T.C. S.F. SSD	SOLID CORE SHEET SIMILAR SHEATHING SQUARE STANDARD STEEL STRUCTURAL STAINLESS STEEL SUSPENDED SPECIFICATIONS STORAGE SOUND TRANSMISSION CLASS SQUARE FOOT SEE STRUCTURAL DRAWINGS
DET. D.F. D.D. DIA. DWG. D.S. D.W. DR. DIM.	DETAIL DRINKING FOUNTAIN DOOR DIMENSION DIAMETER DRAWING DOWNSPOUT DISHWASHER DOOR DIMENSION	LAV. LSTH LKR.	LAVATORY LENGTH LOCKER	TEL. TERR. T & G T.O.C. T.O.W. TYP. THRU TEMP. TOP OF PARAPET TREAD T.O.PL.	TELEPHONE TERRAZZO TONGUE AND GROOVE TOP OF CURB TOP OF WALL TYPICAL THROUGH TEMPERED TOP OF PARAPET TREAD TOP OF PLATE
EA. ELEC. ELEV. ENCL. ENCL. EXH. EXIST. EXP. EXT. E.J.	EACH ELECTRICAL ELEVATION ENCLOSURE EXHAUST EXISTING EXPANSION EXTERIOR EXPANSION JOINT	MIN. MAS. MAX. MECH. MEMB. MTL. M.H. MISC. M.V. M.R. MFG.	MINIMUM MASONRY MAXIMUM MECHANICAL MEMBRANE METAL MANHOLE MISCELLANEOUS MASONRY OPENING MOISTURE RESISTANT MANUFACTURER	U U.O.N.	URINAL UNLESS OTHERWISE NOTED
F.D. F.E.C. F.G. F.H.C. FIN. FLR. FLRG. FTG. F.GL. F.S. FLUOR. F.O.C. F.O.M. F.O.S. F.O.F. F.F.	FLOOR DRAIN FIRE EXTINGUISHER CABINET FUEL GAS FIRE HOSE CABINET FINISH FLOOR FLOORING FOOTING FIXED GLASS FLOOR SINK FLUORESCENT FACE OF CONCRETE FACE OF MASONRY FACE OF STUD FACE OF FINISH FLOOR JOIST	OBSC. ON CENTER O.D. OFF. OPK. OV. OVFL. OPP.	OBSCURE ON CENTER OUTSIDE DIAMETER OFFICE OPENING OVEN OVERFLOW OPPOSITE	W. WAINS. W.C. WD. WH. WP.	WITH WAINSCOT WATER CLOSET WOOD WATER HEATER WATERPROOF
F.F. F.O.C. F.O.M. F.O.S. F.O.F. F.F.	FACE OF FINISH FACE OF CONCRETE FACE OF MASONRY FACE OF STUD FACE OF FINISH FACE OF FINISH FACE OF FINISH	PL. PARTN PLAS. PLYWD. PR. P.L.	PROPERTY LINE/PLATE PLASTER PLYWOOD PAIR PLASTIC LAMINATE		

## DIRECTORY

<b>OWNER</b>	BEN KOHANTEB ALCOTT BEVERLY LLC BEN KOHANTEB BEN KOHANTEB@YAHOO.COM 818-266-5990 9448 W. PICO BLVD LOS ANGELES, CA 90035
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<b>STRUCTURAL ENGINEER</b>	BERKOZ & ASSOC., INC. NACI BERKOZ CAD@BER-SE.COM (818) 668-8589 5530 CORBIN AVE. #355 TARZANA, CA 91356
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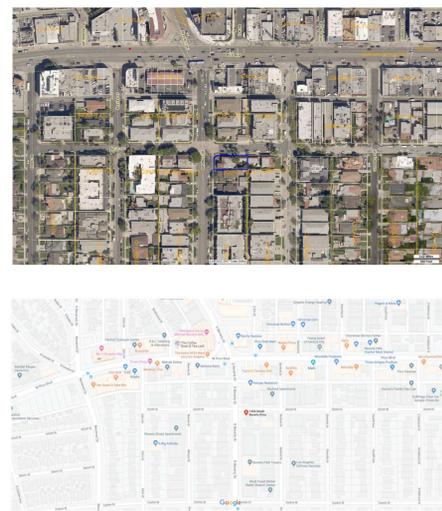
## PROJECT DATA

<b>PROJECT DESCRIPTION</b>	PROPOSED 15 APARTMENT UNITS WITH 5 LEVELS OF RESIDENTIAL OVER 2 LEVELS OF PARKING ON SUBTERRANEAN AND FIRST FLOOR.  THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH NFPA 12; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.  THIS PROJECT IS 100% PRIVATELY FUNDED WITH NO TAX CREDIT AND IS NOT PUBLIC HOUSING.
<b>PROPERTY INFORMATION</b>	SITE ADDRESS: 1432 S. BEVERLY DR LOS ANGELES, CA 90035  LEGAL DESCRIPTION:  APN: 4306008024 LOT: 72 TRACT: TR 7671
<b>ZONING DATA</b>	SOURCES: LAMC12.10 "R3 MULTIPLE DWELLING ZONE" ZONING ORD 166676 LAMC 12.24.U. 26  ZONING DESIGNATION: [O] R3-1VL-O  LOT AREA: 7,065 SF (PER SURVEY)  BUILDABLE AREA: 45'-0" X 100'-0" = 4,500 SF  ALLOWABLE RESIDENTIAL DENSITY BY RIGHT: 7,065 / 800 = 9 UNITS C.U.P. (LAMC 12.24.U. 26) x 1.57 = <b>15 UNITS</b>  ON SITE RESTRICTED AFFORDABLE UNITS: 57.5% - 35% = 22.5% C.U.P. (LAMC 12.24.U. 26) 22.5% / 2.5% = 9% 9% + 11% = <b>20% VLI</b>  11% VLI FOR 35% DENSITY BONUS & 1% VLI FOR EACH ADDITIONAL 2.5% 9 UNITS X 20% = <b>2 UNITS</b>  MAX ALLOWABLE FAR BY RIGHT: 3 : 1 ON-MENU DENSITY BONUS: 35% = <b>4.05 : 1</b>  ALLOWABLE FLOOR AREA: 4,500 X 4.05 = 18,225 SF PROPOSED FLOOR AREA: 16,388 SF  MAX ALLOWABLE HEIGHT: 45'-0" OFF-MENU DENSITY BONUS: + 22'-0" = <b>67'-0"</b>  SETBACKS: FRONT SETBACK: 15'-0" SIDEYARD SETBACKS: 5'-0" + 4'-0" = 9'-0" MIN. OFF-MENU DENSITY BONUS: 9'-0" - 30% REDUCTION = 6'-4" (TOP FLOOR ADDITIONAL 15' SETBACK) REAR YARD SETBACK: 15'-0"
<b>CONDITIONAL USE PERMIT &amp; DENSITY BONUS</b>	C.U.P. DENSITY REQUEST: 57.5% DENSITY INCREASE ON-MENU DENSITY REQUEST: 22% F.A.R. INCREASE OFF-MENU DENSITY REQUESTS: 22'-0" HEIGHT INCREASE 30% REDUCTION OF SIDE YARDS RESIDENTIAL PARKING REDUCTION OPEN SPACE ABOVE FIRST HABITABLE LEVEL

## SHEET INDEX

<b>CODE COMPLIANCE</b>	A0.11 GENERAL NOTES A0.12 GENERAL NOTES A0.13 GENERAL NOTES A0.14 GENERAL NOTES A0.15 GENERAL NOTES A0.16 APPROVALS A0.20 GREEN FORMS	<b>ARCHITECTURAL</b>	AD.41 ARCHITECTURAL DETAILS - WINDOWS AD.50 ARCHITECTURAL DETAILS - DOORS AD.51 ARCHITECTURAL DETAILS - DOORS AD.52 ARCHITECTURAL DETAILS - DOORS AD.53 ARCHITECTURAL DETAILS - DOORS AD.60 ARCHITECTURAL DETAILS - SCREENS AD.70 ARCHITECTURAL DETAILS - STAIR & HANDRAIL AD.71 ARCHITECTURAL DETAILS - STAIR & HANDRAIL AD.80 ARCHITECTURAL DETAILS - CABINETRY AD.90 ARCHITECTURAL DETAILS - SITE AD.91 ARCHITECTURAL DETAILS - SITE
<b>LANDSCAPE</b>	A0.00 TITLE SHEET A0.01 CODE COMPLIANCE A0.02 FAR DIAGRAMS A0.03 EXITING PLANS A0.04 EXITING PLANS A0.05 OPEN SPACE DIAGRAMS A0.06 OPEN AREA ANALYSIS A0.11 GENERAL NOTES A0.12 GENERAL NOTES A0.13 GENERAL NOTES A0.14 GENERAL NOTES A0.15 GENERAL NOTES	<b>ARCHITECTURAL</b>	A1.02 SUB PARKING & LEVEL 1 A1.03 LEVEL 2 & 3 A1.04 LEVEL 4 & 5 A1.05 LEVEL 6 & ROOF A2.01 BLDG. SECTIONS A2.02 BLDG. SECTIONS A3.01 BLDG. ELEVATIONS A3.02 BLDG. ELEVATIONS A4.01 ENLARGED PLANS A4.02 ENLARGED PLANS A4.03 ENLARGED PLANS A4.04 ENLARGED PLANS A4.10 ENLARGED BATHROOMS A4.11 ENLARGED KITCHENS A5.01 ENLARGED STAIR 1 A5.02 ENLARGED STAIR 2 A7.01 DOOR & WINDOW SCHEDULE A7.02 CURTAIN PANEL SCHEDULE A7.03 CURTAIN PANEL SCHEDULE ACC.1 DISABLED ACCESS NOTES ACC.2 DISABLED ACCESS NOTES ACC.3 DISABLED ACCESS NOTES ACC.4 DISABLED ACCESSIBILITY DETAILS ACC.5 DISABLED ACCESSIBILITY DETAILS ACC.6 DISABLED ACCESSIBILITY DETAILS AD.10 ARCHITECTURAL DETAILS - WALLS AD.11 ARCHITECTURAL DETAILS - WALLS AD.12 ARCHITECTURAL DETAILS - WALLS AD.13 ARCHITECTURAL DETAILS - WALLS AD.20 ARCHITECTURAL DETAILS - FOUNDATION AD.30 ARCHITECTURAL DETAILS - ROOFING AD.31 ARCHITECTURAL DETAILS - ROOFING AD.32 ARCHITECTURAL DETAILS - ROOFING AD.40 ARCHITECTURAL DETAILS - WINDOWS

## PROJECT MAP



## ZONING MAP



## DEFERRED PLAN CHECK SUBMITTALS, UNDER SEPERATE APPLICATION:

- RETAINING WALL
- GRADING WORK
- BLOCK FENCE WALLS
- FIRE SPRINKLER SYSTEMS
- MECH. ELEC & PLUMBING WORK
- SHORING
- DEMOLITION
- STOREFRONT/CURTAIN WALL
- GLASS GUARDRAIL
- FIRE ALARM (VOICE/EVAC, SMOKE DETECTIONS & PULL SECTIONS, SEE RFM)
- EMERGENCY RESPONDER RADIO COVERAGE PER LFC 510
- SOLAR ENERGY SYSTEMS
- SPIRAL STAIRCASE

tag the albert group architects  
2032 Stoner Avenue | Los Angeles, CA 90025



BEVERLY DRIVE  
1432 S. BEVERLY DRIVE  
LOS ANGELES, CA 90035

PROJECT NUMBER: 19340  
PROJECT PHASE: CONSTRUCTION DOCUMENT  
SHEET ISSUE DATE: 01/02/2020  
SHEET NAME: TITLE SHEET  
SHEET NUMBER: A0.00

# BASIS OF DESIGN

## PROJECT DATA & CODE SUMMARY

APPLICABLE BUILDING CODE:  
 2016 CALIFORNIA BUILDING CODE WITH 2017 L.A. CITY AMENDMENTS  
 2016 CALIFORNIA CODE OF REGULATIONS TITLE 24 PART 11 WITH L.A. CITY AMENDMENTS  
 2016 CALIFORNIA ELECTRICAL CODE WITH 2017 L.A. CITY AMENDMENTS  
 2016 CALIFORNIA MECHANICAL CODE WITH 2017 L.A. CITY AMENDMENTS  
 2016 CALIFORNIA PLUMBING CODE WITH 2017 L.A. CITY AMENDMENTS  
 PLANNING AND ZONING CODE WITH CURRENT AMENDMENTS

PROPOSED USE / OCCUPANCY TYPE:  
 RESIDENTIAL UNITS (R-2)  
 PARKING & STORAGE (S-2)

PROPOSED CONSTRUCTION TYPE:  
 I-A - 1ST FLOOR AND SUBTERRANEAN LEVEL  
 III-A - 2ND THROUGH 5TH FLOOR  
 \*FULLY SPRINKLERED\* (NFPA-13) TO ALL BUILDING AREA

PROPOSED RESIDENTIAL DENSITY: 16 UNITS

PROPOSED NO. OF STORIES: 6

## CODE COMPLIANCE GENERAL NOTES

- EGRESS & ADA**
- MAXIMUM EXIT ACCESS TRAVEL DISTANCE FOR R-2 OCCUPANCY, PER TABLE 1016.1 IS 250' WITH AN AUTOMATIC SPRINKLER SYSTEM. MAXIMUM EXIT ACCESS TRAVEL DISTANCE FOR S-2 OCCUPANCY, PER TABLE 1016.1 IS 400' WITH AN AUTOMATIC SPRINKLER SYSTEM.
  - NOTED STAIR WIDTHS ARE TAKEN FROM INSIDE OF STRINGER TO INSIDE OF STRINGER, NOT THE CLEAR WIDTH BETWEEN HANDRAILS, TYPICAL UNLESS OTHERWISE NOTED. ALL PORTIONS OF THE MEANS OF EGRESS SHALL COMPLY WITH SECTION 1003 OF THE 2016 CBC.
  - REGARDLESS OF THE OCCUPANT LOAD SERVED, ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
  - CONTRACTOR SHALL CHALK OUT ALL NON-BEARING WALLS PRIOR TO FRAMING AND CONTACT OWNER/ARCHITECT FOR FIELD INSPECTION OF ADA CLEARANCES PRIOR TO FRAMING.
  - ALL DOORS TO BE A MINIMUM OF 3'-0" WIDE x 6'-8" HIGH MINIMUM (U.O.N.). SEE PLANS FOR LARGER EGRESS WIDTHS. EGRESS DOOR, SEE SCHEDULE FOR FURTHER INFORMATION. (HEIGHTS AND WIDTHS MAY VARY).
  - ALONG EGRESS PATH, MAINTAIN 44" MINIMUM WIDTH AT INTERIOR AND 48" MINIMUM AT EXTERIOR (U.O.N. FOR LARGER OCCUPANT LOADS). CLEAR WIDTH x 7'-0" MIN. CLEAR VERTICAL CLEARANCE CONTINUOUS.
  - PANIC HARDWARE SHALL BE INSTALLED ON ALL DOORS OPENING IN THE DIRECTION OF EGRESS TRAVEL.
  - THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREAS SERVED, PER SECTION 1015.2.1 OF 2012 CBC, EXCEPTION 2.

## FIRE BARRIER & RESISTANCE REQUIREMENTS

### FIRE-BARRIERS / FIRE-PARTITIONS AND OPENING PROTECTION REQUIREMENTS

FOR TYPE IIIA AND IA FULLY SPRINKLERED (NFPA-13) CONSTRUCTION

LOCATION	REF CODE SECTION	FIRE BARRIER RATING	HORIZONTAL SEPARATION	OPENING PROTECTION
BETWEEN R-2 & S-2	TABLE 508.4	1 HR FIRE PARTITION	1 HR	1 HR
BETWEEN DWELLING UNITS	SECT. 708.3	1 HR FIRE PARTITION	1 HR	N/A
COURTYARD WALLS	TABLE 716.5	1 HR FIRE RESISTANCE	1 HR	20 / 45 MIN
ELEVATOR SHAFT	SEC 713.4	2 HR FIRE BARRIER	0	1-1/2 HR
ELEVATOR LOBBY	SECT. 708.3	1 HR FIRE PARTITION	0	1-1/2 HR
EXIT STAIRWAY ≥ 4 STORIES	SECT. 1023A1027	2 HR FIRE BARRIER	0	90 MIN

1 PER SECTION 3006.3. 5 ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED WHERE THE HOISTWAY DOOR HAS A FIRE-PROTECTION RATING AS REQUIRED BY SECTION 708.7 AND THE HOISTWAY DOOR OPENING IS ALSO PROTECTED BY A LISTED AND LABELED SMOKE CONTAINMENT SYSTEM COMPLYING WITH ICC ES AC77

2 PER SECTION 3006.3. 2 AN ENCLOSED ELEVATOR LOBBY SHALL BE PROVIDED AT EACH FLOOR TO SEPARATE THE ELEVATOR HOISTWAY SHAFT ENCLOSURE DOORS FROM EACH FLOOR BY SMOKE PARTITIONS IN ACCORDANCE WITH SECTION 710 WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. IN ADDITION, DOORS PROTECTING OPENINGS IN THE SMOKE PARTITIONS SHALL COMPLY WITH SECTIONS 710.5.2.2, 710.5.2.3 AND 716.5.9.

### FIRE RESISTANCE REQUIREMENTS FOR EXTERIOR WALLS (TABLE 602) FOR R-2 OCCUPANCY

LOCATION OF EXTERIOR WALL	TYPE OF CONSTRUCTION	FIRE SEPARATION DISTANCE	FIRE RESISTANCE REQ'S
NORTH WALL	IA IIIA	X > 30'	0
SOUTH WALL	IA IIIA	10' ≤ X < 30'	1 HOUR 1 HOUR
WEST WALL	IA IIIA	5' ≤ X < 10'	1 HOUR 1 HOUR
EAST WALL	IA IIIA	5' ≤ X < 10'	1 HOUR 1 HOUR

### FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

BUILDING ELEMENT	TYPE IA	TYPE IIIA
PRIMARY STRUCTURAL FRAME	3 HRS	1
BEARING WALLS EXTERIOR	3 HRS	2
BEARING WALLS INTERIOR	3 HRS	1
FLOOR CONSTRUCTION	2 HRS	1
ROOF CONSTRUCTION & SECONDARY MEMBERS	1 1/2 HR	1

## FLOOR AREA TABULATIONS

### BUILDING CODE AREA & OCCUPANCY

FLOOR LEVEL	R-2 OCC	S-2 OCC
1ST FLOOR	740	3,738
2ND FLOOR	4,478	-
3RD FLOOR	4,478	-
4TH FLOOR	4,478	-
5TH FLOOR	4,478	-
6TH FLOOR	2,551	-
<b>TOTAL</b>	<b>21,203</b>	<b>3,738</b>

## OPEN SPACE TABULATION

### OPEN SPACE REQUIRED (ORD. 166676)

UNIT SIZE	REQ'D SF PER UNIT	PROPOSED NO. OF UNITS	SUBTOTAL REQUIRED
< 3 HABITABLE ROOMS	100 SF <sup>1</sup>	3	300 SF
= 3 HABITABLE ROOMS	100 SF <sup>1</sup>	6	600 SF
> 3 HABITABLE ROOMS	100 SF <sup>1</sup>	6	600 SF
<b>TOTAL OPEN SPACE REQUIRED</b>			<b>1,500 SF</b>

### OPEN SPACE PROVIDED

FLOOR LEVEL	PRIVATE DECK SF	COMMON SPACE SF	SUBTOTAL PROVIDED
REAR YARD	-	666 SF <sup>2</sup>	666 SF
FIRST FLOOR	-	-	-
SECOND FLOOR	300 SF <sup>3</sup>	-	300 SF
THIRD FLOOR	-	-	-
FOURTH FLOOR	-	-	-
FIFTH FLOOR	-	-	-
SIXTH FLOOR	680 SF	-	680 SF
<b>TOTAL OPEN SPACE PROVIDED</b>			<b>1,646 SF</b>

### LANDSCAPED OPEN SPACE (ORDINANCE 166676)

MIN. REQUIRED LANDSCAPE AREA = 50% COMMON OPEN SPACE  
 666 X .5 = 333 SF  
 666 X .5 = 333 SF

REQUIRED LAWN/GROUND COVER= 50% OF LANDSCAPED AREA  
 333 X .5 = 167 SF

REQUIRED # OF TREES= (1) 24" BOX TREE FOR EVERY 3 DWELLING UNITS  
 167 / 3 TREES

ZONING ORDINANCE 166676

1 A MINIMUM OF 100 SF OF USABLE OPEN SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT.

2 SIDE AND REAR YARD AREAS (AT LEAST 15' IN WIDTH) MAY BE INCLUDED AS USABLE OPEN SPACE

3 PRIVATE PATIOS OR ENCLOSED YARDS (LOCATED AT GROUND LEVEL OR AT THE FIRST HABITABLE ROOM LEVEL) WHICH ARE PART OF A DWELLING UNIT MAY BE INCLUDED AS USABLE OPEN SPACE IF THEY ARE A MINIMUM OF 150 SF. RECREATION ROOMS MAY BE INCLUDED AS OPEN SPACE BUT MAY NOT COUNT FOR MORE THAN 10% OF TOTAL REQUIRED OPEN SPACE AREA.

\*OFF MENU DENSITY BONUS REQUEST TO ALLOW OPEN SPACE COUNTED ABOVE THE FIRST HABITABLE FLOOR LEVEL.

## ALLOWABLE AREA & HEIGHT CALCULATION

2017 CBC, SECTION 504&506

ALLOWABLE AREA CALCULATION

$$A_a = (A_i + [NS \times I]) \times S_a$$

A<sub>a</sub> = ALLOWABLE BUILDING AREA (SQUARE FEET)

A<sub>i</sub> = TABULAR ALLOWABLE AREA FACTOR (NS, S1, OR S13R VALUE, AS APPLICABLE) IN ACCORDANCE WITH TABLE 506.2

NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR NONSPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED).

I = AREA FACTOR INCREASE DUE TO FRONTAGE (PERCENT) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3.

S<sub>a</sub> = FOR GROUP A, E, H, L, AND R OCCUPANCIES, HIGH-RISE BUILDINGS, AND OTHER APPLICATIONS LISTED IN SECTION 1.11 REGULATED BY THE OFFICE OF THE STATE FIRE MARSHAL, ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED TWO.

NO INDIVIDUAL STORY SHALL EXCEED THE ALLOWABLE AREA (A<sub>a</sub>) AS DETERMINED BY EQUATION 5-2 USING THE VALUE OF S<sub>a</sub> = 1.

FLOOR / LEVEL	CONSTRUCTION TYPE	HEIGHT 1 TABLE 504.3		STORY TABLE 504.4		BUILDING AREA SEC 506			
		ALLOWABLE	PROPOSED	ALLOWABLE	PROPOSED	ALLOWABLE	PROPOSED	PROPOSED	
RESIDENTIAL / R-2 2ND - 6TH FLRS	TYPE IIIA-FS	85'	67'	5	5	A <sub>i</sub> = 24,000 SF	NS = 24,000 SF	If=0	2ND FLR= 4,478 SF 3RD FLR= 4,478 SF 4TH FLR= 4,478 SF 5TH FLR= 4,478 SF 6TH FLR= 2,551 SF
						S <sub>a</sub> =1	<b>A<sub>a</sub> = 24,000 SF</b>		TOTAL AREA= 20,463 SF
						S <sub>a</sub> =2	<b>A<sub>a</sub> = 48,000 SF</b>		
1ST FLOOR	TYPE IA-FS	UL	UL	UL	UL	A <sub>i</sub> = UL	NS = UL	If=0	1ST FLR= 4,478 SF
						S <sub>a</sub> =1	<b>A<sub>a</sub> = UL</b>		TOTAL AREA= 4,478 SF
						S <sub>a</sub> =1	<b>A<sub>a</sub> = UL</b>		

Level	Name	Number	Area
LEVEL 2	2 BR - TYPE A	203	636 SF
LEVEL 2	3 BR - TYPE A	201	1183 SF
LEVEL 2	3 BR - TYPE B	202	948 SF
LEVEL 3	1 BR - TYPE A	301	673 SF
LEVEL 3	2 BR - TYPE B	302	740 SF
LEVEL 3	2 BR - TYPE C	303	788 SF
LEVEL 3	2 BR - TYPE D	304	669 SF
LEVEL 4	1 BR - TYPE A	401	672 SF
LEVEL 4	1 BR - TYPE B	402	549 SF
LEVEL 4	2 BR - TYPE D	404	669 SF
LEVEL 4	3 BR - TYPE C	403	950 SF
LEVEL 5	1 BR - TYPE A	501	670 SF
LEVEL 5	2 BR - TYPE E	504	700 SF
LEVEL 5	2 BR - TYPE F	503	810 SF
LEVEL 5	2 BR - TYPE G	502	764 SF
LEVEL 6 - LOFT	LOFT	604	250 SF
LEVEL 6 - LOFT	LOFT	603	528 SF
LEVEL 6 - LOFT	LOFT	602	515 SF

## UNIT COUNT & SQUARE FOOTAGE

UNIT TYPE	AVG. SF	COUNT	TOTAL SF
1 BEDROOM UNITS	641 SF	4	2,564 SF
2 BEDROOM UNITS	700 SF	5	3,502 SF
2 BEDROOM + LOFT	1,189 SF	3	3,567 SF
3 BEDROOM	1027 SF	3	3,081 SF
<b>TOTAL</b>		<b>15</b>	<b>12,714 SF</b>

## PARKING TABULATION

### AUTOMOBILE PARKING REQUIRED

### BASELINE AUTOMOBILE PARKING FOR RESIDENTIAL:

1 BEDROOMS UNITS = 3 HABITABLE ROOMS	4 UNITS x 1.5 PER UNIT	6 SPACES
2 & 3 BEDROOMS UNITS > 3 HABITABLE ROOMS	11 UNITS x 2 PER UNIT	22 SPACES
<b>TOTAL BASELINE PARKING</b>		<b>28 SPACES</b>

### DENSITY BONUS PARKING OPTION 1:

1 BEDROOM UNITS = 3 HABITABLE ROOMS	4 UNITS X 1 PER UNIT	4 SPACES
2 & 3 BEDROOMS UNITS > 3 HABITABLE ROOMS	11 UNITS x 2 PER UNIT	22 SPACES
<b>TOTAL PARKING</b>		<b>26 SPACES</b>

### ACCESSIBLE PARKING SPACES:

ACCESSIBLE PARKING: 2% TOTAL	1 REQ'D	1 SPACE
ACCESSIBLE PARKING: 1 PER 25 GUEST SPACES	1 REQ'D <sup>2</sup>	1 SPACE
<b>TOTAL ACCESSIBLE PARKING REQUIRED:</b>		<b>2 ACCESSIBLE SPACES</b>

### ADDITIONAL PARKING REQ'MNTS:

GUEST PARKING REQUIRED FOR 15 UNITS	15 UNITS X 0.25 PER UNIT <sup>1</sup>	4 SPACES
EVCS (CALGREEN 4.106.4.2)	26 X 5% = 1.3	2 SPACE

### BICYCLE PARKING REQUIRED FOR RESIDENTIAL

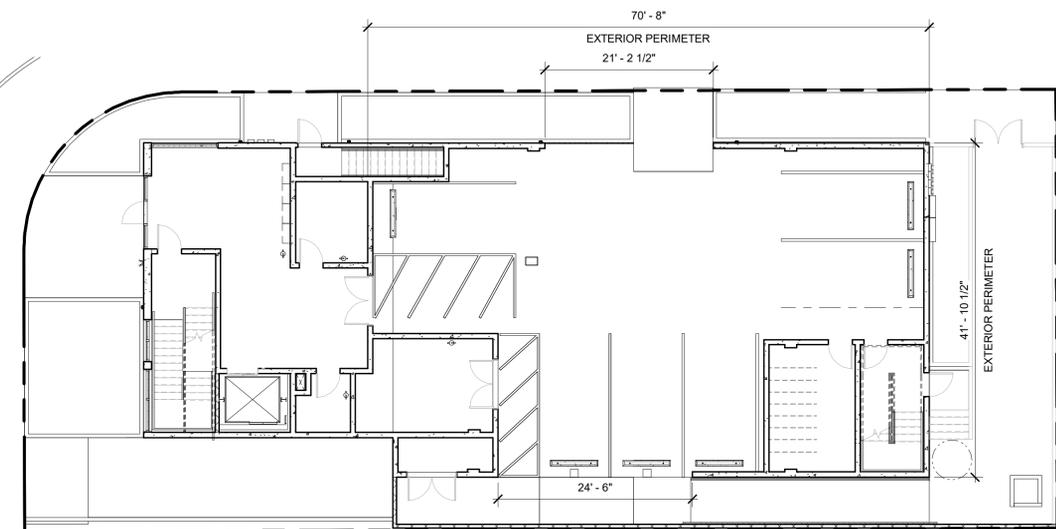
LONG TERM BICYCLE PARKING	1 PER UNIT (1 - 25UNIT)	15 LONG TERM BICYCLE SPACES
SHORT TERM BICYCLE PARKING	1 PER 10 UNIT (1 - 25UNIT)	2 SHORT TERM BICYCLE SPACES
<b>BICYCLE PARKING REQUIRED</b>		<b>17 BICYCLE SPACES</b>

### PARKING PROVIDED

<b>AUTOMOBILE PARKING PROVIDED (OFF-MENU DENSITY BONUS)</b>	<b>22 TOTAL SPACES<sup>4</sup></b>	<b>14 STANDARD + 8 COMPACT</b>
<b>ACCESSIBLE PARKING PROVIDED</b>	<b>2 TOTAL SPACES</b>	<b>1 ACCESSIBLE CAR SPACE 1 ACCESSIBLE VAN SPACE<sup>3</sup></b>
<b>BICYCLE PARKING PROVIDED</b>	<b>33 TOTAL SPACES</b>	<b>15 REQ'D LONG TERM 16 ADD. LONG TERM 2 SHORT TERM</b>

### NOTES:

- PER ZONING ORDINANCE 166676.
- PER SECTION 11B-208.2.3.3 ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH 11B-208.2 WHERE PARKING SPACES ARE PROVIDED FOR PERSONS OTHER THAN RESIDENTS.
- PER CHAPTER 11B-208.2.4 FOR EVERY FRACTION OF 6 PARKING SPACES REQUIRED BY SECTION 11B-208.2, ONE SHALL BE A VAN PARKING SPACE.
- PER SECTION 12.21.A.4 NEW AUTOMOBILE PARKING SPACES REQUIRED BY CODE MAY BE REPLACED BY BICYCLE PARKING OF 1 STANDARD PARKING SPACE FOR EVERY 4 BICYCLE PARKING SPACES PROVIDED.



AVERAGE GRADE CALCULATION  
 186.87' + 185.52' + 183.00' + 186.20' + 188.04' + 186.83' = 1116.46 TOTAL / 6 = 186.08'  
 186.08' AVG GRADE PLANE

PARKING GARAGE NATURAL VENTILATION  
 CODE SECTION: CBC 406.5.2  
 TOTAL EXTERIOR PERIMETER = 70.7' + 41.9' + 70.7' + 41.9' = 225.2'  
 OPENING LENGTH = 24.5' x 21.2' = 45.7'  
 PERCENTAGE OPEN LENGTH = 20%  
 TOTAL PERIMETER AREA = 225.2' X 10' = 2252 SF  
 OPENING AREA = (24.5' X 10') + (21.2' X 10') = 245 + 212 = 457 SF  
 PERCENTAGE OPEN AREA = 20%

## LEVEL 1 NATURAL VENTILATION

SCALE:  
 3/32" = 1'-0"

1

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Revision N.	Revision Desc.	Revision Date
1	LA DBS REV - DAS	09/02/2020
2	LA DBS REV - FIRE	09/30/2020
3	LA DBS REV - DBS	01/18/2021
4	CP-C - Redesign	02/05/2021

tag the albert group architects

2032 Stoner Avenue | Los Angeles, CA 90025



BEVERLY DRIVE

1432 S. BEVERLY DRIVE  
 LOS ANGELES, CA 90035

PROJECT NUMBER: 19340

PROJECT PHASE: CONSTRUCTION DOCUMENT

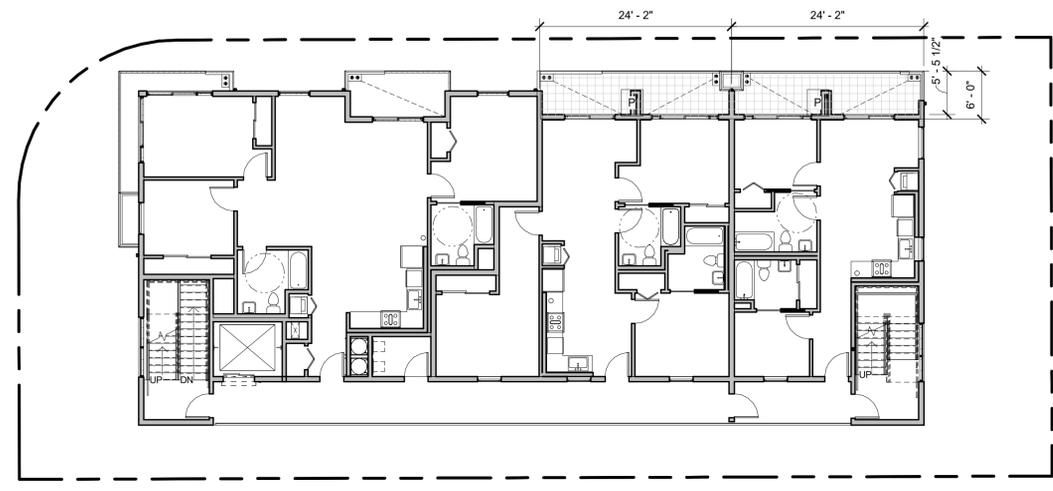
SHEET ISSUE DATE: 01/02/2020

SHEET NAME: CODE COMPLIANCE

SHEET NUMBER:

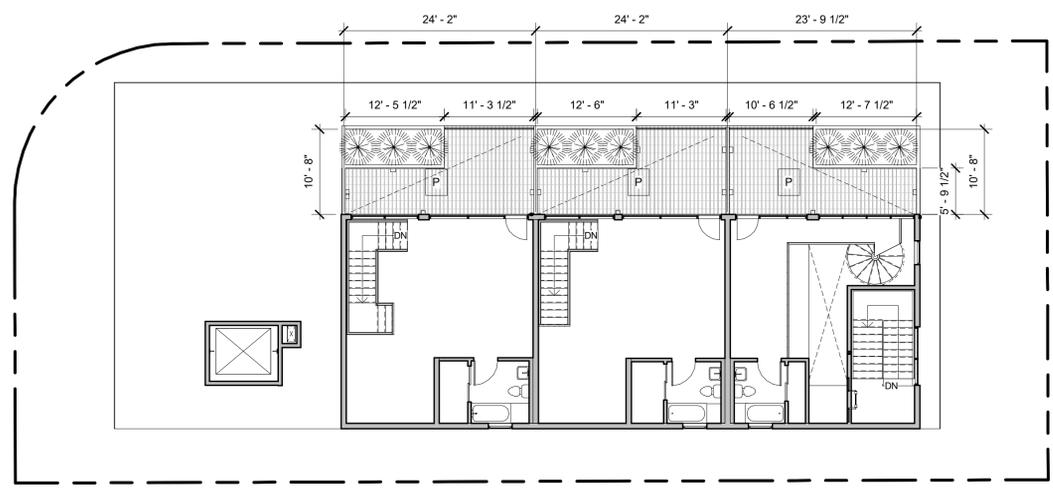
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Revision N.	Revision Desc.	Revision Date
1	LA DBS REV. - DAS	09/09/2020
2	LA DBS REV. - FIRE	09/30/2020
3	LA DBS REV. - DBS	01/28/2021
4	CPC - Redesign	02/05/2021



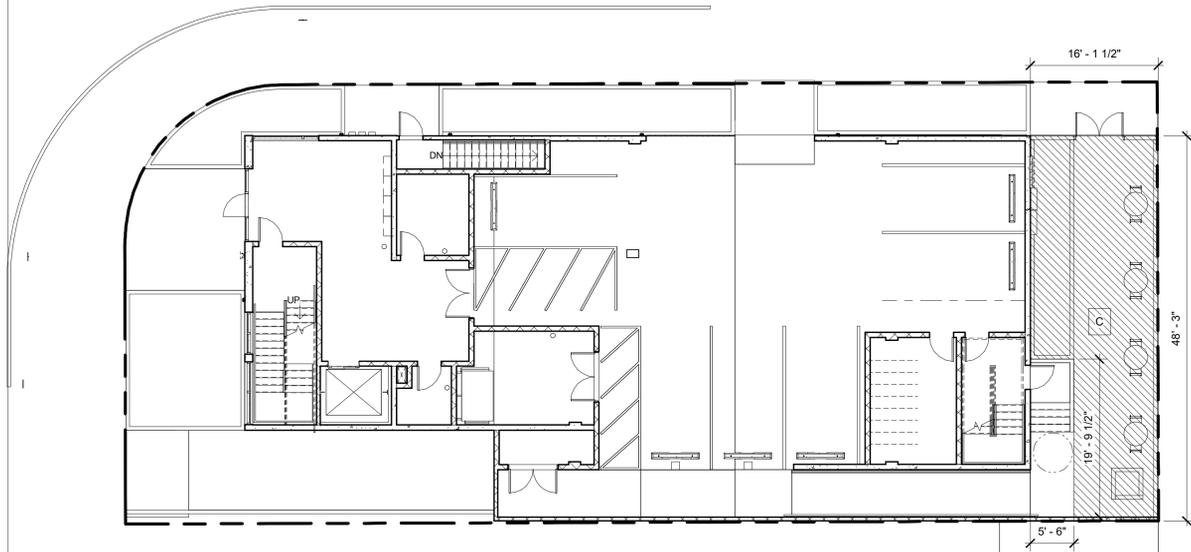
COMMON OPEN SPACE = 0 SF  
REC. ROOM = 0 SF  
PRIVATE BALCONY: 300 SF

**LEVEL 2 OPEN SPACE** SCALE: 3/32" = 1'-0" **2**



COMMON OPEN SPACE = 0 SF  
REC. ROOM = 0 SF  
PRIVATE BALCONY: 250+250+180 SF

**LEVEL 6 - OPEN SPACE** SCALE: 3/32" = 1'-0" **3**



COMMON OPEN SPACE = 666 SF  
REC. ROOM = 0 SF  
PRIVATE BALCONY = 0 SF

**LEVEL 1 OPEN SPACE** SCALE: 3/32" = 1'-0" **1**

**OPEN SPACE LEGEND**

- PRIVATE BALCONY P
- COMMON OPEN SPACE C
- REC ROOM R

**OPEN SPACE TABULATION**

**OPEN SPACE REQUIRED (ORD. 166676)**

UNIT SIZE	REQ'D SF PER UNIT	PROPOSED NO. OF UNITS	SUBTOTAL REQUIRED
< 3 HABITABLE ROOMS	100 SF <sup>1</sup>	3	300 SF
= 3 HABITABLE ROOMS	100 SF <sup>1</sup>	6	600 SF
> 3 HABITABLE ROOMS	100 SF <sup>1</sup>	6	600 SF
<b>TOTAL OPEN SPACE REQUIRED</b>			<b>1,500 SF</b>

**OPEN SPACE PROVIDED**

FLOOR LEVEL	PRIVATE DECK SF	COMMON SPACE SF <sup>2</sup>	SUBTOTAL PROVIDED
REAR YARD	-	666 SF <sup>2</sup>	666 SF
FIRST FLOOR	-	-	-
SECOND FLOOR	300 SF <sup>3</sup>	-	300 SF
THIRD FLOOR	-	-	-
FOURTH FLOOR	-	-	-
FIFTH FLOOR	-	-	-
SIXTH FLOOR	680 SF	-	680 SF
<b>TOTAL OPEN SPACE PROVIDED</b>			<b>1,646 SF</b>

**LANDSCAPED OPEN SPACE (ORDINANCE 166676)**

MIN. REQUIRED LANDSCAPE AREA = 50% COMMON OPEN SPACE  
COS = 666 SF  
666 X .5 = 333 SF

REQUIRED LAWN/GROUND COVER = 50% OF LANDSCAPED AREA  
333 X .5 = 167 SF

REQUIRED # OF TREES = (1) 24" BOX TREE FOR EVERY 3 DWELLING UNITS  
15/3 = 5 TREES

ZONING ORDINANCE 166676

- 1 A MINIMUM OF 100 SF OF USABLE OPEN SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT.
  - 2 SIDE AND REAR YARD AREAS (AT LEAST 15' IN WIDTH) MAY BE INCLUDED AS USABLE OPEN SPACE.
  - 3 PRIVATE PATIOS OR ENCLOSED YARDS, (LOCATED AT GROUND LEVEL OR AT THE FIRST HABITABLE ROOM LEVEL), WHICH ARE PART OF A DWELLING UNIT MAY BE INCLUDED AS USABLE OPEN SPACE IF THEY ARE A MINIMUM OF 120 SF. RECREATION ROOMS MAY BE INCLUDED AS OPEN SPACE BUT MAY NOT COUNT FOR MORE THAN 10% OF TOTAL REQUIRED OPEN SPACE AREA.
- <sup>1</sup>OFF MENU DENSITY BONUS REQUEST TO ALLOW OPEN SPACE COUNTED ABOVE THE FIRST HABITABLE FLOOR LEVEL.

the albert group architects



**BEVERLY DRIVE**

1432 S. BEVERLY DRIVE  
LOS ANGELES, CA 90035

PROJECT NUMBER: **19340**

PROJECT PHASE: **CONSTRUCTION DOCUMENT**

SHEET ISSUE DATE: **01/02/2020**

SHEET NAME: **OPEN SPACE DIAGRAMS**

SHEET NUMBER: **A0.05**

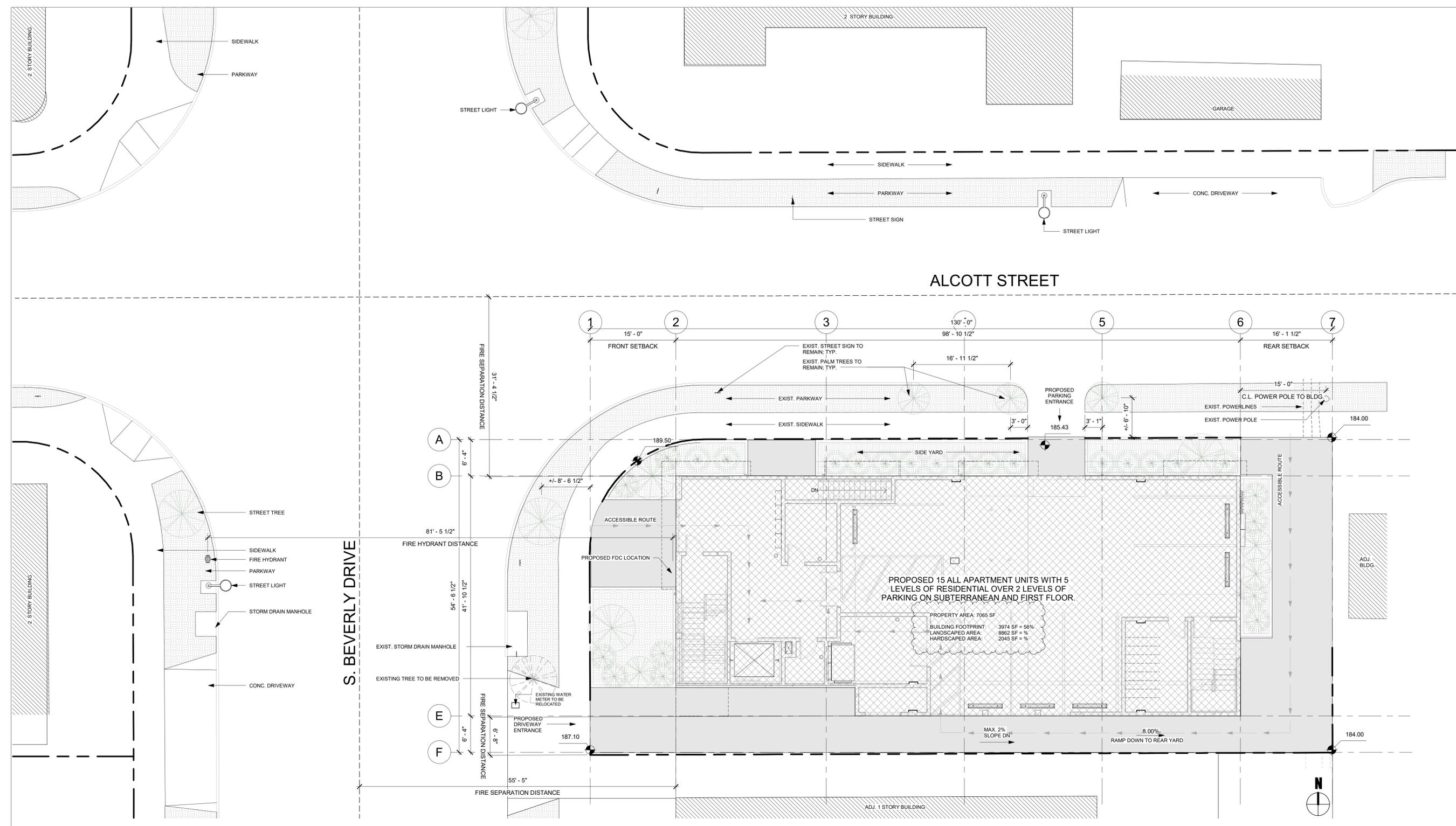
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Revision N.	Revision Desc.	Revision Date
1	LA DBS REV. - DAS	09/09/2020
2	LA DBS REV. - FIRE	09/30/2020
3	LA DBS REV. - DBS	01/28/2021

**tag** the albert group architects  
 2032 Stoner Avenue | Los Angeles, CA 90025



**BEVERLY DRIVE**  
 1432 S. BEVERLY DRIVE  
 LOS ANGELES, CA 90035



**SITE PLAN** SCALE: 1/8" = 1'-0" **1**

**SITE PLAN NOTES**

**GENERAL**

- HARDSCAPE: MINIMUM 25% TO HAVE INITIAL SOLAR REFLECTANCE VALUE OF AT LEAST 0.30 AS DETERMINED PER ASTM E1918 OR ASTM C1549. SEE ALSO SHEET NO. GRN.1 - FORM GRN14 - NOTE #3 AND TABULATION BELOW.
- SLOPE EROSION CONTROL: PLANTING AND IRRIGATION OF FILL SLOPES AND RUN-OFF CONTROL ARE REQUIRED. COMPLY WITH ALL REQUIREMENTS OF LOCAL MUNICIPALITY.
- SLOPE ALL CONCRETE AND ASPHALT PAVING AWAY FROM BUILDING TO PROVIDE PROPER DRAINAGE.
- BUILDING IS NOT EXPOSED TO NOISE LEVELS OF 65dB Leq 1-HR NOISE DURING ANY HOUR OF OPERATION.
- TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306. OBTAIN PUBLIC WORKS APPROVAL.

**FIRE NOTES**

- BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA 13. THE SPRINKLER SYSTEM SHALL BE APPROVED FOR OCCUPANCIES (903.2.7, 903.3.1.3, 504.2, 506.3, T801)
- PLANS FOR DIVISION 5 PERMIT FOR THE INSTALLATION OF SPRINKLER MONITORING SHALL BE SUBMITTED IN TRIPPLICATE FOR APPROVAL TO THE ENVIRONMENTAL UNIT (ENGINEERING), BUREAU OF FIRE PREVENTION AND PUBLIC SAFETY, 201 NORTH FIGUEROA STREET, SUITE 300, LOS ANGELES, CA 90012. PH:310.462.8900 (L.A.M.C. 5705)
- BUILDING FULLY SPRINKLERED PER NFPA 13
- ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. (LA FIRE CODE 510.1)

**GREEN BUILDING**

HARDSCAPE TABULATIONS AND EXPLANATIONS; PATHWAYS, PATIOS, DRIVEWAYS AND OTHER PAVED AREAS

LEVEL	AREA	PROVIDED / DESCRIPTION*
1ST FLOOR	2045 SF	2045 SF
TOTAL HARDSCAPE		2045 SF

MIN REQUIRED FOR COMPLIANCE: 25% x 2045 = 511 SF

\* SMOOTH UNCOLORED CONCRETE WITH SOLAR REFLECTION VALUE OF AT LEAST 0.3 PER ASTM E1918 OR ASTM C1549

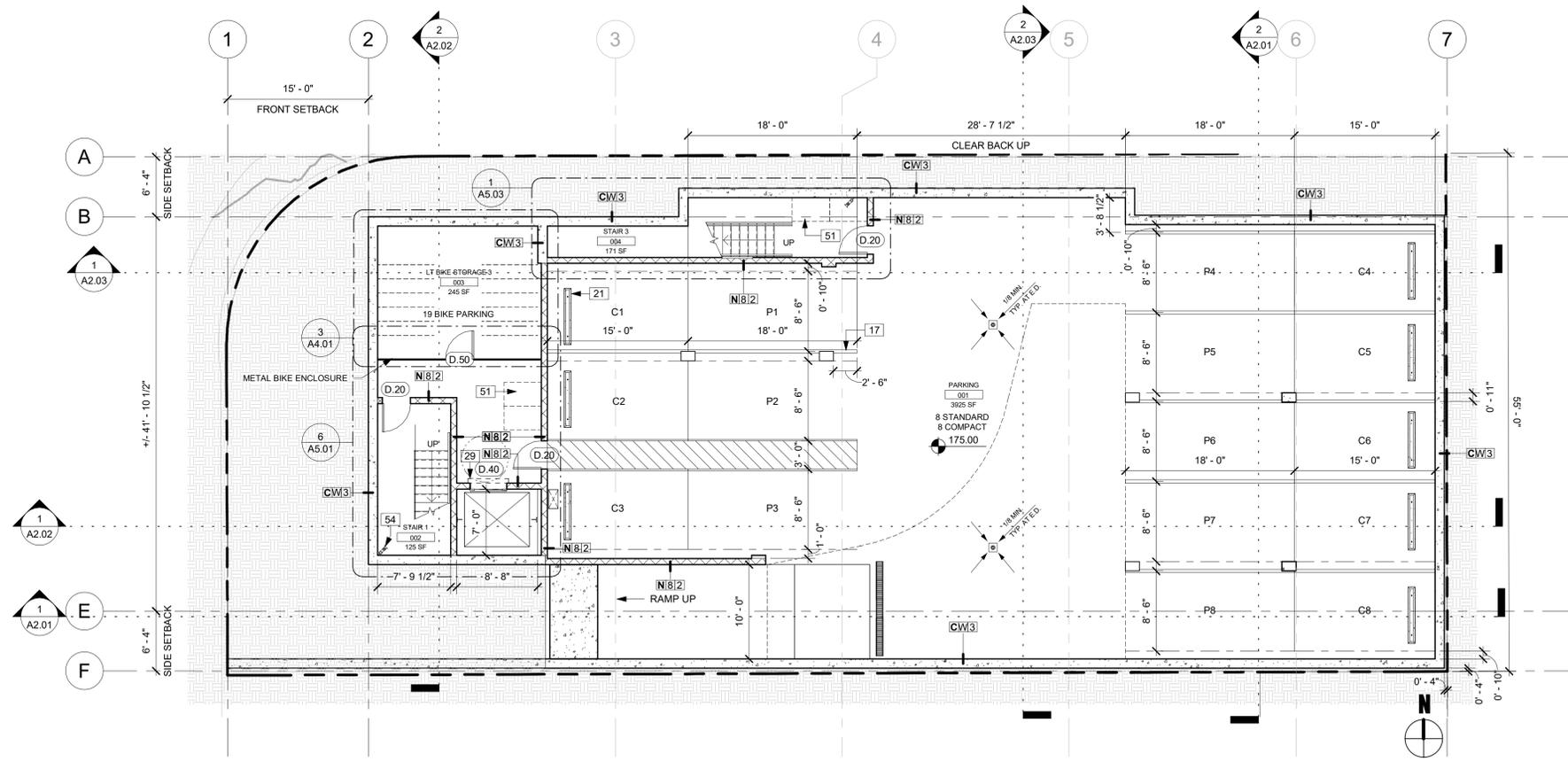
PROJECT NUMBER: **19340**

PROJECT PHASE: **CONSTRUCTION DOCUMENT**

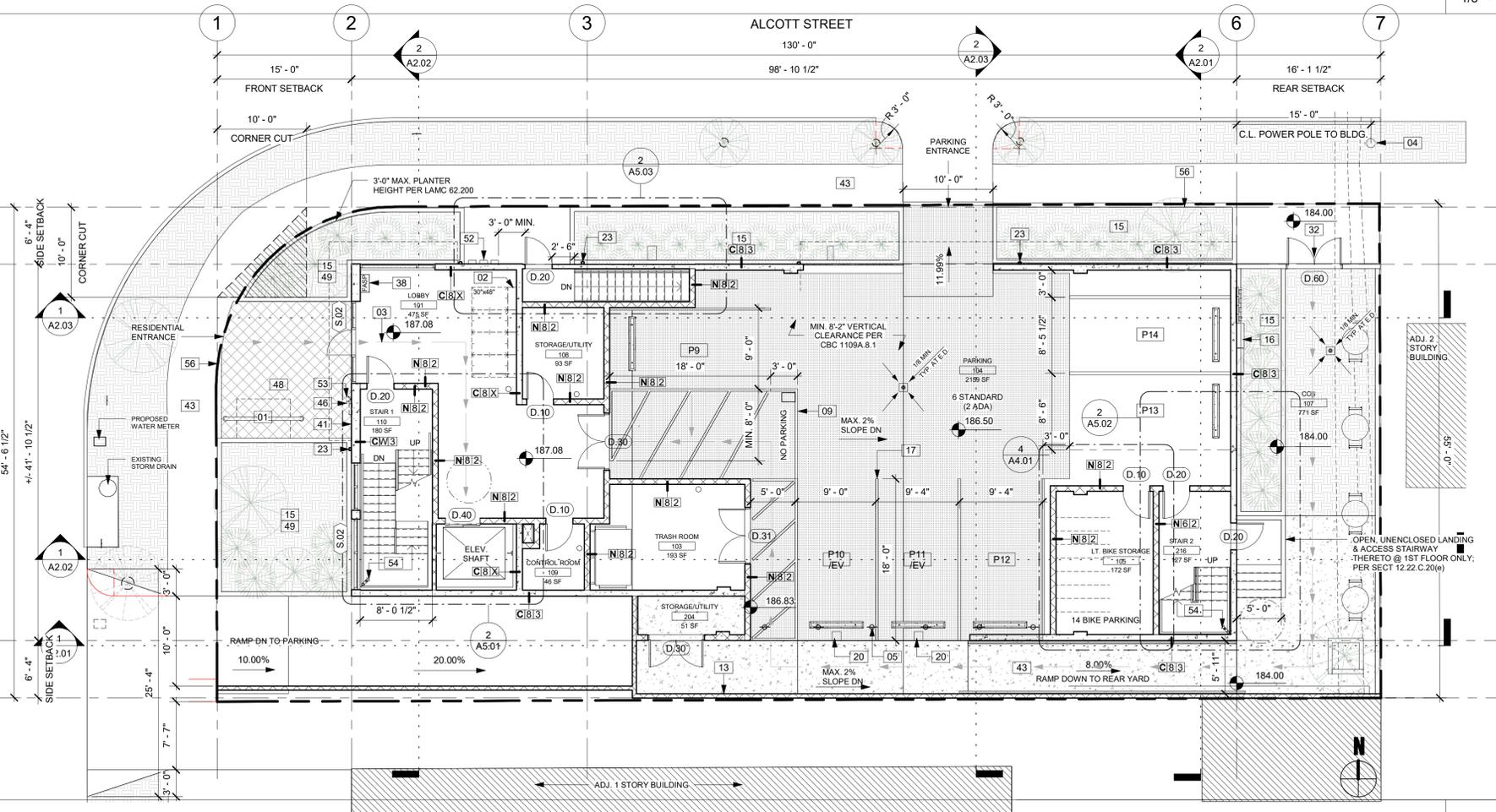
SHEET ISSUE DATE: **01/02/2020**

SHEET NAME: **SITE PLAN**

SHEET NUMBER: **A1.01**



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



**LEVEL 1**  
SCALE: 1/8" = 1'-0" **2**

**NOTES**

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- 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. (PER ORDINANCE 170.158) INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.50" IN HEIGHT. 0 IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS. (1008.1.7)
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1011.3)
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.8.3)
- EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.9.12.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
  - a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
  - b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1007.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- PROVIDE ONE-HOUR, FIRE-RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

**PLAN NOTES**

1. WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE, MIN. 4" ABOVE GRADE OR 2" ABOVE PAVED AREAS.
2. MINIMUM FOR DISABLED ACCESS PATH TO ADA STALLS.
3. FOR TYPICAL ROOFING AND FLASHING DETAILS, SEE 1-11AD.30 AND 1-9AD.31.
4. THERMOPLASTIC POLYOLEFIN (TPO) ROOF MEMBRANE TO BE CARBLES "SURE-WELD" TPO REINFORCED MEMBRANE, WHITE, 45 OR 60 MIL (LARR NO. 25844) SPECIFIED SOLAR REFLECTANCE INDEX (SRI) = 99. SARNAPIL ENERGY SMART ROOF MEMBRANE.
5. BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, IN COMPLIANCE WITH NFPA 13, SPRINKLERS SHALL BE PROVIDED THROUGHOUT BUILDING (LAFD 903.2)
6. SIGNS AND IDENTIFICATION DEVICES SHALL COMPLY WITH SECTION 1143A. VISUAL AND TACTILE CHARACTERS SHALL BE PROVIDED.
7. SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES OF BUILDING AND SITE SHALL COMPLY WITH SECTIONS 1143A.A, 1143A.5, 1143A.6, AND 1143A.7.
8. SIGNS THAT IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OR BUILDING OR SITE SHALL INCLUDE APPROPRIATE SYMBOL OF ACCESSIBILITY AND COMPLY WITH SECTION 1143A.
9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZING OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE FLOOR LEVEL. CBC 1205.1, 1205.3
10. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGNER SHALL BE BASED UPON A 40-AMPERE MIN. BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED. 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.
- 11.

**LEGEND**

- D.00** EXTERIOR DOOR TYPE  
SEE SHEET A7.01
- U.00** INTERIOR DOOR TYPE  
SEE SHEET A7.01
- W.00** WINDOW TYPE  
SEE SHEET A7.01
- S.O.0** STOREFRONT TYPE  
REFER TO A7.02-A7.03
- A ##** WALL TYPE, REFER TO AD.10  
NOMINAL STUD SIZE  
FIRE RATING
- Water Curtain and Draft Stop**
- 1-HOUR FIRE BARRIER**
- 2-HOUR FIRE BARRIER**
- NON-RATED WOOD STUD WALL**
- CMU WALL**
- CONCRETE WALL**
- ACCESSIBLE PATH OF TRAVEL**

**NOTE:**

- SEE STRUCTURAL DRAWINGS FOR REQUIRED WALL THICKNESS, STUD SIZE, AND PLYWOOD THICKNESS.
- STRUCTURAL DRAWINGS TO DICTATE WALL TYPES TYPICAL THROUGHOUT U.I.O.
- SEE ELEVATIONS FOR POSITION OF RAINSCREEN ON EXTERIOR WALLS.
- RECORD FIRE RESISTANCE RATING OF EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES CBC 705.5

**PLAN KEYNOTES**

01	SHORT TERM BICYCLE PARKING RACKS.
02	RESIDENTIAL MAILBOXES
03	CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN ACCORDANCE WITH SECT. 1121A.1
04	EXISTING POWER POLE
13	6'-0" TALL CMU WALL AT SIDE AND REAR YARD
15	LID PLANTER. SEE CIVIL PLANS FOR DETAILS
16	ELECTRICAL EQUIPMENT. SEE ELECTRICAL DRAWINGS
17	DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21(A), CHART NO. 5
20	ELECTRIC VEHICLE PARKING SPACE RACEWAY TERMINATION POINT
21	PRECAST WHEEL STOP, TYPICAL
23	DOWNSPOUT, ALL DOWNSPOUTS TO DRAIN TO LID PLANTERS
29	SMOKE DOOR BY SMOKE GUARD MODEL 400, OR APPROVED EQUAL @ ALL ELEVATOR SHAWTWAY OPENINGS, FOR COMPLIANCE WITH 713.14.1.8, WITH 1 HOUR FIRE RATED ENCLOSURE AROUND HOUSING.
32	FLOOR OR LANDING ON EACH SIDE OF EXIT DOOR OR GATE SHALL BE LEVEL. SEE CH. 10, CBC 1129A.2
41	BUILDING ADDRESS SHALL BE PROVIDED AT OR NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE WITH LAMC 57.09.11 & LAFD 505
43	WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.08% SLOPE). 1113A.1.2
46	FIRE DEPT CONNECTION, TO BE VERIFIED WITH PLUMBING PLANS
48	PERMEABLE PAVERS
49	PLANTER AND WALLS AT FRONT YARD NOT TO EXCEED 42" HEIGHT
51	AREA OF REFUGE CONTAINING TWO 30" X 48" WHEELCHAIR SPACES, SHALL MEET THE REQS OF CBC 1007.6 AND SHALL INCL. TWO-WAY COMMUNICATION PER 1007.8, DIRECTIONS FOR USE PER 1007.11 AND SIGNAGE PER 1007.9-1007.10
52	GAS METER LOCATION
54	FIRE SYSTEM CLASS II STAND PIPE
56	TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306.

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

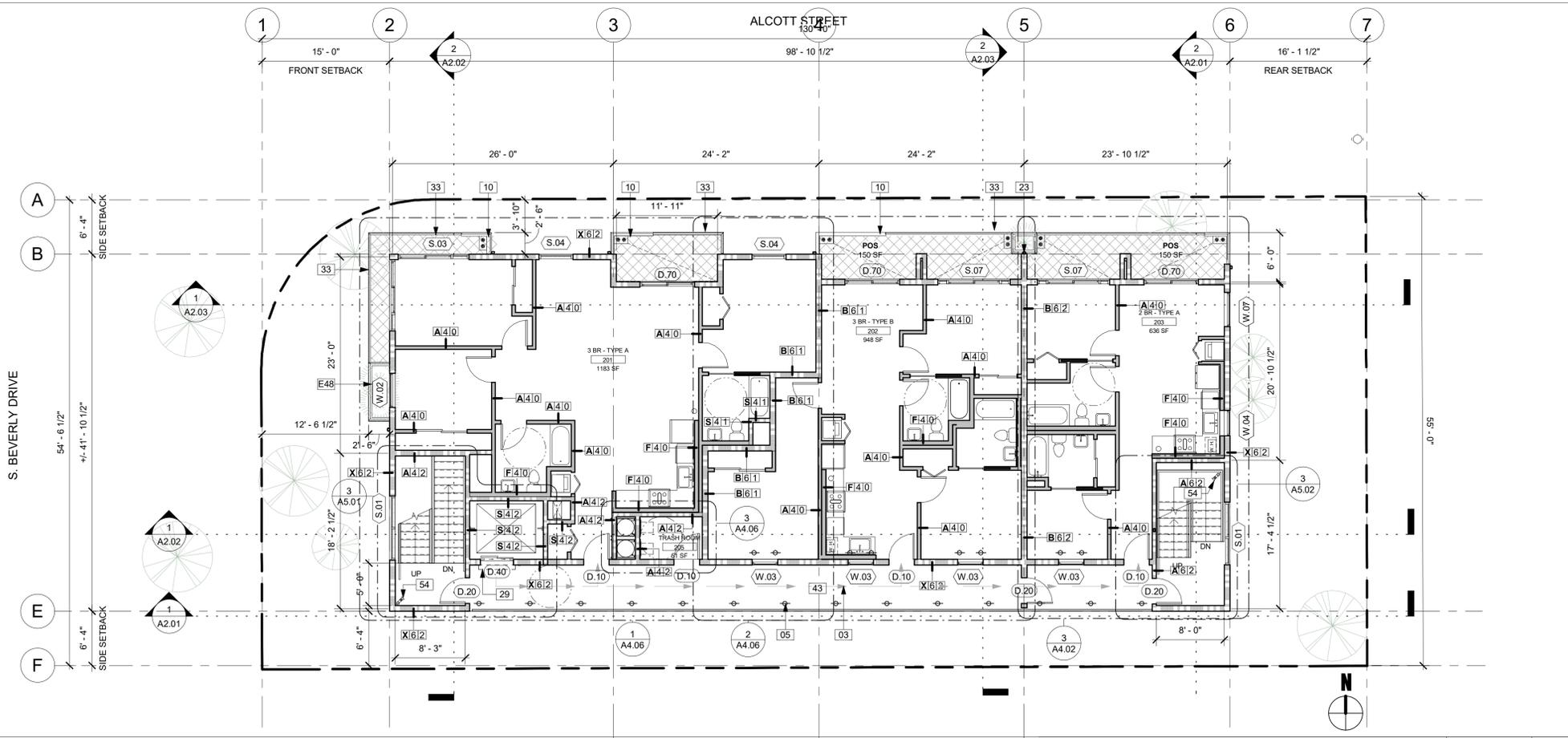
Revision	Revision Desc.	Revision Date
1	LA DBS REV. - DBS	09/09/2020
2	LA DBS REV. - FIRE	09/30/2020
3	LA DBS REV. - DBS	01/28/2021

**tag** the albert group architects  
2032 Stoner Avenue | Los Angeles, CA 90025

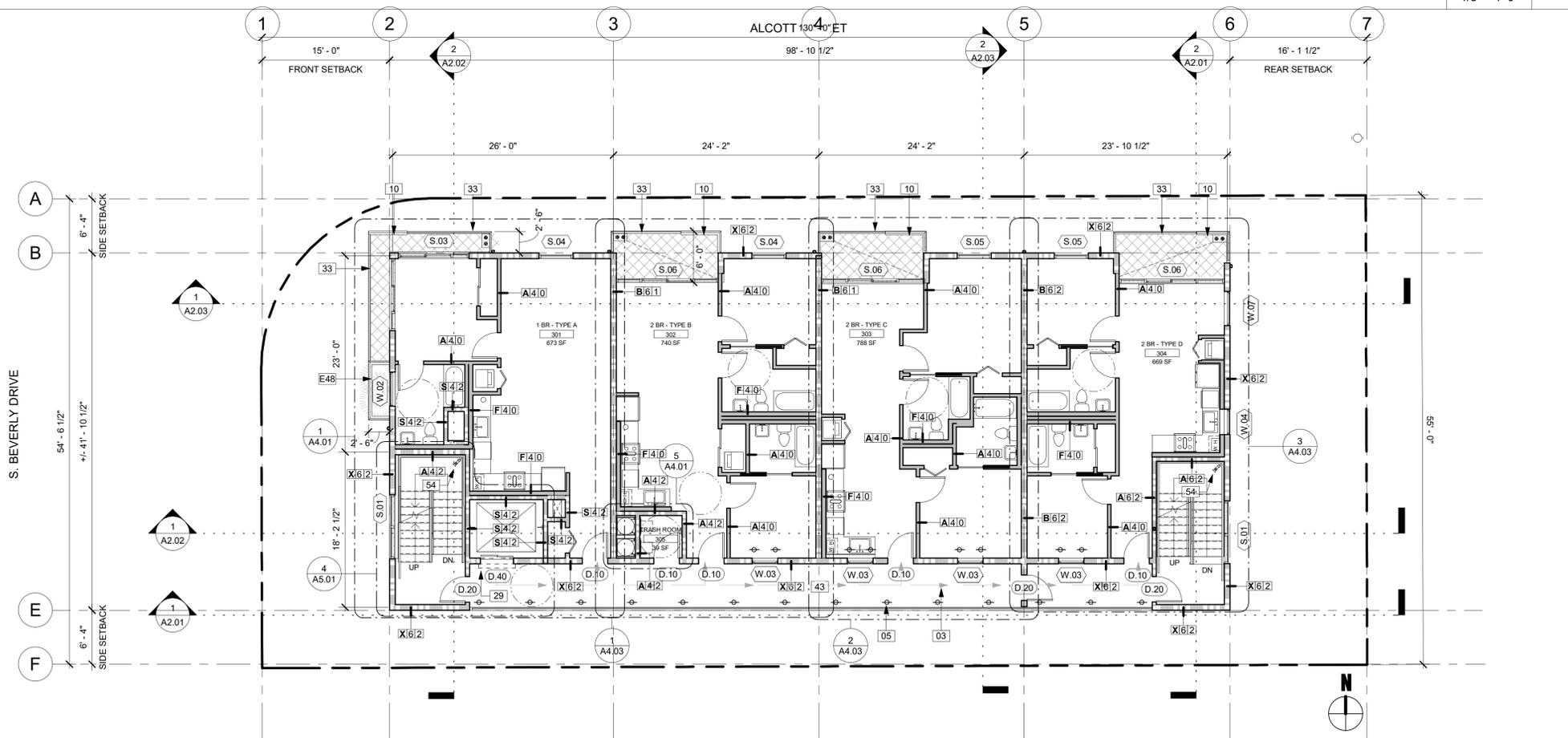


**BEVERLY DRIVE**  
1432 S. BEVERLY DRIVE  
LOS ANGELES, CA 90035

PROJECT NUMBER: **19340**  
PROJECT PHASE: **CONSTRUCTION DOCUMENT**  
SHEET ISSUE DATE: **01/02/2020**  
SHEET NAME: **SUB PARKING & LEVEL 1**  
SHEET NUMBER: **A1.02**



**LEVEL 2**  
SCALE: 1/8" = 1'-0" **1**



**LEVEL 3**  
SCALE: 1/8" = 1'-0" **2**

**NOTES**

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF 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. (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITIONS AND T1 WORK OVER \$10,000.) SEPARATE PLUMBING IS REQUIRED.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.50" IN HEIGHT. 0.7" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS. (1008.1.7)
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (64 LUX).
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1011.3)
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.6.3)
- EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.12.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
  - a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
  - b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- PROVIDE ONE-HOUR, FIRE-RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

**PLAN NOTES**

1. WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE, MIN. 4" ABOVE GRADE OR 2" ABOVE PAVED AREAS.
2. 8" x 2" MINIMUM FOR DISABLED ACCESS PATH TO ADA STALLS.
3. FOR TYPICAL ROOFING AND FLASHING DETAILS, SEE 1-1142.30 AND 1-843.31.
4. THERMOPLASTIC POLYOLEFIN (TPO) ROOF MEMBRANE TO BE CARLISLE "SURE-WELD TPO REINFORCED MEMBRANE" WHITE, 45 OR 60 MIL (LARR NO. 25644), SPECIFIED SOLAR REFLECTANCE INDEX (SRI) = 99. SARNAFIL ENERGY SMART ROOF MEMBRANE.
5. BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, IN COMPLIANCE WITH NFPA 13. SPRINKLERS SHALL BE PROVIDED THROUGHOUT BUILDING (LCC 903.2)
6. SIGNS AND IDENTIFICATION DEVICES SHALL ONLY WITH SECTION 1143A. VISUAL AND TACTILE CHARACTERS SHALL BE PROVIDED.
7. SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES OF BUILDING AND SITE SHALL COMPLY WITH SECTIONS 1143A.A, 1143A.B, 1143A.6, AND 1143A.7.
8. SIGNS THAT IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OR BUILDING OR SITE SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND COMPLY WITH SECTION 1143A.5.
9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE FLOOR LEVEL. CBC1205.1, 1205.3.
10. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MIN. BRANCH CIRCUIT. A SEPARATE ELECTRICAL PANEL IS REQUIRED.
11. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OCCURRENT PROTECTIVE DEVICE SPACES RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.

**PLAN KEYNOTES**

03	CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN ACCORDANCE WITH SECT. 1121A.1
05	PROPOSED WATER CURTAIN
10	42" HIGH WOOD FRAMED AND STUCCO GUARDRAIL
23	DOWNSPROUT; ALL DOWNSPROUTS TO DRAIN TO LID PLANTERS
29	SMOKE DOOR BY SMOKE GUARD MODEL 400, OR APPROVED EQUAL @ ALL ELEVATOR SHAFTWAY OPENINGS. FOR COMPLIANCE WITH 713.14.1.8, WITH 1 HOUR FIRE RATED ENCLOSURE AROUND HOUSINGS.
33	42" HIGH METAL GUARDRAIL, TYPICAL
43	WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083% SLOPE). 1113A.1.2
54	FIRE SYSTEM CLASS II STAND PIPE
E48	

**LEGEND**

- D.00** EXTERIOR DOOR TYPE SEE SHEET A7.01
- U.00** INTERIOR DOOR TYPE SEE SHEET A7.01
- W.00** WINDOW TYPE SEE SHEET A7.01
- S0.0** STOREFRONT TYPE REFER TO A7.02-A7.03
- WALL TYPE, REFER TO AD.10
- NOMINAL STUD SIZE
- FIRE RATING
- WATER CURTAIN AND DRAFT STOP
- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- NON-RATED WOOD STUD WALL
- CMU WALL
- CONCRETE WALL
- ACCESSIBLE PATH OF TRAVEL

**NOTE:**

- SEE STRUCTURAL DRAWINGS FOR REQUIRED WALL THICKNESS, STUD SIZE, AND PLYWOOD THICKNESS.
- STRUCTURAL DRAWINGS TO DICTATE WALL TYPES TYPICAL THROUGHOUT U.O.
- SEE ELEVATIONS FOR POSITION OF REINSCREEN ON EXTERIOR WALLS.
- REOD FIRE RESISTANCE RATING OF EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES CBC 705.5

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Revision N.	Revision Desc.	Revision Date
1	LA DBS REV - DAS	09/09/2020
2	LA DBS REV - FIRE	09/29/2020
3	LA DBS REV - DBS	01/28/2021
4	CPC - Redesign	02/05/2021

**tag** the albert group architects



**BEVERLY DRIVE**

1432 S. BEVERLY DRIVE  
LOS ANGELES, CA 90035

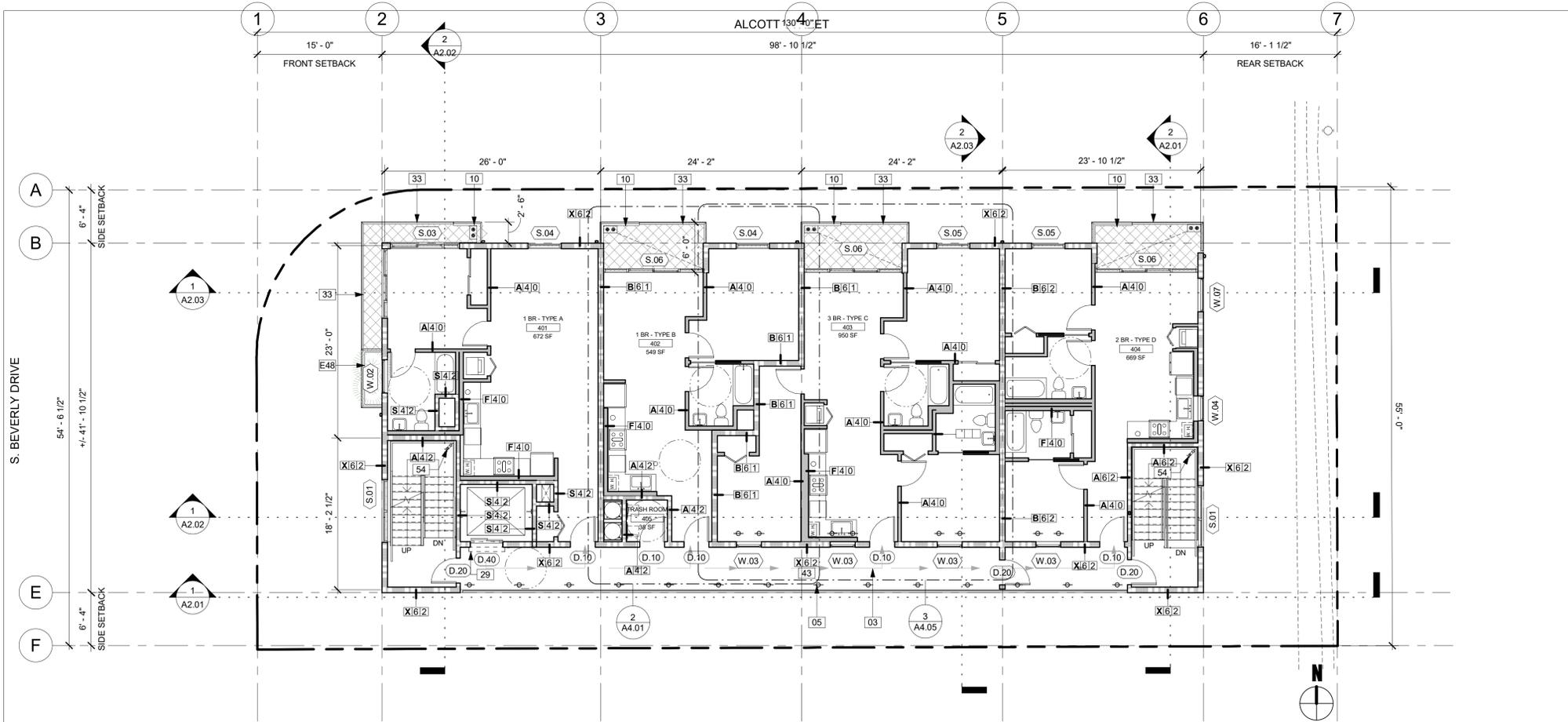
PROJECT NUMBER: **19340**

PROJECT PHASE: **CONSTRUCTION DOCUMENT**

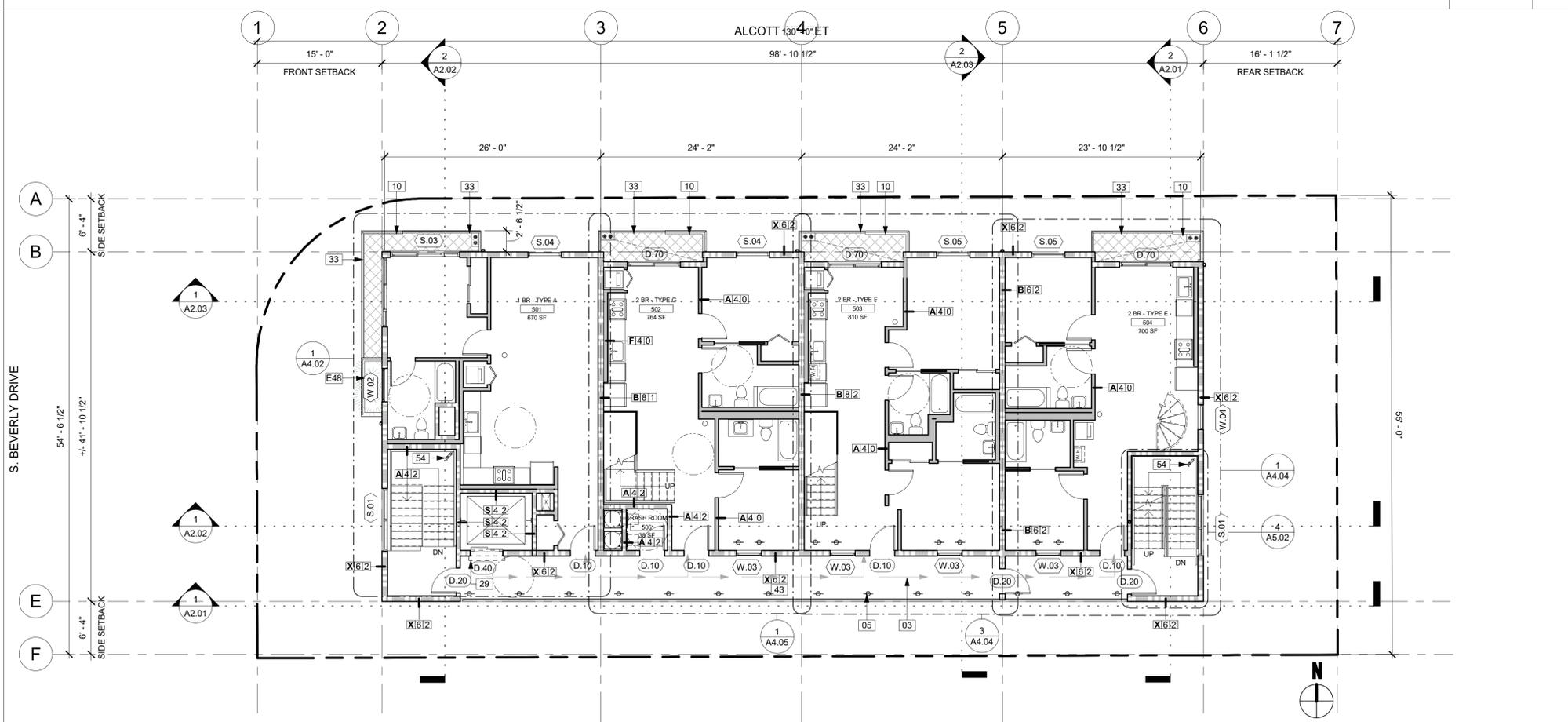
SHEET ISSUE DATE: **01/02/2020**

SHEET NAME: **LEVEL 2 & 3**

SHEET NUMBER: **A1.03**



**LEVEL 4** SCALE: 1/8" = 1'-0" **2**



**LEVEL 5** SCALE: 1/8" = 1'-0" **1**

**NOTES**

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF 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. (PER ORDINANCE 170.158) (INCLUDES COMMERCIAL ADDITIONS AND T1 WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.50" IN HEIGHT. 0.75" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS. (1008.1.7)
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1011.3)
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.6.3)
- EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.9.2.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
  - a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
  - b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - e. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- PROVIDE ONE-HOUR, FIRE-RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

**PLAN NOTES**

1. WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE, MIN. 4" ABOVE GRADE OR 2" ABOVE PAVED AREAS.
2. 8" - 2" MINIMUM FOR DISABLED ACCESS PATH TO ADA STALLS.
3. FOR TYPICAL ROOFING AND FLASHING DETAILS, SEE 1-11(AD.30 AND 1-8)AD.31.
4. THERMOPLASTIC POLYOLEFIN (TPO) ROOF MEMBRANE TO BE CARLISLE "SURE-WELD TPO REINFORCED MEMBRANE," WHITE, 45 OR 60 MIL (LAR# NO. 25844). SPECIFIED SOLAR REFLECTANCE INDEX (SRI) = 99. SARNAFIL ENERGY SMART ROOF MEMBRANE.
5. BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. IN COMPLIANCE WITH NFPA 13, SPRINKLERS SHALL BE PROVIDED THROUGHOUT BUILDING (LAFD 903.2).
6. SIGNS AND IDENTIFICATION DEVICES SHALL ONLY WITH SECTION 1143A. VISUAL AND TACTILE CHARACTERS SHALL BE PROVIDED.
7. SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES OF BUILDING AND SITE SHALL COMPLY WITH SECTIONS 1143A.1, 1143A.5, 1143A.6, AND 1143A.7.
8. SIGNS THAT IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OR BUILDING OR SITE SHALL INCLUDE APPROPRIATE SYMBOL OF ACCESSIBILITY AND COMPLY WITH SECTION 1143A.5.
9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE FLOOR LEVEL. CBC 1205.1, 1205.3.
10. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVS. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MIN. BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
11. 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.

**PLAN KEYNOTES**

Revision	Description
03	CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN ACCORDANCE WITH SECT. 1121A.1
05	PROPOSED WATER CURTAIN
10	42" HIGH WOOD FRAMED AND STUCCO GUARDRAIL
29	SMOKE DOOR BY SMOKE GUARD MODEL 400, OR APPROVED EQUAL @ ALL ELEVATOR SHAFTWAY OPENINGS, FOR CONFORMANCE WITH 713.14.1.8, WITH 1 HOUR FIRE RATED ENCLOSURE AROUND HOUSING.
33	42" HIGH METAL GUARDRAIL, TYPICAL
43	WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083% SLOPE); 1113A.1.2
54	FIRE SYSTEM CLASS II STAND PIPE
E48	

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

Revision N.	Revision Desc.	Revision Date
1	LA DBS REV. - DAS	09/09/2020
2	LA DBS REV. - FIRE	09/30/2020
3	LA DBS REV. - DBS	01/28/2021
4	CPC - Redesign	02/05/2021

the albert group architects



**BEVERLY DRIVE**

1432 S. BEVERLY DRIVE  
LOS ANGELES, CA 90035

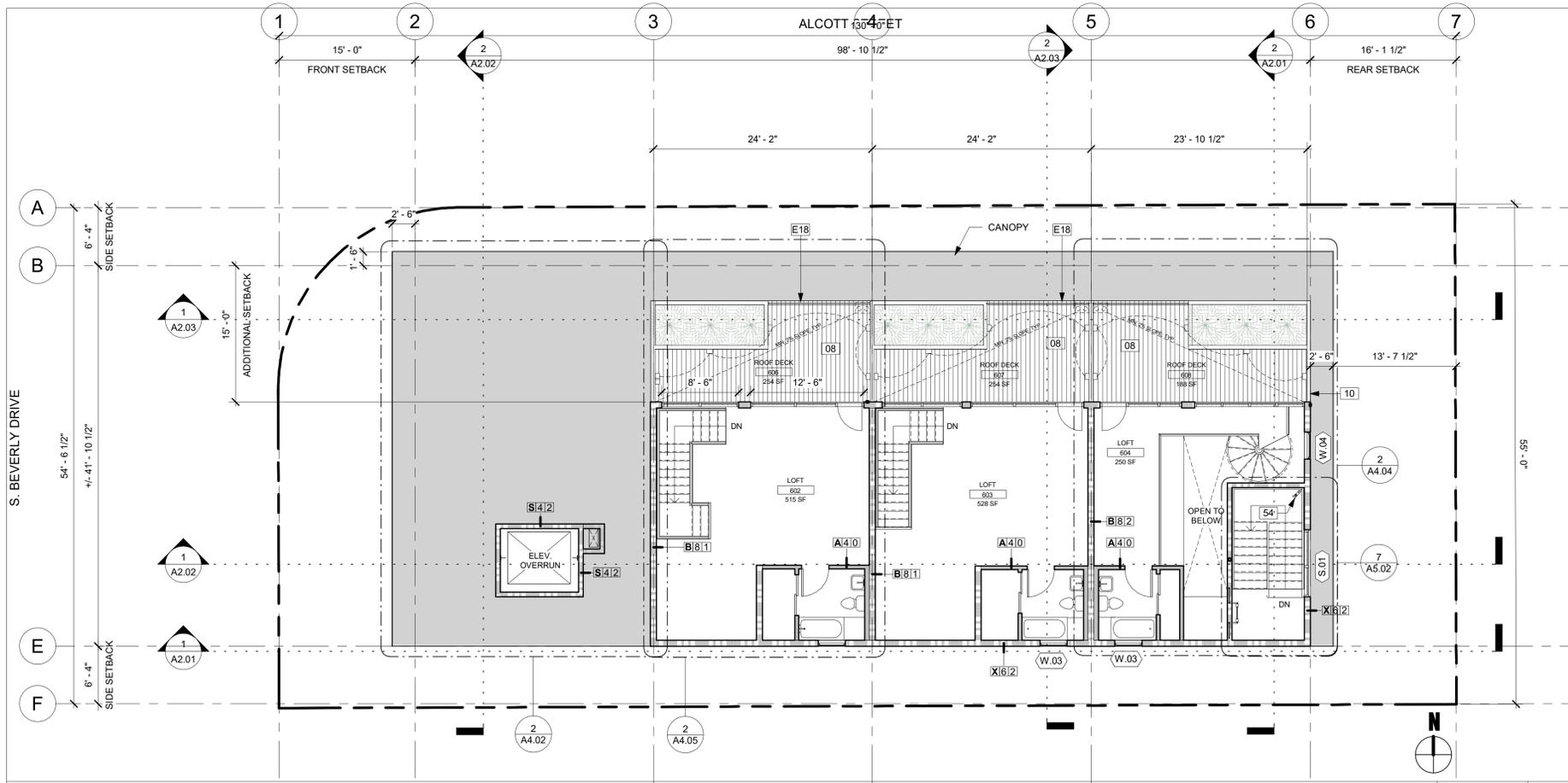
PROJECT NUMBER: 19340

PROJECT PHASE: CONSTRUCTION DOCUMENT

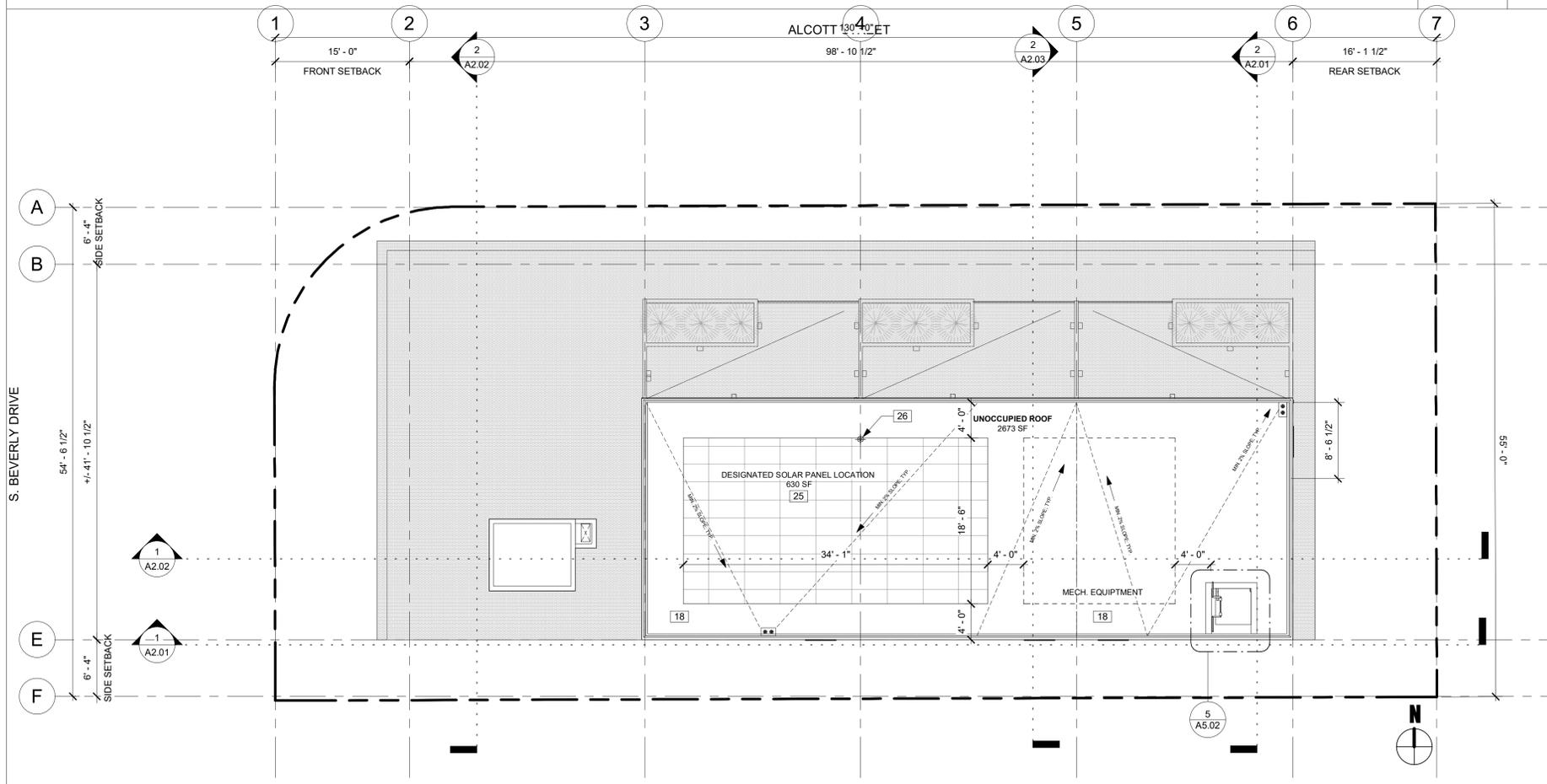
SHEET ISSUE DATE: 01/02/2020

SHEET NAME: LEVEL 4 & 5

SHEET NUMBER: A1.04



**LEVEL 6 - LOFT** SCALE: 1/8" = 1'-0" **2**



**ROOF LEVEL** SCALE: 1/8" = 1'-0" **1**

**NOTES**

- 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, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METERS AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVERS \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.50" IN HEIGHT. 0.75" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS. (1008.1.7)
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1011.3)
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.6.3)
- EXIT DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.9 FOR EXCEPTIONS.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.
- THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9 - 1008.1.9.12.
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE.
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
  - a. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
  - b. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - c. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - d. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1027.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.
- PROVIDE ONE-HOUR, FIRE-RATED CONSTRUCTION AT ACCESSIBLE, ENCLOSED AREAS UNDER STAIRS.

**PLAN NOTES**

- WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE, MIN. 4" ABOVE GRADE OR 2" ABOVE PAVED AREAS.
- 8'-2" MINIMUM FOR DISABLED ACCESS PATH TO ADA STALLS.
- FOR TYPICAL ROOFING AND FLASHING DETAILS, SEE 1-11AD-30 AND 1-8AD-31.
- THERMOPLASTIC POLYOLEFIN (TPO) ROOF MEMBRANE TO BE CARLISLE "SURE-WELD TPO REINFORCED MEMBRANE" WHITE, 45 OR 60 MIL (LARR NO. 26944). SPECIFIED SOLAR REFLECTANCE INDEX (SRI) = 99. SARNAFIL ENERGY SMART ROOF MEMBRANE.
- BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, IN COMPLIANCE WITH NFPA 13. SPRINKLERS SHALL BE PROVIDED THROUGHOUT BUILDING (LAFD 903.2).
- SIGNS AND IDENTIFICATION DEVICES SHALL ONLY WITH SECTION 1143A. VISUAL AND TACTILE CHARACTERS SHALL BE PROVIDED.
- SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES OF BUILDING AND SITE SHALL COMPLY WITH SECTIONS 1143A.4, 1143A.5, 1143A.6, AND 1143A.7.
- SIGNS THAT IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OR BUILDING OR SITE SHALL INCLUDE APPROPRIATE SYMBOL OF ACCESSIBILITY AND COMPLY WITH SECTION 1143A.5.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE FLOOR LEVEL. (CBC 1205.1, 1205.3)
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MIN. BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED. 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.

**PLAN KEYNOTES**

08	PORCELAIN PAVERS @ TERRACE, TYP.
10	42" HIGH WOOD FRAMED AND STUCCO GUARDRAIL
18	ROOF COVERING TO BE CLASS "A" MIN RATED, THERMOPLASTIC SINGLE-PLY ROOFING, WITH A MINIMUM SLOPE OF 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2% SLOPE). THERMOPLASTIC SINGLE-PLY ROOF COVERINGS SHALL COMPLY WITH ASTM D 4834, ASTM D 5754, ASTM D 6876 OR CGSB CAN/CGSB 37-54, ESR 2831, LARR NO 25844 OR APPROVED EQUAL.
25	DESIGNATED SOLAR AREA FOR FUTURE SOLAR PANELS (UNDER SEPARATE PERMIT), TOTAL AREA PER CALCULATIONS ON A1.04, WITH NO DIMENSION LESS THAN 5' AND EACH AREA IN EXCESS OF 160 SF (FOR TOTAL ROOF AREAS IN EXCESS OF 10,000 SF). SEE A1.04, ROOF PLAN NOTES FOR MORE INFORMATION ON THE DESIGNATED SOLAR AREA REQUIREMENTS.
26	ELECTRICAL METALLIC CONDUIT TERMINATION - MIN. 1 INCH. THE CONDUIT SHALL BE LABELED AS PER THE LOS ANGELES FIRE DEPARTMENT REQUIREMENTS AND THE ELECTRICAL PANEL SHALL BE SIZED TO ACCOMMODATE THE INSTALLATION OF A FUTURE ELECTRICAL SOLAR SYSTEM (4.211.4, 9.211.4).
54	FIRE SYSTEM CLASS II STAND PIPE
E18	STAIR AND/OR ELEVATOR OVERRUN

**SOLAR ZONE NOTES**

- SOLAR CALCULATIONS**
- |                                      |         |
|--------------------------------------|---------|
| TOTAL ROOF AREA:                     | 4200 SF |
| REQUIRED MIN SOLAR PANEL AREA (15%): | 630 SF  |
| PROVIDED SOLAR PANEL AREA:           | 630 SF  |
- DESIGNATED SOLAR AREA, 4,211.4 (SEE ENERGY CODE COMPLIANT)
  - SOLAR ZONE SHALL BE FREE OF ALL OBSTRUCTIONS AND SHALL BE FREE AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS AND EQUIPMENT
  - ELECTRICAL PLANS SHALL INDICATE A LOCATION FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY FOR ROUTING FROM THE SOLAR ZONE TO THE MAIN SERVICE PANEL.
  - PLUMBING PLANS SHALL INDICATE A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER HEATING SYSTEM.
  - A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(b) - 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.

**LEGEND**

- (D.00) EXTERIOR DOOR TYPE SEE SHEET A7.01
- (U.00) INTERIOR DOOR TYPE SEE SHEET A7.01
- (W.00) WINDOW TYPE SEE SHEET A7.01
- (S0.0) STOREFRONT TYPE REFER TO A7.02-A7.03
- WALL TYPE, REFER TO A4.10
- NOMINAL STUD SIZE
- FIRE RATING
- WATER CURTAIN AND DRAFT STOP
- 1-HOUR FIRE BARRIER
- 2-HOUR FIRE BARRIER
- NON-RATED WOOD STUD WALL
- CMU WALL
- CONCRETE WALL
- ACCESSIBLE PATH OF TRAVEL

**NOTE:**

- SEE STRUCTURAL DRAWINGS FOR REQUIRED WALL THICKNESS, STUD SIZE, AND PLYWOOD THICKNESS.
- WALL TYPES TYPICAL THROUGHOUT U.O.
- SEE ELEVATIONS FOR POSITION OF RAINSCREEN ON EXTERIOR WALLS.
- REOD FIRE RESISTANCE RATING OF EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES CBC 705.5

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3	LA DBS REV. - DBS	01/29/2021
4	CPC - Redesign	02/05/2021

**tag** the albert group architects

2032 Stoner Avenue | Los Angeles, CA 90025



**BEVERLY DRIVE**

1432 S. BEVERLY DRIVE  
LOS ANGELES, CA 90035

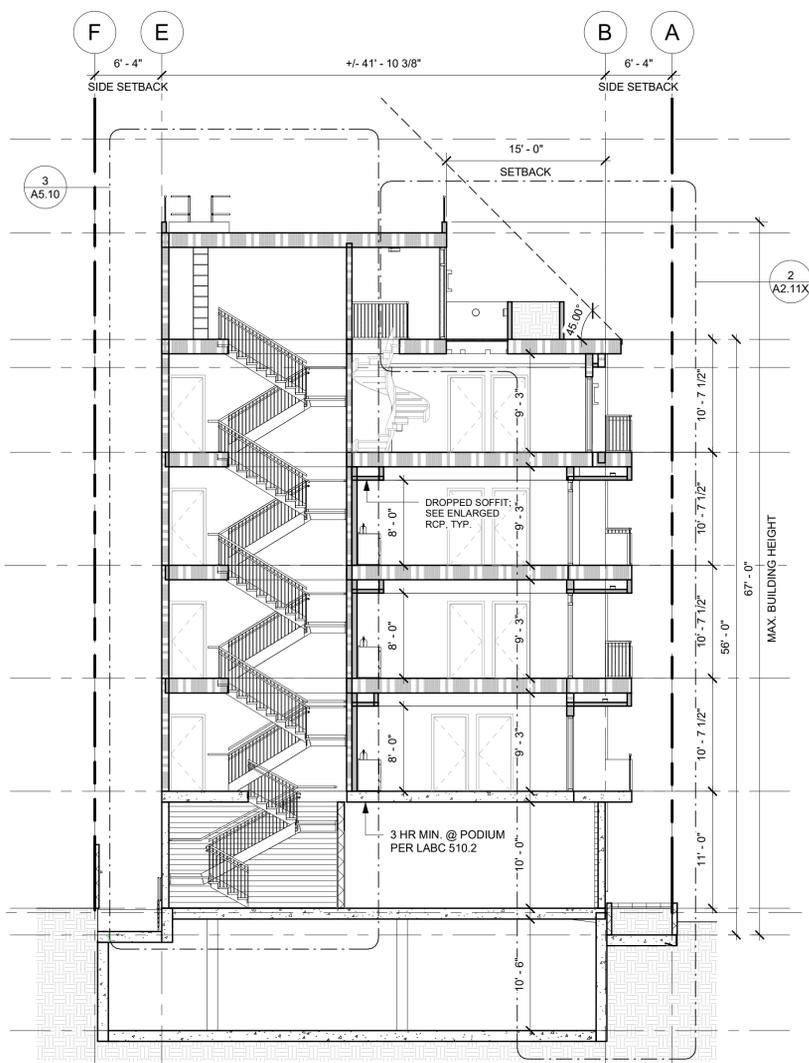
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PROJECT PHASE: **CONSTRUCTION DOCUMENT**

SHEET ISSUE DATE: **01/02/2020**

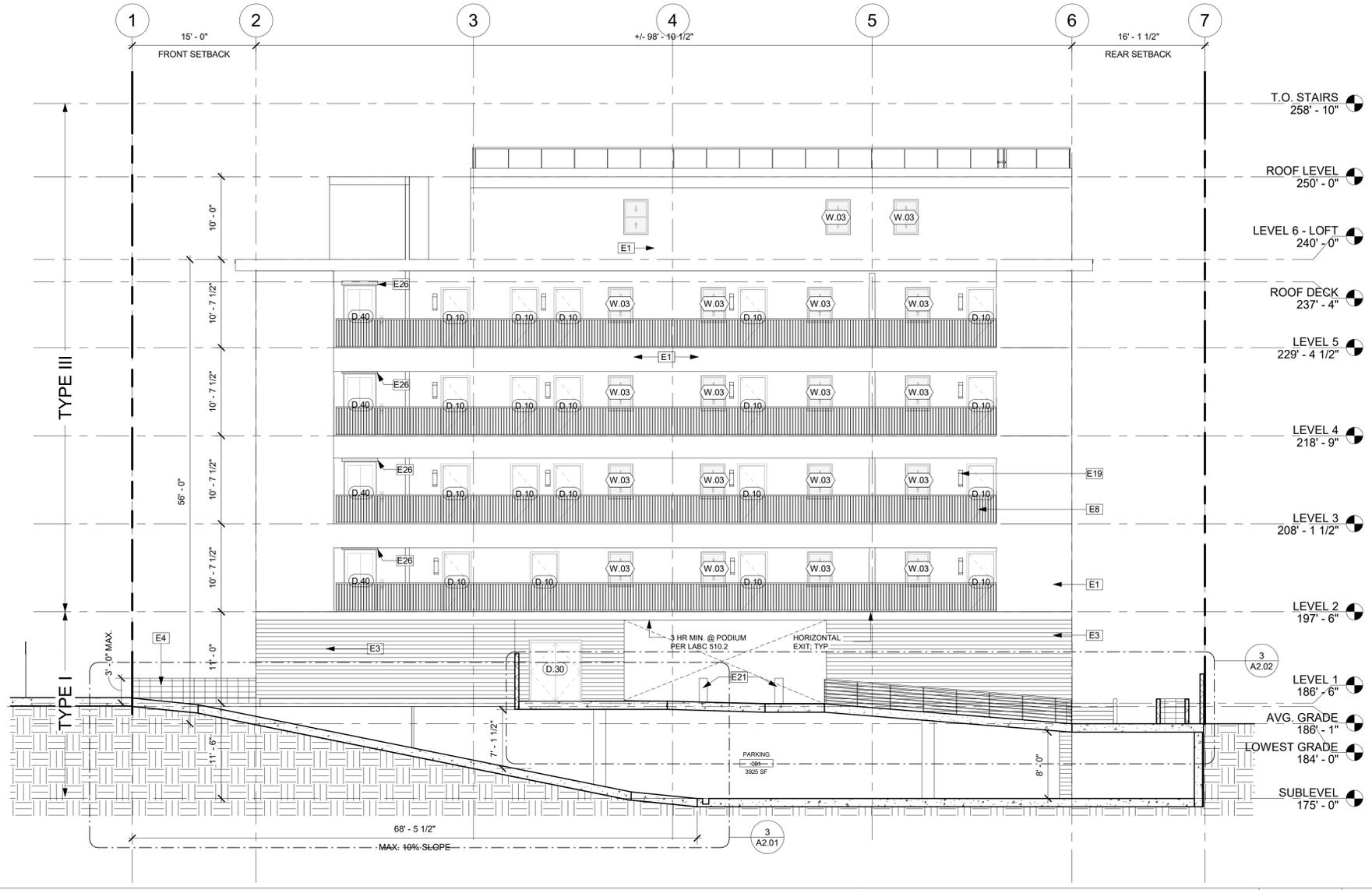
SHEET NAME: **LEVEL 6 & ROOF**

SHEET NUMBER: **A1.05**



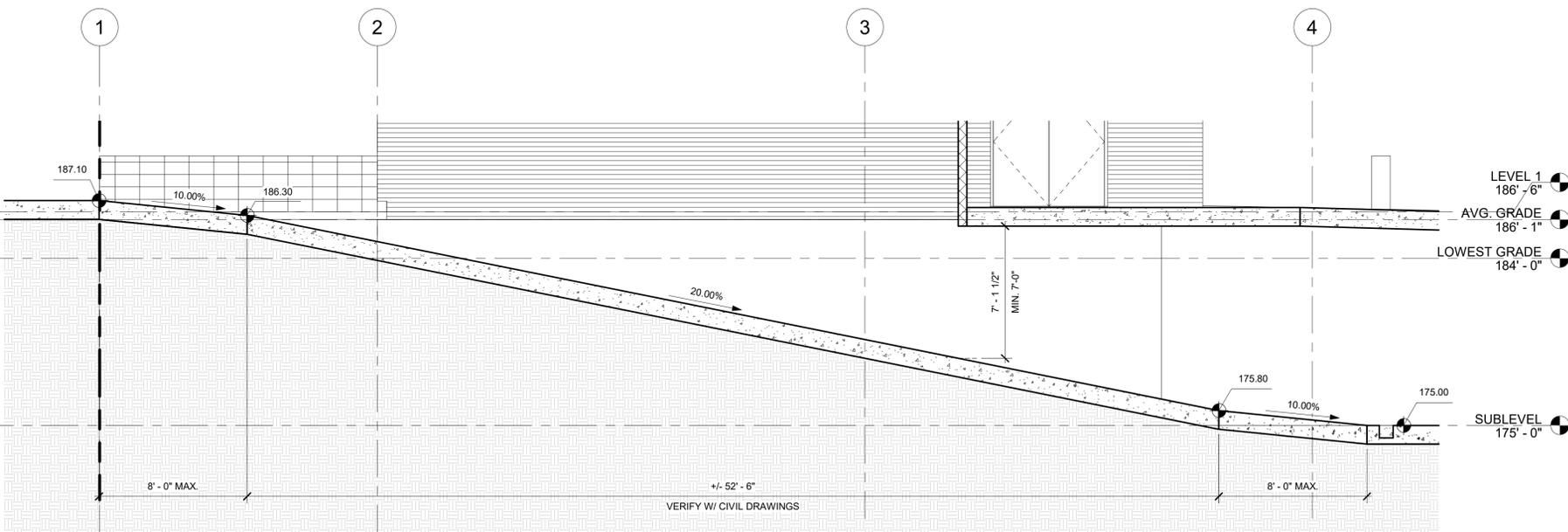
**X SECTION - REAR**

SCALE:  
1/8" = 1'-0" **2**



**L SECTION - RAMP**

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



**DRIVEWAY RAMP**

SCALE:  
1/4" = 1'-0" **3**

KEYNOTES	
Key Value	Keynote Text
E1	EXTERIOR CEMENT PLASTER, SMOOTH/FINE TROWELED FINISH, WITH STANDARD INTEGRAL COLOR, WHITE
E3	BOARD-FORMED CONCRETE
E4	CMU WALL, ORCO BLACK ONCENTER RUNNING BLOCK
E8	42" HIGH METAL GUARDRAIL, TYPICAL
E19	EXTERIOR LIGHTING, VERIFY W/ LIGHTING PLAN
E21	EV CHARGING STATION
E26	SMOKEGUARD, SEE ENLARGED PLANS.

**LEGEND**

- D.00** EXTERIOR DOOR TYPE  
SEE SHEET A7.01
- U.00** INTERIOR DOOR TYPE  
SEE SHEET A7.01
- W.00** WINDOW TYPE  
SEE SHEET A7.01
- S0.0** STOREFRONT TYPE  
REFER TO A7.02-A7.03
- A #** WALL TYPE, REFER TO AD.10
- NOMINAL STUD SIZE
- FIRE RATING
- WATER CURTAIN AND DRAFT STOP
- 1-HOUR FIRE BARRIER**
- 2-HOUR FIRE BARRIER**
- NON-RATED WOOD STUD WALL
- CMU WALL
- CONCRETE WALL
- ACCESSIBLE PATH OF TRAVEL

**NOTE:**

- SEE STRUCTURAL DRAWINGS FOR REQUIRED WALL THICKNESS, STUD SIZE, AND PLYWOOD THICKNESS. STRUCTURAL DRAWINGS TO DICTATE.
- WALL TYPES TYPICAL THROUGHOUT U.N.O.
- SEE ELEVATIONS FOR POSITION OF RAINSCREEN ON EXTERIOR WALLS.
- RECORD FIRE RESISTANCE RATING OF EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES CBC 705.5

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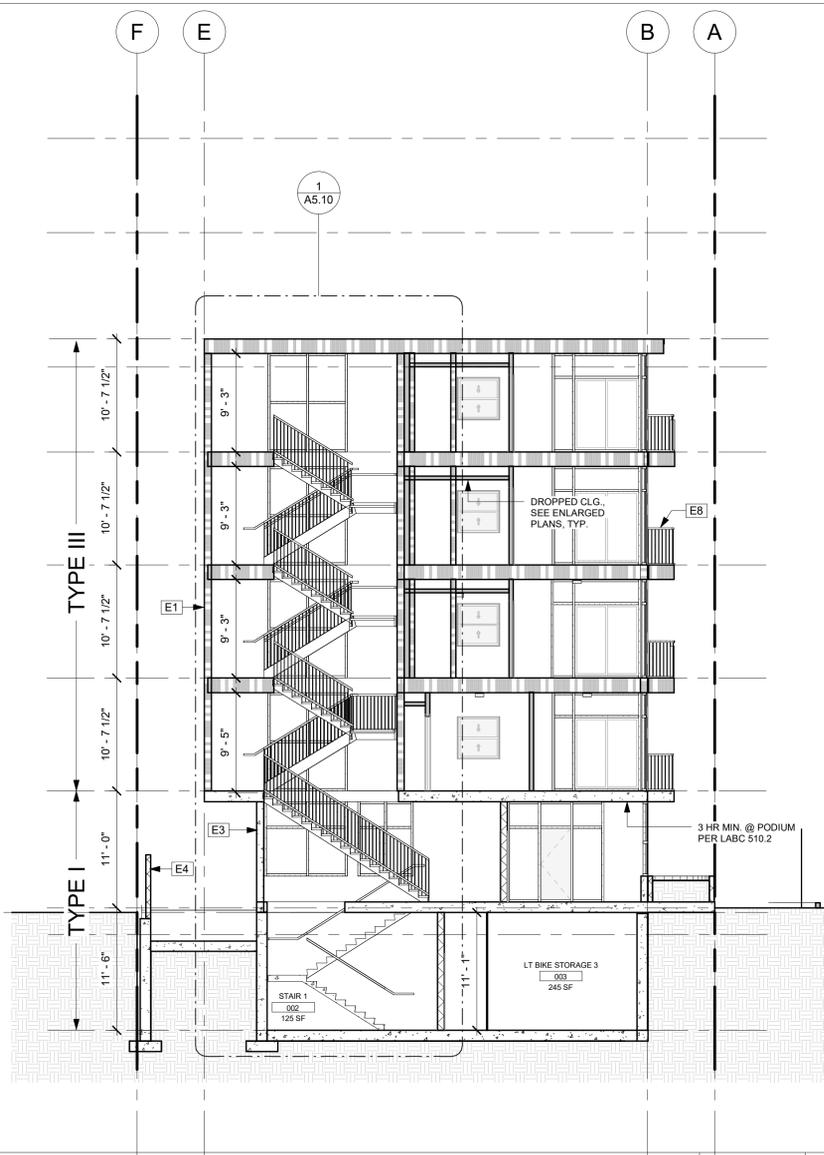
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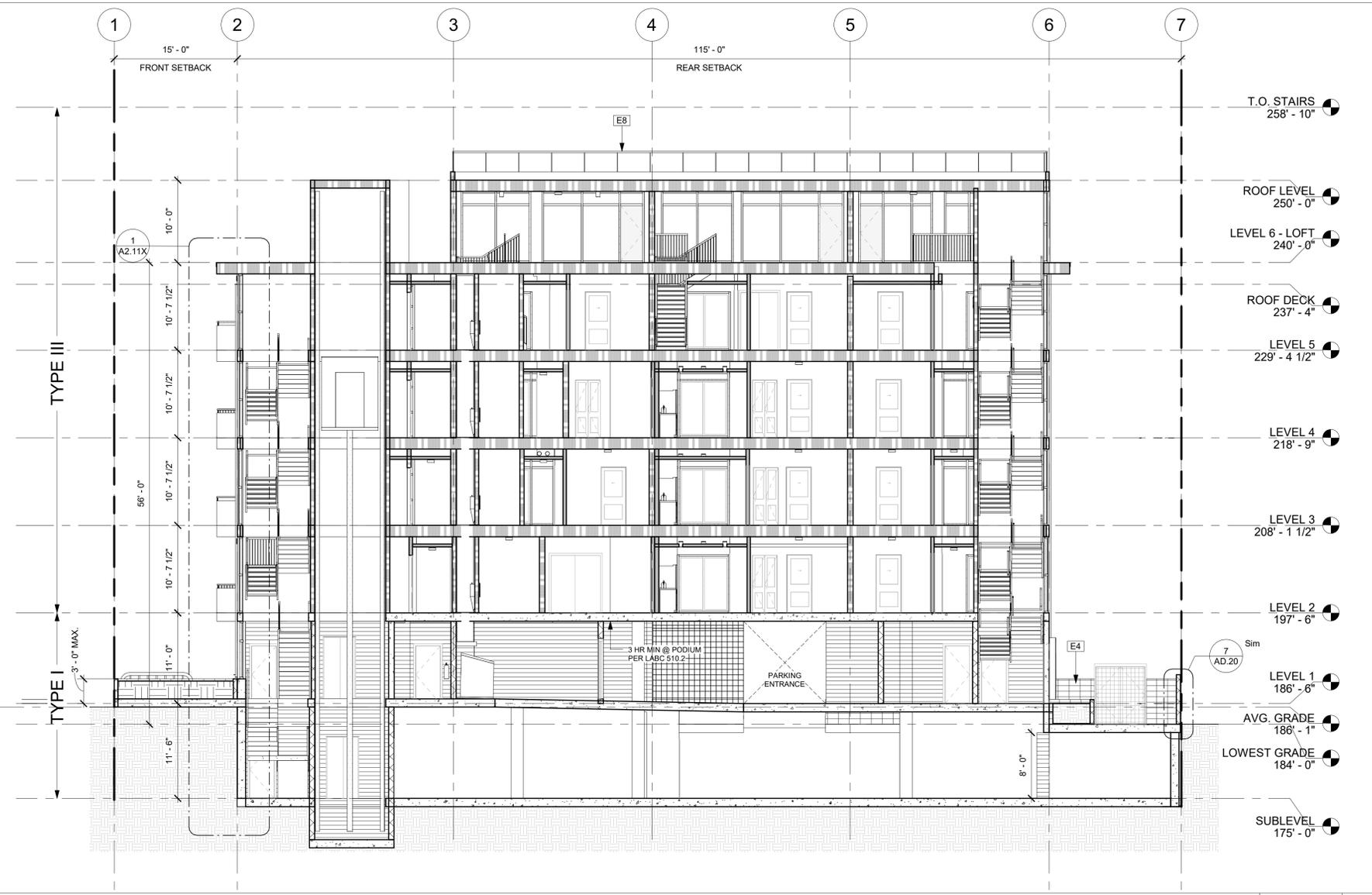
**BEVERLY DRIVE**  
1432 S. BEVERLY DRIVE  
LOS ANGELES, CA 90035

PROJECT NUMBER: **19340**  
PROJECT PHASE: **CONSTRUCTION DOCUMENT**  
SHEET ISSUE DATE: **01/02/2020**  
SHEET NAME: **BLDG. SECTIONS**  
SHEET NUMBER: **A2.01**



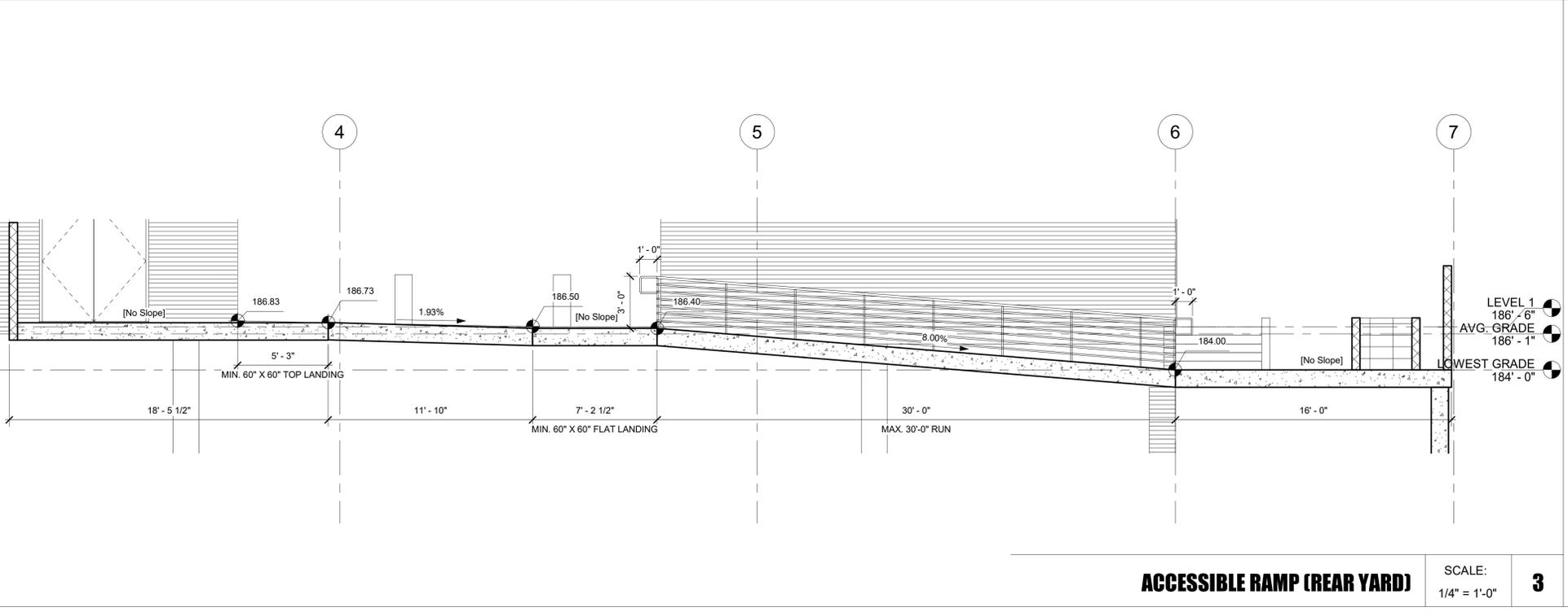
**X SECTION - LOBBY**

SCALE:  
1/8" = 1'-0" **2**



**L SECTION - PARKING**

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



**ACCESSIBLE RAMP (REAR YARD)**

SCALE:  
1/4" = 1'-0" **3**

KEYNOTES	
Key Value	Keynote Text
E1	EXTERIOR CEMENT PLASTER, SMOOTH/FINE TROWELED FINISH, WITH STANDARD INTEGRAL COLOR, WHITE
E3	BOARD-FORMED CONCRETE
E4	CMU WALL, ORCO BLACK ONCENTER RUNNING BLOCK
E8	42" HIGH METAL GUARDRAIL, TYPICAL

LEGEND	
D.00	EXTERIOR DOOR TYPE SEE SHEET A7.01
U.00	INTERIOR DOOR TYPE SEE SHEET A7.01
W.00	WINDOW TYPE SEE SHEET A7.01
S0.0	STOREFRONT TYPE REFER TO A7.02.A7.03
A # #	WALL TYPE, REFER TO AD.10
	NOMINAL STUD SIZE
	FIRE RATING
	WATER CURTAIN AND DRAFT STOP
	1-HOUR FIRE BARRIER
	2-HOUR FIRE BARRIER
	NON-RATED WOOD STUD WALL
	CMU WALL
	CONCRETE WALL
	ACCESSIBLE PATH OF TRAVEL

**NOTE:**

- SEE STRUCTURAL DRAWINGS FOR REQUIRED WALL THICKNESS, STUD SIZE, AND PLYWOOD THICKNESS.
- STRUCTURAL DRAWINGS TO DICTATE WALL TYPES TYPICAL THROUGHOUT U.N.O.
- SEE ELEVATIONS FOR POSITION OF RAINSCREEN ON EXTERIOR WALLS.
- REQ'D FIRE RESISTANCE RATING OF EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES CBC 705.5

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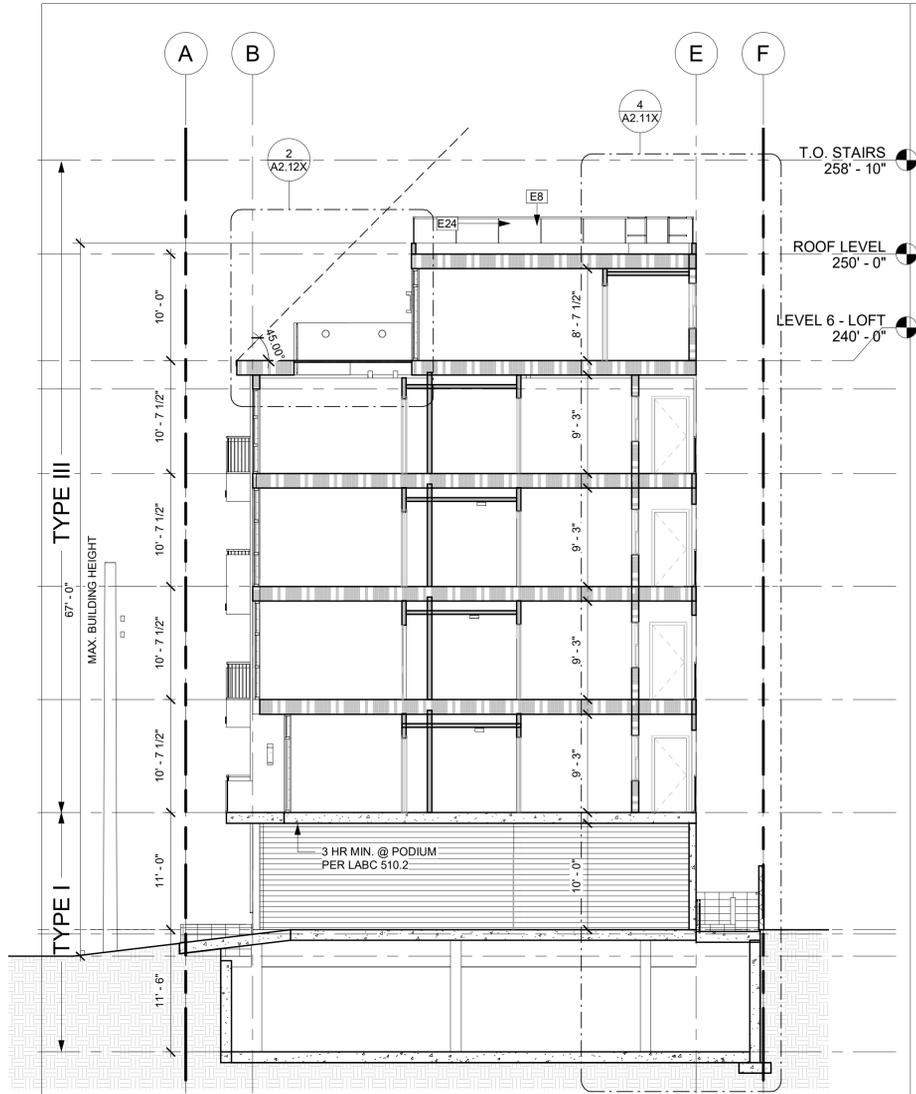
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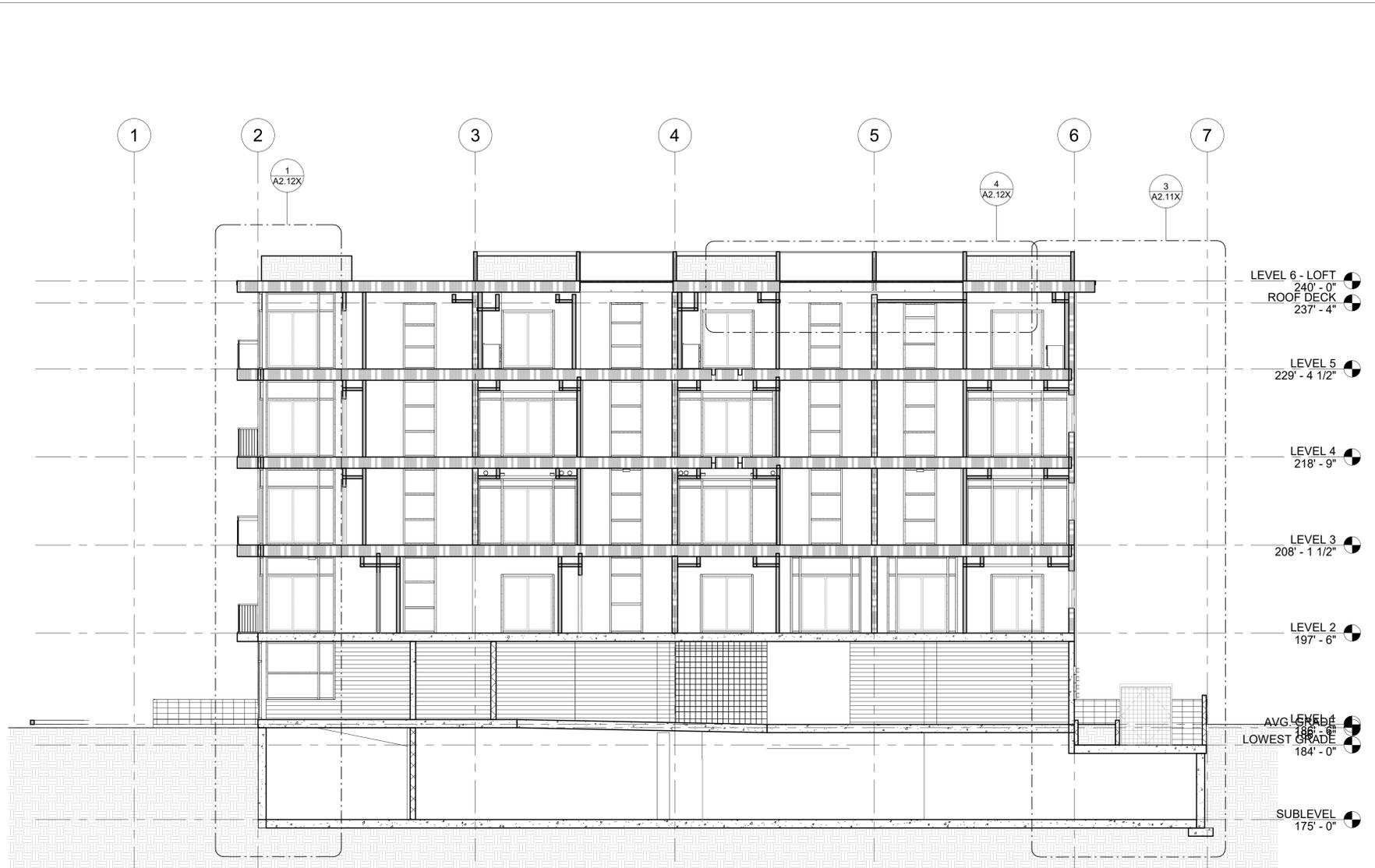
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1432 S. BEVERLY DRIVE  
LOS ANGELES, CA 90035

PROJECT NUMBER: **19340**  
PROJECT PHASE: **CONSTRUCTION DOCUMENT**  
SHEET ISSUE DATE: **01/02/2020**  
SHEET NAME: **BLDG. SECTIONS**  
SHEET NUMBER: **A2.02**



**X SECTION - UNIT**

SCALE:  
1/8" = 1'-0" **2**



**L SECTION**

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

KEYNOTES	
Key Value	Keynote Text
E8	42" HIGH METAL GUARDRAIL, TYPICAL
E24	DARK BRONZE ANODIZED MILGARD ALUMINUM WINDOWS, TYP.

**LEGEND**

- (D.00) EXTERIOR DOOR TYPE  
SEE SHEET A7.01
- (U.00) INTERIOR DOOR TYPE  
SEE SHEET A7.01
- (W.00) WINDOW TYPE  
SEE SHEET A7.01
- (S0.0) STOREFRONT TYPE  
REFER TO A7.02-A7.03
- WALL TYPE, REFER TO AD.10
- NOMINAL STUD SIZE
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- 2-HOUR FIRE BARRIER
- NON-RATED WOOD STUD WALL
- CMU WALL
- CONCRETE WALL
- ACCESSIBLE PATH OF TRAVEL

**NOTE:**

- SEE STRUCTURAL DRAWINGS FOR REQUIRED WALL THICKNESS, STUD SIZE, AND PLYWOOD THICKNESS. STRUCTURAL DRAWINGS TO DICTATE.
- WALL TYPES TYPICAL THROUGHOUT U.N.O.
- SEE ELEVATIONS FOR POSITION OF RAINSCREEN ON EXTERIOR WALLS.
- REQ'D FIRE RESISTANCE RATING OF EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES CBC 705.5

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PROJECT PHASE: **CONSTRUCTION DOCUMENT**  
SHEET ISSUE DATE: **01/02/2020**  
SHEET NAME: **BLDG. SECTIONS**  
SHEET NUMBER: **A2.03**







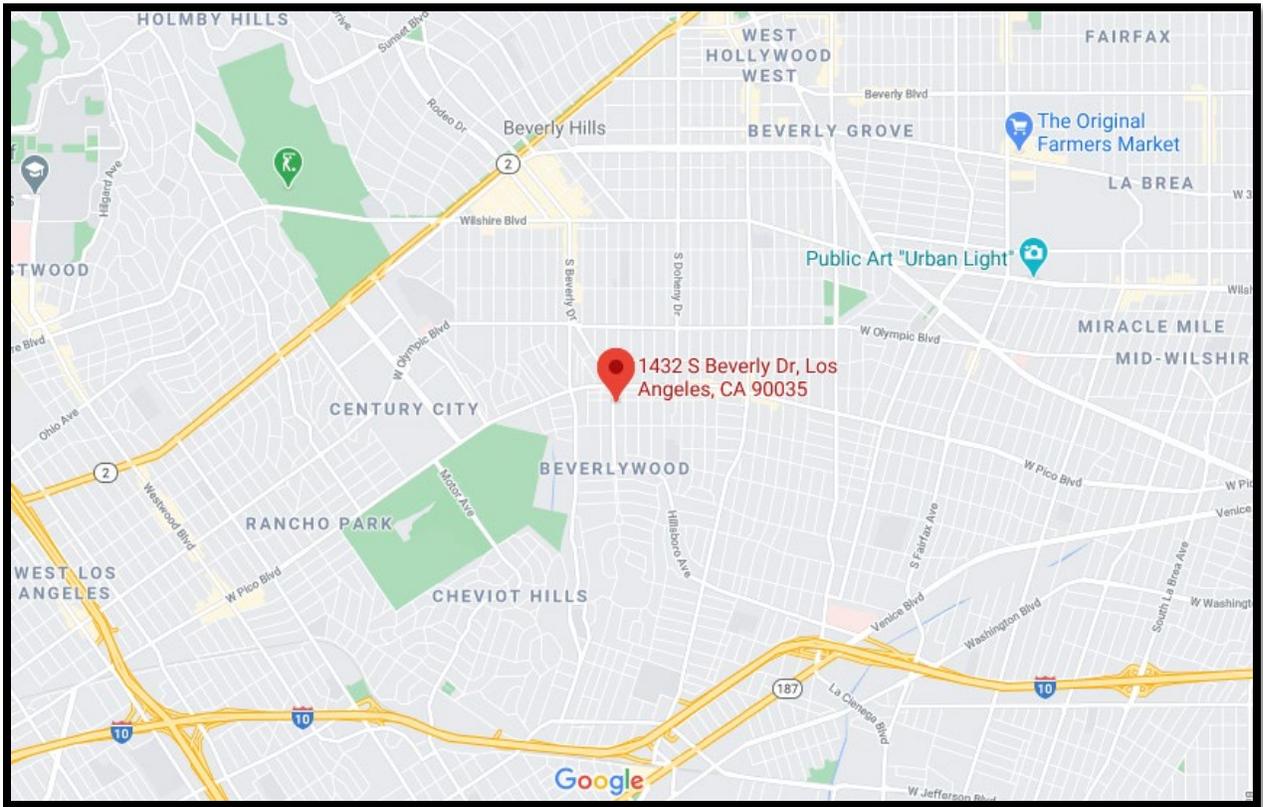


# Exhibit B

Maps

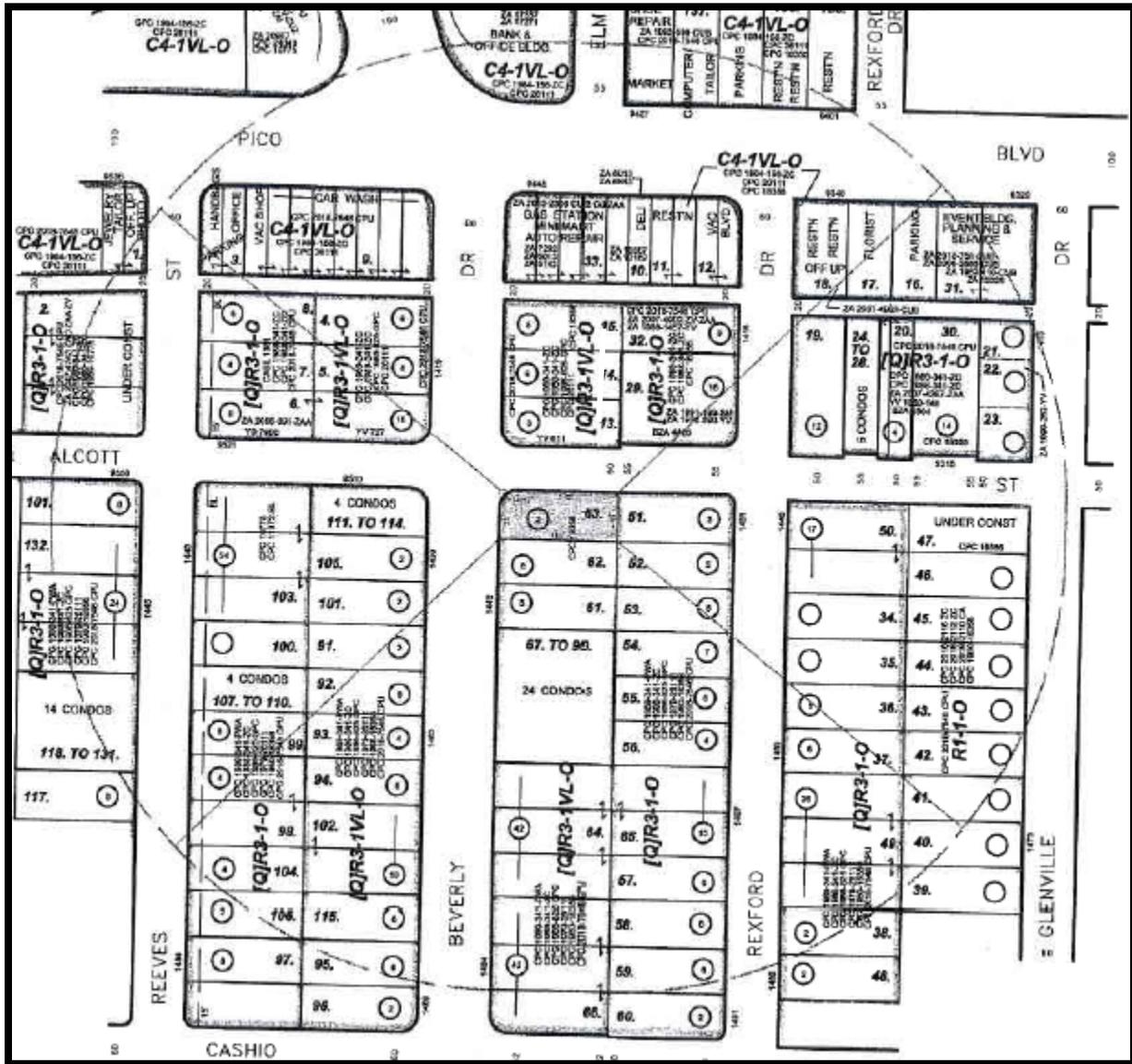
# Map 1

## Vicinity Map



# Map 2

## Radius Map



# Exhibit C

Environmental Documents

COUNTY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**NOTICE OF EXEMPTION**  
(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

DIR-2020-595-DB-CU

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2020-597-CE

PROJECT TITLE

Density Bonus and Conditional Use Permit

COUNCIL DISTRICT

5

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

**1432-1434 South Beverly Drive**

Map attached.

PROJECT DESCRIPTION:

The proposed project is the demolition of an existing duplex and the construction, use, and maintenance of a new 16,388 square-foot, six-story, 67-foot tall, 15-unit apartment building reserving two (2) units for Very Low Income Households. The project will include 22 parking spaces within an at-grade and subterranean level. The project includes a haul route that will export approximately 2,700 cubic yards of soil.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Ben Kohanteb, Ben and Lili Kohanteb Trust

CONTACT PERSON (If different from Applicant/Owner above)

**Alex Truong**

(AREA CODE) TELEPHONE NUMBER

213-978-3308

EXT.

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **15332, Class 32**

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

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

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

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Alexander Truong

*Alexander Truong*

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Density Bonus and Conditional Use Permit

FEE:

RECEIPT NO.

REC'D. BY (DCP DSC STAFF NAME)

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

DEPARTMENT OF  
CITY PLANNING  
COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

VAHID KHORSAND  
VICE-PRESIDENT

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ERIC GARCETTI  
MAYOR

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

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DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

VACANT  
DEPUTY DIRECTOR

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2020-597-CE

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The City of Los Angeles determined based on the whole of the administrative record that the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The project was found to be exempt based on the following:

### **Project Description:**

The project is located at 1432-1434 South Beverly Drive in the West Los Angeles Community Plan Area.

The proposed project is the demolition of an existing duplex and the construction, use, and maintenance of a new 16,388 square-foot, six-story, 67-foot tall, 15-unit apartment building reserving two (2) units for Very Low Income Households. The project will include 22 parking spaces within an at-grade and subterranean level. The project includes a haul route that will export approximately 2,700 cubic yards of soil.

The projects require the following:

- 1) Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U,26, a Conditional Use Permit to allow a Density Bonus for a Housing Development project in which the density increase (57.5%) is greater than otherwise permitted by LAMC Section 12.22-A,25;
- 2) Pursuant to LAMC Section 12.22-A,25, a Density Bonus for a Housing Development with a total of 15 units (with two (2) units – 20% of the base density set aside for Very Low Income Households) in lieu of the base density of nine (9) units, along with the following On- and Off-Menu Incentives and Waivers of Development Standards:
  - a. Pursuant to LAMC Section 12.22-A,25(g)(2), an On-Menu Incentive to permit a 22% increase in Floor Area Ratio (FAR) from 3:1 to 3.65:1;
  - b. Pursuant to LAMC Section 12.22-A,25(g)(3), the following Off-Menu Incentives:
    - i. to permit a 22-foot height increase from 45 feet to 67 feet;

- ii. to permit a 30% side yard reduction from nine (9) feet to six (6) feet, four (4) inches; and
- c. Pursuant to LAMC Section 12.22-A,25(g)(3), the following Off-Menu Waivers of Development Standards:
  - i. to permit a reduction in the number of parking spaces from 26 to 22 spaces;
  - ii. to permit a reduction in the number of standard parking spaces from 15 to 14 spaces;
  - iii. to permit a reduction in the number of guest parking spaces from four (4) to zero (0) spaces; and
  - iv. to permit open space provided above the first habitable room level.

### **Implementation of the California Environmental Quality Act**

Pursuant to Section 21084 of the Public Resources Code, the Secretary for the Natural Resources Agency found certain classes of projects not to have a significant effect on the environment and declared them to be categorically exempt from the requirement for the preparation of environmental documents.

The project meets the conditions for a Class 32 Exemption found in CEQA Guidelines, Section 15332 (In-Fill Development Projects), and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 apply.

#### **Conditions for a Class 32 Exemption**

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

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

The project is located within the West Los Angeles Community Plan and zoned [Q]R3-1VL-O with a corresponding designation for Medium Residential land uses. The project is consistent with the applicable general plan land use designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

The subject site is wholly within the City of Los Angeles, on a lot that totals approximately 0.16 acres in size. Lots adjacent to the subject properties are developed with multi-family developments. The site is currently developed and is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. In addition, there are no protected trees on the site.

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

- The project will be subject to Regulatory Compliance Measures, which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater conditions; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.
- A CalEEMod Air Quality, Greenhouse Gas and Noise Analyses dated November 1, 2019 was prepared by Yorke Engineering, LLC for the proposed project indicating that the project will result in less than significant impacts to air quality and noise.

The project site will be adequately served by all public utilities and services given that the construction of multi-family dwellings will be on a site that has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

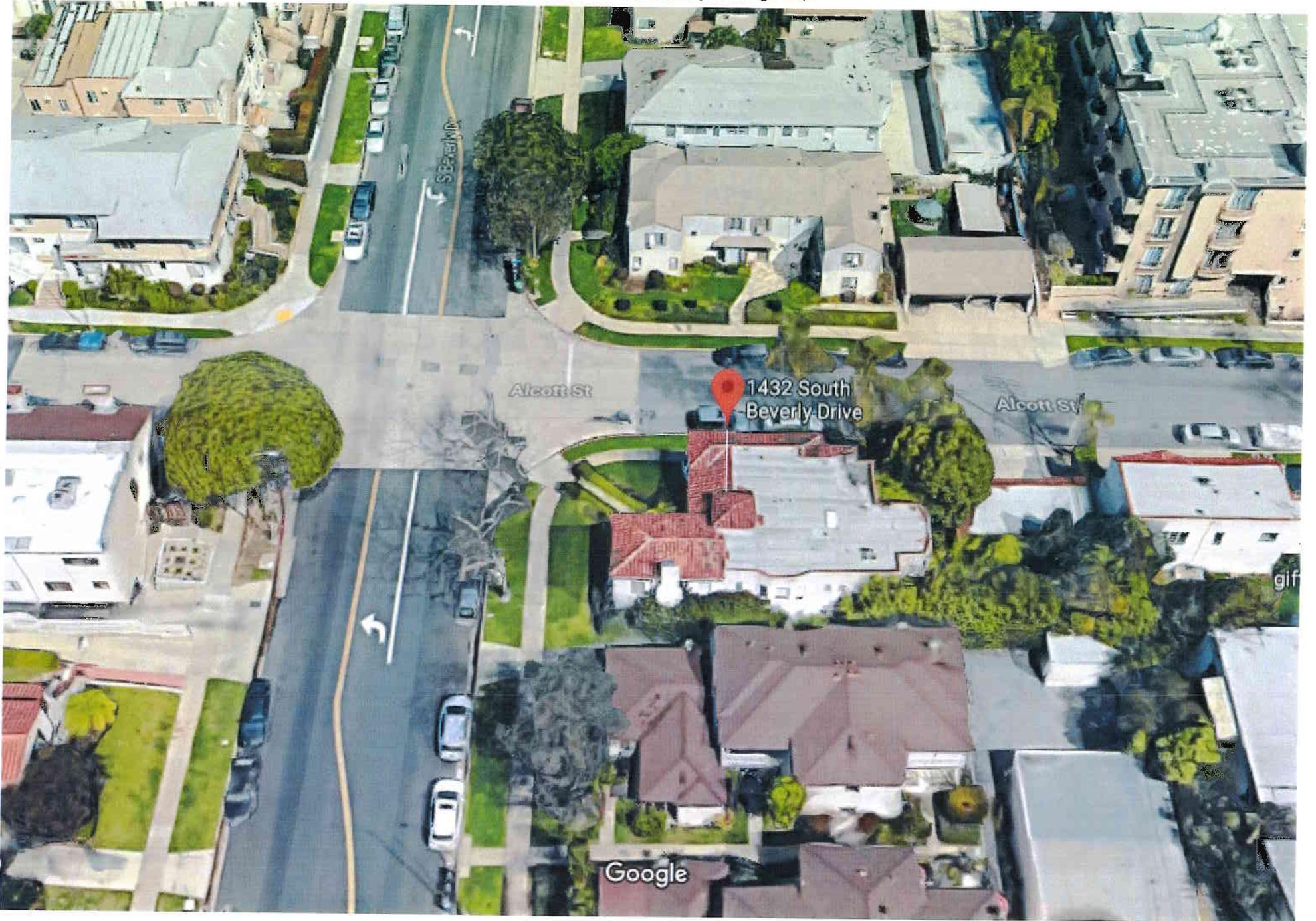
#### Exceptions to Categorical Exemptions

There are six (6) exceptions to categorical exemptions must be considered in order to find a project exempt from CEQA: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

The project is not located on or near any environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. There is not a succession of known projects of the same type and in same place as the subject project. The project would not reasonably result in a significant effect on the environment due to unusual circumstances. The project is not located near a State Scenic Highway. The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity is identified as an active hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register or Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register, and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

# Exhibit D

Site and Surrounding Area Photos



HOTEL

BANK & OFFICE BLDG

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MARKET	COMPUTER	TAILOR	PARKING	RESTN	RESTN	RESTN
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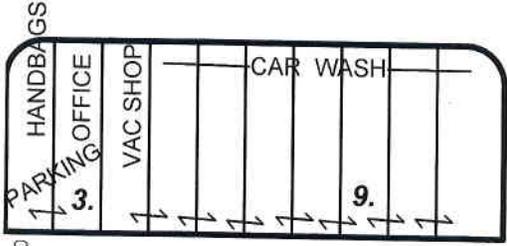
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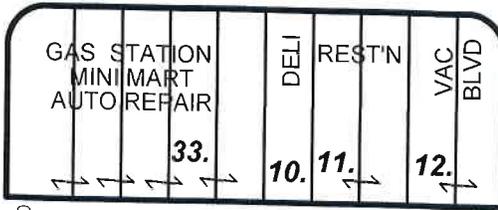
PICO

BLVD

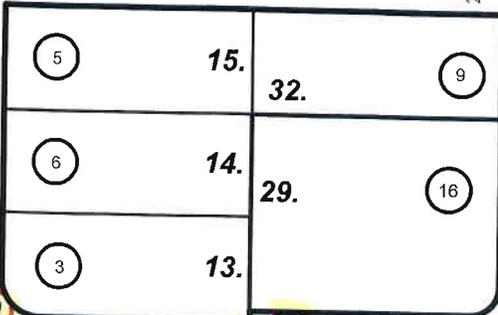
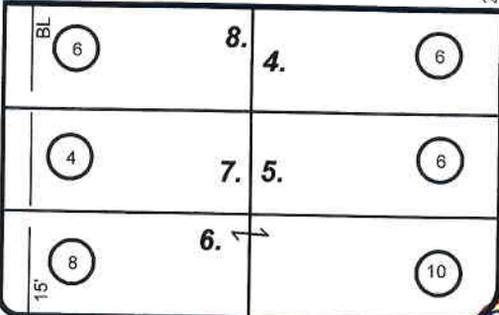
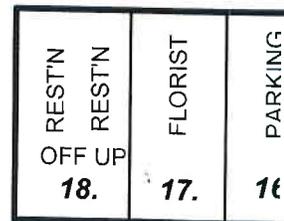
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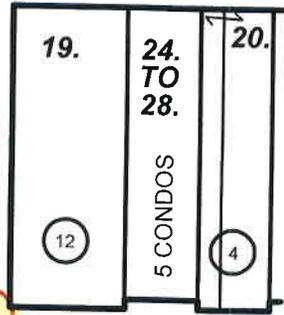
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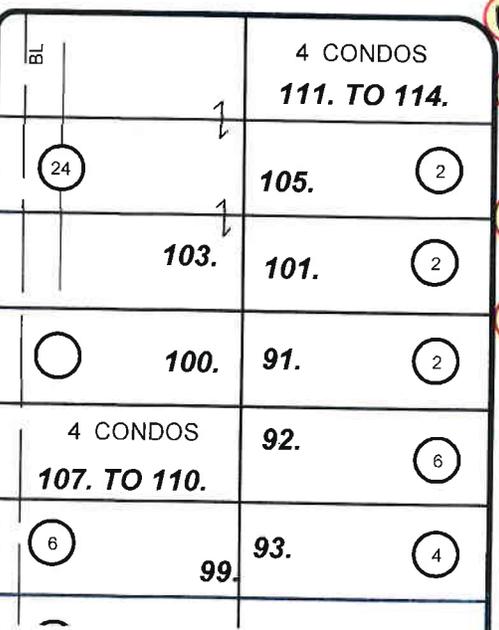


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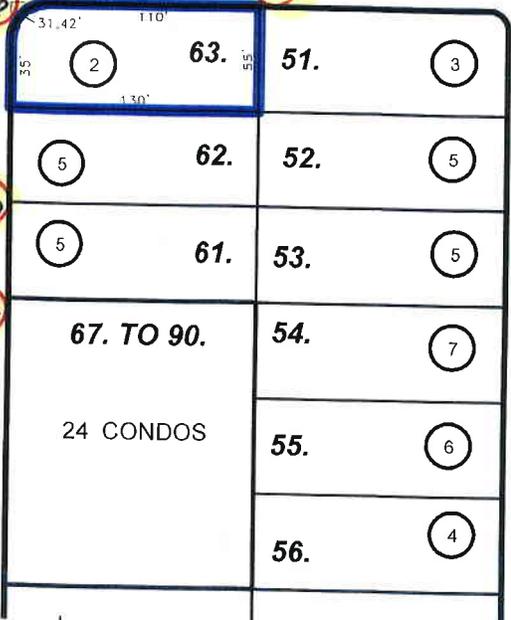


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ALCOTT



BEVERLY



REXFORD

ST 50

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# PHOTO BROCHURE



## RADIUS MAPS ETC

3544 PORTOLA AVENUE  
 LOS ANGELES CA 90032  
 OFF/FAX (323) 221-4555  
 RADIUSMAPSETC@SBCGLOBAL.NET

### SITE LOCATION:

1432 S. BEVERLY BOULEVARD  
 LOS ANGELES CA 90035

CASE NO.:

DATE: 12 - 31 - 2019  
 D.M.: 132 A 167  
 T.B. PAGE: 632 GRID: G-4  
 APN: 4306-008-024



1.



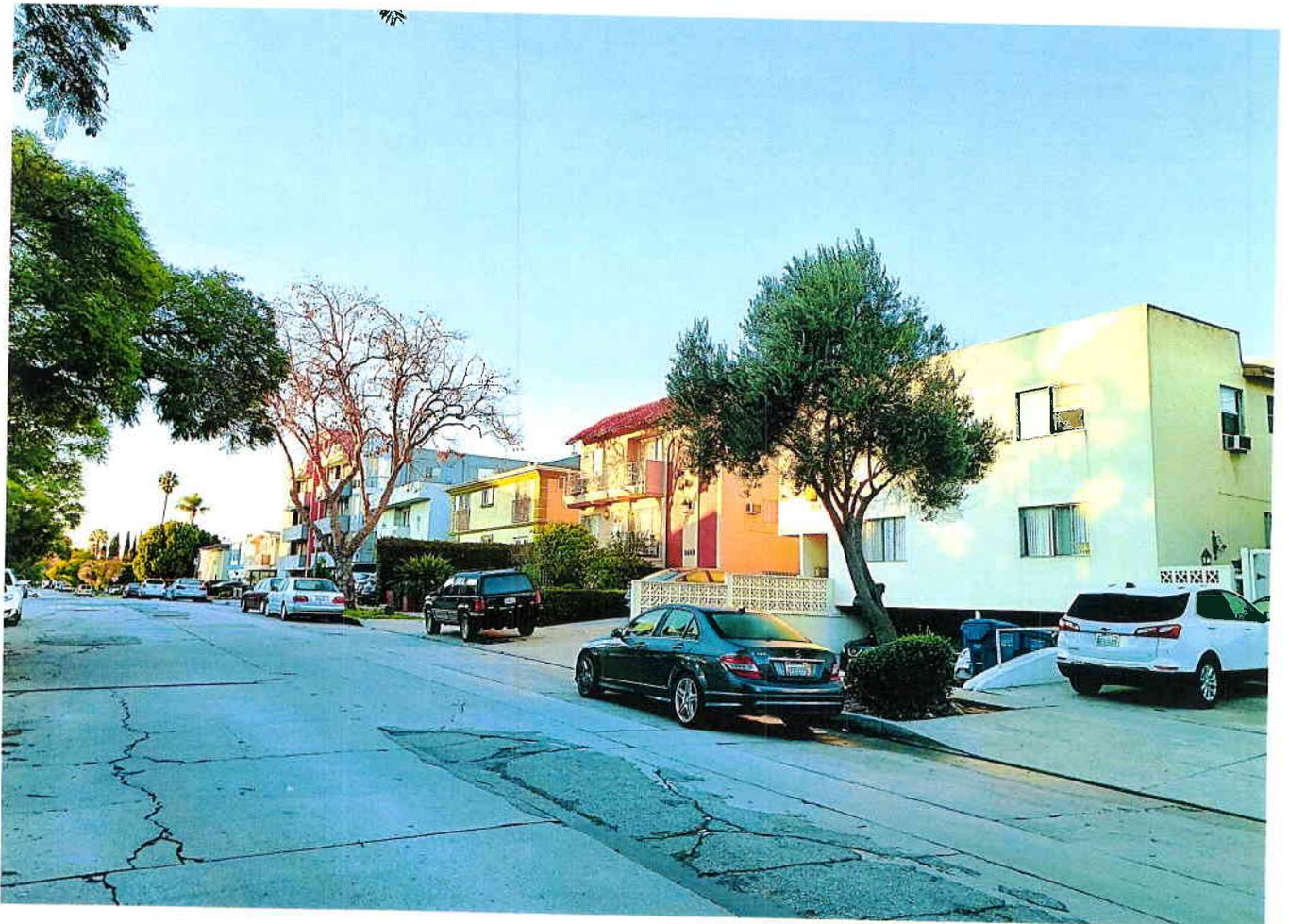
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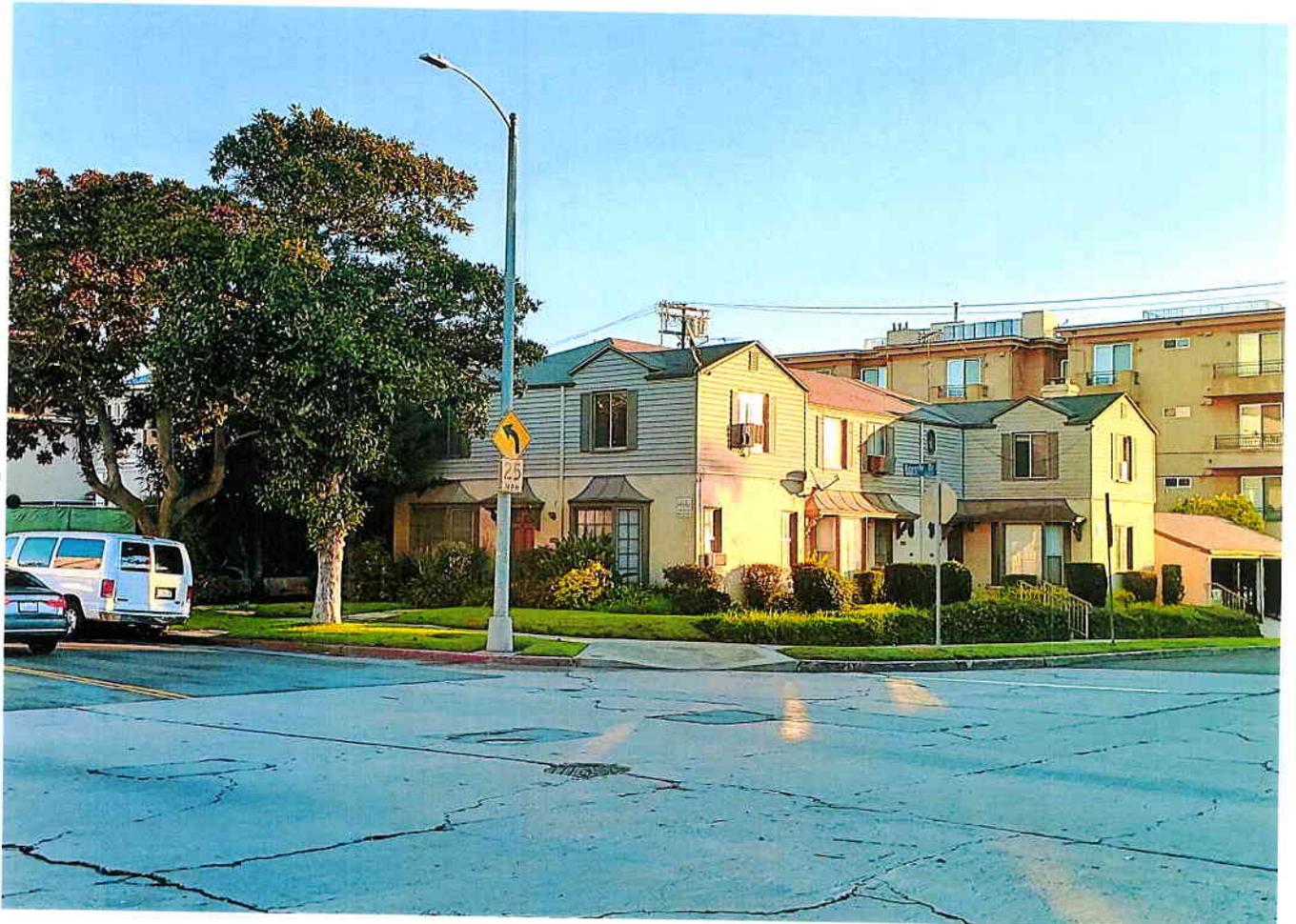
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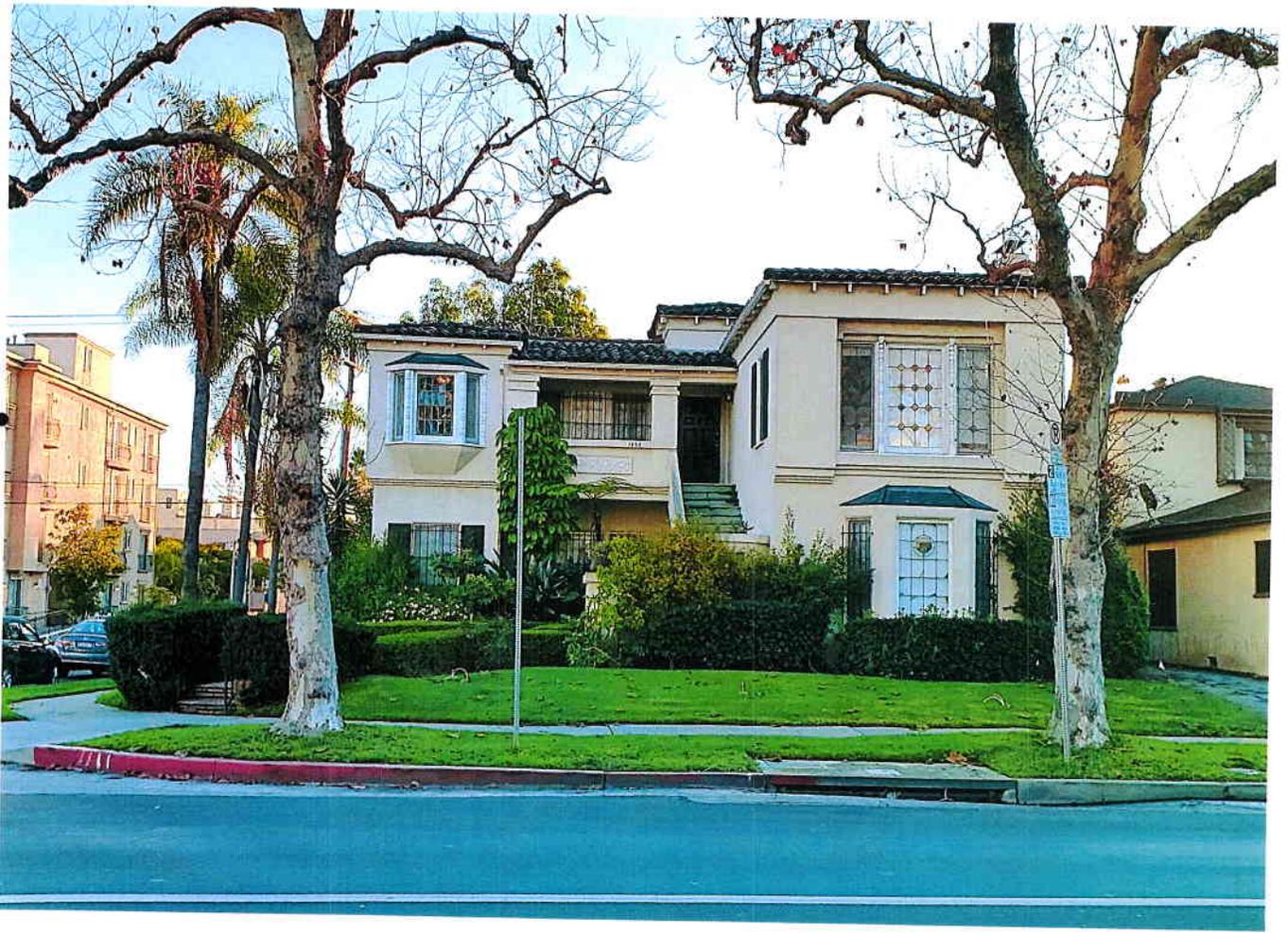
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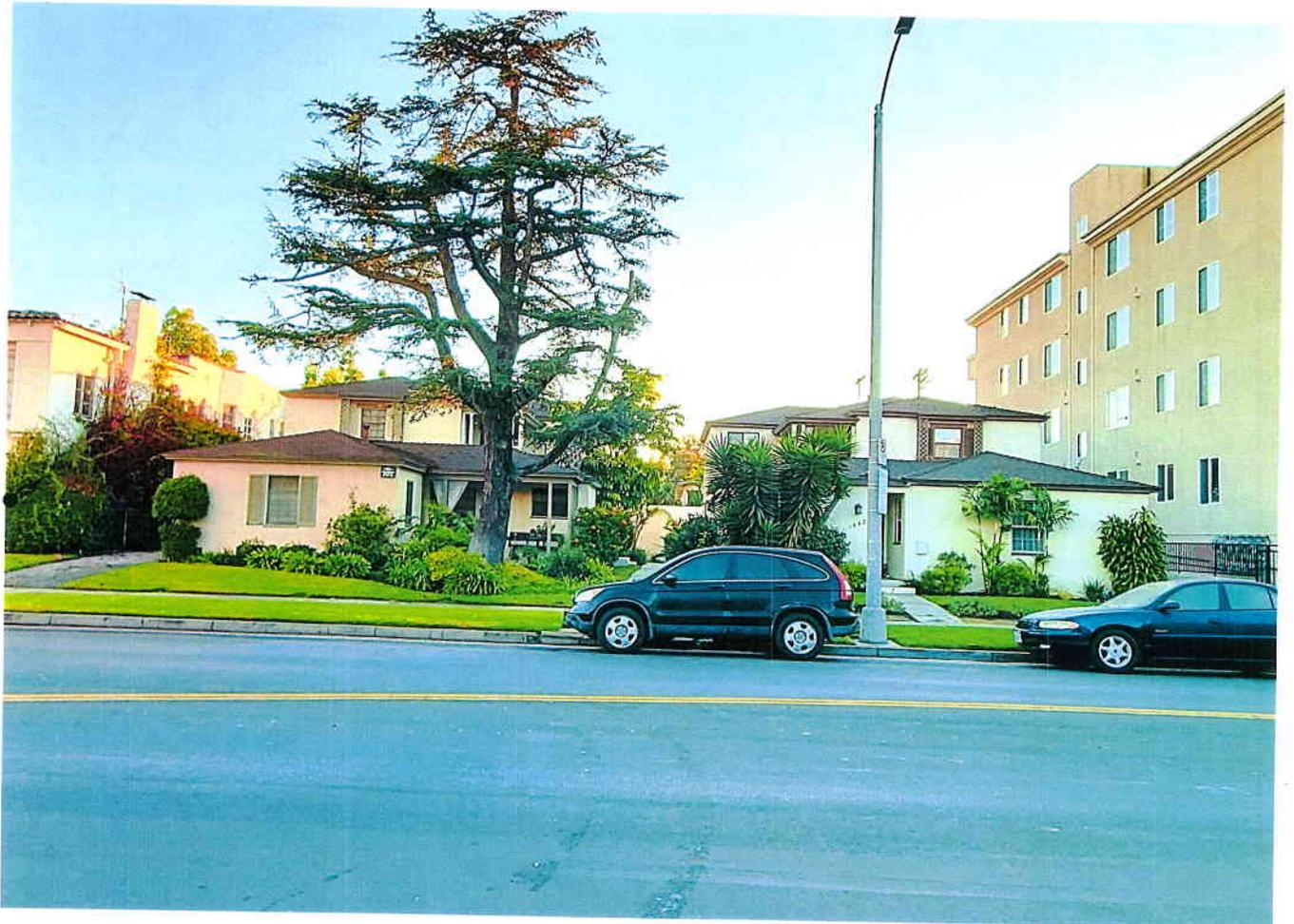
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11.



12.



13.



14.



15.



16.



# Exhibit E

Public Correspondence



Oliver Netburn  
Department of City Planning  
200 N. Spring St.  
Los Angeles, CA 90012

November 19, 2020

Re: Case Number CPC 2020-595-DB-CU

Dear Oliver Netburn:

I am writing on behalf of the South Robertson Neighborhoods Council (“SORO NC”) to comment on the proposed 15-unit Density Bonus apartment building at 1432 S. Beverly Drive.

At a duly-noticed meeting of the General Board on November 19, 2020, SORO NC voted 9 yes / 8 no / 3 abstain to recommend that the applicant’s project be supported. The project (which requests increases in density, height, FAR as well as a reduction in side yard and parking) provides 15 units of apartments in place of an existing duplex and while only two of these units are set aside as low income housing, it would bring more density to the area near a future purple line stop as well as more very low income units than there are currently.

Please do not hesitate to contact me if you have any questions about this support letter.

Sincerely,

Charlie Stein  
President  
South Robertson Neighborhoods Council

**Charlie Stein**  
President

**Ken Blaker**  
Vice-President

**Jon Liberman**  
Treasurer

**Vacant**  
Secretary

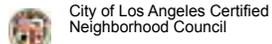
**Olga Lexell**  
Corresponding Secretary

**South Robertson  
Neighborhoods Council**

PO Box 35836  
Los Angeles, CA 90035

P: (310) 295-9920  
F: (310) 295-9906  
E: info@soronc.org

**soronc.org**





Alexander Truong &lt;alexander.truong@lacity.org&gt;

---

## 1432-1434 S. Beverly Drive - New Proposed Building

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Glynis Gerber &lt;gg@gerberco.com&gt;

Tue, Dec 15, 2020 at 11:55 AM

To: "alexander.truong@lacity.org" &lt;alexander.truong@lacity.org&gt;

Cc: Glynis Gerber &lt;gg@gerberco.com&gt;

Although I was on the call for the meeting, I was not asked to speak on this issue regarding the proposal of a new 6-7 story building on the corner of Beverly Drive and Alcott Street.

At the end of the meeting, someone on the zoom call made a comment such that "there is very little opposition to this new project".

I disagree entirely with that statement.

Unfortunately most people that live on Beverly Drive are older, and are NOT familiar with zoom meetings, and even if they wanted to participate, they do not know how.

How someone on the Council can make a comment like that – baffled me. I had 'put my hand up' and wasn't called on to speak. I represent the older residents of that area. We want a voice too.

Currently there is very little available parking on Beverly, and a new multi-story building will add strain on an already difficult situation.

The south west corner of Pico and Beverly Drive is already slated for a huge 100+ apartment complex plus retail below. Where is everyone going to park?

Many people use Beverly Drive as a way to get to the freeway, or south into Culver City. Many drivers do not observe the stop signs, and traffic is already at a maximum during early morning commutes and after work.

I would like to OPPOSE this new project, and would appreciate you contacting me in this regard. I represent the UNSPOKEN elderly – that unfortunately can't zoom. We need a voice too, and I am hoping you will reach out to me in this regard.

Thanking you in advance for your help,

Glynis Gerber

### Glynis Gerber | Gerber & Co., Inc. CPAs

1880 Century Park East, Suite 200 | Los Angeles, CA 90067

310.552.1600 Main | 310.432.4372 Direct | 310.552.1626 Fax

Beyond Beanccounting®

[www.GerberCo.com](http://www.GerberCo.com)





Alexander Truong &lt;alexander.truong@lacity.org&gt;

---

## Strong Objection to the height of the development at 1432 - 1434 S Beverly Drive

2 messages

---

**RVW - Selwyn Gerber** <sg@rvwwealth.com>  
To: "alexander.truong@lacity.org" <alexander.truong@lacity.org>  
Cc: Glynis Gerber <gg@gerberco.com>

Fri, Jan 15, 2021 at 9:49 AM

City of Los Angeles  
Department of City Planning  
City Hall  
[200 North Spring Street](#)  
Los Angeles, CA 90012

Re: CPU-2020-0595-DB-CU  
ENV-202-0597-CE  
[1432-1434 S. Beverly Drive](#)

I am writing to you to express **strong disapproval of the proposed application to demolish the existing duplex on the SE corner of Beverly and Alcott and replace it with a new six story building.**

As neighbors of this proposed development, we **are** not opposed to redevelopment per se. Nor are we opposed to the inclusion of two (2) units for Very Low Income households.

We are, however, opposed to six stories as opposed four stories, which is consistent with, and in character with the rest of the neighborhood. We, the neighbors of this proposed development, are not opposed to a developer improving our housing stock and making a profit at the same time.

We are, however, opposed to overdevelopment which will negatively affect the already serious traffic and parking problems that we face.

This will be out of character with the neighborhood and place severe additional strain on traffic and parking in the area. We are mindful of the large development planned for the southeast corner of Pico and Beverly, which will further exacerbate the current parking and traffic pressures.

Respectfully submitted

Selwyn and Glynis Gerber  
[1450 S Beverly Drive #402](#)

[Los Angeles CA 90035](#)

---

**Greg Yaris** <[greg@yarislaw.com](mailto:greg@yarislaw.com)>

Fri, Jan 15, 2021 at 9:55 AM

To: RVW - Selwyn Gerber <[sg@rvwwealth.com](mailto:sg@rvwwealth.com)>, "alexander.truong@lacity.org" <[alexander.truong@lacity.org](mailto:alexander.truong@lacity.org)>

Cc: Glynis Gerber <[gg@gerberco.com](mailto:gg@gerberco.com)>

I agree with the letter below. I live at [1450 S. Beverly Drive and pass](#) that corner every morning and evening. A 6 story building would be a blight on the neighborhood.

PLEASE NOTE THE NEW EMAIL ADDRESS.

Law Office of Greg Yaris

[1875 Century Park East](#)

[Suite 2230](#)

[Los Angeles, CA 90067](#)

Telephone No. (310) 553-3900

Telecopy No. (310) 553-3910

email address: [greg@yarislaw.com](mailto:greg@yarislaw.com)

If you are not the intended recipient of this email, please destroy. Thank you.

[Quoted text hidden]

City of Los Angeles  
Department of City Planning  
City Hall  
200 North Spring Street  
Los Angeles, CA 90012

Re: CPU-2020-0595-DB-CU  
ENV-202-0597-CE  
1432-1434 S. Beverly Drive

I am writing to you to express **strong disapproval of the proposed application to demolish the existing duplex on the SE corner of Beverly and Alcott and replace it with a new six story building.**

We, the neighbors of this proposed development, are not opposed to redevelopment per se. Nor are we opposed to the inclusion of two (2) units for Very Low Income households.

We are, however, opposed to six stories as opposed four stories, which is consistent with, and in character with the rest of the neighborhood. We, the neighbors of this proposed development, are not opposed to a developer improving our housing stock and making a profit at the same time.

We are, however, opposed to overdevelopment which will negatively affect the already serious traffic and parking problems that we face.

This will be out of character with the neighborhood and place severe additional strain on traffic and parking in the area. We are mindful of the large development planned for the southeast corner of Pico and Beverly, which will further exacerbate the current parking and traffic pressures.

Respectfully submitted

Elor Shem Tov  
Name

1455 S Beverly Dr.  
Address

01/20/2021  
Date

  
Signature