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TRANSIT ORIENTED COMMUNITIES AND AFFORDABLE HOUSING INCENTIVES

February 19, 20120

Applicant / Owner
Westlake Apartments, LP
530 South Hill Street #1101
Los Angeles, CA 90013

Representative
Behrouz Bozorgnia
Mobbil Inc
1557 Westwood Boulevard Suite 145
Los Angeles, CA 90024

Case No. DIR-2019-2893-TOC

CEQA: ENV-2019-2894-CE

Location: 831-835 1/2 South Westlake

Council District: 1 – Cedillo

Neighborhood Council Westlake South

Community Plan Area: Westlake Community Plan

Specific Plan: None

Land Use Designation: Highway Oriented Commercial
Zone: R4-1 Zone

Legal Description: Lot 17, 18, 19, Block H, M R 9-
85, Bonnie Brae Tract.

Last Day to File an Appeal: March 5, 2019

DETERMINATION

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

Determined based on the whole of the administrative record, that the Project is exempt from 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.

Approve with Conditions a seventy-nine (79) unit housing development consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 Project, reserving fifteen percent of seventy-nine (79) total units or twelve (12) dwelling units restricted for on-site affordable units set aside including six (6) Very Low and six (6) Extremely Low Income Household units for a minimum period of 55 years with the following two (2) additional incentives:

1) Twenty-five percent (25%) reduction of two yards as one incentive in the R4 Zones

- a) **Northerly side yard:** twenty-five percent (25%) reduction in the north required side yard width to allow 7 feet in lieu of 10 feet otherwise required;

- b) **Southerly side yard:** twenty-five percent (25%) reduction in the south required side yard width to allow 7 feet in lieu of 10 feet otherwise required;
- 2) **Open Space Reduction:** twenty-five percent (25%) reduction in open space to allow 6,187.75 square feet of open space in lieu of 8,150 square feet otherwise required by LAMC

Adopt the attached Findings.

CONDITIONS OF APPROVAL

Pursuant to Section 12.22A31 of the Los Angeles Municipal Code (LAMC), the following conditions are hereby imposed upon the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," dated December 13, 2019 and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of LAMC or the project conditions.
2. **Floor Area Ratio (FAR).** The maximum FAR shall be limited to 3.94:1 or 52,740 square feet
3. **On-Site Restricted Affordable Unit Composition.** Six (6) dwelling units equal to seven and a half percent of the total units shall be reserved for Extremely Low Income Households and six (6) dwelling units equal to eight (8%) percent of the total units shall be reserved for Very Low Income Households, as defined by the California Government Code Section 65915(c)(2) and by the Los Angeles Housing and Community Investment Department (HCIDLA).
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.31.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make twelve (12) dwelling units at affordability levels stated in the AB2556 Determination for the subject property, for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set aside units may be adjusted, consistent with LAMC Section 12.22A.31 to the satisfaction of HCIDLA and in consideration of the project's AB2556 Determination. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. 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 Transit Oriented Communities (TOC) Affordable Housing Incentive Program Background and Housing Replacement (AB 2556 Determination) sections of this determination.
6. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy,, the owner shall obtain approval from the Los Angeles Housing and Community Investment Department (HCIDLA) regarding the replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20% of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by HCIDLA shall be provided.

7. **Side Yards.** The Project is allowed a twenty-five percent yard reduction for its northerly and southerly side yard to allow 7 feet in lieu of the 10 feet otherwise required in each yard.
8. **Automobile Parking for Residential Uses.** Consistent with TOC Tier 3 parking reduction option which allows 0.5 space per unit which shall permit a minimum of forty (40) vehicular parking spaces consistent with LAMC Section 12.22 A.31(b) 2.iii and CA Government Code Section 65915(d)(2).
9. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.
10. **Bicycle Parking.** Onsite bicycle parking shall include six (6) short-term bicycle parking spaces and sixty (60) long-term bicycle parking spaces based upon seventy-nine (79) dwelling units consistent with LAMC 12.21 A.16.
11. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.
12. **Open space.** The project shall provide a minimum of 6,187.75 square feet of open space after a twenty-five percent (25%) reduction of the 8,150 square feet otherwise required by LAMC.
13. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

ADMINISTRATIVE CONDITIONS

14. **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 permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
15. **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.
16. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

17. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
18. **Department of Building 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.
19. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
20. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
21. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
22. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out 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.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

The project includes the demolition of a seventeen (17) dwelling unit multi-family apartment building and the construction, use and maintenance of a 73-foot 1-inch, seven-story in height, multi-family apartment building consisting of seventy-nine (79) dwelling units within 52,740 square feet of floor area. The project includes forty (40) vehicular parking spaces, six (6) short-term bicycle parking spaces and sixty (60) long-term bicycle parking spaces. On-site restricted affordable unit composition for the Project includes six (6) dwelling units restricted for Extremely Low Income Households and six (6) dwelling units restricted for Very Low Income Households for a total twelve (12) on-site restricted affordable dwelling units. The project includes 6,187.75 square feet of open space after a twenty-five percent (25%) reduction of 8,150 square feet otherwise required by the LAMC, including a roof top deck that includes 4,286.75 square feet, a courtyard on the third level containing 1,001 square feet and 900 square feet of private open spaces.

The site qualifies as a Tier 3 Transit Oriented Communities housing project based on being within 2,650 feet of a major transit stop, and the project is approximately 1,300 feet away from the Westlake MacArthur Park Metro Center, served by the Metro Red and Purple lines. Furthermore, the site is close to the intersection of Alvarado Street and James M. Wood Boulevard which 500 feet to the south-west of the site and is served by Metro Local 200 with a north/south service interval of 15 minutes. At Alvarado Street and 8th Street, 650 feet to the north-west, Metro Local 66 runs east/west with a service interval of 15 minutes.

The Project site includes two parcels, one of which includes a fractional lot tie. The site is 115-foot wide and 150-foot deep or 17,250 square feet. The site is in the R4-1 Zone, which allows an unrestricted height and a 3:1 floor area ratio. The net buildable project area is 13,387.50 or an allowable floor area of 40,162.5 square feet.

The site is located within the Westlake Community Plan Area, and has a General Plan Land Use designation of Highway Oriented Commercial. According to the Westlake Land Use map, the prescribed Highway Commercial Land Use corresponds to the C2, C1, CR, RAS3, RAS4 and P Zones.

The project is on an infill site. The adjacent lots and surrounding area are developed with urban land uses such as medium to large multi-family housing developments and a religious institution and commercial buildings. The surrounding neighborhood is developed with streets, sidewalk, gutter, sewer, utilities and street trees. The properties along the rear yard adjacent to Alvarado Street and southerly side yard adjacent to James M. Wood Boulevard are in the C2-1 Zone with Highway Oriented Commercial General Plan land use designation. Properties adjacent to the front yard along Westlake Avenue are in the R3-1 zone and have a Medium Residential General Plan land use designation

The project has frontage along the west side of Westlake Avenue.

Westlake Avenue is designated as a Local Street – Standard with a right-of-way width of 60 feet and a roadway width of 36 feet

A Tier 3 Transit Oriented Communities housing project is proposed at the subject site and will utilize a fifty percent (50%) increase in the FAR to allow 3.94:1 or 52,740 square feet in lieu of 3:1 allowed by the R4-1 Zone up to 4.2:1 and a parking reduction to allow 0.5 spaces per unit and two (2) additional discretionary on-menu incentives as follows:

- 1) **Twenty-five percent (25%) reduction of two yards as one incentive in the R4 Zones**
 - a) **Northerly side yard:** twenty-five percent (25%) reduction in the north required side yard width to allow 7 feet in lieu of 10 feet otherwise required;
 - b) **Southerly side yard:** twenty-five percent (25%) reduction in the south required side yard width to allow 7 feet in lieu of 10 feet otherwise required;
- 2) **Open Space Reduction:** twenty-five percent (25%) reduction in open space to allow 6,187.75 square feet of open space in lieu of 8,150 square feet otherwise required by LAMC

HOUSING REPLACEMENT (AB2556 DETERMINATION)

On September 27, 2014 Governor Jerry Brown signed Assembly Bill (AB) 2222, as amended by AB2556 on August 19, 2016, to amend sections of California's Density Bonus Law (Government Code Section 65915). AB 2556 requires applicants of Density Bonus projects files as of January 1, 2015 to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low, Very Low Income Households.

Pursuant to the AB 2556 a Determination made by the Housing and Community Investment Department (HCIDLA) determined that twelve (12) dwelling units on site are subject to replacement where by six (6) units be restricted to Extremely Low Income, three (3) units be restricted to Very Low Income and three (3) units be restricted to Low Income.

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND

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

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

The project site is located within a Tier 3 incentive area as defined by the Transit Oriented Communities (TOC) Guidelines. Pursuant to the TOC Guidelines, the project is eligible TO utilize Base Incentives and up to two (2) additional incentives for setting aside 15% of the total number of units for Very Low Income households. Base incentives include a reduced automobile parking requirement at a ratio of 0.5 spaces per bedroom and a fifty percent (50%) increase in the FAR to allow 3.94:1 or 52,740 square feet in lieu of 3:1 allowed by the R4-1 Zone.

The project is requesting two (2) additional incentives consistent with the Transit Oriented Communities LAMC 12.22 A.31A for a Tier 3 project. Pursuant to the TOC guidelines, to utilize the maximum reduction of the two side yards as one incentive, and the maximum open space reduction as follows:

1) Twenty-five percent (25%) reduction of two yards as one in R4 Zones

- a) **Northerly side yard:** twenty-five percent (25%) reduction in the north required side yard width to allow 7 feet in lieu of 10 feet otherwise required;
- b) **Southerly side yard:** twenty-five percent (25%) reduction in the south required side yard width to allow 7 feet in lieu of 10 feet otherwise required;

2) Open Space Reduction: twenty-five percent (25%) reduction in open space to allow 6,187.75 square feet of open space in lieu of 8,150 square feet otherwise required by LAMC

TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS

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

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

The project proposes to provide seventy-nine (79) dwelling units, of which fifteen percent (15%) or twelve (12) units will be on-site restricted affordable dwelling units. On-site restricted affordable unit composition of the Project includes six (6) dwelling units for Extremely Low Income Households and six (6) dwelling units for Very Low Income Households for a total twelve (12) on-site restricted affordable dwelling units for a period of 55 years. Therefore, the subject housing project will provide the minimum on-site restricted affordable units or twelve (12) on-site restricted affordable dwelling units.

- 2. ***Major Transit Stops:*** *A housing development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in subsection (b) of section 21155 of the California Public Resources Code, and Section II of the TOC Guidelines.*

Pursuant to the Transit Oriented Communities guidelines, this housing development is eligible to utilize Tier 3 program incentives, as the project is approximately 1,300 feet away from the Westlake MacArthur Park Metro Center, served by the Metro Red and Purple lines.

Furthermore, the site is close to the intersection of Alvarado Street and James M. Wood Boulevard which 500 feet to the south-west of the site and is served by Metro Local 200 with a north/south service interval of 15 minutes. At Alvarado Street and 8th Street, 650 feet to the north-west, Metro Local 66 runs east/west with a service interval of 15 minutes. The transit options around the project well within the 2,650-foot distance required to qualify as TOC project. Therefore, the distance criteria set forth in LAMC 12.22 A.31 is therefore satisfied.

3. **Housing Replacement:** *With Assembly Bill 2556, applicants of TOC Housing Developments 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 of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project.*

Pursuant to the AB 2556 a Determination made by the Housing and Community Investment Department (HCIDLA) determined that twelve (12) dwelling units on site are subject to replacement where by six (6) units be restricted to Extremely Low Income, three (3) units be restricted to Very Low Income and three (3) units be restricted to Low Income.

4. **Other Density or Development Bonus Provisions:** *A housing development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (State Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a general plan amendment, zone change, height district change, or any affordable housing development bonus in a Transit Neighborhood Plan, or overlay District.*

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

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

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

The Project requests two (2) additional incentives and provides twenty-six percent (26%) of forty-six (46) base dwelling units or twelve (12) on-site restricted affordable dwelling units accessible to very low-income households. Therefore, the project qualifies for up to three additional on-menu incentives, but only utilizes two as follows:

1) Twenty-five percent (25%) reduction of two yards as one in R4 Zones

- a) **Northerly side yard:** twenty-five percent (25%) reduction in the north required side yard width to allow 7 feet in lieu of 10 feet otherwise required;
- b) **Southerly side yard:** twenty-five percent (25%) reduction in the south required side yard width to allow 7 feet in lieu of 10 feet otherwise required;

2) Open Space Reduction: twenty-five percent (25%) reduction in open space to allow 6,187.75 square feet of open space in lieu of 8,150 square feet otherwise required by LAMC

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

Not Applicable, because the project has not proposed any additional incentives beyond the three (3) permitted in exchange for reserving at least 15% of the base units for very low-income households. Thus, there is no requirement to adhere to labor standards per the TOC program.

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

The project site consists of two (2) parcels, one of which contains a fractional lot. All parcels are located within a Tier 3 TOC affordable housing incentive area.

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

The project set aside for Tier 3 provides twelve (12) on-site restricted affordable dwelling units hereby, eight percent (8%) or 8 dwelling units for Extremely Low Income Households, eleven percent (11%) or three (3) dwelling units for Very Low Income Households and twenty percent (20%) or 1 dwelling unit for a Low Income Household for a total twelve (12) on-site restricted affordable dwelling units. Therefore, the project does not elect to utilize the incentives of a lower tier.

- 9. **100% Affordable Housing Projects.** *Buildings that are Eligible Housing Developments that consist of 100% on-site restricted affordable units, exclusive of a building manager's unit or*

units shall, for purposes of these TOC Guidelines, be eligible for one increase in Tier than otherwise would be provided.

The project does not consist of 100% on-site restricted affordable units. Instead, 15% of the base or twelve (12) dwelling units is to be restricted to Very Low Income Households pursuant to Tier 3 TOC incentives program.

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

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

1. Pursuant to section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentives unless the Director finds that:

a. **The incentives are not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.**

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for 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 dependent on affordability levels. An additional thirty-four (34) dwelling units are produced because of TOC incentives. The project is electing to provide twelve (12) on-site restricted affordable dwelling units for a period of no less than 55 years. The benefit of the incentives allows the project to expand the building envelope in order to accommodate the affordable unit on the site. Therefore, it is necessary to provide for affordable housing costs per State Law.

The list of additional on-menu incentives in LAMC 12.22 A.25 Transit Oriented Communities Guidelines was pre-evaluated at the time the Transit Oriented Communities Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the TOC density bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project. The requested base incentives include Parking Option 1 for 0.5 space per bedroom as shown below:

Floor Area Ratio: Tier 3 base incentives allow a fifty percent (50%) increase in the FAR to allow 3.94:1 or 52,740 square feet in lieu of 3:1 allowed by zone. The subject site is in the R4-1 Zone, which allows forty-six (46) by-right dwelling units. The net buildable project area is 13,387.50 site. The R4-1 Zone lot has a maximum 3:1 floor area ratio consistent with the R4-1 Zone and an unrestricted height.

Floor Area

Maximum FAR increase 3(1.5)=4.5:1	Buildable lot area (sf)	Total allowable floor area 60,243.75 square feet
FAR proposed 3.94:1	13,387.50	Floor area proposed 52,740 square feet

Parking Reduction: The project seeks to reduce parking to allow 0.5 parking spaces per dwelling unit. The TOC housing development proposes 79 dwelling units. Therefore, forty (40) vehicular parking spaces as proposed is enough to satisfy the parking requirements pursuant to Transit Oriented Communities base incentives.

Open Space: Based on the open space requirements as stipulated in LAMC 12.21 G, the subject project must provide 100 square feet per unit with less than three habitable rooms, and 125 square feet for units with three habitable room. In this case, the Housing Development proposes sixty-nine (69) dwelling units with less than three habitable rooms and ten (10) units with three habitable rooms. Requiring a total of 8,150 square feet pursuant to LAMC. Based on the code required open space, and the open space reduction of up to twenty-five percent (25%) as an additional incentive allows 6,187.75 square feet. Overall, the project is providing 6,187.75 square feet of open space after a twenty-five percent (25%) reduction of the 8,150 square feet otherwise required by LAMC. Therefore, the project is consistent with open space requirements.

Side Yard Reductions: The R4-1 Zone requires a 5-foot plus 1-foot for every additional story over the second, which in this case would require a 10 foot landscaped setback in the side yards perpendicular to Westlake Avenue. As part of the incentive program for this housing development, the project is allowed side yard reductions of twenty-five percent to allow a 7-foot north and southern side yard in lieu of the 10 feet required by the R4-1 Zone. The required side yard reduction of twenty-five (25%) expands the building envelope so that the restricted affordable units can be constructed and the overall space dedicated to residential units is increased. These incentives support the Applicant's decision to set aside twelve (12) on-site restricted affordable dwelling units for 55 years.

- b. The Incentive will have specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there 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 the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.**

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A “specific adverse impact” is defined as, “a significant quantifiable, direct and unavoidable impact based on objective identified in written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete “(LAMC Section 12.22A.25(B)). The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines, which define thresholds of significant impact, and provide the data for determining whether the impacts of the proposed Project reach or exceed those thresholds. Analysis of the proposed project determined that is Categorical Exempt from environmental review pursuant to Article 19, Section 15332, Class 32 of the CEQA Guidelines. The project also 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. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

On October 9, 2019, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorical Exempt under Article 19, Section 15332, and Class 32.

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

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

The project is for the demolition of a seventeen (17) dwelling unit multi-family apartment building and the construction, use and maintenance of a seven-story, multi-family apartment building consisting of seventy-nine (79) dwelling units within 52,740 square feet. As multi-family apartment building, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned R4-1 and has a General Plan Land Use Designation of Medium Residential. As shown in the case file, the project is consistent with the applicable Westlake Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately .4 acres. The adjacent lots and surrounding area are developed with urban land uses such as medium to large multi-family housing developments and a religious institution and commercial buildings. The surrounding neighborhood is developed with streets, sidewalk, gutter, sewer, utilities and street trees. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. There are no protected trees on-site. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff.

These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a seventy-nine (79) unit multi-family building will be on a site, which has been, previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a seventy-nine (79) unit multi-family building in an area zoned and designated for such development. All adjacent lots are developed with multi-family residential buildings to the north and east of the subject site and commercial uses south and west of the site. The subject site is of a similar size and slope to nearby properties. The project proposes a floor area ratio (far) of 3.94:1 or 52,740 square feet in lieu of 3:1 otherwise allowed by R4-1 Zone. The R4-1 Zone does not regulate height. 6,187.75 square feet of open space is provided in lieu of 8,150 square feet otherwise required pursuant to a TOC Incentive reduction. The scale of development is not unusual for the vicinity of the subject site, and is similar in scope to other existing medium to large multi-family developments in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The subject site is located more than 20 mile away from any portion of this Scenic Highway and therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in a 1,000-foot vicinity, is identified as a 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 of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. 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.

TIME LIMIT – OBSERVANCE OF CONDITIONS

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

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

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

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at planning.lacity.org.

Planning Department public offices are located at:

Downtown Office
Figueroa Plaza
201 North Figueroa Street, 4th
Floor
Los Angeles, CA 90012
(213) 482-7077

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

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

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

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

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

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Jane J. Choi, AICP, Senior City Planner

Reviewed by:



Kevin S. Golden, City Planner

Prepared by:



Hakeem Parke-Davis, Planning Assistant
hakeem.parke-davis@lacity.org

WESTLAKE APARTMENTS

THE ARCHITECT OR ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, FOR THE COMPATIBILITY WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL ITS DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING OFFICIAL.

PROJECT ADDRESS: 831 - 837 SOUTH WESTLAKE AVENUE, LOS ANGELES, CA 90057

LEGAL DESCRIPTION: LOT: 17-ARB 2, 16 & 19
 TRACT: BONNIE BRAE TRACT
 BLOCK: H
 MAP BOOK: M R 9-85
 A.P.N.: 5141-020-012 & 5141-020-019
 STATE OF CA, LOS ANGELES COUNTY, CITY OF LOS ANGELES

BASIC ZONING: LOT AREA: COMBINED 17,250,066 SQ.FT.
 EXISTING ZONING: R4-1
 ZI-2432 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
 ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
 ZI-2275 WESTLAKE RECOVERY REDEVELOPMENT PROJECT
 BUILDING LINE: N/A
 EXISTING USE: RESIDENTIAL - FIVE OR MORE UNITS OR APARTMENTS - 4 STORIES OR LESS
 PROPOSED USE: RESIDENTIAL - 79 UNITS APARTMENT - 7 STORIES
 COMMUNITY PLAN: WESTLAKE
 TRANSIT ORIENTED COMMUNITIES: TIER 3
 COUNCIL DISTRICT: 1
 FLOOD HAZARD ZONE: NO
 HILLSIDE GRADING AREA: NO
 HILLSIDE ORDINANCE AREA: NO
 METHANE HAZARD SITE: NO

POLICE: REPORTING DISTRICT: 265
FIRE: VHFHSZ: NO
 FD / FS: 11011

ZONING: CRA: WESTLAKE RECOVERY REDEVELOPMENT PROJECT
SETBACKS: FRONT YARD (EAST): 15'-0"
 SIDE YARD (NORTH): 7'-0" (AFTER 30% REDUCTION FROM 10 FT.)
 REAR YARD (WEST): 20'-0" (FROM CENTERLINE OF ALLEY)
 SIDE YARD (SOUTH): 7'-0" (AFTER 30% REDUCTION FROM 10 FT.)
FLOOR AREA: ALLOWABLE F.A.R.: 3:1
 ALLOWABLE BUILDABLE AREA: 13,387.59 x 3 = 40,162.5 SQ. FT.
 ZONING AREA PROPOSED: 52,740 SQ. FT.
DENSITY: ALLOWABLE DENSITY: 400 SF / UNIT
 ALLOWABLE NO. OF UNITS: (17,250,066 ÷ (115 X 7.5 = 862.5)) / 400 = 45.28 = 45 UNITS
HEIGHT: ALLOWABLE HEIGHT LIMIT: NOT RESTRICTED
 PROVIDED HEIGHT: 73'-1"

TRANSIT ORIENTED COMMUNITIES (TOC): VERIFIED TIER: TIER 3 (ADM-2018-2267-TOC)
 100% ON-SITE RESTRICTED AFFORDABLE UNITS: NO

ON-SITE RESTRICTED AFFORDABLE UNITS: EXTREMELY LOW INCOME (ELI): PROVIDED: 6 UNITS
 VERY LOW INCOME (VLI): 6 UNITS
 LOWER INCOME: 0 UNITS
DENSITY: INCREASE: 70%
 TOC BASE DENSITY: 45.28 = 46 UNITS
 ALLOWABLE NO. OF UNITS: 46 X 1.7 = 78.2 = 78 UNITS
FLOOR AREA: INCREASE: 50%
 ALLOWABLE FLOOR AREA: 40,162.5 X 1.5 = 60,243.75 SQ.FT. (4.5:1 FAR)
 FLOOR AREA PROPOSED: 52,740 SQ.FT. (3.04:1 FAR)

BUILDING: USE: 5 STORY TYPE III-A 79 UNIT APARTMENT BUILDING OVER 2 STORY TYPE I-A 50 SPACES PARKING PODIUM
 OCCUPANCY: R052
 CONSTRUCTION TYPE: TYPE III - A & TYPE I - A
 FULLY SPRINKLERED: NFPA 13 THROUGHOUT
 FIRE ALARM: MANUAL FIRE ALARM SYSTEM PER LAFD 907
 COMMUNICATION SYSTEM: TWO-WAY RADIO COMMUNICATION SYSTEM PER LAFD 519
AREA: BUILDING SQUARE FOOTAGE: 75,538.50 SQ.FT. (11,147.50 SQ.FT. MAX. AREA PER FLOOR)
HEIGHT: ALLOWABLE BUILDING HEIGHT: 5 STORIES TYPE III - A
 (TABLE 504.3, 504.4) 85'-0"
 PROVIDED HEIGHT: 5 STORIES 69'-7"

REFERENCE CODES: BUILDING: 2017 LOS ANGELES BUILDING CODE
 CALIFORNIA BUILDING STANDARDS CODE 2016, TITLE 24, CALIFORNIA CODE OF REGULATION (CCR)
 AIR QUALITY MANAGEMENT DISTRICT REGULATIONS, IF APPLICABLE
 AMERICANS WITH DISABILITIES ACT (ADAA), TITLE II, ADAAG
 LA GREEN BUILDING CODE
 ZONING: LA MUNICIPAL CODE
 FIRE: LA FIRE CODE

SEPARATE PERMITS REQUIRED: M.E.P. YES
 SPRINKLER YES
 FENCE (IF ANY) IF REQUIRED
 DEMOLITION YES
 GRADING IF REQUIRED

ZONING CODE AREAS: (AREA CONFINED WITHIN EXT. WALLS EXCLUDING EXT. WALLS, STAIRWAYS, SHAFTS, MEP ROOMS, PARKING AREAS, BICYCLE ROOMS, BASEMENT STORAGE)

CALCULATED AREAS:	
LEVEL 3	11,000 SQ.FT.
LEVEL 4	10,435 SQ.FT.
LEVEL 5	10,435 SQ.FT.
LEVEL 6	10,435 SQ.FT.
LEVEL 7	10,435 SQ.FT.
TOTAL FLOOR AREA	52,740 SQ.FT.

BUILDING CODE AREAS: (AREA INCLUDED WITHIN EXT. WALLS EXCLUDING VENT SHAFTS & COURTS)

CALCULATED AREAS:	
LEVEL 1 (TYPE I-A & S2)	12,372.50 SQ.FT.
LEVEL 2 (TYPE I-A & S2)	12,372.50 SQ.FT.
LEVEL 3 (TYPE III-A & R2)	12,372.50 SQ.FT.
LEVEL 4 (TYPE III-A & R2)	11,371.50 SQ.FT.
LEVEL 5 (TYPE III-A & R2)	11,371.50 SQ.FT.
LEVEL 6 (TYPE III-A & R2)	11,371.50 SQ.FT.
LEVEL 7 (TYPE III-A & R2)	11,371.50 SQ.FT.
TOTAL BUILDING FLOOR AREA	82,603.50 SQ.FT.

SCHOOL FEE AREAS: (AREA WITHIN PERIMETER OF RESIDENTIAL STRUCTURES EXCLUDING GARAGE, MEP ROOMS)

CALCULATED AREAS:	
LEVEL 3	12,372.50 SQ.FT.
LEVEL 4	10,740 SQ.FT.
LEVEL 5	10,740 SQ.FT.
LEVEL 6	10,740 SQ.FT.
LEVEL 7	10,740 SQ.FT.
TOTAL FLOOR AREA	55,332.50 SQ.FT.

TOTAL REQUIRED CAR PARKINGS:

PER TOC TIER 3 GUIDELINES, 0.5 SPACES REQUIRED PER UNIT.

NO. OF UNITS - 79

NO. OF PARKING REQUIRED - 79 X 0.5 = 39.5 = 40 SPACES

TOTAL REQUIRED ADA CAR PARKINGS:

1109A.3 REQUIRED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AT A MINIMUM RATE OF 2 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS.

NO. OF UNITS - 79

NO. OF PARKING REQUIRED - 79 X 0.02 = 1.58 = 2 SPACES

TOTAL REQUIRED GREEN CAR PARKINGS:

PER 4.106.4.2 GREEN CODE, WHERE 17 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, 5 PERCENT OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED FOR ALL TYPES OF PARKING FACILITIES, BUT IN NO CASE LESS THAN ONE, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE EVSE. ONE IN EVERY 25 EV SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE A MINIMUM 8 FOOT WIDE AISLE. A 5 FOOT WIDE AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EV SPACE IS 12 FEET.

NO. OF PARKING PROVIDED - 50 SPACES

NO. OF EVCS REQUIRED - 50 X 0.05 = 2.5 = 3 SPACES

TOTAL REQUIRED BICYCLE PARKING: (78 UNITS)

LONG TERM
 1 - 25 UNITS - 1 SPACE PER UNIT = 25 SPACES
 26 - 100 UNITS - 1 SPACE PER 1.5 UNITS = (53/1.5) = 35.33 = 35 SPACES
 TOTAL LONG TERM - 60 SPACES

SHORT TERM
 1 - 25 UNITS - 1 SPACE PER 10 UNITS = 2.50
 26 - 100 UNITS - 1 SPACE PER 15 UNITS = 3.53
 TOTAL SHORT TERM - 6.03 = 6 SPACES

NO. OF CAR PARKINGS PROVIDED:

LEVEL 1 - 23 SPACES (21 STANDARD & 2 COMPACT)
 - 2 ADA SPACE INCL. VAN SPACE INCLUDED
 - 2 EVCS INCL. VAN SPACE INCLUDED
 LEVEL 2 - 24 SPACES (20 STANDARD & 4 COMPACT)
 - 1 EV CAR SPACE INCLUDED
 TOTAL CAR PARKING PROVIDED - 47 SPACES

LEVEL 2 GUEST PARKING - NOT PROVIDED

NO. OF BICYCLE PARKING PROVIDED:

LONG TERM
 SHORT TERM
 66 SPACES (46 SPACES- LEVEL 1 & 20 SPACES- LEVEL 2)
 6 SPACES

OPEN SPACE REQUIRED:

STUDIO (< 3 HABITABLE): 9 UNITS
 1 - BEDROOM (< 3 HABITABLE): 60 UNITS
 2 - BEDROOM (= 3 HABITABLE): 10 UNITS
 TOTAL: 79 UNITS
 9 X 100 = 900 SQ.FT.
 60 X 100 = 6,000 SQ.FT.
 10 X 125 = 1,250 SQ.FT.
 TOTAL = 8,150 SQ.FT.

OPEN SPACE REQUIRED AFTER 25% REDUCTION PER TOC TIER GUIDELINES - 6,112.50 SQ.FT.

OPEN SPACE DISTRIBUTION REQUIRED:

COMMON OPEN SPACE - 50%
 RECREATION ROOM - 25%
 PRIVATE OPEN AREA - 25% - 50%
 6,112.50 X 0.50 = 3,056.25 SQ.FT.
 6,112.50 X 0.25 = 1,528.125 SQ.FT.
 6,112.50 X 0.25 = 1,528.125 - 3,056.25 SQ.FT.

OPEN SPACE PROVIDED:

LEVEL 3 COURTYARD
 ROOF DECK
 PRIVATE OPEN AREA
 1,001.00 SQ.FT. (23.83 FT X 42 FT)
 4,286.75 SQ.FT.
 900 SQ.FT. (3 X 50 SQ.FT. X 9) + (3 X 50 SQ.FT. X 3)
 TOTAL
 6,187.75 SQ.FT. > 6,112.50 SQ.FT.

PROJECT DIRECTORY

CLIENT: WESTLAKE APARTMENTS LP
 550 S HILL ST. #1101
 LOS ANGELES, CA 90013

ARCHITECT: MOBIL INC.
 10880 WILSHIRE BLVD., SUITE 1101
 LOS ANGELES, CA 90024
 PHONE: (310) 909 - 6235
 ADMIN@MOBBIL.COM

STRUCTURAL: MOBIL INC.
 10880 WILSHIRE BLVD., SUITE 1101
 LOS ANGELES, CA 90024
 PHONE: (310) 909 - 6235

CIVIL ENGINEER: MOBIL INC.
 10880 WILSHIRE BLVD., SUITE 1101
 LOS ANGELES, CA 90024
 PHONE: (310) 909 - 6235

SURVEY: CHRISTENSEN & PLOUFF
 27821 FREMONT COURT #6
 VALENCIA, CA 91355
 PHONE: (661) 645 - 9320

GEOTECHNICAL: SAFEQUAKE
 25 PALATINE, UNIT 410
 IRVINE, CA 92612
 PHONE: (949) 336 - 2544

MECHANICAL ENGINEER: MOBIL INC.
 YASIR SALIH JAMEEL KARWI
 PHONE: (951) 768 - 7999

ELECTRICAL ENGINEER: MOBIL INC.
 ADEL POURSHARIF
 PHONE: (424) 853 - 4316

LANDSCAPE ARCHITECT: MOBIL INC.
 10880 WILSHIRE BLVD., SUITE 1101
 LOS ANGELES, CA 90024
 PHONE: (310) 909 - 6235

CONSTRUCTION SPECIFICATIONS: MOBIL INC.
 10880 WILSHIRE BLVD., SUITE 1101
 LOS ANGELES, CA 90024
 PHONE: (310) 909 - 6235

DRAWING NO. DRAWING NAME

- A0.1 PROJECT DATA SHEET
- A1.1 831 WESTLAKE SITE SURVEY
- A1.2 837 WESTLAKE SITE SURVEY
- A1.3 SITE PLAN
- A2.1 LEVEL 1 PLAN
- A2.2 LEVEL 2 PLAN
- A2.3 LEVEL 3 PLAN
- A2.4 LEVEL 4 PLAN
- A2.5 LEVEL 5 PLAN
- A2.6 LEVEL 6 & 7 PLAN
- A2.7 ROOF PLAN
- A4.1 BUILDING ELEVATIONS
- A4.2 BUILDING ELEVATIONS
- A5.1 BUILDING SECTION
- L1.1 LANDSCAPE PLAN
- L1.2 LANDSCAPE PLAN
- L1.3 LANDSCAPE PLAN
- L1.4 LANDSCAPE PLAN



REVISED
 Date: 12/13/2019
 HPD

831+835 WESTLAKE
 831 - 835 S WESTLAKE AVE., LOS ANGELES CA 90057
 WESTLAKE APARTMENTS LP
 Designer

EXHIBIT "A"
 Page No. 1 of 20
 Case No. DIR-2019-2893-10c



mobbil

www.mobbil.com
 MOBIL INC.
 10880 WILSHIRE BLVD., SUITE 1101
 LOS ANGELES, CA 90024
 PHONE: (310) 909-6235

Project Number
 12/13/2019 9:33:00 AM
 1/8" = 1'-0"

PROJECT DATA SHEET

A0.1



DATE: 04 / 18 / 18
DRAWING SCALE: 1" = 8'
PREPARED BY: KACIE PLOUFF
APPROVED BY: KACIE PLOUFF
FILE NAME: CA-18-053-031 & 355 WESTLAKE AVE LA

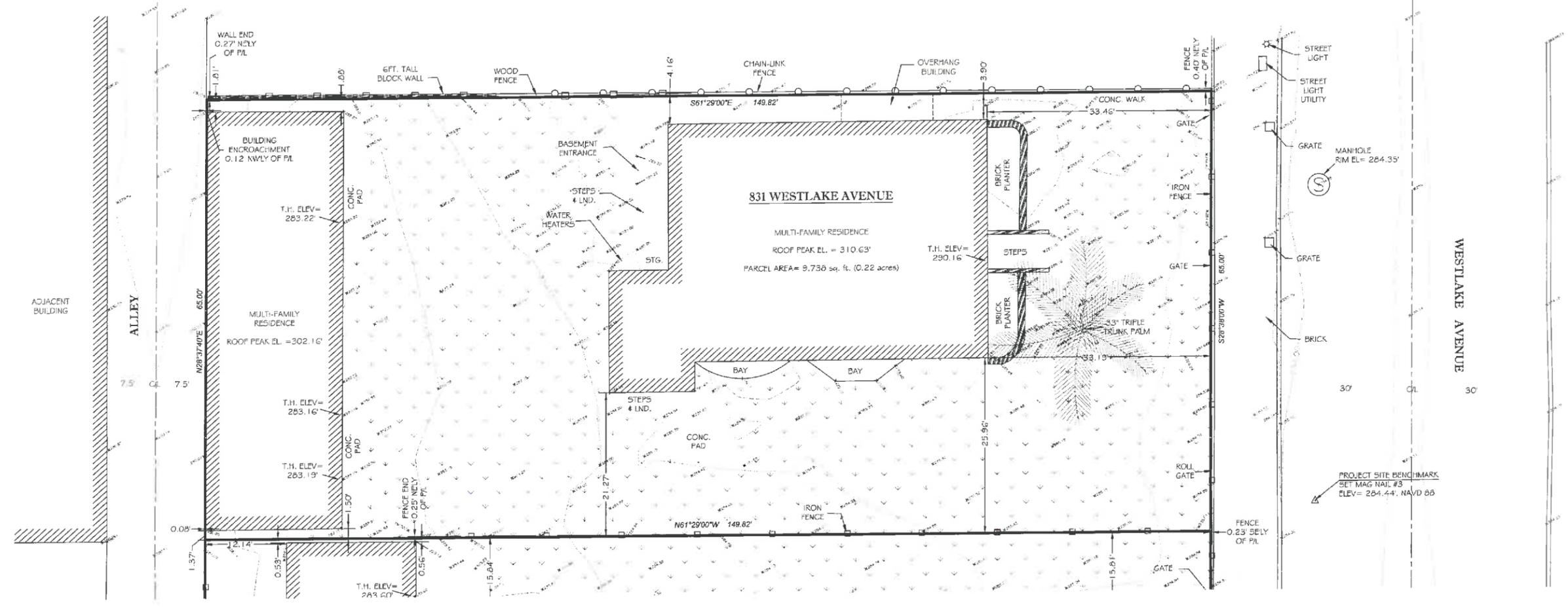
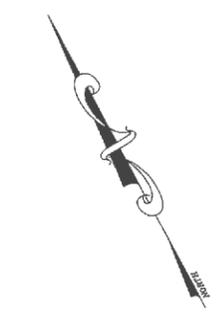
831 SOUTH WESTLAKE AVENUE
CITY & COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
APN: 5141-020-012

TOPOGRAPHIC SITE PLAN

PROJECT NO.
CA-18-053
SHEET NO.
1 OF 1

LEGEND:

- PROPERTY LINE
- WOOD FENCE
- CHAIN-LINK FENCE
- IRON FENCE
- MAJOR CONTOUR
- BUILDING
- WALL
- CONCRETE
- PAVEMENT
- BRICK
- SLATE / STONE
- GRASS
- SPOT ELEVATION
- SEE TABLE, APPROXIMATE DIAMETER IN INCHES
- SEE DRAWING



- SURVEYOR'S NOTES**
- ELEVATIONS ARE BASED ON CITY MANHOLE NO. 51601186 I.D. ELEVATION = 279.30', NAVD 88
 - ONLY TREES 6' AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.
 - DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

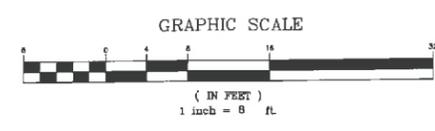


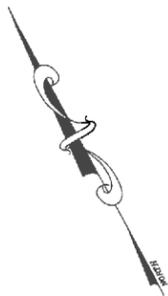
EXHIBIT "A"
Page No. 2 of 20
Case No. D18-2019-2893-TOC

SURVEYOR'S CERTIFICATE
I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013). I FURTHER CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.



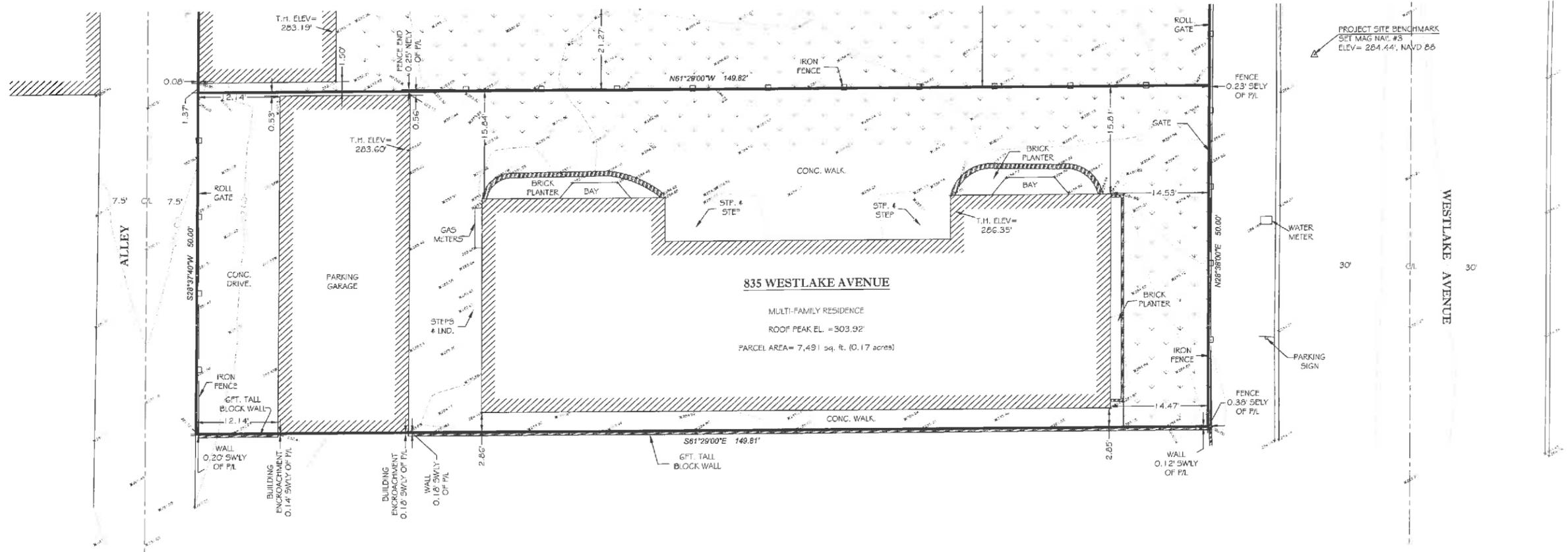
KACIE A. PLOUFF, PLS 9013

LEGAL DESCRIPTION
LOT 1 & PORTION OF LOT 17, BLOCK H, BONNIE BRAE TRACT, RECORDED IN MISCELLANEOUS RECORDS BOOK 9 PAGE 85 OF LOS ANGELES COUNTY RECORDS.



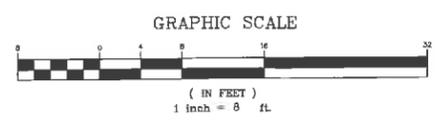
LEGEND:

- PROPERTY LINE
- WOOD FENCE
- CHAIN LINK FENCE
- IRON FENCE
- MAJOR CONTOUR
- ▨ BUILDING
- ▨ WALL
- ▨ CONCRETE
- ▨ PAVEMENT
- ▨ BRICK
- ▨ SLATE / STONE
- ▨ GRASS
- SPOT ELEVATION
- TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
- TREE DRIFLINE



835 WESTLAKE AVENUE

MULTI-FAMILY RESIDENCE
 ROOF PEAK EL. = 303.92'
 PARCEL AREA = 7,491 sq. ft. (0.17 acres)



SURVEYOR'S NOTES

1. ELEVATIONS ARE BASED ON CITY MANHOLE NO. 51601186
 UD ELEVATION = 279.30', NAVD 1988
2. ONLY TREES 6' AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.
3. DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

LEGAL DESCRIPTION

LOT 19, BLOCK H, BONNIE BRAE TRACT, RECORDED IN MISCELLANEOUS RECORDS BOOK 9 PAGE 85 OF LOS ANGELES COUNTY RECORDS.

SURVEYOR'S CERTIFICATE

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013). I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.



Kacie A. Plouff

KACIE A. PLOUFF, PLS 9013

EXHIBIT "A"
 Page No. 3 of 20
 Case No. DIR-2011-2873-TOC

CHRISTENSEN & PLOUFF
 LAND SURVEYING
 12000 BALBOA BOULEVARD, SUITE 100
 VALLENBUSH, CA 90248
 • (657) 454-0220 • www.christensenplouff.com

DATE: 04 / 16 / 18
 DRAWING SCALE: 1" = 8'
 PREPARED BY: KACIE PLOUFF
 APPROVED BY: KACIE PLOUFF
 FILE NAME: CA-18-053-8318825 WESTLAKE AVE LA

835 SOUTH WESTLAKE AVENUE
 CITY & COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA
 APN: 5141-020-019

TOPOGRAPHIC SITE PLAN

PROJECT NO.
CA-18-053

SHEET NO.
1 OF 1

ZONING CODE AREAS: (AREA CONFINED WITHIN EXT. WALLS EXCLUDING EXT. WALLS, STAIRWAYS, SHAFTS, MEP ROOMS, PARKING AREAS, BICYCLE ROOMS, BASEMENT STORAGE)

CALCULATED AREAS:

LEVEL 3	11,000 SQ.FT.
LEVEL 4	10,435 SQ.FT.
LEVEL 5	10,435 SQ.FT.
LEVEL 6	10,435 SQ.FT.
LEVEL 7	10,435 SQ.FT.
TOTAL FLOOR AREA	52,740 SQ.FT.

BUILDING CODE AREAS: (AREA INCLUDED WITHIN EXT. WALLS EXCLUDING VENT SHAFTS & COURTS)

CALCULATED AREAS:

LEVEL 1 (TYPE I-A & S2)	12,372.50 SQ.FT.
LEVEL 2 (TYPE I-A & S2)	12,372.50 SQ.FT.
LEVEL 3 (TYPE III-A & R2)	12,372.50 SQ.FT.
LEVEL 4 (TYPE III-A & R2)	11,371.50 SQ.FT.
LEVEL 5 (TYPE III-A & R2)	11,371.50 SQ.FT.
LEVEL 6 (TYPE III-A & R2)	11,371.50 SQ.FT.
LEVEL 7 (TYPE III-A & R2)	11,371.50 SQ.FT.
TOTAL BUILDING FLOOR AREA	82,603.50 SQ.FT.

SCHOOL FEE AREAS: (AREA WITHIN PERIMETER OF RESIDENTIAL STRUCTURES EXCLUDING GARAGE, MEP ROOMS)

CALCULATED AREAS:

LEVEL 3	12,372.50 SQ.FT.
LEVEL 4	10,740 SQ.FT.
LEVEL 5	10,740 SQ.FT.
LEVEL 6	10,740 SQ.FT.
LEVEL 7	10,740 SQ.FT.
TOTAL FLOOR AREA	55,332.50 SQ.FT.

TOTAL REQUIRED CAR PARKINGS:

PER TOC TIER 3 GUIDELINES, 0.5 SPACES REQUIRED PER UNIT.

NO. OF UNITS - 79

NO. OF PARKING REQUIRED - 79 X 0.5 = 40 SPACES

TOTAL REQUIRED ADA CAR PARKINGS:

NO. OF UNITS - 79

NO. OF PARKING REQUIRED - 79 X 0.02 = 2 SPACES

TOTAL REQUIRED GREEN CAR PARKINGS:

NO. OF PARKING PROVIDED - 50 SPACES

NO. OF EVCS REQUIRED - 50 X 0.05 = 3 SPACES

TOTAL REQUIRED BICYCLE PARKING: (79 UNITS)

LONG TERM	- 1 SPACE PER UNIT = 25 SPACES
26 - 100 UNITS	- 1 SPACE PER 1.5 UNITS = (63/1.5)
TOTAL LONG TERM	= 35.33 = 35 SPACES
SHORT TERM	- 60 SPACES

SHORT TERM	- 1 SPACE PER 10 UNITS = 2.50
26 - 100 UNITS	- 1 SPACE PER 15 UNITS = 3.33
TOTAL SHORT TERM	- 6.03 = 6 SPACES

NO. OF CAR PARKINGS PROVIDED:

LEVEL 1 - 23 SPACES (21 STANDARD & 2 COMPACT)
- 2 ADA SPACE INCL. VAN SPACE INCLUDED
- 2 EVCS INCL. VAN SPACE INCLUDED

LEVEL 2 - 25 SPACES (20 STANDARD & 4 COMPACT)
- 1 EV CAR SPACE INCLUDED

TOTAL CAR PARKING PROVIDED - 47 SPACES

GUEST PARKING - NOT PROVIDED

NO. OF BICYCLE PARKING PROVIDED:

LONG TERM 66 SPACES
SHORT TERM 6 SPACES

OPEN SPACE REQUIRED:

STUDIO (< 3 HABITABLE): 9 UNITS
1 - BEDROOM (< 3 HABITABLE): 60 UNITS
2 - BEDROOM (= 3 HABITABLE): 10 UNITS
TOTAL: 79 UNITS

9 X 100 = 900 SQ.FT.
60 X 100 = 6000 SQ.FT.
10 X 125 = 1250 SQ.FT.
TOTAL = 8,150 SQ.FT.

OPEN SPACE REQUIRED AFTER 25% REDUCTION PER TOC TIER GUIDELINES - 6,112.50 SQ.FT.

OPEN SPACE PROVIDED:

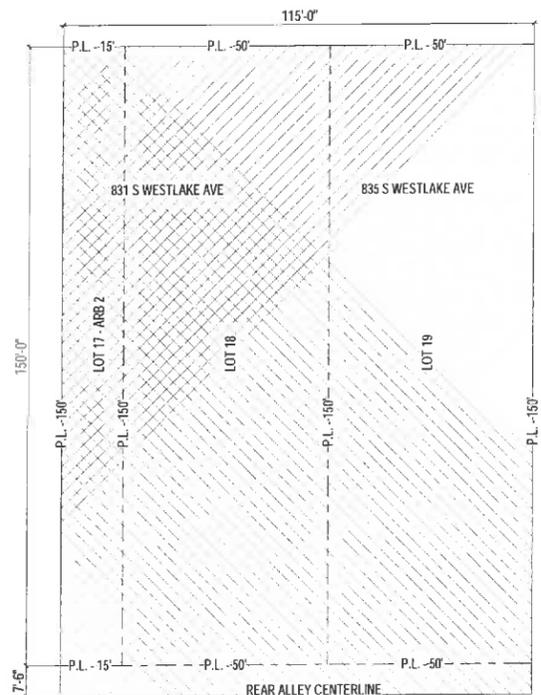
LEVEL 3 COURTYARD	1,001.00 SQ.FT. (23.83 FT X 42 FT)
ROOF DECK	4,286.75 SQ.FT.
PRIVATE OPEN AREA	900 SQ.FT. (3 X 50 SQ.FT. X 5) + (3 X 50 SQ.FT. X 3)
TOTAL	6,187.75 SQ.FT. > 6,112.50 SQ.FT.

LANDSCAPE REQUIRED:

MINIMUM OF 25 PERCENT OF THE COMMON OPEN SPACE AREA SHALL BE PLANTED WITH GROUND COVER, SHRUBS OR TREES. AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE.
25% X 6,478.75 = 1,619.69 &
79/4 = 19.75 = 20 TREES (24-INCH BOX)

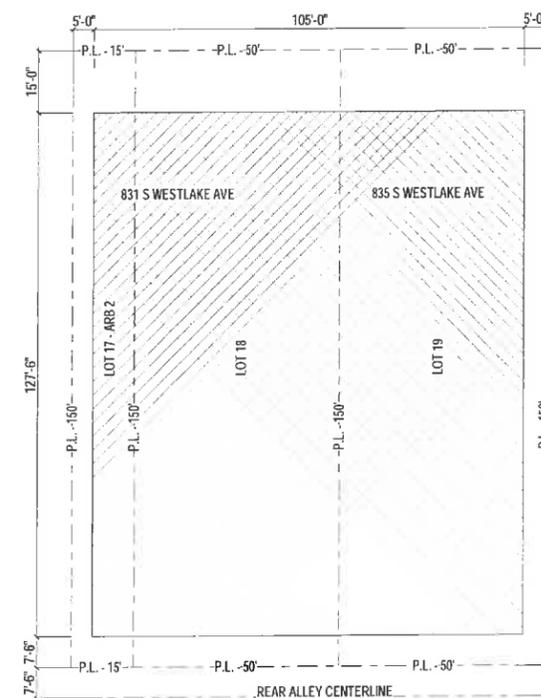
LANDSCAPE PROVIDED:

63 - 24-INCH BOX TREES & 2,640 SQ.FT. LANDSCAPE ON THE ROOF DECK, FRONT YARD AND SIDE YARDS.



LOT AREA (FOR DENSITY) - 18,112.50 SQ.FT.
R4 ZONE - 400 SQ.FT./UNIT
TOTAL UNITS ALLOWED - 46 UNITS
DENSITY INCENTIVE - 70%
MAX. UNITS ALLOWED - 79 UNITS

DENSITY CALCULATION	SCALE 1" = 20'-0"	2
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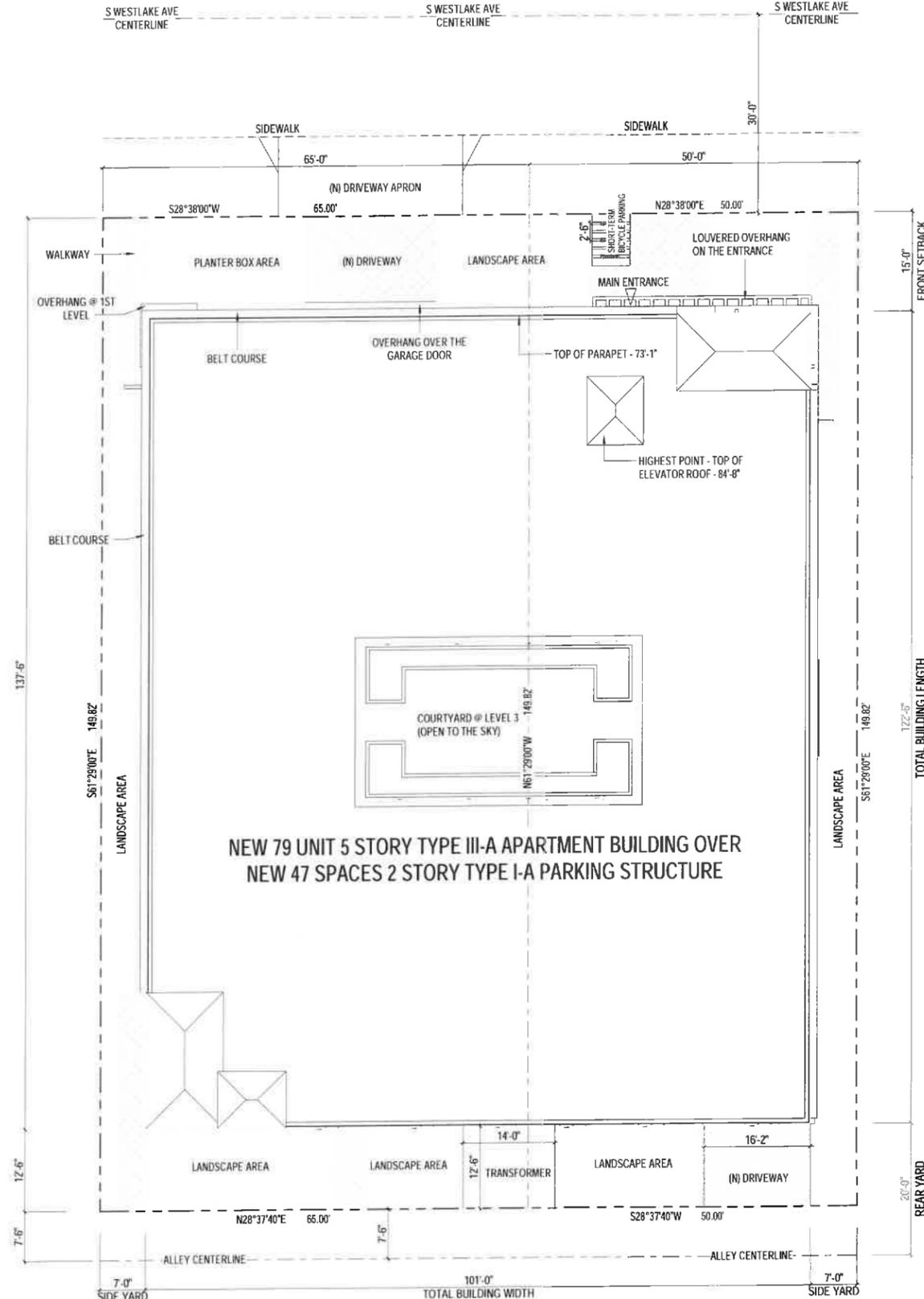


BUILDABLE AREA - 13,387.50 SQ.FT.
R ZONE - 3.1 FAR
TOTAL FLOOR AREA ALLOWED - 40,162.5 SQ.FT.
DENSITY INCENTIVE - 50%
MAX. FLOOR AREA - 60,243.75 SQ.FT.

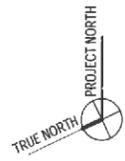
F.A.R.	SCALE 1" = 20'-0"	3
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YARD ANALYSIS:	PLEASE SEE ELEVATIONS (A4.1)	
	REQUIRED	PROPOSED
FRONT YARD	15 FEET PER R4 ZONE.	15 FEET.
SIDE YARDS	5 FEET + 1 FEET FOR EACH LEVEL ABOVE 2ND = 5+5.	7 FEET AFTER 30% REDUCTION.
REAR YARD	15 FEET + 1 FEET FOR EACH LEVEL ABOVE 3RD = 15+4.	20 FEET FROM ALLEY CENTERLINE.

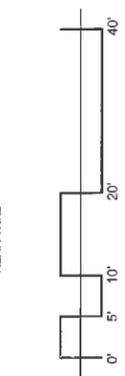
ADJACENT PROPERTY - 827 S WESTLAKE AVE - 2B UNIT & 6-ROOM APARTMENT BUILDING - PERMIT# 1962LA00781



NEW 79 UNIT 5 STORY TYPE III-A APARTMENT BUILDING OVER NEW 47 SPACES 2 STORY TYPE I-A PARKING STRUCTURE



ADJACENT PROPERTY - 857 S WESTLAKE AVE - ENTITLED FOR A 100-ROOM HOTEL DEVELOPMENT - CPC-2017-712



Site	SCALE 1" = 10'-0"	1
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831+835 WESTLAKE

831 - 835 S WESTLAKE AVE, LOS ANGELES CA 90057

WESTLAKE APARTMENTS LP

MOBBIL INC

EXHIBIT "A"
Page No. 41 of 20
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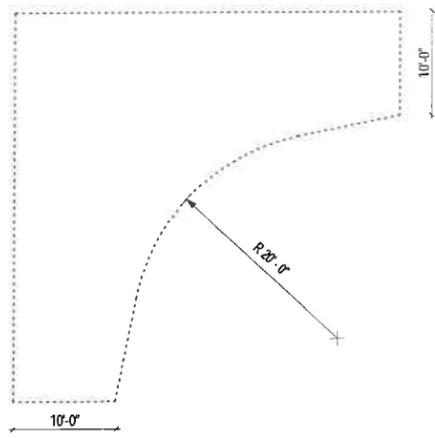
Project Number

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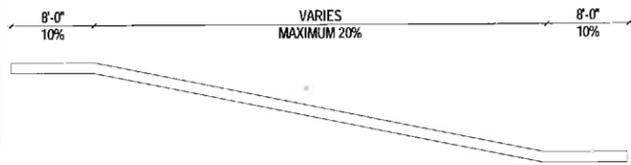
As indicated

SITE PLAN

A1.2



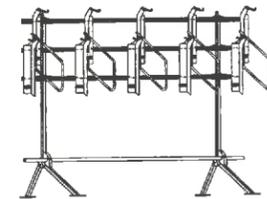
TYPICAL TURNING RADIUS SCALE 1/8" = 1'-0" 2



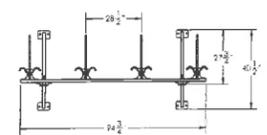
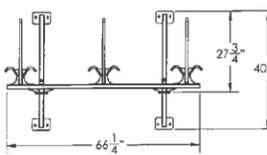
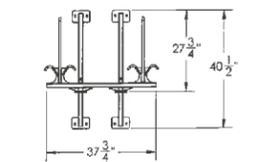
TYPICAL RAMP DIAGRAM SCALE 1/8" = 1'-0" 4

GROUND CONTROL SYSTEMS

SIDE STAGE FREESTANDING VERTICAL BIKE RACK SYSTEM

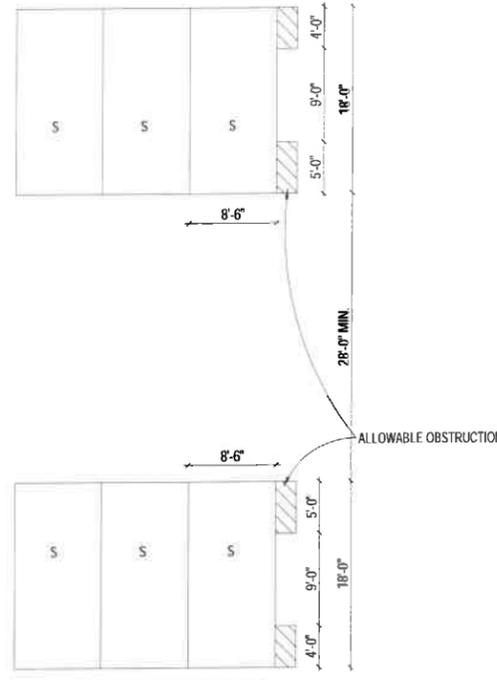


Offset vertical bike docks mounted to a free standing system...
 SS4 76.5"L x 54"W x 92"H - 4 bikes secured*
 SS6 105"L x 54"W x 92"H - 6 bikes secured*
 SS8 133.5"L x 54"W x 92"H - 8 bikes secured*
 SS10 158"L x 54"W x 92"H - 10 bikes secured*
 Add on units are available in multiples of two (SSA4 - SSA8)

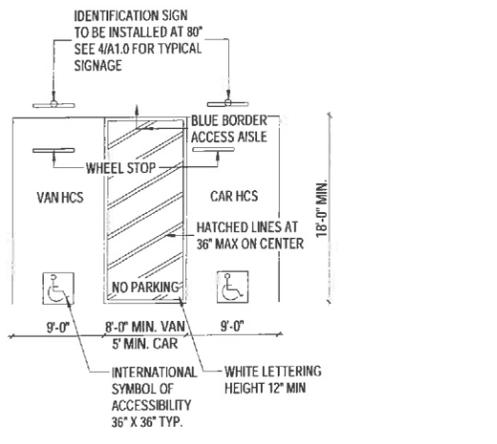


Free Standing
 Surface Mount (optional)
 Racks can be spaced:
 28.5" (for 21" bike-to-bike spacing) Standard on SS04-08
 27.5" (for 20" bike-to-bike spacing) Standard on SS10
 31.5" (for 24" bike-to-bike spacing) Optional
 25.5" (for 18" bike-to-bike spacing) Minimum, optional
 Ceiling height: minimum 92"
 Loading zone: recommended 48" - 60"
 Distance to wall: Recommended 19.5' from end of last dock

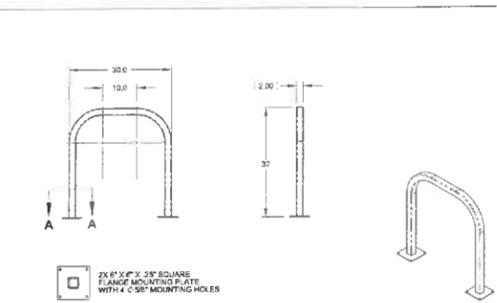
VERTICAL BICYCLE STAND | 5 |



FULL SIZE PARKING LAYOUT AND DRIVE AISLE



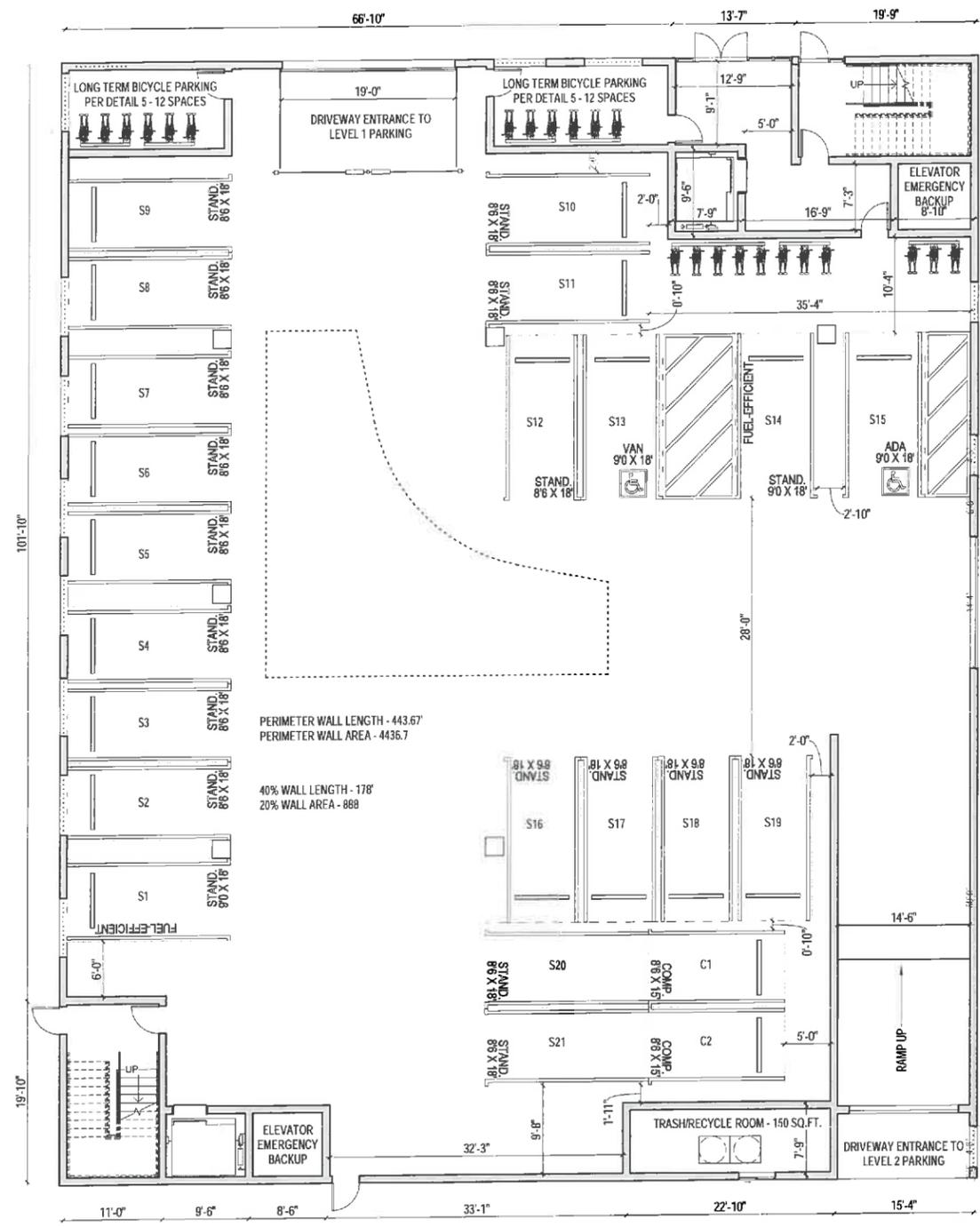
TYPICAL PARKING SPACES U.N.O. SCALE 1/8" = 1'-0" 3



NOTE:
 1. DO NOT SCALE DRAWING.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

SARIS CYCLING GROUP
 SARIS 1878000, INC. WASHINGTON, WI 53111
 1-800-785-7387 FAX 908-274-1702
 WWW.SARISBICYCLES.COM
 2213 - 2 BIKE FM BIKE DOCK

OUTDOOR BIKE DETAIL



PERIMETER WALL LENGTH - 443.67'
 PERIMETER WALL AREA - 4436.7

40% WALL LENGTH - 178'
 20% WALL AREA - 888

LEVEL 1 F.F. SCALE 1/8" = 1'-0" 1

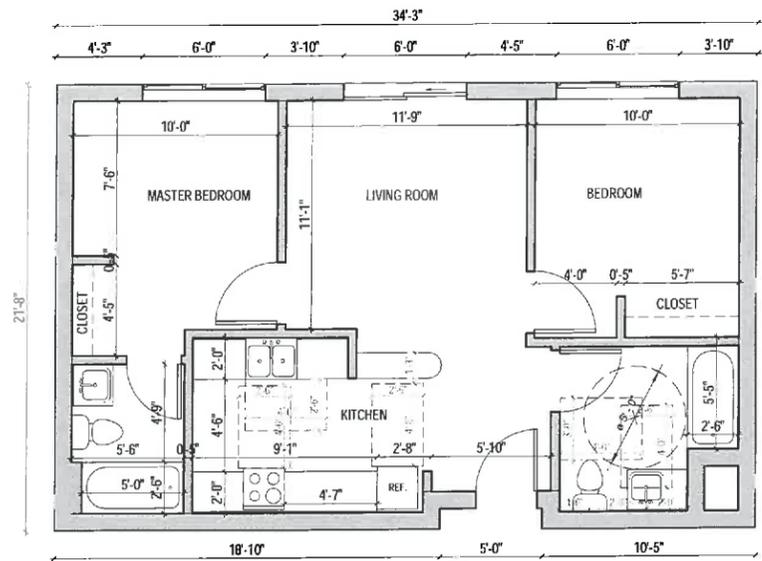
EXHIBIT "A"
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 Case No. 2017-2003-106



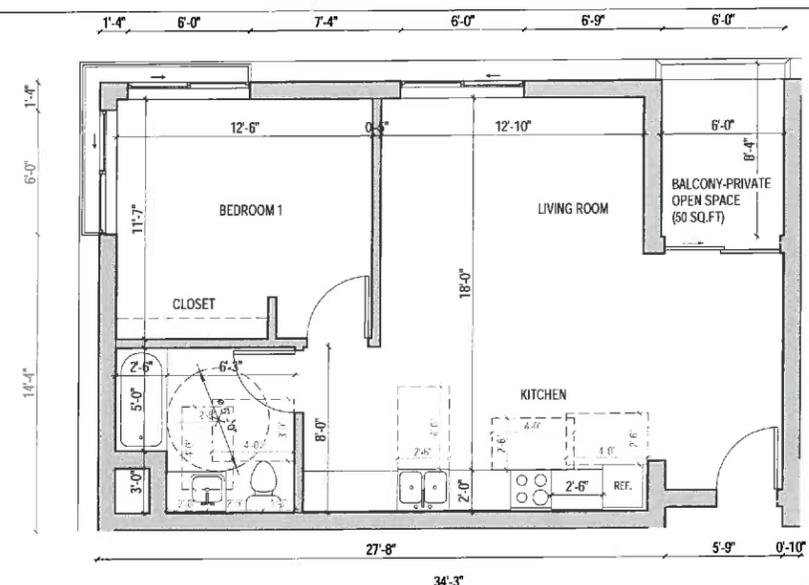
FOR MOBIL AND
 MAINTENANCE OF
 BUILDING STRUCTURE WITH
 STRUCTURE AND LINES

Project Number
 12/13/2019 9:33:10 AM
 1/8" = 1'-0"

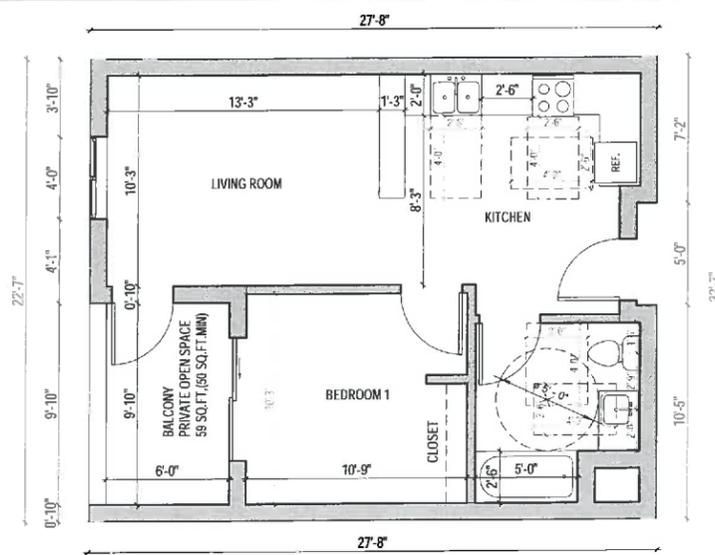
LEVEL 1 PLAN



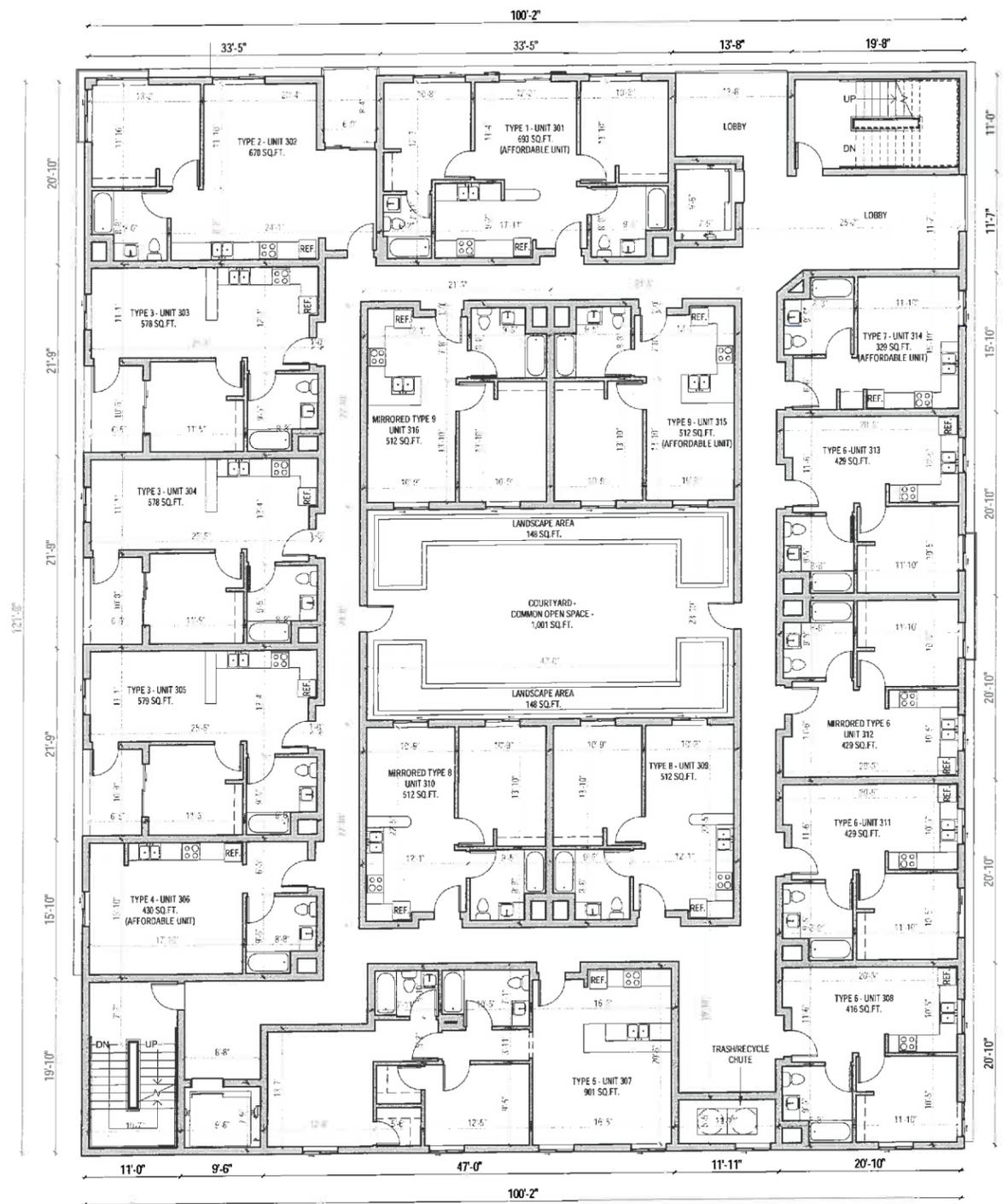
UNIT TYPE 1 SCALE 1/4" = 1'-0" 2



UNIT TYPE 2 SCALE 1/4" = 1'-0" 3



UNIT TYPE 3 SCALE 1/4" = 1'-0" 4



LEVEL 3 F.F. SCALE 1/8" = 1'-0" 1

831+835 WESTLAKE
 831 - 835 S WESTLAKE AVE, LOS ANGELES CA 90057
 WESTLAKE APARTMENTS LP
 MOBIL INC

EXHIBIT "A"
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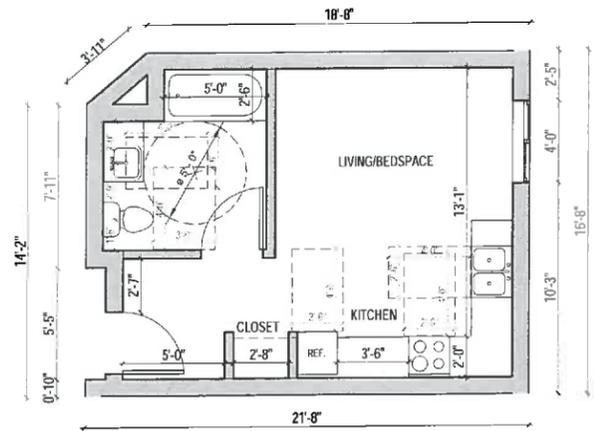


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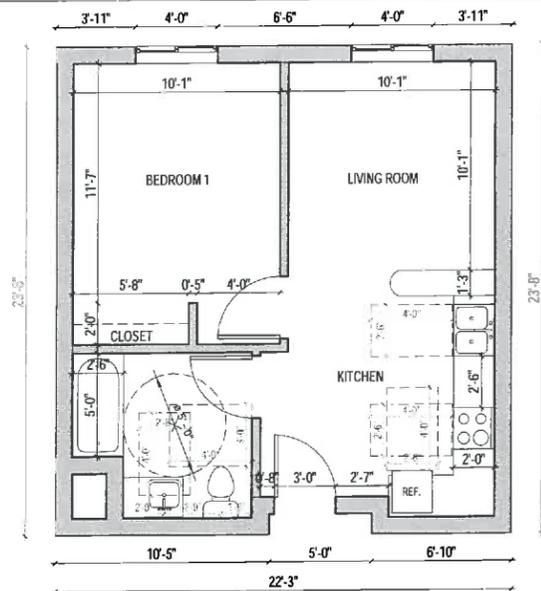
FOR MOBIL'S OWN
 ARCHITECTURAL USE ONLY
 THIS PLAN SHALL NOT BE
 REPRODUCED OR COPIED
 WITHOUT MOBIL'S WRITTEN
 PERMISSION

Project Number
 12/13/2019 9:33:12 AM
 As indicated
LEVEL 3 PLAN

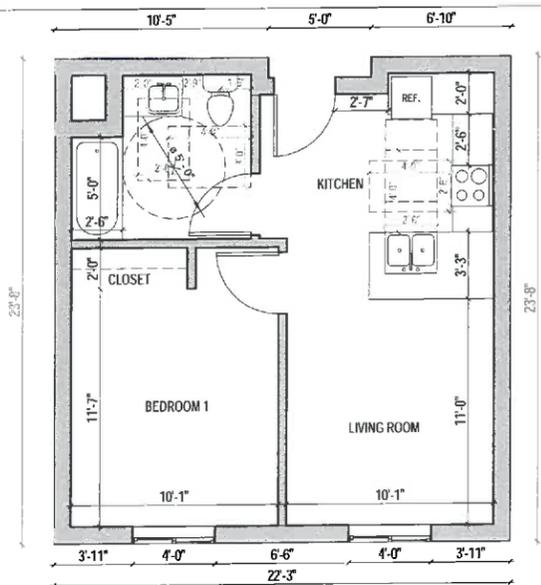
A2.3



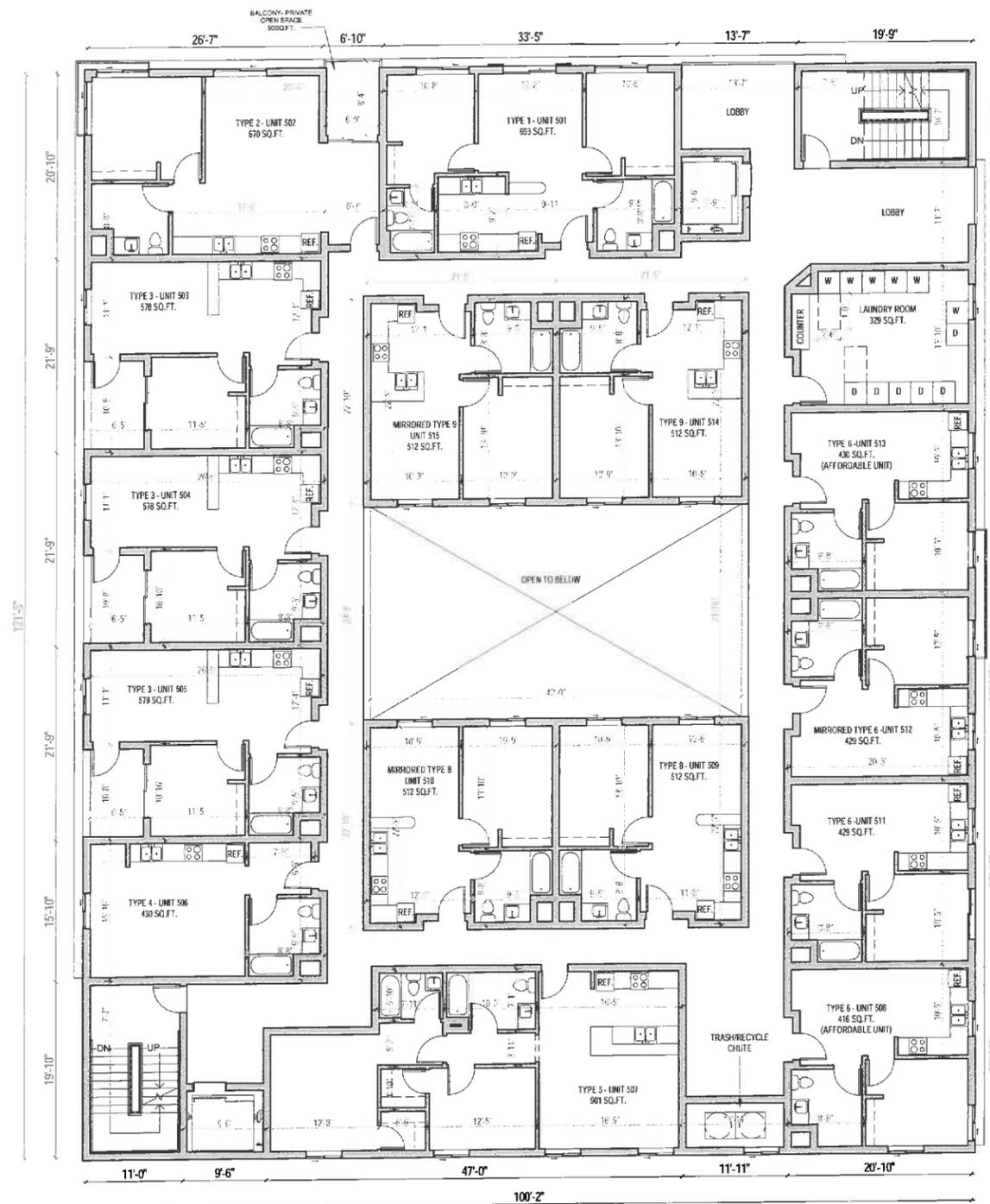
UNIT TYPE 7 SCALE 1/4" = 1'-0" 2



UNIT TYPE 8 SCALE 1/4" = 1'-0" 3



UNIT TYPE 9 SCALE 1/4" = 1'-0" 4



LEVEL 5 F.F. SCALE 1/8" = 1'-0" 1

831+835 WESTLAKE
 831 - 835 S WESTLAKE AVE, LOS ANGELES CA 90057
 WESTLAKE APARTMENTS LP
 MOBIL INC

EXHIBIT "A"
 Page No. 2 of 20
 Case No. DIR-2019-0893-70C



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www.mobbil.com
 MANAGING OPERATIONAL &
 MAINTENANCE SERVICES WITH
 STRUCTURE AND LAND

Project Number
 12/13/2019 9:33:14 AM
 As indicated

LEVEL 5 PLAN

A2.5

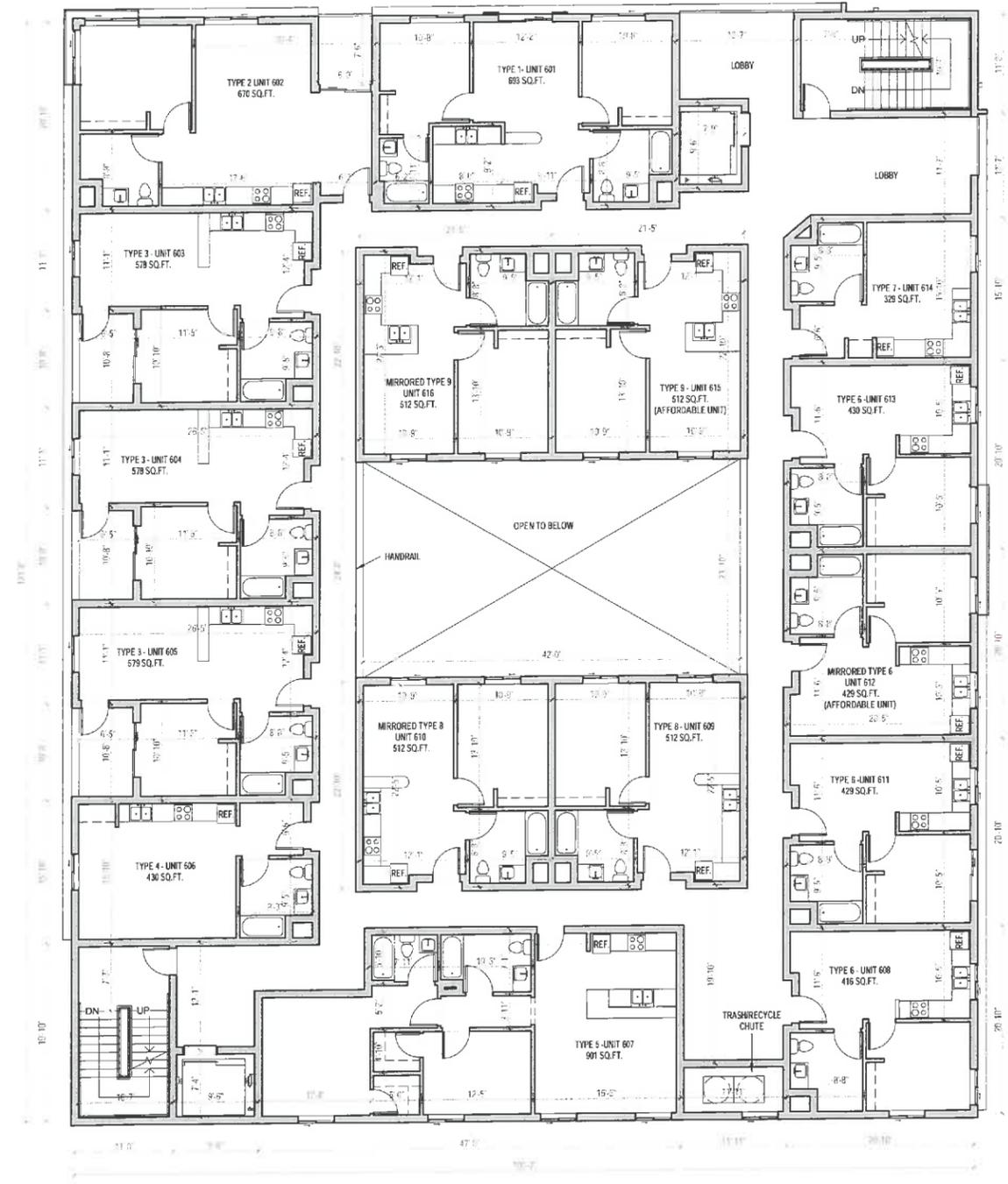
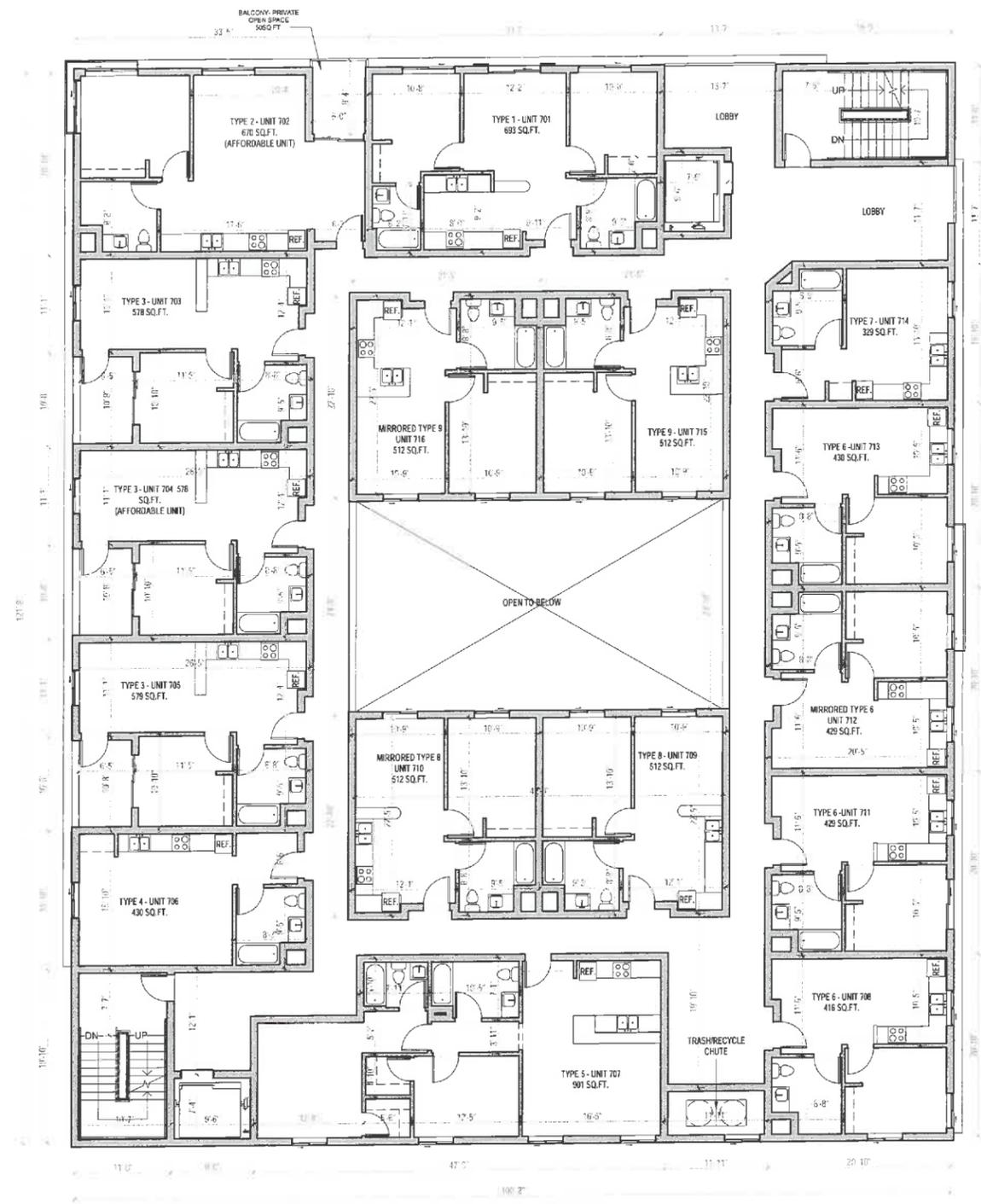
EXHIBIT "A"
 Page No. 10 of 20
 Case No. DIR-2819-2813-TCC



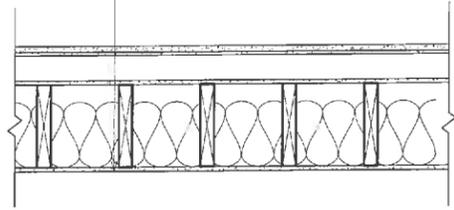
mobbil

Project Number
 12/13/2019 9:33:16 AM
 1/8" = 1'-0"

LEVEL 6 & 7 PLAN



- CLASS 'A' ROOF MATERIAL PER PLAN
- PLYWOOD PER STRUCTURAL
- RIP STRIPS TO FALL
- PLYWOOD PER STRUCTURAL
- ROOF RAFTERS PER STRUCTURAL PLAN
- R-30 BATT INSULATION
- 5/8" TYPE x GYP., PTD.



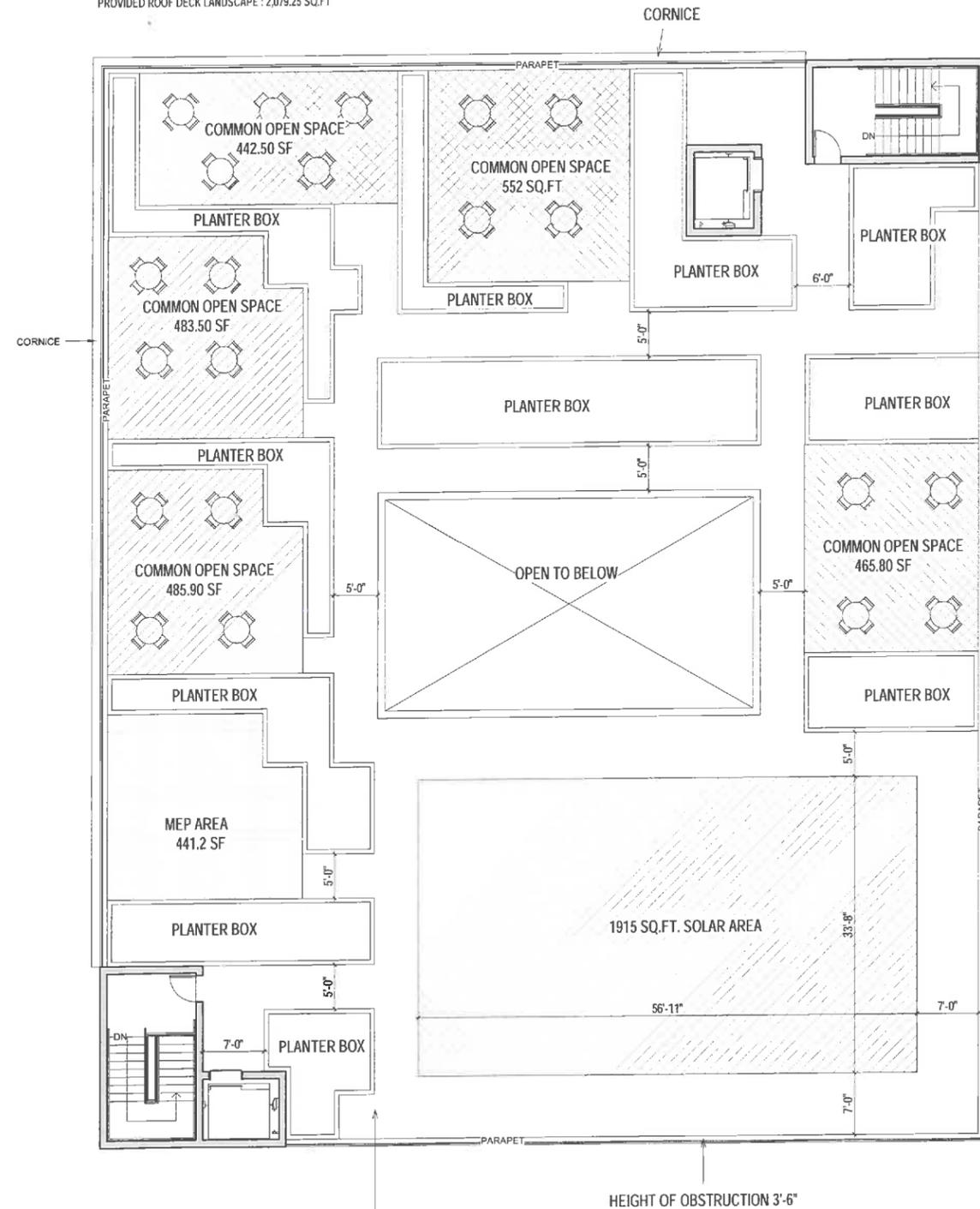
ROOF NOTES

CLASS A BUILT UP ROOF WITH THE SPECIFIED ROOF COVERING SYSTEMS.

ALL THE MANUFACTURER'S RECOMMENDATIONS HAVE TO BE STRICTLY FOLLOWED.

ROOF AREA = 12,372.5 SQ.FT.
 REQUIRED SOLAR AREA IS 15% MIN = 1,856 SQ.FT.
 PROVIDED SOLAR AREA IS : 1,915 SQ.FT > 1,856SQ.FT

PROVIDED ROOF DECK OPEN SPACE : 4,286.75SQ.FT
 PROVIDED ROOF DECK LANDSCAPE : 2,079.25 SQ.FT



- CLASS A BUILT UP ROOF WITH THE SPECIFIED ROOF COVERING SYSTEMS.
- ALL THE MANUFACTURER'S RECOMMENDATIONS HAVE TO BE STRICTLY FOLLOWED.

ROOF F.F. SCALE 1/8" = 1'-0" 1

831+835 WESTLAKE
 831 - 835 S WESTLAKE AVE, LOS ANGELES CA 90057
 WESTLAKE APARTMENTS LP
 MOBIL INC

EXHIBIT "A"
 Page No. 11 of 20
 Case No. DIR-2019-2893-7-0C



mobii

NEW MOBIL LLP
 MANAGING OPERATOR OF
 EXISTING BUILDING AND
 STRUCTURE AND LAND

Project Number
 12/13/2019 9:33:17 AM
 As indicated

ROOF PLAN

A2.7



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



WEST SCALE 1/8" = 1'-0" 2

831+835 WESTLAKE
 831 - 835 S WESTLAKE AVE, LOS ANGELES CA 90057
 WESTLAKE APARTMENTS LP
 MOBIL INC

EXHIBIT "A"
 Page No. 12 of 20
 Case No. DIR-2019-2883-TO4



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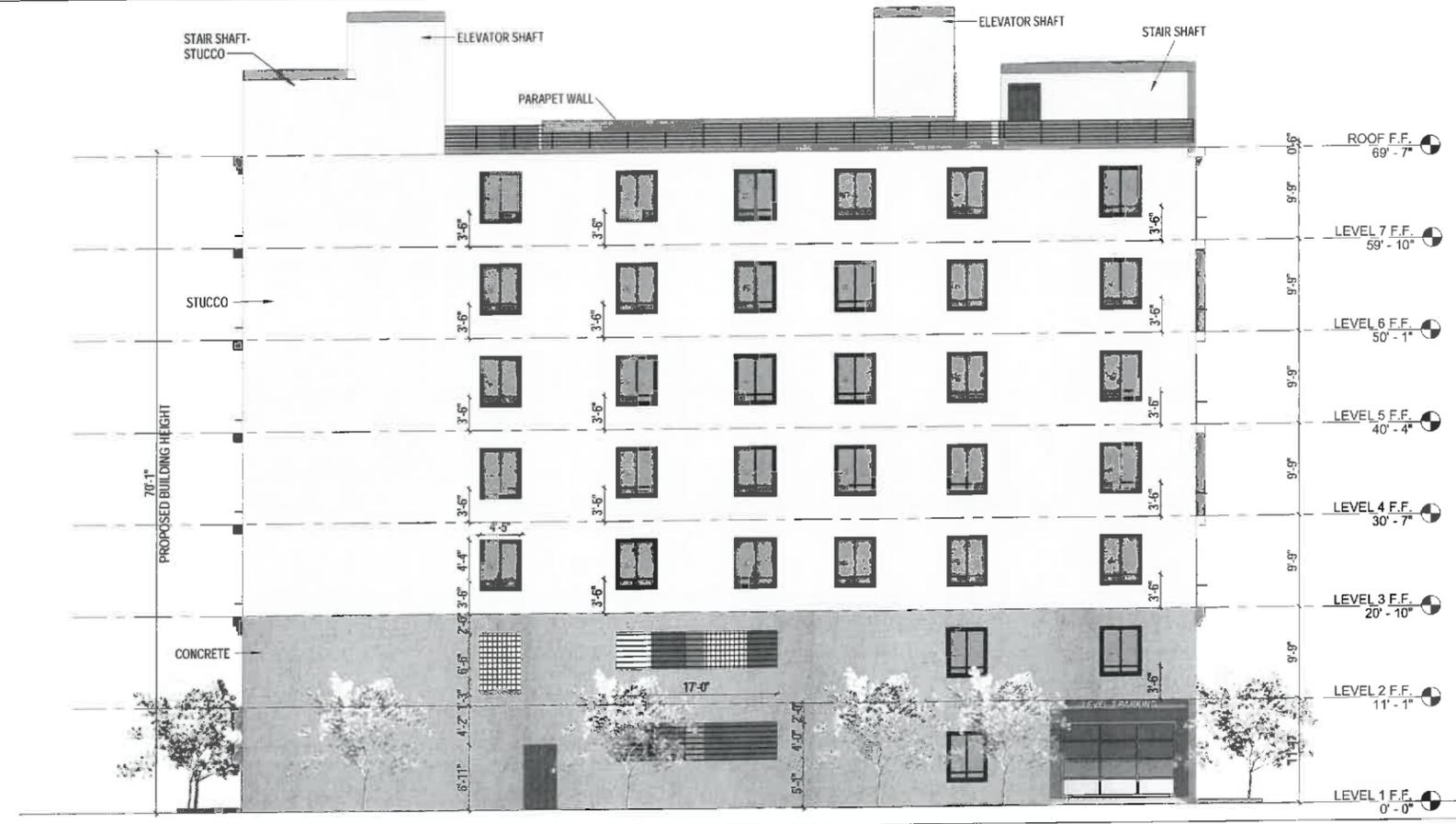
APPROVED FOR THE PROJECT BY THE ARCHITECT AND ENGINEER

Project Number
 12/13/2019 9:33:53 AM
 1/8" = 1'-0"

BUILDING ELEVATIONS



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



SOUTH SCALE 1/8" = 1'-0" 2

EXHIBIT "A"
 Page No. 13 of 10
 Case No. DIR-2019-2543-TO-C

831+835 WESTLAKE
 831 - 835 S WESTLAKE AVE, LOS ANGELES CA 90057
 WESTLAKE APARTMENTS LP
 MOBIL INC

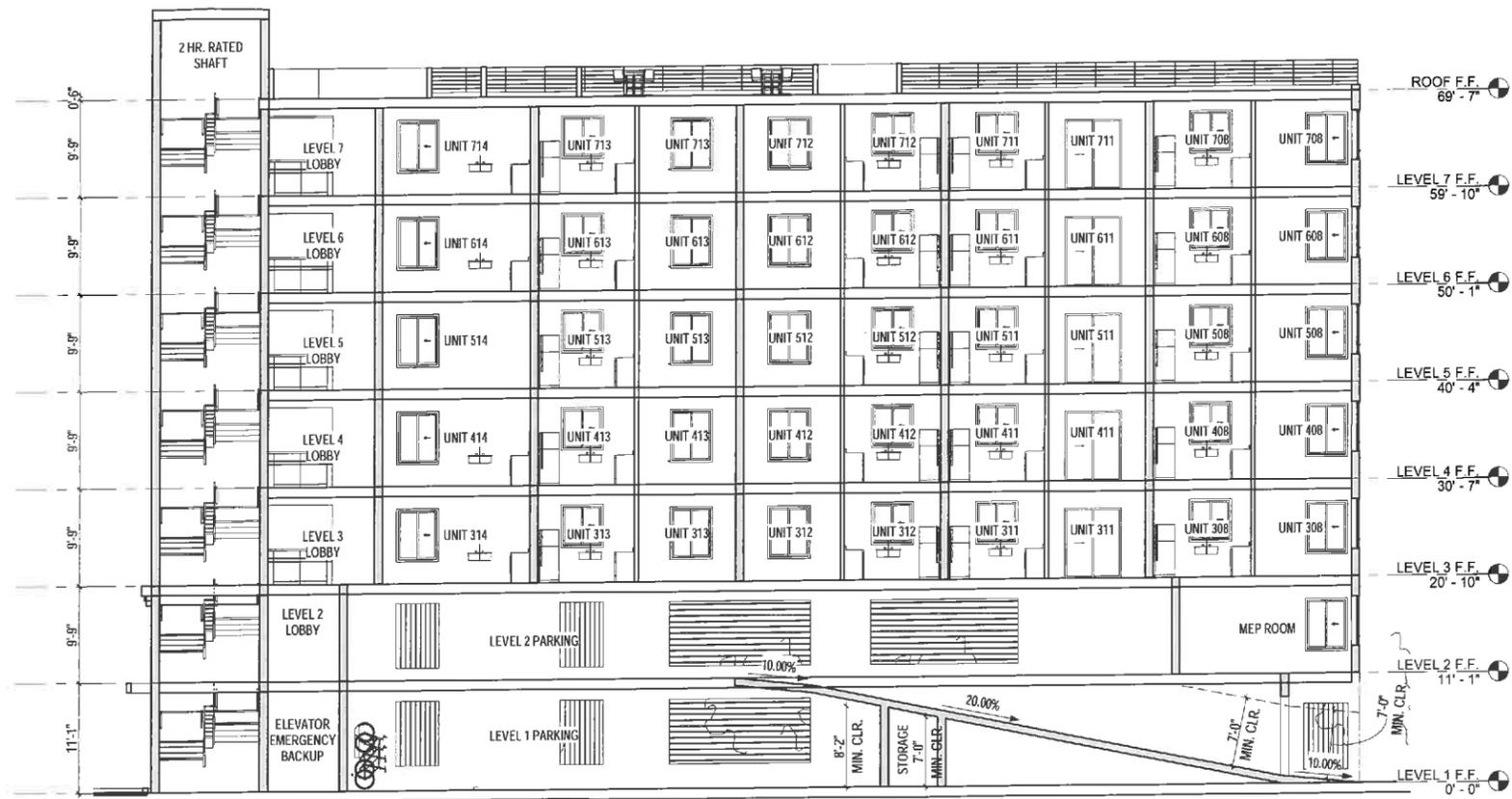


mobbil

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 MANAGING OFFICIALS OF
 REGIONAL BIDDING WITH
 INTEGRITY AND FAIRNESS

Project Number
 12/13/2019 9:35:25 AM
 1/8" = 1'-0"

BUILDING ELEVATIONS



831+835 WESTLAKE
 831 - 835 S WESTLAKE AVE, LOS ANGELES CA 90057
 WESTLAKE APARTMENTS LP
 MOBIL INC

EXHIBIT "A"
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 Case No. Dir-2019-880-70c



mobiiil

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 MANAGING OPERATIONS IN
 MULTIFAMILY HOUSING WITH
 STRUCTURE AND LAND

Project Number
 12/13/2019 9:35:26 AM
 1/8" = 1'-0"

BUILDING SECTION

WESTLAKE APARTMENTS

831-835 S WESTLAKE AVE LOS ANGELES, CA 90057

LANDSCAPE ARCHITECT

SAVAGE LAND DESIGN
2651 E. CHAPMAN AVE. SUITE 110
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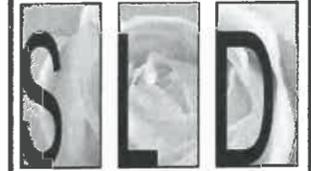
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GENERAL NOTES

1. ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
2. ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AND/OR GRADE DIFFERENCES WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.
6. A LICENSED SURVEYOR SHALL PROVIDE MONITORING OF SHORING AND IMPROVEMENTS ON ADJACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND ON A WEEKLY BASIS THEREAFTER. WHERE DEWATERING IS REQUIRED, MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED.
7. IN LIEU OF SPECIAL INSPECTION BY THE DEPUTY BUILDING INSPECTOR, THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING SHORING AND EXCAVATION OPERATIONS AND DURING REMOVAL OF SHORING.
8. THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 0 DAYS PRIOR TO STARTING THE SHORING AND EXCAVATION WORK

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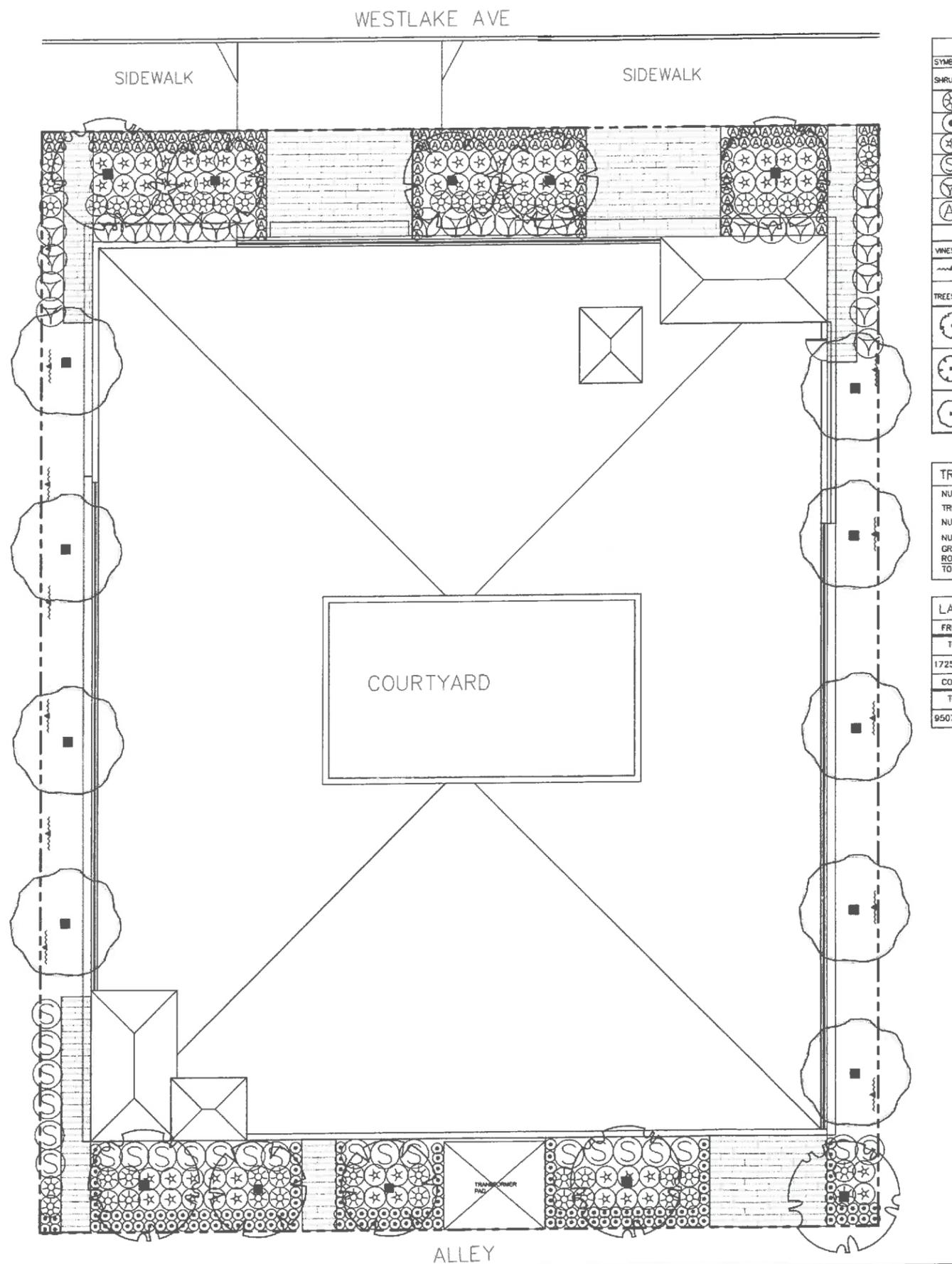
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COVERSHEET

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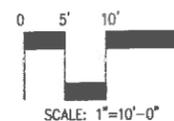
LEVEL 1

PLANTING LEGEND (LEVEL 1)					
SYMBOL	DESCRIPTION		SIZE/ SPACING	QTY.	WUCOLS
SHRUBS					
(Symbol)	CISTUS X HYBRIDUS	WHITE ROOKROSE	5 GAL. AT 3' O.C.	48	L
(Symbol)	BALBINE FRUTESCENS	STALKED BALBINE	1 GAL. AT 18" O.C.	144	L
(Symbol)	AGAVE DESMETIANA 'VAREGATA'	VAREGATED SMOOTH AGAVE	15 GAL. AT 4' O.C.	80	L
(Symbol)	SALVA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL. AT 4' O.C.	23	L
(Symbol)	LEUCOPHYLLUM FRUTESCENS 'MUSE HEAVEN'	MUSE HEAVEN TEXAS SAGE	5 GAL. AT 4' O.C.	26	L
(Symbol)	ALOE 'BLUE ELF'	ALOE 'BLUE ELF'	1 GAL. @ 18" O. C.	131	L
VINES					
(Symbol)	LONICERA JAPONICA 'PURPUREA'	JAPANESE HONEYSUCKLE	15 GAL. @ 12' O.C.	12	M
TREES					
(Symbol)	MELALEUCA DUMOSUMERA	PAPER BARK TREE	36" BOX	5	L
(Symbol)	3 DETALPA TASHMENTENSIS	CHITALPA	36" BOX	5	L
(Symbol)	LOPHOSTICH CONFERTUS	BRISBANE BOX	36" BOX	9	L

TREE REQUIREMENT	
NUMBER OF DWELLING UNITS =	79
TREE REQUIREMENT = 1 TREE PER 4 DWELLING UNITS	
NUMBER OF TREES REQUIRED =	20
NUMBER OF TREES PROVIDE:	
GROUND LEVEL =	20
ROOF LEVEL =	7
TOTAL	27

LANDSCAPE REQUIREMENT			
FRONT YARD LANDSCAPE			
TOTAL	REQUIRED	PROVIDED	
1725 SQ. FT.	863 SQ. FT.	1026 SQ. FT.	
COMMON OPEN SPACE LANDSCAPE			
TOTAL	REQUIRED	PROVIDED	
9507 SQ. FT.	2377 SQ. FT.	2379 SQ. FT.	

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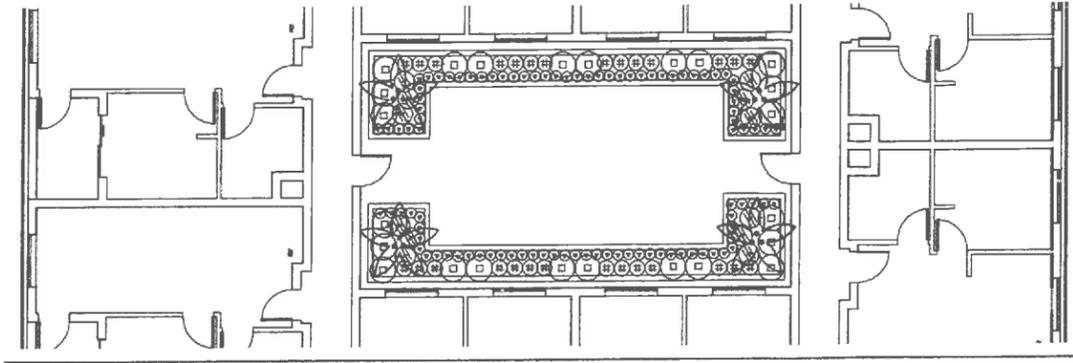
WESTLAKE APARTMENTS
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LOS ANGELES, CA 90057

No.	Revision/Issue	Date



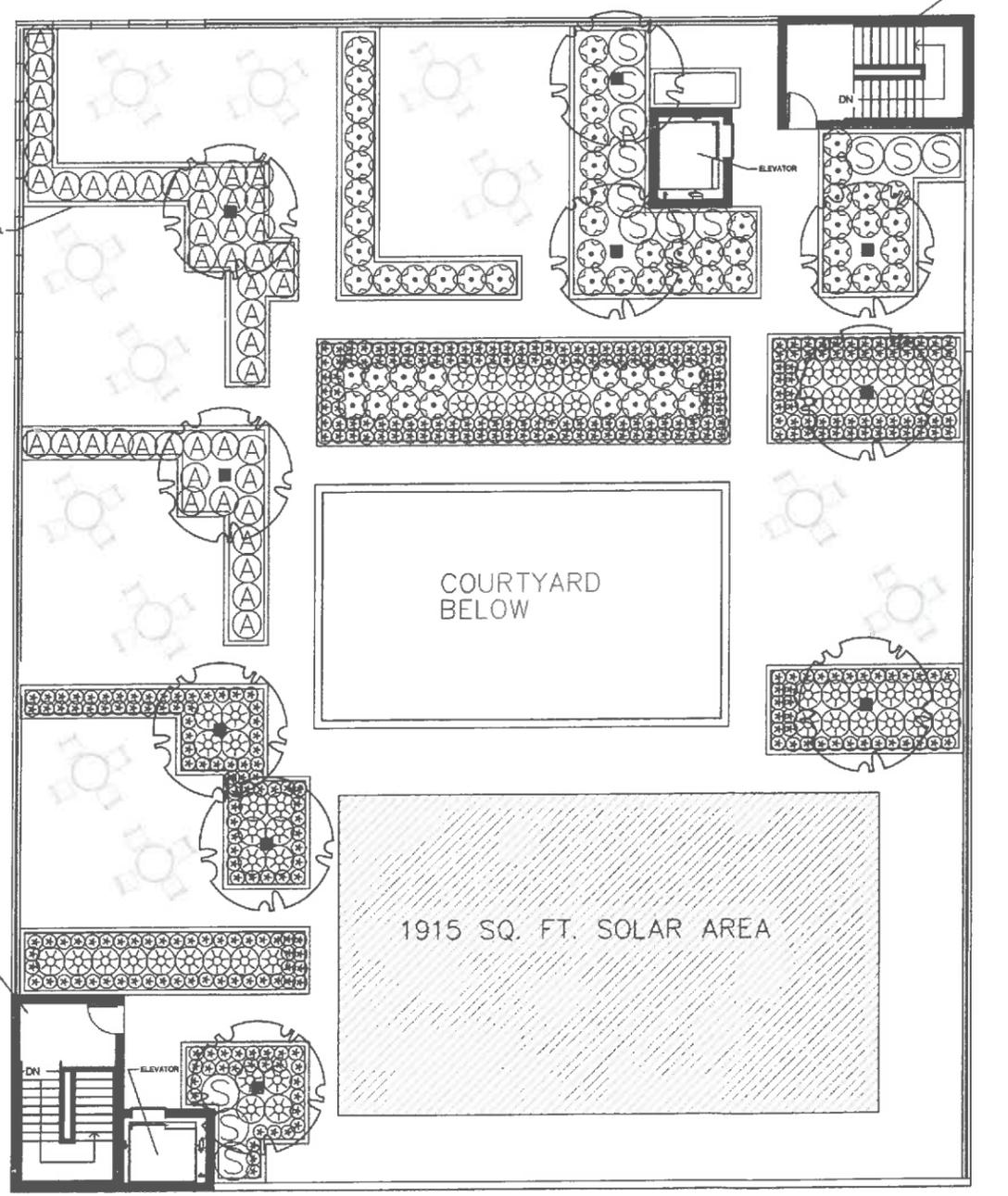
PLANTING PLAN

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LEVEL 3 COURTYARD

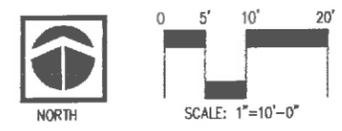
PLANTING LEGEND (3RD LEVEL COURTYARD)						
SYMBOL	DESCRIPTION	SIZE/ SPACING	QTY.	WUCOLS	HYDROZL	
SHRUBS						
⊕	SANSEVIERIA TRIFASCIATA	SHAKE PLANT	1 GAL. AT 18" O.C.	22	L	A
⊕	HANDBA DOMESTICA TRIPLOID*	FIREPOWER HANDBA	5 GAL. AT 30" O.C.	24	L	A
⊕	UNDOPE HUSCHER	BIG BLUE LILY TURF	1 GAL. AT 12" O.C.	33	L	A
⊕	CLAVA MINATA	CATTIE LILY	5 GAL. AT 2' O.C.	11	L	A
⊕	AGAVE 'BLUE GLOW' UNDERPLANT 1/2' SEDUM RUBROTHICTUM	AGAVE 'BLUE GLOW' CAMPYLODORUS	5 GAL. AT 2' O.C. 8" POTS	42	L	A
TREES						
⊕	NOEVA FORTISSIMA	NOEVA PALM GARD	12" 8" W	4	L	D



ROOF COMMON AREA

PLANTING LEGEND (ROOF COMMON AREA)						
SYMBOL	DESCRIPTION	SIZE/ SPACING	QTY.	WUCOLS	HYDROZL	
SHRUBS						
⊕	AGAVE SEBNERIANA 'VAREGATA'	VAREGATED SMOOTH AGAVE	5 GAL. AT 3' O.C.	37	L	A
⊕	ALOE STRIATA UNDERPLANT 1/2' SEDUM RUBROTHICTUM	CORNAL ALOE COPPERTONE STONEPROP	1 GAL. AT 18" O.C. 8" POTS	263	L	A
⊕	ALOE VERA UNDERPLANT 1/2' ECHINOCIA 'BLUE CURLS'	ALOE VERA BLUE CURLS ECHINOCIA	5 GAL. AT 2' O.C. 8" POTS	47	L	A
⊕	SALVIA LEUCANTHA	MERCURY BUSH SAGE	5 GAL. AT 4' O.C.	14	L	A
⊕	AGAVE 'BLUE GLOW' UNDERPLANT 1/2' SEDUM RUBROTHICTUM	AGAVE 'BLUE GLOW' JELLY BEAN PLANT	5 GAL. AT 2' O.C. 8" POTS	82	L	A
TREES						
⊕	WARNA NANA	WARNA STRAWBERRY TREE	24" 8" W	10	L	D

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No.	Revision/Issue	Date



PLANTING PLAN

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Westlake Residential Load Calculation

Floors	Units												TOTAL							
	TYPE 2	TYPE 4	TYPE 6	TYPE 1	TYPE 3	TYPE 5	TYPE 7	TYPE 8	TYPE 9	QTY.	KVA/EA	QTY.	KVA/EA	Total KVA	Total Amps (208V-3PH)	Total Units				
3	1	1	4	1	3	1	1	2	2	337.31KVA	19.90	21.87	21.53	22.10	19.60	20.15	23.32	337.31KVA	936.32Amps	16 Units
4	1	1	4	1	3	1	1	2	2	337.31KVA	19.90	21.87	21.53	22.10	19.60	20.15	23.32	337.31KVA	936.32Amps	16 Units
5	1	1	4	1	3	1	1	2	2	317.72KVA	19.90	21.87	21.53	22.10	19.60	20.15	23.32	317.72KVA	881.92Amps	15 Units
6	1	1	4	1	3	1	1	2	2	337.31KVA	19.90	21.87	21.53	22.10	19.60	20.15	23.32	337.31KVA	936.32Amps	16 Units
7	1	1	4	1	3	1	1	2	2	337.31KVA	19.90	21.87	21.53	22.10	19.60	20.15	23.32	337.31KVA	936.32Amps	16 Units

1666.98KVA Connected Load
79 Units 23% Demand
383.40KVA 1064.26Amps Demand Load @208V-3PH

Items	# of Units	Load at each unit in KVA	Total Loads in KVA
EV Charging Stations	3	6.7	20
Parking Areas	Areas in SF	VA/sf	Total in KVA
Level 1	12,373	0.5	6
Level 2	12,373	0.5	6
Public Areas			
Courtyard	1,000	1	1
Roof Deck	4,728	1	5
Elevator	2	50	100
Misc. pumps and others			40
Overall Total in KVA	178		499

499 Amp in 208Y/120V, 3 phase, 4 wires

PANEL (TYPE 1)	VA
693 SF X 3VA/SF	= 2079
KITCHEN SMALL APPLIANCE 2X1500W	= 3000
WASHER	= 0
DRYER	= 0
MICROWAVE	= 1200
COOKTOP/HOOD	= 7450
DISHWASHER	= 0
DISPOSER	= 1176
OVEN	= 3100
HEAT PUMP (WHP-4)	= 3869
SUBTOTAL	= 21874
HEAT PUMP @ 100%	= 3.87
100% 1ST 10KVA	= 10.00
40% REMAINDER	= 3.20
TOTAL KVA	= 17.07
208V-1 PHASE AMPS	= 82.1

PANEL (TYPE 3)	VA
678 SF X 3VA/SF	= 1734
KITCHEN SMALL APPLIANCE 2X1500W	= 3000
WASHER	= 0
DRYER	= 0
MICROWAVE	= 1200
COOKTOP/HOOD	= 7450
DISHWASHER	= 0
DISPOSER	= 1176
OVEN	= 3100
HEAT PUMP (WHP-3)	= 3869
SUBTOTAL	= 21529
HEAT PUMP @ 100%	= 3.87
100% 1ST 10KVA	= 10.00
40% REMAINDER	= 3.06
TOTAL KVA	= 16.93
208V-1 PHASE AMPS	= 81.4

PANEL (TYPE 5)	VA
901 SF X 3VA/SF	= 2703
KITCHEN SMALL APPLIANCE 2X1500W	= 3000
WASHER	= 0
DRYER	= 0
MICROWAVE	= 1200
COOKTOP/HOOD	= 7450
DISHWASHER	= 0
DISPOSER	= 1176
OVEN	= 3100
HEAT PUMP (WHP-1)	= 3474
SUBTOTAL	= 22103
HEAT PUMP @ 100%	= 3.47
100% 1ST 10KVA	= 10.00
40% REMAINDER	= 3.45
TOTAL KVA	= 16.93
208V-1 PHASE AMPS	= 81.4

PANEL (TYPE 7)	VA
329 SF X 3VA/SF	= 987
KITCHEN SMALL APPLIANCE 2X1500W	= 3000
WASHER	= 0
DRYER	= 0
MICROWAVE	= 1200
COOKTOP/HOOD	= 7450
DISHWASHER	= 0
DISPOSER	= 1176
OVEN	= 3100
HEAT PUMP (WHP-2)	= 2683
SUBTOTAL	= 19596
HEAT PUMP @ 100%	= 2.88
100% 1ST 10KVA	= 10.00
40% REMAINDER	= 2.77
TOTAL KVA	= 15.45
208V-1 PHASE AMPS	= 74.3

PANEL (TYPE 9)	VA
512 SF X 3VA/SF	= 1536
KITCHEN SMALL APPLIANCE 2X1500W	= 3000
WASHER	= 0
DRYER	= 0
MICROWAVE	= 1200
COOKTOP/HOOD	= 7450
DISHWASHER	= 0
DISPOSER	= 1176
OVEN	= 3100
HEAT PUMP (WHP-4)	= 2683
SUBTOTAL	= 20145
HEAT PUMP @ 100%	= 2.88
100% 1ST 10KVA	= 10.00
40% REMAINDER	= 2.98
TOTAL KVA	= 15.67
208V-1 PHASE AMPS	= 75.3

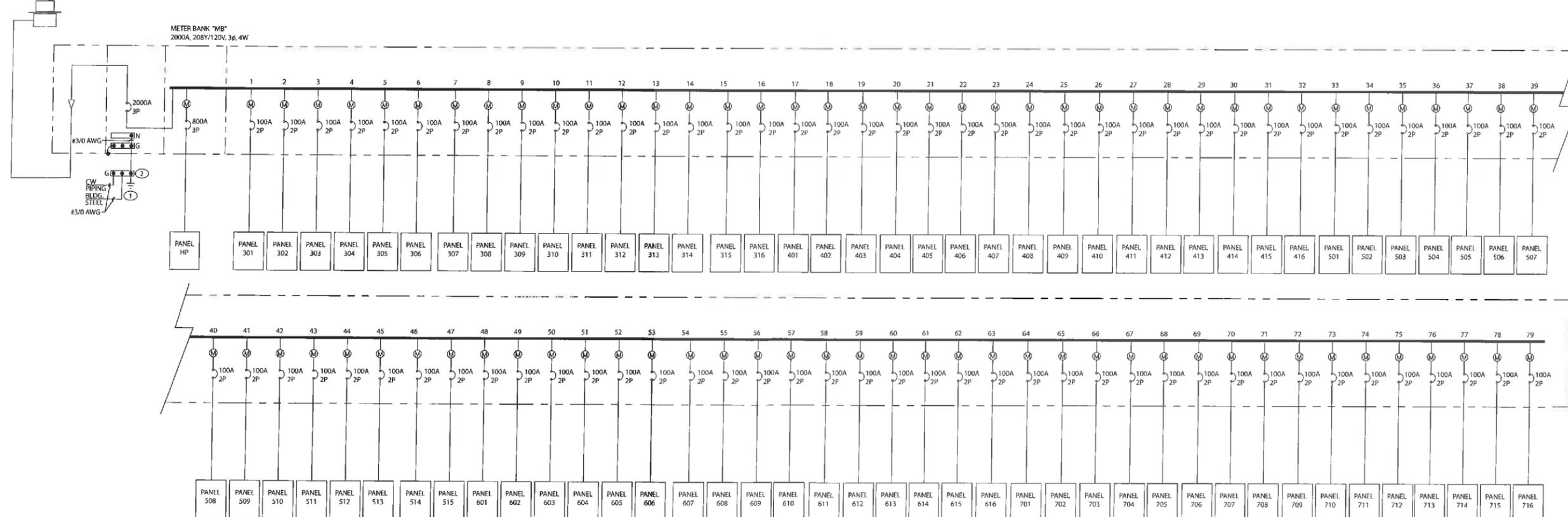
PANEL (TYPE 2)	VA
670 SF X 3VA/SF	= 2010
KITCHEN SMALL APPLIANCE 2X1500W	= 3000
WASHER	= 0
DRYER	= 0
MICROWAVE	= 1200
COOKTOP/HOOD	= 7450
DISHWASHER	= 0
DISPOSER	= 1176
OVEN	= 3100
HEAT PUMP (WHP-5)	= 3869
SUBTOTAL	= 21805
HEAT PUMP @ 100%	= 3.87
100% 1ST 10KVA	= 10.00
40% REMAINDER	= 3.17
TOTAL KVA	= 17.04
208V-1 PHASE AMPS	= 81.9

PANEL (TYPE 4)	VA
430 SF X 3VA/SF	= 1290
KITCHEN SMALL APPLIANCE 2X1500W	= 3000
WASHER	= 0
DRYER	= 0
MICROWAVE	= 1200
COOKTOP/HOOD	= 7450
DISHWASHER	= 0
DISPOSER	= 1176
OVEN	= 3100
HEAT PUMP (WHP-3)	= 3819
SUBTOTAL	= 20835
HEAT PUMP @ 100%	= 3.62
100% 1ST 10KVA	= 10.00
40% REMAINDER	= 2.89
TOTAL KVA	= 16.51
208V-1 PHASE AMPS	= 79.4

PANEL (TYPE 6)	VA
428 SF X 3VA/SF	= 1287
KITCHEN SMALL APPLIANCE 2X1500W	= 3000
WASHER	= 0
DRYER	= 0
MICROWAVE	= 1200
COOKTOP/HOOD	= 7450
DISHWASHER	= 0
DISPOSER	= 1176
OVEN	= 3100
HEAT PUMP (WHP-1)	= 2883
SUBTOTAL	= 19896
HEAT PUMP @ 100%	= 2.88
100% 1ST 10KVA	= 10.00
40% REMAINDER	= 2.89
TOTAL KVA	= 15.57
208V-1 PHASE AMPS	= 74.8

PANEL (TYPE 8)	VA
512 SF X 3VA/SF	= 1536
KITCHEN SMALL APPLIANCE 2X1500W	= 3000
WASHER	= 0
DRYER	= 0
MICROWAVE	= 1200
COOKTOP/HOOD	= 7450
DISHWASHER	= 0
DISPOSER	= 1176
OVEN	= 6275
HEAT PUMP (WHP-5)	= 2683
SUBTOTAL	= 23320
HEAT PUMP @ 100%	= 2.88
100% 1ST 10KVA	= 10.00
40% REMAINDER	= 4.25
TOTAL KVA	= 16.94
208V-1 PHASE AMPS	= 81.4

DWP PAD MOUNTED TX ON A SLAB BOX



831 SOUTH WESTLAKE AVENUE
CITY & COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
APN: 5141-020-012

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ELECTRICAL SINGLE LINE

PROJECT NO.
CA-18-053