



Special Council Meeting Minutes

Thursday, June 11, 2020, 8:00pm

Via Zoom.

I. Call to Order & Roll Call

- a. SORONC Board President Martin Epstein called the meeting to order at 8:06 p.m. Meeting held via Zoom.
- b. **Board Members Present:** Charlie Stein, Linda Theung, Michael Lynn, Jon Liberman, Ken Blaker, Jessica Barclay-Strobel, Krystal Navar, Jason Van Over, Barry Levine, Martin Epstein, Gloria Dioum, Terrence Gomes, Jared Weston, Adam Rich; Dan Fink
- c. **Board Members Absent:** Jonathan Brand, Gary Kasbarian, Susan Burden; Steve Chocron; Richard Bloom, Bianca Cockrell, David Menkes, David Reiman, Paula Peng, Gideon Pardo

II. General Public Comment & Brief Board Announcements

III. New Business (90 minutes)

- a. Review of May 2020 MERS Report. (SB061120-1)
 - i. Moved by Terrrence Gomes
 - ii. Seconded by Jessica Barclay-Strobel
 - iii. Yes – 12; No – 0; Abstentions - 1
- b. Motion to prepay Public Storage expenses of up to \$3240 for FY 2020-21 in the current FY (2019-2020). (SB061120-2)
 - i. Moved by Jessica Barclay-Strobel
 - ii. Seconded by Linda Theung
 - iii. Yes – 12; No – 0; Abstentions - 1
- c. Motion to prepay Vonage expenses of up to \$516 for FY 2020-21 in the current FY (2019-2020). (SB061120-3)
 - i. Moved by Jessica Barclay Strobel
 - ii. Seconded by Linda Theung
 - iii. Yes – 13; No – 0; Abstentions - 0
- d. Motion to prepay US Post Office expenses of up to \$200 for FY 2020-21 in the current FY (2019-2020). (SB061120-4)
 - i. Moved by Linda Theung
 - ii. Seconded by Jessica Barclay-Strobel
 - iii. Yes – 13; No – 0; Abstentions - 0
- e. Motion to prepay JotForm annual fee of up to \$450 for FY 2020-21 in the current FY (2019-2020). (SB061120-5)
 - i. Moved by Linda Theung
 - ii. Seconded by Martin Epstein
 - iii. Yes – 13; No – 0; Abstentions - 0
- f. Motion for NPG of up to \$5000 to Shenandoah Elementary School to purchase 25 Chromebook computers. (SB061120-6)
 - i. Moved by Jessica Barclay Strobel
 - ii. Seconded by Linda Theung
 - iii. Yes – 13; No – 0; Abstentions - 0
- g. Motion for NPG of up to \$3500 to Friends of Canfield to purchase supplies to create an outdoor mural at Canfield Elementary School. (SB061120-7)
 - i. Moved by Jessica Barclay-Strobel
 - ii. Seconded by Jared Weston
 - iii. Yes – 12; No – 0; Abstentions - 1
- h. Motion to send letter requesting investigation into police response to protests against police brutality. (SB061120-11)
 - i. Moved by Jessica Barclay-Strobel
 - ii. Seconded by Barry Levine

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Ken Blaker
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Vacant
Secretary

Charlie Stein
Corresponding Secretary

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- iii. Yes – 11; No – 4; Abstentions - 0
- i. Motion for NPG of \$3800 to Shenandoah Elementary School for Fresh Fruit on Friday. (SB061120-8)
 - i. Moved by Jared Weston
 - ii. Seconded by Linda Theung
 - iii. Yes – 15; No – 0; Abstentions - 0
- j. Encumbrance of \$1000 for Office Supplies to be purchased in FY 2020-2021. (SB061120-9)
 - i. Moved by Terrence Gomes
 - ii. Seconded by Martin Epstein
 - iii. Yes – 15; No – 0; Abstentions - 0
- k. Motion to Reimburse Board Member Michael Lynn, \$29.98 for NC Expenses. (SB061120-10)
 - i. Motion was previously approved at June 3, 2020 Special Council Meeting, but due to concerns raised by City Attorney related to quorum, the motion was re-proposed despite belief that check had already been issued
 - ii. Moved by Barry Levine
 - iii. Seconded by Dan Fink
 - iv. Yes – 11; No – 1; Abstentions – 2

IV. Adjournment

- a. The Meeting was Adjourned at 8:57 p.m.



Vote Tally

1: moved | **2:** seconded | **Y:** yes | **N:** no | **A:** abstain | **R:** recuse | **X:** missed vote
IE: ineligible to vote | **C:** passed by general consent

Votes Taken	01	02	03	04	05	06	07	08	09	10	11
Charlie Stein	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Richard Bloom	X	X	X	X	X	X	X	X	X	X	X
Jonathan Brand	X	X	X	X	X	X	X	X	X	X	X
Jared Weston	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Linda Theung	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	A
Michael Lynn	X	X	X	X	X	X	A	N	Y	Y	Y
Jon Liberman	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gloria Dioum	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Adam Rich	X	X	X	X	X	X	A	N	Y	Y	Y
Bianca Cockrell	X	X	X	X	X	X	X	X	X	X	X
Ken Blaker	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y
Jessica Barclay-Strobel	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Krystal Návar	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Jason Van Over	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Gary Kasbarian	X	X	X	X	X	X	X	X	X	X	X
David Menkes	X	X	X	X	X	X	X	X	X	X	X
Barry Levine	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Terrence Gomes	Y	Y	Y	Y	Y	Y	X	N	Y	Y	Y
Susan Burden	X	X	X	X	X	X	X	X	X	X	X
Martin Epstein	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Paula Peng	X	X	X	X	X	X	X	X	X	X	X
Dan Fink	A	A	Y	Y	Y	Y	Y	Y	Y	Y	A
David Reiman	X	X	X	X	X	X	X	X	X	X	X
Steve Chocron	X	X	X	X	X	X	X	X	X	X	X
Gideon Pardo	X	X	X	X	X	X	X	X	X	X	X

Votes taken

1. May 2020 MERS Report (GB061120-1)
2. Public Storage (GB061120-2)
3. Vonage (GB061120-3)
4. US Post Office (GB061120-4)
5. JotForm (GB061120-5)
6. NPG Shenandoah – 25 Chromebooks (GB061120-6)
7. NPG Friends of Canfield Outdoor Mural (GB061120-7)
8. Letter re Police Brutality (GB061120-11)
9. NPG Shenandoah – Fresh Fruit (GB061120-8)
10. Office Supplies (GB061120-9)
11. Michael Lynn Reimbursement (GB061120-10)



General Board Meeting Minutes

Thursday, June 18, 2020, 7:30pm

Via Zoom

Martin Epstein
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Vacant
Secretary

Charlie Stein
Corresponding Secretary

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I. Call to Order & Roll Call

- a. SORONC Board President Martin Epstein called the meeting to order at 7:33 p.m. Meeting held via Zoom.
- b. **Board Members Present:** Charlie Stein, Richard Bloom, Jared Weston, Linda Theung, Michael Lynn, Jon Liberman, Ken Blaker, Jessica Barclay-Strobel, Krystal Navar, Jason Van Over, Barry Levine, Martin Epstein, Gideon Pardo, Gloria Dioum, Adam Rich, Bianca Cockrell, Terrence Gomes, David Reiman, Paula Peng; Steve Chocron; Dan Fink
- c. **Board Members Absent:** Jonathan Brand, Gary Kasbarian, Susan Burden

II. General Public Comment & Brief Board Announcements

- a. David Menkes resigned and there will be a posting for an opening as the Business Representative
- b. The Board is still seeking a Secretary, or alternatively, Charlie Stein indicated he would switch to Secretary if a Corresponding Secretary were interested

III. Community Reports

- a. LA Police Department (Baker)
- b. Office of Councilmember Wesson (Carlin)

IV. Committee Reports

- a. President's report
 - i. Meeting to be scheduled Monday, June 22, 2020 for Police Defunding, Holt Elder Care Facility, and any other items
- b. Treasurer's report and monthly expenses
- c. Committee and liaison reports, events, and legislative issues

V. New Business

- a. Motion to adopt proposed budget for FY 2020-2021 (Liberman / GB061820-1)
 - i. Moved by Jon Liberman
 - ii. Seconded by Charlie Stein
 - iii. Yes – 19; No – 0; Abstentions - 0
- b. Motion to affirm CM Huizar to resign (Gomes / GB061820 – 2)
 - i. Moved by Linda Theung
 - ii. Seconded by Adam Rich
 - iii. Yes – 16; No – 0; Abstentions - 3
- c. Motion to adopt and submit Bylaws updates (Blaker / GB061820 – 3)
 - i. Moved by Jon Liberman
 - ii. Seconded by Terrence Gomes
 - iii. Yes – 19; No – 0; Abstentions - 1
- d. Draft meeting minutes for 5/21/20 (Stein / GB061820 – 4)
 - i. Moved by Martin Epstein
 - ii. Seconded by Jared Weston
 - iii. Yes – 18; No – 0; Abstentions - 1
- e. Draft meeting minutes for 6/03/20 (Stein / GB061820 – 5)
 - i. Minutes amended to IV.A.3 to include changes to background and CIS
 - ii. Moved by Jon Liberman
 - iii. Seconded by Jared Weston
 - iv. IV.A.3 to include background and CIS
 - v. Yes – 18; No – 0; Abstentions - 0
- f. Motion to Send Letters to Board of Police Commissioners and Others, Urging Adoption of "8 Can't Wait" Policies (Van Over / GB061820 – 6)
 - i. Moved by Jon Liberman



- ii. Seconded by Terrence Gomes
- iii. Yes – 17; No – 0; Abstentions - 4
- g. Motion to send a letter to Zoning Administrator re: Compliance and Changes to Conditions of Use For West Pico Drill Site located at 9101 W. Pico Blvd. (Stein / GB061820 – 7)
 - i. Moved by Charlie Stein
 - ii. Seconded by Jon Liberman
 - iii. Yes – 20; No – 0; Abstentions - 0
- h. Motion to Request Removal of Overnight Parking Restrictions on the Blocks of Holt and Sawyer that Surround La Cienega Plaza (Lynn / GB061820 – 8)
 - i. Moved by Michael Lynn
 - ii. Seconded by Terrence Gomes
 - iii. Yes – 20; No – 0; Abstentions - 0
- i. Motion to support revised application for hotel project at 1434-1456 S Robertson Blvd (Navar / GB061820 – 9)
 - i. Motion to Oppose the Project made by Linda Theung
 - ii. Seconded by Terrence Gomes
 - iii. Due to Point of Order, Motion was Withdrawn
 - iv. Motion to Support made by Terrence Gomes
 - v. Seconded by Martin Liberman
 - Amendment to Make it a motion to oppose the project made by Terrence Gomes
 - Seconded by Bianca Cockrell
 - Yes – 9; No – 8; Abstentions - 2
 - Motion Vote on Motion to Oppose: Yes – 15; No – 4; Abstentions - 2
- j. Motion to support proposed Tentative Tract Map for 6-home Small Lot Subdivision at 1951-1953 S Preuss Rd (Navar / GB061820 – 10)
- k. Motion to support proposed TOC Apartment Building at 3123 Livonia Ave (Navar / GB061820 – 11)
- l. Motion to support proposed TOC Apartment Building at 9316-9324 National Blvd + 3301-3305 S Canfield Ave (Navar / GB061820 – 12)
 - i. Motion Withdrawn
- m. Motion to Table Remaining Items on Agenda including V.j and V.k.
 - i. Moved by Charlie Stein
 - ii. Seconded by Michael Lynn
 - iii. Motion passed by consent

VI. Adjournment

- a. The meeting was adjourned at 11:22 p.m.



Vote Tally

1: moved | 2: seconded | Y: yes | N: no | A: abstain | R: recuse | X: missed vote
IE: ineligible to vote | C: passed by general consent

Votes Taken	01	02	03	04	05	06	07	08	09	10	11
Charlie Stein	Y	Y	Y	Y	Y	A	Y	Y	N	N	Y
Richard Bloom	Y	A	X	X	Y	Y	Y	Y	Y	Y	Y
Jonathan Brand	X	X	X	X	X	X	X	X	X	X	X
Jared Weston	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
Linda Theung	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Michael Lynn	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Jon Liberman	Y	A	Y	Y	Y	Y	Y	Y	A	N	Y
Gloria Dioum	Y	A	Y	Y	Y	Y	Y	Y	Y	Y	Y
Adam Rich	Y	Y	Y	Y	Y	Y	Y	Y	X	X	X
Bianca Cockrell	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Ken Blaker	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y
Jessica Barclay-Strobel	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y
Krystal Návar	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y
Jason Van Over	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y
Gary Kasbarian	X	X	X	X	X	X	X	X	X	X	X
Barry Levine	X	X	X	X	Y	Y	Y	Y	N	Y	Y
Terrence Gomes	Y	Y	Y	Y	Y	A	Y	Y	Y	Y	Y
Susan Burden	X	X	X	X	X	X	X	X	X	X	X
Martin Epstein	Y	Y	Y	Y	A	Y	Y	Y	Y	Y	Y
Paula Peng	Y	Y	Y	Y	Y	A	Y	Y	Y	Y	Y
Dan Fink	Y	Y	A	Y	Y	Y	X	X	X	X	X
David Reiman	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Steve Chocron	Y	Y	Y	Y	Y	A	Y	Y	N	N	Y
Gideon Pardo	IE	Y	Y	Y	Y	Y	Y	Y	A	Y	Y
Vacant											

Votes taken

- Proposed Budget for FY 2020-2021 (GB061820-1)
- Councilmember Huizar Resignation (GB061820-2)
- May 21, 2020 Minutes (GB061820-4)
- June 3, 2020 Minutes ((GB061820-5)
- Bylaws Changes ((GB061820-3)
- Letter to Board of Police Commissioners ((GB061820-6)
- Zoning Administrator Letter re West Pico Drill Site ((GB061820-7)
- Parking Restrictions at La Cienega Plaza ((GB061820-8)
- Hotel Project – Amendment (GB061820-9)
- Hotel Project as Amended (GB061820-9)
- Tabling of New Business j and k



Motion to File Community Impact Statements in Opposition to Reducing Funding for the LAPD by \$150 Million in 2020-21 City of Los Angeles Budget (Defunding Motion)

Agenda Item: *To Be Filled in by Exec Committee*
Date: June 18, 2020
Proposed By: Adam Rich
Include motion in Consent Agenda? No preference

Background

In response to the murder of George Floyd in Minneapolis, as well as the problem of police brutality and bias against the Black community in general, there have been calls to reduce or eliminate the funding of Police Departments across the country.

Los Angeles currently employs 10,000 LAPD officers protecting a population of close to 4 million people and patrolling an area of 468 square miles. Comparing that to our peer cities: the NYPD has over 38,000 officers protecting a population of about 8 million people and patrolling an area of 302 square miles. Chicago Police Department has close to 12,000 officers protecting less than 3 million people and patrolling an area of 227 square miles. Los Angeles has been understaffed in proportion to its population and land size for years compared to its peers.

As part of Mayor Garcetti's proposed budget for 2020-2021, the LAPD is currently set to spend \$1.857 billion, pending the approval of the Los Angeles City Council (Council File 20-0600). Council President Martinez, along with Councilmembers Wesson, Price, and Rodriguez have offered a Motion to reduce LAPD funding by \$100-150 million (Council File 20-0692).

Advocates for a reduction in funding wish to reduce LAPD funding as a first step to dismantling systems that are designed to harm people of color, by reinvesting these funds back into disadvantaged communities and communities of color. This would involve removing some tasks currently performed by LAPD officers and reassigning tasks to personnel specializing in social services, drug treatment, and housing for the homeless.

LAPD has responded that any cuts would result in lay-offs and/or furloughs of LAPD officers. Defunding or cutting police budgets will equate to less officers patrolling the streets, longer response times, and a reduction in successful community policing programs and services. As it stands today, there is already a common theme of complaints from most communities, including

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SORO's, regarding increased crime, the lack of police patrols, and slow response times in their communities.

Even if the additional reforms and training programs are fully funded elsewhere in the budget, it may take years for them to have a meaningful effect on crime. Drug treatment programs, better support for prisoners reentering society, programs to help the mentally ill - all of these take years to have an effect on crime. As an example, it's been four years since County funding for Homeless Shelters and Housing was approved, yet there are still over 66,000 of our residents living on the streets, and the problem is getting worse every year.

Areas of law enforcement such as traffic, burglaries, robberies, thefts, along with violent crimes, etc., take up a bulk of a typical officer's time and are unlikely to be able to be resolved or reduced by social service personnel in this upcoming Calendar year. Also, technology-based crimes have also resulted in more work for LAPD, with the police having an increasing role in investigating identity theft, ATM skimming, cyber-attacks, online fraud, and other crimes of technology, which are also part of this LAPD budget.

Although there is widespread agreement that offloading some LAPD responsibilities should be explored further, communities should not be deprived of community policing, crime prevention, and safety protections in the interim.

Proposed Motion

That the South Robertson Neighborhoods Council moves to:

1. file the attached community impact statement on Council File 20-0692
2. attaching a letter explaining our position to the CIS and send a copy of this letter to the Mayor and City Councilmembers Paul Koretz and Herb Wesson
3. take the position that the LAPD should continue to be funded to current levels
4. take the position that the LAPD should institute a series of reforms to prevent officer misconduct and prosecute and dismiss officers without undue interference from unions and politicians when they violate the law and/or department policy.

Considerations

Committee review:
(highly recommended)

Votes For: n/a

Against: n/a

Amount previously allocated in Committee's working budget: \$ N/A
(applies to funding motions only)



Arguments for:

A reduction in LAPD funding may increase crime in our neighborhoods resulting in harm to our resident's lives and property.

A reduction in LAPD funding sends the wrong message to officers who risk their lives to protect us

A reduction in LAPD funding will cause our officers to have a lack of proper resources and equipment that they need to do their job

LAPD funding is already too low

Reforms to the LAPD will cost more money (e.g. for additional training)

Recent damage to LAPD equipment during civil unrest will require us to replace the equipment that was damaged

The LAPD makes money through fines and recovering assets from criminals, less police will cause a loss of this revenue

Defunding the police may be unpopular in our community. An ABC News/Ipsos poll says 64% of Americans oppose defunding the police. Both President Trump and Joe Biden oppose it. The Beverlywood HOA in our community opposes it.

Arguments against:

Those funds could be spent on programs that help reduce crime and solve the root causes of crime reducing the need for the LAPD

The LAPD budget wastes money, there is "fat to be trimmed"

The LAPD has harmed a lot of people. Less funding will mean less police and less harm.

Reducing funding will send a message to the LAPD to stop their bad behavior

Less officers can mean less lawsuits and reduced costs



Council File: 20-0692

Community Impact Statement

As adopted by
vote of the full
SORO NC

governing board

Yes:

No:

Abstain:

Ineligible:

Recuse:

Adopted:

Position: Opposed

The South Robertson Neighborhoods Council opposes reducing the budget of the Los Angeles Police Department and believes that the police budget should be kept at least at current funding levels. The police in the United States have a history of systemic racism and bias and Los Angeles is no exception. The recent violence by police officers is abhorrent and we must take action to prevent it ever happening again. LA must enact reforms to the police to ensure that they serve all communities without racism, bias, or violence. LA must also fund social programs to deal with issues like homelessness, mental illness, and drug abuse that are too often left for the police to handle.

Reform and training takes more money, not less. Social programs take years to have an effect that could warrant reducing police funding. Reducing police funding will result in less officers protecting our community during these dangerous times. Response times will go down and both violent and property crime will likely increase. The police are an important to our community. Please do not reduce their funding.

Submitted by:

Martin Epstein
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Motion to File Community Impact Statements in Opposition to Reducing Funding for the LAPD by \$150 Million in 2020-21 City of Los Angeles Budget (Budget Motion)

Agenda Item: GB – 062220 - 2
Date: June 22, 2020
Proposed By: Adam Rich
Include motion in Consent Agenda? No preference

Background

In response to the murder of George Floyd in Minneapolis, as well as the problem of police brutality and bias against the Black community in general, there have been calls to reduce or eliminate the funding of Police Departments across the country.

Los Angeles currently employs 10,000 LAPD officers protecting a population of close to 4 million people and patrolling an area of 468 square miles. Comparing that to our peer cities: the NYPD has over 38,000 officers protecting a population of about 8 million people and patrolling an area of 302 square miles. Chicago Police Department has close to 12,000 officers protecting less than 3 million people and patrolling an area of 227 square miles. Los Angeles has been understaffed in proportion to its population and land size for years compared to its peers.

As part of Mayor Garcetti's proposed budget for 2020-2021, the LAPD is currently set to spend \$1.857 billion, pending the approval of the Los Angeles City Council (Council File 20-0600). Council President Martinez, along with Councilmembers Wesson, Price, and Rodriguez have offered a Motion to reduce LAPD funding by \$100-150 million (Council File 20-0692).

Advocates for a reduction in funding wish to reduce LAPD funding as a first step to dismantling systems that are designed to harm people of color, by reinvesting these funds back into disadvantaged communities and communities of color. This would involve removing some tasks currently performed by LAPD officers and reassigning tasks to personnel specializing in social services, drug treatment, and housing for the homeless.

LAPD has responded that any cuts would result in lay-offs and/or furloughs of LAPD officers. Defunding or cutting police budgets will equate to less officers patrolling the streets, longer response times, and a reduction in successful community policing programs and services. As it stands today, there is already a common theme of complaints from most communities, including

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SORO's, regarding increased crime, the lack of police patrols, and slow response times in their communities.

Even if the additional reforms and training programs are fully funded elsewhere in the budget, it may take years for them to have a meaningful effect on crime. Drug treatment programs, better support for prisoners reentering society, programs to help the mentally ill - all of these take years to have an effect on crime. As an example, it's been four years since County funding for Homeless Shelters and Housing was approved, yet there are still over 66,000 of our residents living on the streets, and the problem is getting worse every year.

Areas of law enforcement such as traffic, burglaries, robberies, thefts, along with violent crimes, etc., take up a bulk of a typical officer's time and are unlikely to be able to be resolved or reduced by social service personnel in this upcoming Calendar year. Also, technology-based crimes have also resulted in more work for LAPD, with the police having an increasing role in investigating identity theft, ATM skimming, cyber-attacks, online fraud, and other crimes of technology, which are also part of this LAPD budget.

Although there is widespread agreement that offloading some LAPD responsibilities should be explored further, communities should not be deprived of community policing, crime prevention, and safety protections in the interim.

Proposed Motion

That the South Robertson Neighborhoods Council moves to:

1. file the attached community impact statement on Council File 20-0600
2. attaching a letter explaining our position to the CIS and send a copy of this letter to the Mayor and City Councilmembers Paul Koretz and Herb Wesson
3. take the position that the LAPD should continue to be funded to current levels
4. take the position that the LAPD should institute a series of reforms to prevent officer misconduct and prosecute and dismiss officers without undue interference from unions and politicians when they violate the law and/or department policy.

Considerations

Committee review:
(highly recommended)

Votes For: n/a

Against: n/a

Amount previously allocated in Committee's working budget:
(applies to funding motions only)

\$ N/A



Arguments for:

A reduction in LAPD funding may increase crime in our neighborhoods resulting in harm to our resident's lives and property.

A reduction in LAPD funding sends the wrong message to officers who risk their lives to protect us

A reduction in LAPD funding will cause our officers to have a lack of proper resources and equipment that they need to do their job

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Defunding the police may be unpopular in our community. An ABC News/Ipsos poll says 64% of Americans oppose defunding the police. Both President Trump and Joe Biden oppose it. The Beverlywood HOA in our community opposes it.

Arguments against:

Those funds could be spent on programs that help reduce crime and solve the root causes of crime reducing the need for the LAPD

The LAPD budget wastes money, there is "fat to be trimmed"

The LAPD has harmed a lot of people. Less funding will mean less police and less harm.

Reducing funding will send a message to the LAPD to stop their bad behavior

Less officers can mean less lawsuits and reduced costs



Community Impact Statement

**As adopted by
vote of the full
SORO NC**

governing board

Yes:	No:	Abstain:	Ineligible:	Recuse:
Adopted:				
Position:	For			

The South Robertson Neighborhoods Council opposes reducing the budget of the Los Angeles Police Department and believes that the police budget should be kept at current funding levels. The police in the United States have a history of systemic racism and bias and Los Angeles is no exception. The recent violence by police officers is abhorrent and we must take action to prevent it from ever happening again. The Los Angeles City Council and the Los Angeles Police Commission must enact reforms to the LAPD to ensure that they serve all communities without racism, bias, or violence. The Mayor and the Los Angeles City Council must also fund social programs to deal with the issues of homelessness, mental illness, and drug addiction that are too often left for the LAPD to handle. Reform and training require more money, not less. Social programs take years to have an effect that could warrant reducing LAPD funding. Reducing LAPD funding will result in less officers protecting our community during these dangerous times. Response times will go down and both violent and property crime will increase. The LAPD is an important asset our community. Please do not reduce their funding.

Submitted by:

Martin Epstein
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Vacant
Secretary

Charlie Stein
Corresponding Secretary

**South Robertson
Neighborhoods Council**

PO Box 35836
Los Angeles, CA 90035

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

soronc.org

Addressee:

In recent weeks, there has been a call to reduce the funding of the Los Angeles Police Department in response to the reprehensible murder of George Floyd in Minneapolis and in response to the problem of police brutality and bias against the Black community in general. While we share in the outrage at the heinous crime committed in Minneapolis and believe that racism in police departments are a systemic problem that needs systemic solutions, we disagree about reducing LAPD funding. We think that the LAPD needs reform, but reform, at least in the short term, requires more funding not less.

Los Angeles has 10,000 LAPD officers protecting a population of close to 4 million people and patrolling 468 square miles. Compare that to our peer cities, the NYPD has over 38,000 officers protecting a population of about 8 million people and patrolling 302 square miles. Chicago Police has close to 12,000 officers protecting less than 3 million people and patrolling 227 square miles. Quite frankly, the LAPD is already running at minimal staffing levels, and any additional cuts would be dangerous.

Advocates of defunding the LAPD point out that the money would be better spent for things like social services, drug treatment, and housing for the homeless in their communities. We agree that these programs are the right thing to do, both as the correct moral response to these problems in society and as the fiscally prudent way to tackle larger issues. These programs, even if they are fully funded and effective, will take years to have a meaningful effect on crime in our city. Housing for the homeless takes years to plan, approve, and build. Programs targeted at helping teens today, will reduce crime by young adults several years from now. Drug treatment programs, better support for people coming out of prison, programs to help the mentally ill - all of these programs take years to create and more years to have an effect on crime. We should absolutely fund these programs, and when the reduction in crime comes, we should reduce LAPD funding. That means reducing funding years from now and not today.

The job of the police has grown in recent years. Many of the new laws passed in the city require enforcement, and that enforcement job is nearly always assigned to the police. As an example, the city enacted many codes about home sharing through services like Airbnb. If those codes are violated, the police are required to enforce them. We cannot assign code enforcement to the LAPD, but deprive the LAPD of the resources to enforce them.

Changes in technology have also resulted in more work for the LAPD. The LAPD are responsible for protecting our citizens from crimes like identity theft, ATM skimming, cyber-attacks against Los Angeles based companies, online fraud, and other technology crimes. Solving these crimes requires technical experts requiring additional funding.

It is critical in a just society for there to be a rule of law. People must understand that violators of the law will be caught and punished. We fear that unsolved crimes will go up with less police, eroding the value people assign to laws and rendering the laws passed by our democratically elected bodies meaningless.

Even if social programs reduced crime, they would not reduce crime completely. There is evil in this world and no society has ever been 100% free of crime and it's naive to think that we will. Plus, there are less severe forms of crime like traffic violations, for which enforcement is important for the safety of the community and unlikely to be reduced by social programs.

School shootings, terrorist attacks, and civil unrest like we have experienced recently taxes LAPD to the breaking point. When accounting for the fact that only half of the police is on duty at any given point in time, and others are required to defend city buildings and staff police stations, only a few thousand officers are available for an emergency. Any emergency, or natural disaster taxes LAPD to the breaking point, they are unable to respond to 911 calls and people die unable to reach 911 for help.

While defunding the LAPD is not the answer, the problems of police brutality demand change. Here are some of the solutions we suggest:

- The Chief of Police and the Mayor must be able to discipline and/or fire officers for bad behavior. They should have the same protections as regular, private sector employees and no more.
- There must be a permanent special prosecutor's office exclusively to prosecute crimes by police officers and public officials. This prosecutor must be independent of the City Attorney's office.
- Officers must all go through violence de-escalation training.
- Officers must all go through implicit bias training and other trainings to be aware of the diverse communities they service
- The city must seek fully funded programs to re-integrate people out of prison back into society
- The city must seek subsidized drug treatments for all who need and cannot afford them
- The city must seek funding for after school programs for at-risk youth
- The city must seek funding for housing for the homeless
- The city must encourage the creation of new housing in general to reduce the cost of housing
- The city must seek funding for treatment for the mentally ill

We also think that the efficiency and effectiveness of the LAPD can be improved by implementing measures such as increasing automation and technology to reduce the paperwork load on officers so that they can return to the field quicker, and hiring more civilian employees to prepare paperwork and other jobs that do not need to be done by a sworn officer.

One of our mandates, by Charter, on the South Robertson Neighborhoods Council is to make recommendations to city hall that will improve the lives of our stakeholders. It is clear to this Neighborhood Council that the LAPD saves more lives than they hurt. We believe that any reduction in LAPD funding will hurt our stakeholders. We hope you reconsider your decision to reduce funding.

Signed,

South Robertson Neighborhoods Council



Motion to support the Eldercare Project at 825-837 S Holt Ave

Agenda Item: *To be filled in by Exec Committee*

Date: June 22, 2020

Proposed By: Land Use Committee

Include motion in Consent Agenda? No

Background

The project representatives first presented this project to the Land Use Committee at their March 05, 2020 meeting. At that time, they had not yet submitted their application to the City. They reached out to introduce the project to the Committee, but the Committee did not make any motions. The project representatives returned to present this proposed 80-guest room Eldercare Facility to the Committee at their June 02, 2020 meeting, after their application had been submitted.¹ The applicants noticed residents within 500 feet of the property for this meeting. The application includes the following entitlement requests.

- To allow an Eldercare Facility in the R3 zone
- To allow an increase in the maximum permitted density from 36 Guest Rooms to 80 Guest Rooms
- To allow an increase in the allowed Floor Area Ratio (FAR) to 3.4:1 from the 3:1 permitted
- To allow an increase in height from 45 to 58 feet
- To allow a reduced front yard from 20 feet to 10 feet and reduced side yards from 8 feet to 5 feet
- To waive the long-term bicycle parking requirements

The subject property, located at 825-837 S Holt Ave, is at the edge of the city border with Beverly Hills, on the west side of Holt Ave, south of Gregory Way, north of Chalmers Dr, east of S Sherbourne Dr, and two streets west of La Cienega Blvd (and La Cienega Park.) Most of the surrounding apartment buildings are 2-stories in height with the exception of a 4-story building immediately north of the project and a 3-story building a few properties south.

The subject property is 18,003 square feet and is zoned [Q]R3-1-O with a 45-foot height limit. The proposed building is 5 stories and 60,606 square feet. 36 parking stalls are located in the second level of two subterranean levels.

Many residents attended the virtual June Land Use meeting to discuss the project. 15 community members expressed their opposition to the project, while 6 community members expressed their support. Primary comments expressed concern over the size of the project, parking, and the noise of ambulances.

Proposed Motion

Submit a letter in support of the project to City Planning Associate Alexander Truong (alexander.truong@lacity.org) to be included in case file for the Eldercare Unified Housing Project at 825-837 S Holt Ave; ZA-2020-2164-ELD-SPR; ENV-2020-2165-EAF.

Martin Epstein
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Vacant
Secretary

Charlie Stein
Corresponding Secretary

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Considerations

Committee review:

Votes For: 4

Against: 0

Arguments for:

80 proposed units – 6 existing units = 74 additional units

A residential area is preferred, over a commercial corridor, for this sort of Assisted Living + Dementia Alzheimer's Care Facility.

Arguments against:

3 existing duplexes will be demolished.

The building will be taller than surrounding buildings.

ⁱ Supporting Documents:

<https://www.dropbox.com/sh/2th08wl7z48v0nn/AAAn3hhijCoAT1duen7C36L3a?dl=0>



Alexander Truong
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

23 June 2020

Re: Case Number ZA-2020-2164-ELD-SPR

Dear Mr. Truong:

I am writing on behalf of the South Robertson Neighborhoods Council ("SORO NC") to comment on the proposed Eldercare Facility at 825-837 S Holt Ave.

At a duly-noticed meeting of the General Board on June 22, 2020, SORO NC voted 00 yes / 00 no / 00 abstain to recommend that the applicant's project be approved. The project provides 80 guest rooms for much-needed Assisted Living and Dementia Alzheimer's care in a residential neighborhood just south of Beverly Hills and west of La Cienega Blvd and La Cienega Park.

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

Sincerely,

Martin Epstein
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Vacant
Secretary

Charlie Stein
Corresponding Secretary

Martin Epstein
President, South Robertson Neighborhoods Council

Cc: Aviv Kleinman, Office of Council Member Paul Koretz
Krystal Návar, SORO NC Land Use Committee Chair

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APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
*All terms in this document are applicable to the singular as well as the plural forms of such terms.
 Detailed filing instructions are found on form CP-7810*

1. PROJECT LOCATION

Street Address¹ 825-837 Holt Avenue Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot 40, Lot 41, and Lot 42 of Tract 4666

Assessor Parcel Number 4333-024-008, -009, -010 Total Lot Area 18,003 sq ft

2. PROJECT DESCRIPTION

Present Use Duplex Apartments

Proposed Use Eldercare Facility

Project Name (if applicable) Holt Eldercare

Describe in detail the characteristics, scope and/or operation of the proposed project The proposed eldercare facility will be comprised of 80 guest rooms, 80% dedicated to assisted living and 20% to memory care. There will be two subterranean levels – the first containing common area amenities and the second containing 36 parking spaces.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- | | |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: 60,606 sq ft square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 6 – Demolish(ed)³ 6 + Adding 80 = Total 80
 Number of Affordable Units⁴ Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____
 Number of Market Rate Units Existing _____ – Demolish(ed) _____ + Adding _____ = Total _____
 Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO
 Is your project required to dedicate land to the public right-of-way? YES NO
 If so, what is/are your dedication requirement(s)? _____ ft.
 If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section LAMC Section 14.3.1

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: We are requesting deviations from the density, floor area, height, and setback provisions of the [Q]R3-1-O Zone, as well as relief from specific bike parking requirements.

Authorizing Code Section LAMC Section 16.05E

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Site Plan Review for a project creating more than 50 guest rooms in the [Q]R3-1-O Zone.

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) CPC-2018-3731-GPA-ZC-HD-CDO, ENV-2018-3732-EIR, CPC-1989-146-ZC, ND-90-111-ZC, CPC-19XX-19234, and ZA-1965-17815

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- Condition compliance review
- Modification of conditions
- Revision of approved plans
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use
- Clarification of Q (Qualified) classification
- Clarification of D (Development Limitations) classification
- Amendment to T (Tentative) classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form Eldercare Facility Unified Permit (ELD) + Site Plan Review (SPR)
- b. Geographic Project Planning Referral _____
- c. Citywide Design Guidelines Compliance Review Form _____
- d. Affordable Housing Referral Form _____
- e. Mello Form _____
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
- g. HPOZ Authorization Form _____
- h. Management Team Authorization _____
- i. Expedite Fee Agreement Attached - dated March 6, 2020
- j. Department of Transportation (DOT) Referral Form _____
- k. Preliminary Zoning Assessment Referral Form _____
- l. SB330 Preliminary Application _____
- m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) Reference No. 202000194
- n. Order to Comply _____
- o. Building Permits and Certificates of Occupancy Attached
- p. Hillside Referral Form (BOE) _____
- q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____
- r. SB330 Determination Letter from Housing and Community Investment Department _____
- s. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Daniel Kianmahd (Owner in Escrow)

Company/Firm The Panorama Group, Inc.

Address: 8665 Wilshire Boulevard Unit/Space Number Suite 208

City Beverly Hills State CA Zip Code: 90211

Telephone (323) 546-4994 E-mail: dk@accesspanorama.com

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name Stephen Kia

Company/Firm Urban Concepts

Address: 3731 Wilshire Boulevard Unit/Space Number Suite 670

City Los Angeles State CA Zip: 90010

Telephone (323) 966-2610 E-mail: stephenk@urban-concepts.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature _____

Date March 30, 2020

Print Name Daniel Kianmahd

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 3/30/2020 before me, Stephanie Cho (Notary Public)
(Insert Name of Notary Public and Title)

personally appeared Daniel Kianmahd, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

Date: 3/30/2020

Print Name: Daniel Klannahel

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: _____

Related Case Numbers: _____

Case Filed With (Print Name): _____ **Date Filed:** _____

EAF Accepted By (Print Name): _____ **Date Accepted:** _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: 825-837 Holt Avenue

Assessor's Parcel Number: 4333-024-008, -009, -010

Major Cross Streets: Gregory Way and Holt Avenue

Community Plan Area: Wilshire Community Plan Area **Council District:** CD 5

APPLICANT (if not Property Owner)	PROPERTY OWNER
Name: _____	Name: <u>Daniel Kianmahd (Owner in Escrow)</u>
Company: _____	Company: <u>The Panorama Group, Inc.</u>
Address: _____	Address: <u>8665 Wilshire Boulevard, Suite 208</u>
City: _____ State: _____ Zip Code: _____	City: <u>Beverly Hills</u> State: <u>CA</u> Zip Code: <u>90211</u>
E-Mail: _____	E-Mail: <u>dk@accesspanorama.com</u>
Telephone No.: _____	Telephone No.: <u>(323) 546-4994</u>
APPLICANT'S REPRESENTATIVE	ENVIRONMENTAL REVIEW CONSULTANT
Name: <u>Stephen Kia</u>	Name: _____
Company: <u>Urban Concepts</u>	Company: _____
Address: <u>3731 Wilshire Boulevard, Suite 670</u>	Address: _____
City: <u>Los Angeles</u> State: <u>CA</u> Zip Code: <u>90010</u>	City: _____ State: _____ Zip Code: _____
E-Mail: <u>stephenk@urban-concepts.com</u>	E-Mail: _____
Telephone No.: <u>(323) 966-2610</u>	Telephone No.: _____

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

- A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

The proposed project is a new five story, 58-foot high, 80-unit Eldercare Facility consisting of 62 Assisted Living units (80%) and 18 Memory Care units (20%) on a 0.41-acre site in the [Q]R3-1-O Zone. The facility is planned to have two subterranean levels – the first level containing common area amenities, and the second level containing 36 parking spaces. A haul route is also required to export approximately 9,510 cubic yards of earth.

Additional information or Expanded Initial Study attached: YES NO

- B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? YES NO

If YES, please specify:

2. EXISTING CONDITIONS

- A. Project Site.

Lot Area: 18,003 sq ft _____ square feet
 Net Acres: _____ Gross Acres: 0.41 ac _____

- B. Zoning/Land Use.

	Existing	Proposed
Zoning	[Q]R3-1-O	[Q]R3-1-O
Use of Land	Residential Duplexes	Eldercare Facility
General Plan Designation	Medium Residential	Medium Residential

C. Structures.

1. Does the property contain any vacant structure? YES NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? YES NO

If YES, provide the number: 3, type: residential duplexes
 _____, total square footage: 10,617 sq ft
 and age: between 83-89 years old of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 6

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)						
Protected (4" trunk diameter and greater)		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
	3	Western Sycamore				3
		California Bay				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: YES NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.

E. Slope. State the percent of property which is:

Less than 10% slope: 100% 10-15% slope: _____ over 15% slope: _____

If slopes over 10% exist, a **Topographic Map** will be required.

F. **Grading.** Specify the total amount of dirt being moved:

0-500 cubic yards More than 500 cubic yards

If more than 500 cubic yards (indicate amount): _____ cubic yards

G. **Import/Export.** Indicate the amount of dirt to be imported or exported:

Imported: 0 cubic yards Exported: 9,510 cubic yards

Location of disposal site: TBD

Location of borrow site: N/A

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? YES NO

If YES, a **Haul Route** is required.

H. **Hazardous Materials and Substances.** Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? YES NO

If YES, describe: _____

If YES, a **Phase I Environmental Site Assessment (ESA)** is required.

I. **Historic, Cultural and/or Architecturally Significant Site or Structure.** Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: _____

California Register of Historic Resources: _____

City of Los Angeles Cultural Historic Monument: _____

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

Identified on SurveyLA: _____

Identified in HistoricPlacesLA: _____

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? YES NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO

If YES, describe: DWP power line easement along the rear (westerly) property line.

_____ and indicate the sheet number on your plans showing the condition: Sheet A1.0.

3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

i. Parking.

Vehicular Parking

Required: 36 + Guest: N/A

Proposed: 36 + Guest: N/A

Bicycle Parking:

Required Long-Term: 12

Required Short-Term: 6

Proposed Long-Term: 0

Proposed Short-Term: 6

ii. Height.

Number of stories (not including mezzanine levels): 5 Maximum height: 60 ft

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: _____,

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

iii. Project Size.

What is the total floor area of the project? 61,065 sq ft gross square feet

iv. Lot Coverage.

Indicate the percent of the total project that is proposed for:

Building footprint: 71.3 %

Paving/hardscape: 19.8 %

Landscaping: 8.9 %

v. Lighting.

Describe night lighting of project: Ambient and directional security lighting

B. RESIDENTIAL PROJECT

If no portion of the project is residential check -N/A and continue to next section

i. Number of Dwelling Units.

Single Family: _____, Apartment: 80 guest rooms, Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: Activities rooms, common area dining, a fitness center, lounges and living room areas, outdoor courtyards, a library, and a movie theater.

iii. Open Space.

Does the project involve new construction resulting in additional floor area and units? YES NO

Does the project involve six or more residential units? YES NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)		
Private Open Space (Square Feet)		
Landscaped Open Space Area (Square Feet)		
Number of trees (24 inch box or greater)		

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): Gas, Electric

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: N/A

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check -N/A and continue to next section

i. Type of Use. _____

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? YES NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. Hotel/Motel. Identify the number of guest rooms: _____ guest rooms

iv. **Days of operation.** 7 days/week
Hours of operation. 24 hours/day

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? YES NO
If YES, describe events and how often they are proposed _____

vi. **Occupancy Limit.** Total Fire Department occupancy limit: TBD
a. Number of fixed seats or beds 85 beds
b. Total number of patrons/students N/A
c. Number of employees per shift TBD, number of shifts TBD
d. Size of largest assembly area (basement lounge) 2,208 square feet

v. **Security.** Describe security provisions for the project Locks, security lighting, and alarms

4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Olympic Blvd (Boulevard II) approximately 850 ft to the south, and La Cienaga Blvd (Avenue I) approximately 700 ft to the east as it runs through the City of Beverly Hills.

B. **Green building certification.** Will the project be LEED-certified or equivalent? YES NO
If YES, check appropriate box:
 Certified Equivalent Silver Gold Platinum Other _____

C. **Fire sprinklers.** Will the Project include fire sprinklers? YES NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

Check this box if you are requesting a Class 32 Exemption, and:

- You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) <u>Daniel Kianmahd</u>	I, (print name) <u>Stephen T. Kia</u>
Signature <u>[Signature]</u>	Signature <u>[Signature]</u>

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 3/30/2020 before me, Stephanie Cho (Notary Public)
(Insert Name of Notary Public and Title)

personally appeared Daniel Kianmahd, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (Seal)
 Signature



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On 3/30/2020 before me, Stephanie Cho, "Notary Public"
Date Here Insert Name and Title of the Officer

personally appeared Stephen Thomson Kia
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Environmental Assessment Form (Applicant/ Consultant Affidavit)

Document Date: _____ Number of Pages: 11

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

INSTRUCTIONS: Environmental Assessment Form

REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

Exhibits Required: *Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.*

- A. **Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copies; material must show the location and layout of proposed development including dimensions. Include topographic lines where grade is over 10%; and the location and diameter of all existing trees with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.
- B. **Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, Thomas Brothers Maps, etc.).
- C. **Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.
- D. **Notice of Intent Fee:** An UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.
- E. **Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.
- F. **Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.
- G. **Project Planning Referral Form:** A copy of signed Project Planning Referral form ([CP-7812](#)) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.
- H. **Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with DCP's *Radius Map Requirements & Guidelines* (form CP-7826); 300' radius line is okay for site plan review applications.

- I. **Elevation Plans:** One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions* form ([CP-7817](#)) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.
- J. **Floor Plans:** One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions ([CP-7751](#)) for detailed information about technical requirements.
- K. **Tree Report:** Two copies of a tree report if project involves removal, relocation, or replacement of any protected trees on the project site or in the right-of way adjacent to the site.
- L. **Geology/Soils Approval Letter:** A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.
- M. **Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS.
- N. **Topographic Map:** If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.
- O. **Cultural/Historic Impact Report:** If project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.
- P. **Cultural/Historic Assessment:** If project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.
- Q. **Traffic Assessment:** If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

Use	Threshold
Apartments	40 units
Condominiums (incl. live/work)	48 units
Convenience store (24-hr)	340 sf.
Convenience store (<24-hr)	720 sf.
Shopping center	6,700 sf.
Supermarket	2,600 sf.

Use	Threshold
General office	16,000 sf.
Fast food w/no drive-thru	570 sf.
Fast food w/drive thru	550 sf.
Restaurant – high turn over	2,300 sf.
Restaurant (including bars)	3,300 sf.

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

- R. **Duplicate Files:** An additional copy of the EAF and each exhibit is necessary for projects which are located in:
 - The Coastal Zone and
 - The Santa Monica Mountains area

REQUEST, BACKGROUND AND FINDINGS
FOR
ELDERCARE UNIFIED PERMIT AND
SITE PLAN REVIEW
FOR
825-837 Holt Avenue
LOS ANGELES, CA 90035

REQUEST:

Eldercare Unified Permit pursuant to LAMC Section 14.3.1 to permit:

- construction of an Eldercare Facility with no less than 75% of the floor area, exclusive of common areas, consisting of Assisted Living Care Housing. Specifically, the applicant requests the following deviations from the zoning regulations in order to facilitate the proposed project:
 - to allow an Eldercare Facility in the R3 Zone.
 - an increase in the maximum permitted density from 36 Guest Rooms to 80 Guest Rooms.
 - an increase to 3.4.1:1 FAR in lieu of the 3:1 FAR permitted in the [Q]R3-1-0 Zone.
 - an increase to allow a maximum height of 58 feet in lieu of the 45 feet permitted in the [Q]R3-1-0 Zone.
 - a reduced 10-foot front yard in lieu of the 20 feet required by the [Q] condition and reduced 5-foot side yards in lieu of the 8 feet otherwise required for a 5-story building.
 - To waive the long-term bicycle parking otherwise required to be provided in accordance with institutional parking standards.

Site Plan Review pursuant to LAMC Section 16.05E to permit:

- a project creating more than 50 Guest Rooms in the [Q]R3-1-0 Zone. The project is comprised of a total of 80 Guest Rooms.

SUBJECT PROPERTY:

The subject property consists of three contiguous parcels of land totaling 18,003 square feet (0.41 acres) located at 825-837 Holt Avenue in the South Robertson neighborhood of the City of Los Angeles, California. The tax assessor parcel numbers are 4333-024-008, -009, and -010. The subject site is a rectangular shaped lot that is comprised of three approximately 6,000 square foot lots on Holt Avenue, each with approximate dimensions of 50 feet by 120 feet. It has approximately 150 feet of frontage on Holt Avenue. The subject site is currently improved with three separate duplexes.

The property is zoned [Q]R3-1-O Multiple Dwelling Zone, in Height District No. 1. The site lies within the boundaries of the Wilshire Community Plan, a component of the Los Angeles General Plan. Its land use designation is Medium Residential. All three lots that comprise the subject site are classified as "Tier 3" TOC sites.

SURROUNDING USES:

The entire surrounding neighborhood is dominated by mid-rise multi-family apartment buildings all along Holt Avenue to the north and south, across Holt Avenue to the east, and behind the subject property to the west. All of these surrounding properties are zoned [Q]R3-1-O Multiple Dwelling Zone.

PROJECT DESCRIPTION:

The applicant is requesting an Eldercare Facility Unified Permit pursuant to LAMC Section 14.3.1 to allow the construction of a new five-story Eldercare Facility on the subject site. An Eldercare Facility is defined as *"one functionally operated facility which provides residential housing for persons 62 years and older, and which combines in one facility, two or more of the following types of uses: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing. A minimum of 75 percent of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing"*.

As proposed, the project meets the definition of an Eldercare Facility and is eligible for the Eldercare Unified Permit. The proposed project is a new five story, 58-foot high, 80 Guest Room Eldercare Facility consisting of 62 Assisted Living Guest Rooms (80%) and 18 Memory Care Guest Rooms (20%) on a 0.41-acre site in the [Q]R3-1-O Zone. The facility is planned to have two subterranean levels – the first level containing common area amenities, and the second level containing underground parking. The building design maximizes natural light and natural ventilation for the primary common areas below grade by means of two expansive courtyards that daylight out to the sky.

The Guest Room accommodations include small bar sinks and under counter refrigerators but do not include any cooking facilities and are therefore not considered "Dwelling Units." The facility will maintain a central kitchen and common dining area. Over 29,600 square feet (49% of the project floor area) is dedicated to common area amenities and open space/recreational areas for the project. Amenities include dining (three meals a day), bistro for snacks and refreshments, theater, library, fitness center, multi-purpose activities rooms, lounges and living room areas, beauty salon, outdoor space, and administrative offices. Parking is provided in one level of subterranean parking with 36 parking spaces.

ELDERCARE UNIFIED PERMIT FINDINGS:

- 1. The strict application of the land use regulations on the subject property would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The proposed facility will contain 80 Guest Rooms and 94 beds. 62 Guest Rooms will be designated for Assisted Living Care and 18 Guest Rooms for Alzheimer's/Dementia Care Housing. Of the residential floor area proposed (exclusive of common areas), approximately 80% will consist of Assisted Living Care Housing and 20% will be reserved for Alzheimer's Dementia Care for persons 62 years and older. As proposed, the project meets the definition of an Eldercare Facility and is eligible for an Eldercare Unified Permit. The facility will contain approximately 60,606 square feet of which nearly 29,600 square feet will be devoted common areas and on-site amenities on each level including kitchens and common dining areas, beauty salon, fitness/physical therapy room, multi-purpose room, activities, plus landscaped yards and roof-top deck.

Due to the special needs of the residents, Eldercare Facilities must maintain staff

on-site to monitor and assist elderly residents with basic needs and the facility also requires the provision of substantial common indoor and outdoor areas and on-site amenities to support the unique needs of elderly residents that are key to

quality of care and quality of life for the residents. Consequently, a substantial portion of the facility's floor area is devoted to these common areas. The provision

of on-site staff and a substantial level of common areas and on-site amenities requires a minimum number of Guest Rooms and beds to achieve economies of

scale necessary to maintain the viability of these facilities. From an operational standpoint, Eldercare Facilities require multiple salaried employees, such as executive director, marketing director, culinary director,

activities director, resident services director, and memory care director. The salaries of these employees are mostly driven by market conditions, not size of facility. In addition, to make Eldercare Facilities financially feasible, certain costs such as land cost and architectural fees, need to be divided across a sufficient number of Guest Rooms and beds. As with salaried employees and other operational costs, land cost is market driven and architectural fees are not proportional to Guest Room and bed count.

The applicant conducted a financial analysis of their own and determined that the proposed density of 80 Guests Rooms with 94 beds is the minimum required to achieve a rate of return necessary to maintain the viability of this particular facility. This is consistent with the industry standard for this type of facility. Without at least 80 Guest Rooms the facility would not be able to operate.

Based on the applicant's financial analysis, the construction of a 36 Guest Room Eldercare Facility would produce a negative net operating income. An Eldercare Facility with projected negative net operating income would not receive funding nor would it have long-term financial viability. Thus, the additional height, floor area, density, and reduced yards are necessary to enable a development at a density required for the facility to be viable and to accommodate common areas and on-site amenities that are an integral part of the facility.

Development Standard	By-Right	Proposed
Site Size (SF)	18,003	18,003
Building Area (SF)	30,237	60,606
Height (ft)	45	58
Total Guest Rooms	36	80
-Assisted Living	36	62
-Alzheimer's/Dementia	0	18
Projected Return on Cost (ROC)	-12.40%	6.94%

Moreover, it is well-documented that the average age of residents living in Eldercare Facilities has increased every year for several years now and will continue to increase. Industry experts attribute this to seniors remaining in their homes longer and waiting to transition into care-based housing. This trend has led to residents and adult children strongly preferring senior housing that allows aging in-place. Said differently, residents seek to move into senior housing communities that can handle their care needs as they change, such as dementia-related cognitive decline.

The applicant proposes to develop a five-story building over the entire site with one level of subterranean common area and a second subterranean level for parking. Vehicular access to the site is from a driveway on Holt Avenue. The ground floor lobby for the Eldercare Facility is accessible from Holt Avenue as well and will comprise the most utilized common area while the subterranean level of common area will be comprised of the rest of the common area and amenities. Level two will be entirely dedicated to Dementia/Alzheimer's Guest Rooms and will have its own outdoor area, serving kitchen, dining area, living area, and activities area. Floors three through five consist of Guest Rooms with some common areas and rooftop deck.

The project site is located in Height District No. 1, which restricts development to 45 feet in height. Furthermore, under the regulations of the R3 Zone density is restricted to 500 square feet of lot area per Guest Room, and floor area is limited to an FAR of 3:1. Strict compliance with these regulations would limit the maximum density on the site to 36 Guest Rooms, the floor area to 54,000 square feet, and the height to 45 feet above grade. The applicant has requested an increase in the total allowable FAR to 3.4:1 (an increase of approximately 7,065 square feet), an increased density of 80 Guest Rooms, and a maximum building height of 58 feet, as well as reduced yards. The development also includes two subterranean levels – the first level containing common area amenities, and the second level containing underground parking.

In light of the foregoing, the relief requested, including but not limited to increased density, floor area and height, is necessary to achieve the scale needed to maintain the viability of the facility and to accommodate the common areas required to serve the unique needs of residents which account for approximately 49% of the Facility's total floor area. While the applicant is requesting an increase in floor area and height, most of the additional floor area is devoted to common areas required to serve the needs of residents and to provide an enriched environment. The total gross area of the proposed facility is approximately 60,606 square feet and approximately 29,610 square feet of that is common area, leaving approximately 30,966 square feet of Guest Room/livable area which is significantly less than the 54,000 gross buildable area allowed by right. Therefore, all of the increased floor area is devoted to common areas to support the residents' needs. These common areas include a dining area, bistro, large kitchen, a second common kitchen and dining area is provided on the second level to serve the Alzheimer's component. In addition, there are laundry facilities, common bathrooms and other on-site amenities such as libraries, fitness room, activities room, beauty salon and lounge areas on each level. All of the resident rooms are designed as Guest Rooms without a kitchen and will be

smaller in size than a standard Dwelling Unit. Most of the increased floor area is devoted to common areas serving the needs of the residents, which are contained largely in the first subterranean level of the building. The building design maximizes natural light and natural ventilation for the primary common areas below grade by means of two extensive courtyards that daylight out to the sky.

The distribution of common areas, open space and amenities throughout the project is intended to make them widely available to residents and to create opportunities for a wider variety of activities that promote community engagement and interaction that enhances the quality of resident's lives.

With respect to yards, the project will comply with the 15-foot rear setback as required under the regulations of the R3 Zone. However, the applicant is requesting relief from the front yard provision of the [Q] condition applicable to the site pursuant to Ordinance No. 167,335, effectuated in 1991, which calls for a 20-foot front yard setback. Additionally, relief is requested from the R3 side yard setback requirement of one additional foot for each story above the second floor, which amounts to eight feet for a five-story building. In lieu of the required front and side yards, the project is proposing a reduced front yard of 10 feet and side yards of five feet to allow a larger building footprint in order to accommodate the larger floor plate and additional square footage required to respond to the practical needs of the elderly residents.

These reduced side and rear yards allow a larger building footprint to accommodate the larger floor plate and additional square footage required to respond to the practical needs of the elderly residents. Each floor contains substantially wider interior hallways and corridors than typical apartments to accommodate two-way traffic by elderly with disabilities or mobility aids. Intermediary sitting areas are included along the corridors to allow residents to sit and rest between their residences and the common areas. Given these extenuating factors, the building's physical envelope must be expanded accordingly. Without the additional floor area dedicated to common area amenities and accessibility features, the strict application of the zoning code would render the proposed project financially and functionally infeasible.

The applicant is also requesting that the long-term bicycle parking requirement be waived. Almost none of the residents in the facility will be physically able to ride bicycles. The zoning code does not recognize this special circumstance as it relates to bicycle parking. The project is providing 6 short-term bicycle parking spaces to serve the project's staff, visitors and guests. Requiring a total of 12 long-term bicycle parking spaces in addition

to these short-term spaces is unnecessary for this resident population and would place an unnecessary burden on the project.

In light of the foregoing, the strict application of the zoning ordinance would result in practical difficulties and would render the proposed project infeasible. The increases to density, height, and floor area and setback reduction are necessary to serve a city- and area-wide demand for assisted living facilities for an aging-in-place population. The requested deviations from the zoning regulations are necessary for the proposed facility to enable a physically viable eldercare facility. Without such deviations, the zoning regulations restricting the building envelope would make the construction of the Eldercare Facility on the subject property impractical and infeasible.

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

In light of the project site's location within a sea of mid-rise multi-family apartment buildings, its location is proper in relation to the surrounding uses. Many of the surrounding apartment buildings are in the two to three story range, but there are multiple examples within the four to five story range as well. The applicant counted over forty multifamily and senior housing buildings that are four to five stories within the perimeter of Robertson, La Cienega, Olympic, and Gregory Way. Currently the property is occupied by three two-story duplexes. These existing buildings are to be demolished to permit development of the proposed project. The new Eldercare Facility will add much needed local senior housing and related services to this community. Note that the proposed project is not considered an Eligible Housing Development under SB330 because it does not contain any Dwelling Units, nor does it contain transitional or supportive housing as resident applications are not restricted based on income.

The facility is planned to have two subterranean levels – the first subterranean level containing common area amenities, and the second containing underground parking. The building's creative design maximizes natural light and natural ventilation for the primary common areas below grade by means of two expansive courtyards that daylight out to the sky. It has also been designed with ground floor amenities for the facility, with direct pedestrian access from the adjacent sidewalk along Holt Avenue.

As shown on the plans submitted with this application, the proposed facility is designed to be compatible with both existing and future development on the surrounding R3 zoned properties in the neighborhood. The proposed Eldercare Facility has a maximum height of five stories and 58 feet, in proper

scale with its current and future surroundings. The project is designed specifically to be compatible with the scale of the adjacent four-story apartment building that was recently constructed to the north, which has an active roof deck on top rising to a height of 45 feet. Another four-story apartment building is currently under construction behind the project site to the northeast. There are also multiple four and five story apartment buildings within the surrounding 12 blocks bounded by La Cienega Boulevard and Robertson Boulevard to the east and west, and Gregory Way and Olympic Boulevard to the north and south.

Eldercare Facilities such as this are fundamentally passive in nature and have limited impacts upon the surrounding neighborhood from an operational perspective. Pursuant to the State of California's licensing requirements, residents of Assisted Living Care Housing must require assistance with at least two non-medical daily living activities. Daily activities for the residents are generally limited to passive outdoor uses similar to those typical of a residential neighborhood. All amenities are located internally to the building, so they will all be buffered from surrounding uses. However, unlike a skilled nursing facility, residents cannot be admitted if they require 24-hour skilled nursing, intermediate care, or require a greater amount of supervision than other residents. As a result, the proposed Assisted Living Care and Alzheimer's/Dementia Care Guest Rooms will generally be passive in nature, and therefore compatible with the neighboring residential uses.

It should be noted that the proposed project does not have a Skilled Nursing component. It is therefore considered a care-based facility as opposed to a health services facility and will have a lower staff to resident ratio than the Skilled Nursing facilities in the area located on Pico, La Cienega, Beverly, Robertson, and elsewhere. As noted earlier, this ensures that the proposed project will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

Traffic associated with the facility will be limited because nearly all of the residents of this facility will be either physically unable or legally prohibited from operating a vehicle, and any associated traffic would be limited to facility staff or visitors. Staff responsibilities would generally consist of non-medical assistance such as providing meals, housekeeping, and personal care assistance. As proposed and conditioned herein, the project is not anticipated to adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

- 3. The project shall provide services to the elderly such as housing, medical services, social services, or long term care to meet citywide demand.**

The proposed facility consists of 80 Guest Rooms with a total of 94 beds including 62 Guest Rooms for Assisted Living Care Housing and 18 Guest Rooms for Alzheimer's/Dementia Care Housing. As designed, the project meets the definition of an "Eldercare Facility," which requires that it is "one functionally operated facility which provides residential housing for persons 62 years and older, and which combines in one facility, two or more of the following types of uses: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing. A minimum of 75 percent of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing" (LAMC Section 12.03).

The subject site is located in the Wilshire Community Plan area within the neighborhood of South Robertson. The community is underserved with respect to the supply of senior and elderly housing. The US Census estimates that since 2011, the population of people aged 65 and over in California has grown at a faster rate than the total population of the state.

The proposed facility is designed to provide housing and services to meet the special needs of elderly residents. Approximately 49% of the project's floor area is devoted to common areas and onsite amenities for the residents. The residential common areas would be located throughout the facility, and include a gym, craft room, activities room, library, dining areas, and a multi-purpose room. The distribution of open space and amenities throughout the project is intended to make the facilities widely available to residents, as well as create opportunities for a wider variety of activities and allow each space to be shared both collectively and by groups of residents for community engagement and interaction. The building would also include a central kitchen. These on-site uses are intended to provide quality care and amenities and enhance the quality of life of the eldercare facility residents and surrounding community.

The City of Los Angeles adopted the Mayor's Age-Friendly City Initiative in 2016 as part of the Purposeful Aging Los Angeles Initiative. These initiatives encourage the development of better designed and more livable communities for our City's older population. The proposed project addresses the unique needs of aging Angelenos in innovative ways. Eldercare Facilities combat loneliness and isolation among residents, while maintaining mental stimulation for seniors by providing activities that promote cognitive longevity and opportunities for friendships, such as history lessons that encourage residents to exercise their memory and holiday gatherings. Loneliness has been linked to cognitive decline, depression, and shorter life span.

The focus of the staff in the Assisted Living Care area would be balancing the residents' need for care with their desires to remain independent. The Alzheimer's/Dementia Care area of the facility is designed to answer the needs of residents with varying levels of dementia or other cognitive conditions. Caregiver oversight and supervision would be provided to prevent accidents that may occur otherwise. Additionally, the area of the facility would have specialized activities to maintain and improve residents' cognitive abilities and secured doors as per applicable standards and regulations. The project would also provide security features including, but not limited to, controlled access to on-site parking areas and building entries, particularly after regular business hours, video surveillance, and security lighting.

All residents are provided with three daily meals, housekeeping, recreational activities, assistance with bathing and grooming, as well as other specialized services for seniors. On-site amenities include dining, a library, a fitness center, multi-purpose activities rooms, lounges and living room areas, a beauty salon, outdoor roof decks and patios, and administrative offices. Laundry service will be provided for the residents as well.

The facility will provide varying levels of senior care and housing to ensure a continuum of care and allow residents to age in place, have access to assisted care, which would help alleviate the increasing demand placed on the housing market by seniors. As such, the project provides services to the elderly, including housing, medical services, hospitality services, and care services to meet citywide demand, including within the surrounding South Robertson neighborhood.

4. The project shall not create an adverse impact on street access or circulation in the surrounding neighborhood.

Pedestrian access to the project site would be provided from existing sidewalks along Holt Avenue. On-site parking for project will be provided in conformance to the code within a one-level subterranean parking structure. Furthermore, the proposed project is located less than 0.25 miles from the Metro Rapid Bus Lines on Olympic Boulevard (east-west) and La Cienega Boulevard (north-south). The proposed project is a five-story building with two subterranean levels – the first level containing common area amenities, and the second level containing 36 underground parking spaces. The on-site long-term bicycle parking is not being provided because residents in Assisted Living are unable to ride bicycles due to their compromised physical and mental state. Short-term bicycle parking would be provided on-site on the basement level. A total of 36 vehicle parking spaces and 6 short-term bicycle parking spaces will be provided in compliance with the requirements of the LAMC.

With respect to traffic and parking, the project will not result in significant traffic or on-street parking impacts to the surrounding residential neighborhood. Due to the compromised physical and/or mental state of the residents in the proposed facility, near all of the residents of this facility will be either physically unable or legally prohibited from operating a vehicle. Staffing for the project will have minimum to no impact on typical peak hour traffic, as staff will typically arrive and leave during non-peak hour traffic times.

The main vehicular entrance to the project is located off of Holt Avenue with access to the subterranean garage. Anticipated traffic activity will be relatively low intensity and the project's driveway and internal circulation are designed to minimize pedestrian or vehicular conflicts and congestion adjacent to the site. Therefore, the project will not create an adverse impact on street access or circulation in the surrounding neighborhood.

- 5. The project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.**

The project site is located within a sea of mid-rise multi-family apartment buildings. Many of the surrounding apartment buildings are in the two to three story range, but there are multiple examples within the four to five story range as well. Furthermore, the proposed project is designed consistent with the scale of newer higher-density multi-family buildings within the surrounding neighborhood. Specifically, the five-story project is designed to be compatible with the scale of the adjacent four-story apartment building to the west, which has an active roof deck on top rising to a height of 45 feet.

It should also be noted the project site is located within the Tier 3 Incentive Area of the Transit Oriented Communities Affordable Housing Incentive Guidelines (TOC Guidelines). The TOC Guidelines were developed pursuant to Measure JJJ, which was approved by the voters on 11.8.16. The Guidelines were officially added to Los Angeles Municipal Code Section 12.22 A.31 in 2017 to create the TOC Program. These Guidelines apply to all housing developments located within a one-half mile radius of a major transit stop. They provide the eligibility standards, incentives, and other necessary components of the TOC Program, including density, height, and development bonus provisions. Since the subject site sits less than 0.25 miles from the Metro Rapid Bus Lines on Olympic Boulevard (east-west) and La Cienega Boulevard (north-south), it falls within the Tier 3 Incentive Area of these

Guidelines, which would allow up to 22 additional feet of building height above and beyond the maximum otherwise allowed.

In this case, if the proposed project were being undertaken as a TOC project it would potentially be permitted to reach a height of 67 feet. The proposed Eldercare Facility as designed rises to a maximum of five stories and 58 feet, in proper scale with its location in a Tier 3 TOC Incentive Area. As shown on the plans submitted with this application, the proposed facility is designed to be compatible with existing and future development on adjacent and surrounding R3 properties within this Tier 3 Area.

All trash and loading activities are wholly enclosed within the building, and not visible from public view. Architecturally, the building design incorporates stucco, stone veneer, tile, wrought iron details, storefront and dark vinyl windows. There are significant vertical and horizontal breaks in the building planes with a strong emphasis on the first floor to create a pedestrian friendly scale. The building design maximizes natural daylight and natural ventilation for both the primary common areas and individual resident rooms.

- 6. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable Community Plan, and with any applicable Specific Plan.**

There are eleven elements of the City's General Plan including the Housing Element and the Land Use Element. The Land Use Element is further divided into 35 Community Plans. The subject property is located in the Wilshire Community Plan Area within the neighborhood of South Robertson. The Plan designates the property for Medium Residential land use, corresponding to the R3 Zone. The existing [Q]R3-1-O zoning and the proposed eldercare use are consistent with this designation.

The proposed project implements the following goal of the Housing Element of the General Plan:

Housing Element

Goal 1 – A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

In addition, the proposed project will implement the following Goals, Objectives and Policies of the adopted Wilshire Community Plan:

Relevant Goals, Objectives and Policies of the Community Plan

Goal 1 – Provide a safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Wilshire community.

Objective 1-1 - Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area.

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

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

Objective 1-2 - Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops.

Policy 1-2.2 - Encourage higher density residential uses near major public transportation centers.

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

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

Objective 1-4 - Provide affordable housing and increased accessibility to more population segments, especially students, the handicapped and senior citizens.

Policy 1-4.1 - Promote greater individual choice in type, quality, price, and location of housing.

Policy 1-4.2 - Ensure that new housing opportunities minimize displacement of residents.

Specific Plans:

The subject property is not located within any adopted Specific Plan.

SITE PLAN REVIEW FINDINGS:

7. The proposed project substantially complies with the purposes, intent and provisions of the General Plan, applicable Community Plan, and any applicable Specific Plan.

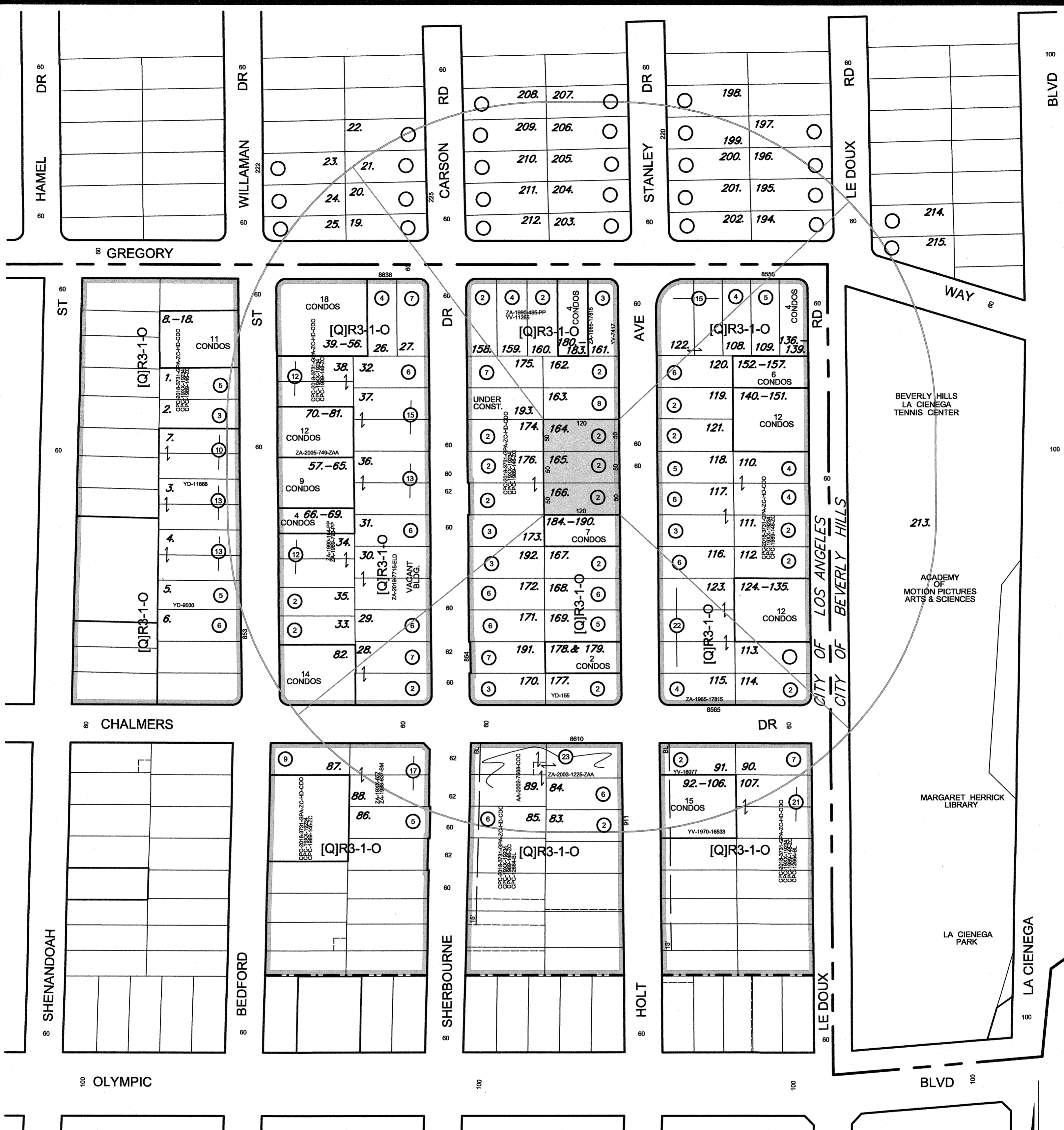
Refer to Finding No. 6

8. The proposed project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

Refer to Finding No. 5

9. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

Over 49% of the project's floor area is dedicated to common area and open space/recreational amenities. Amenities include dining (three meals a day), a wellness clinic, a theater, a library, a fitness center, multi-purpose activities rooms, lounges and living room areas, a beauty salon, outdoor courtyards that daylight to the sky, and administrative offices.



LEGAL: LOTS 40 TO 42, TRACT NO. 4666

ELDERCARE FACILITY UNIFIED PERMIT

C.D. 5
 C.T. 2164.02
 P.A. WILSHIRE

GC MAPPING SERVICE, INC.

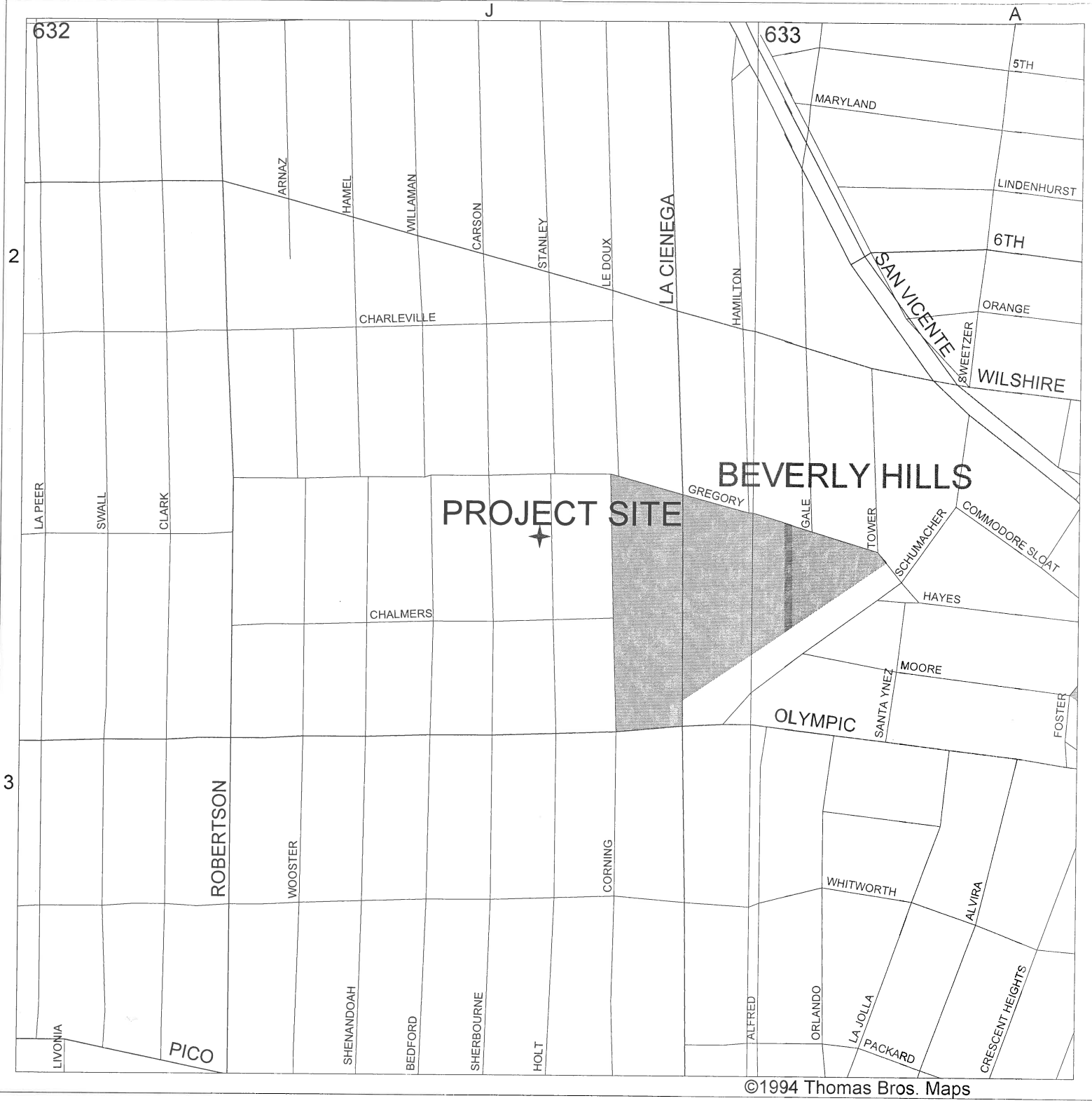
3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080 FAX (626) 441-8850
 GCMAPPING@RADIUSMAPS.COM

SITE ADDRESS:
 825-837 HOLT AVE.

0.14 NET AC.

CASE NO.
 DATE: 03-12-2020
 SCALE: 1" = 100'
 USES FIELD
 D.M. 132 B 173
 T.B. PAGE: 632 GRID: J-3





©1994 Thomas Bros. Maps

VICINITY MAP

SITE : 825-837 HOLT AVENUE

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM



Sheet Index

Architectural:

- A0.0 Cover Sheet
- A0.1 Vicinity Map
- A1.0 Site Plan
- A1.1 Sun/ Shade Exhibit
- A2.0 Building Elevations
- A3.0 Building Plans
- A3.1 Building Plans
- A4.0 Building Sections
- A5.0 Unit Plans
- A5.1 Unit Plans



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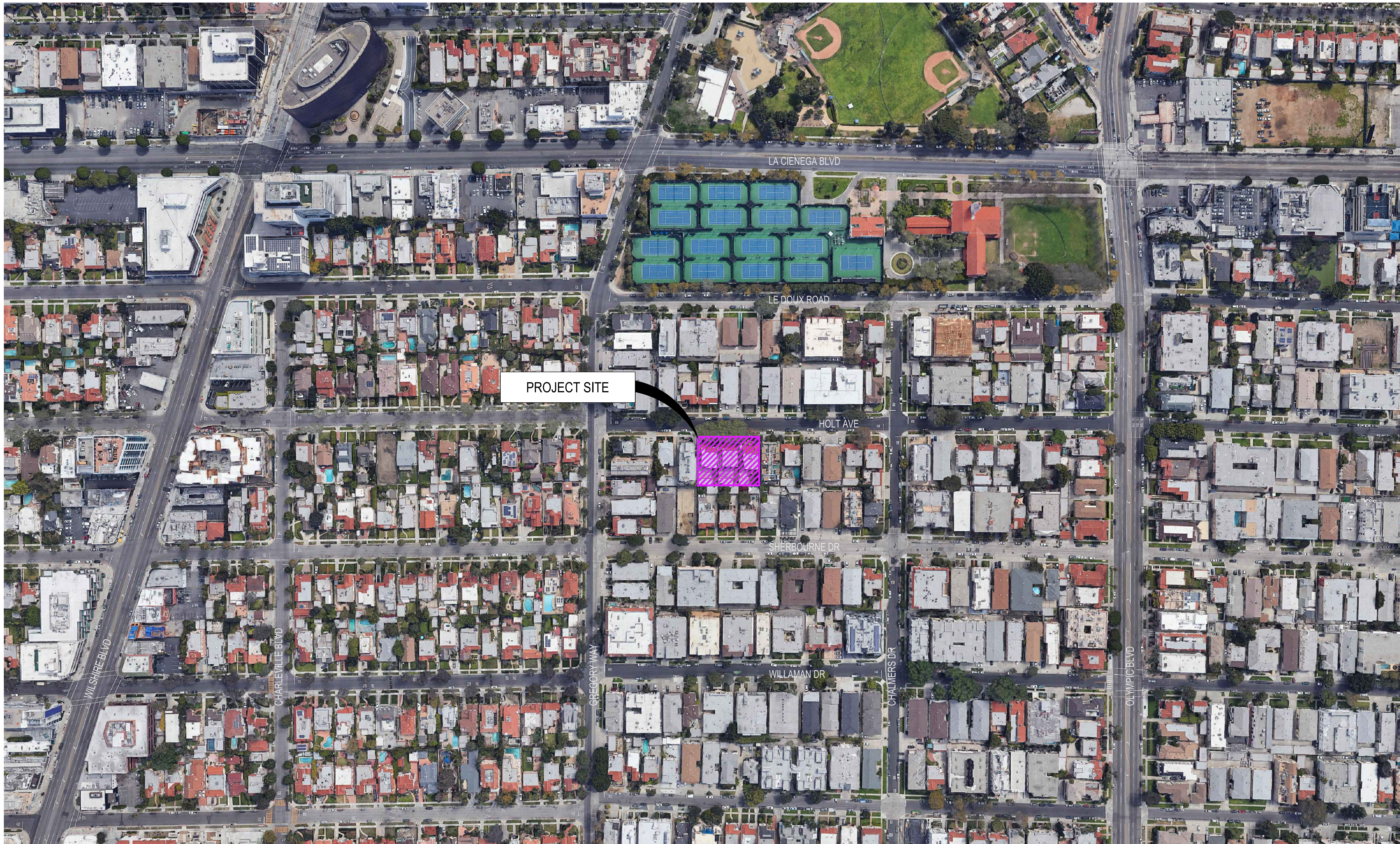
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Beverly Hills, CA 90211

HOLT AVE AL MC
LOS ANGELES, CA # 2020-0010

CONCEPT PHASE
MARCH 23, 2020

COVER SHEET
SHEET INDEX

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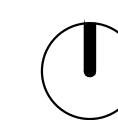
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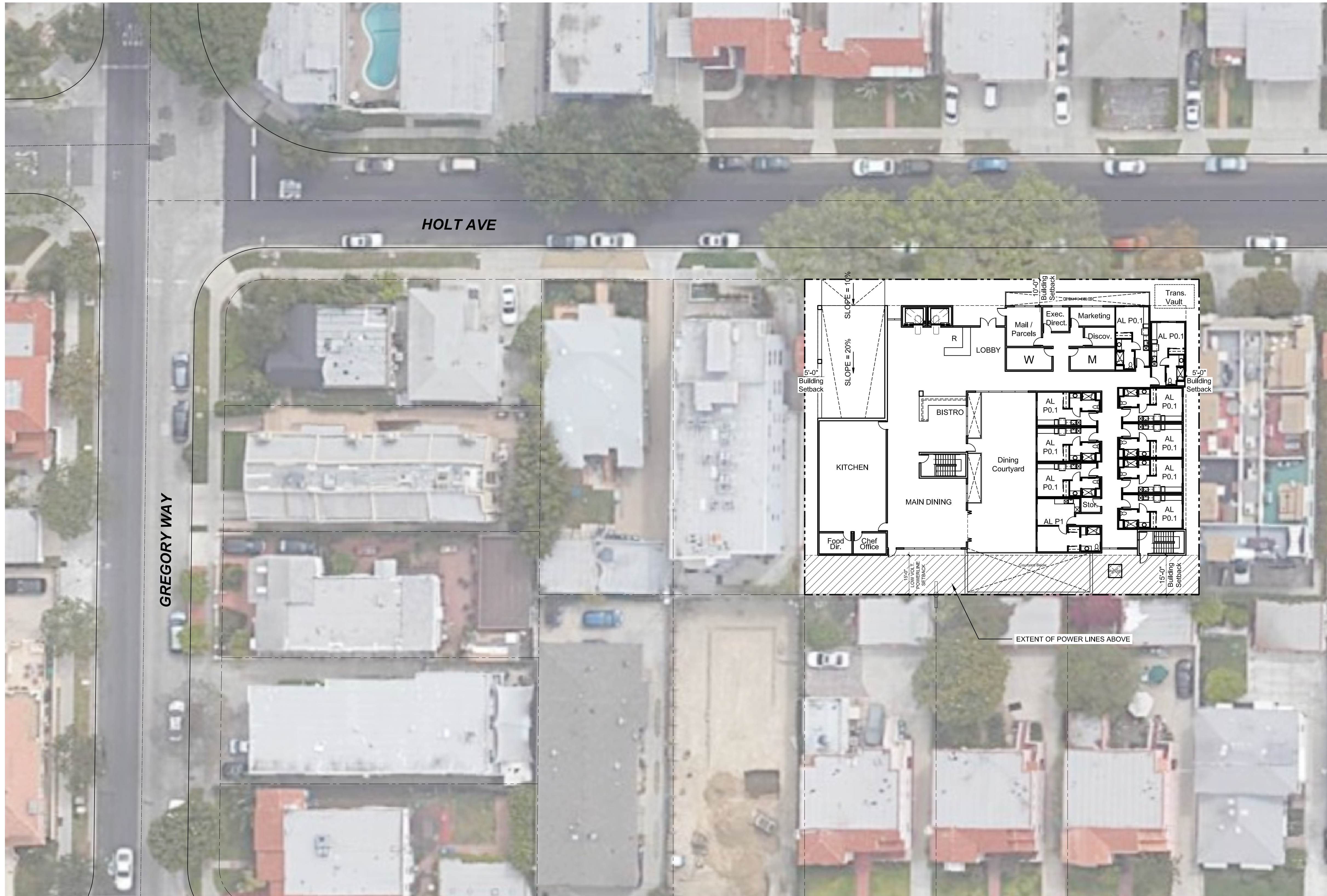
CONCEPT PHASE
MARCH 23, 2020



0 50 100 200

VICINITY MAP

A0.1



PROJECT DATA

SITE SUMMARY:

APN: 4333-024-008	ADDRESS: 825-827 Holt Avenue
APN: 4333-024-009	ADDRESS: 829-831 Holt Avenue
APN: 4333-024-010	ADDRESS: 835-837 Holt Avenue
SITE AREA	18,003 SF
	0.41 AC
BUILDABLE AREA	12,600
DENSITY	80 Guest Rooms
	225 SF/Guest Room
BUILDING EFFICIENCY	54%
FAR (Basement + L1- L5)	4.58
FAR (L1- L5)	3.87
LOT COVERAGE	12,840 SF

BUILDING SUMMARY:

BUILDING AREAS	TOTAL	PROGRAM	TOTAL	
B1 (Basement)	8,877	MEMORY CARE ROOMS	6,216	10.8%
L1	9,308	MEMORY CARE COMMON SPACE	3,957	6.9%
L2	10,173	ASSISTED LIVING ROOMS	24,780	43.0%
L3	10,433	ASSISTED LIVING COMMON SPACE	22,727	39.4%
L4	10,433			
L5	8,456	*INCLUSIVE OF BOH PROGRAM		
TOTAL SF	57,680	TOTAL SF	57,680	

ROOM MIX	GSF	BEDS	L1	L2	L3	L4	L5	GUEST ROOMS	TOTAL BEDS	TOTAL GSF
MC P0	348	1	0	2	0	0	0	2	2	696
MC P0.1	329	1	0	12	0	0	0	12	12	3,948
MC P2	393	2	0	4	0	0	0	4	8	1,572
MC TOTAL			0	18	0	0	0	18	22	6,216
										20.1% OF TOTAL GUEST ROOM AREA

AL P0	349	1	0	0	3	3	2	8	8	2,792
AL P0.1	329	1	9	0	8	8	11	36	36	11,844
AL P1	433	1	1	0	3	3	1	8	8	3,464
AL P1.1	668	1	0	0	5	5	0	10	20	6,680
AL TOTAL			10	0	19	19	14	62	72	24,780
										79.9% OF TOTAL GUEST ROOM AREA

TOTAL			10	18	19	19	14	80	94	30,996
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PARKING SUMMARY:

REQUIRED	RATIO	QUANTITY	TOTAL
MEMORY CARE	0.2 SPACES/ BED	22	5 SPACES
ASSISTED LIVING	0.5 SPACES/ UNIT	62	31 SPACES
TOTAL			36 SPACES

PROVIDED SUBTERRANEAN GARAGE **36 SPACES**

BIKE PARKING SUMMARY:

REQUIRED	TOTAL
Short-term	6 SPACES
Long-term	12 SPACES
PROVIDED	36 SPACES
Short-term	6 SPACES
Long-term	0 SPACES



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MAY 29, 2020



SITE PLAN

A1.0



Summer Solstice (June 20th) - 9:00am



Summer Solstice (June 20th) - 12:00pm



Summer Solstice (June 20th) - 3:00pm



Winter Solstice (December 21st) - 9:00am



Winter Solstice (December 21st) - 12:00pm



Winter Solstice (December 21st) - 3:00pm



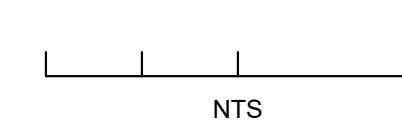
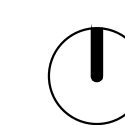
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SHADE AND SHADOW ANALYSIS

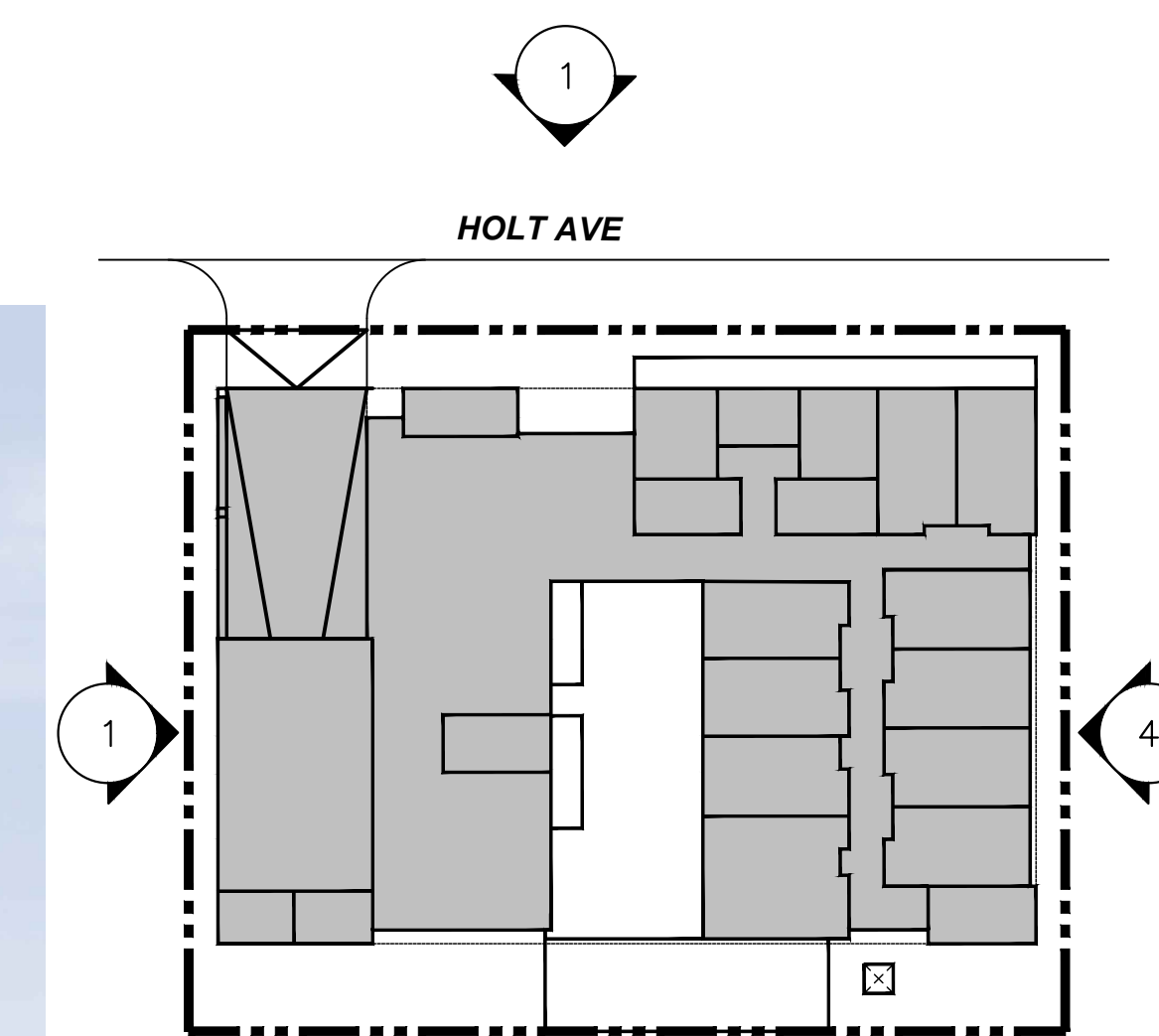
A1.1



3. REAR - West Elevation



4. LEFT - South Elevation



Keymap - n.t.s.

Material Legend

- 1. Standing Seam Metal Roof
- 2. Stucco
- 3. Fiber Cement Panel
- 4. Stone Veneer
- 5. Decorative Tile
- 6. Metal Ornamentation
- 7. Metal Railing
- 8. Vinyl Window
- 9. Storefront Glazing
- 10. Wall Mounted Light Sconce



1. FRONT - East Elevation



2. RIGHT - North Elevation



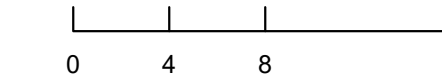
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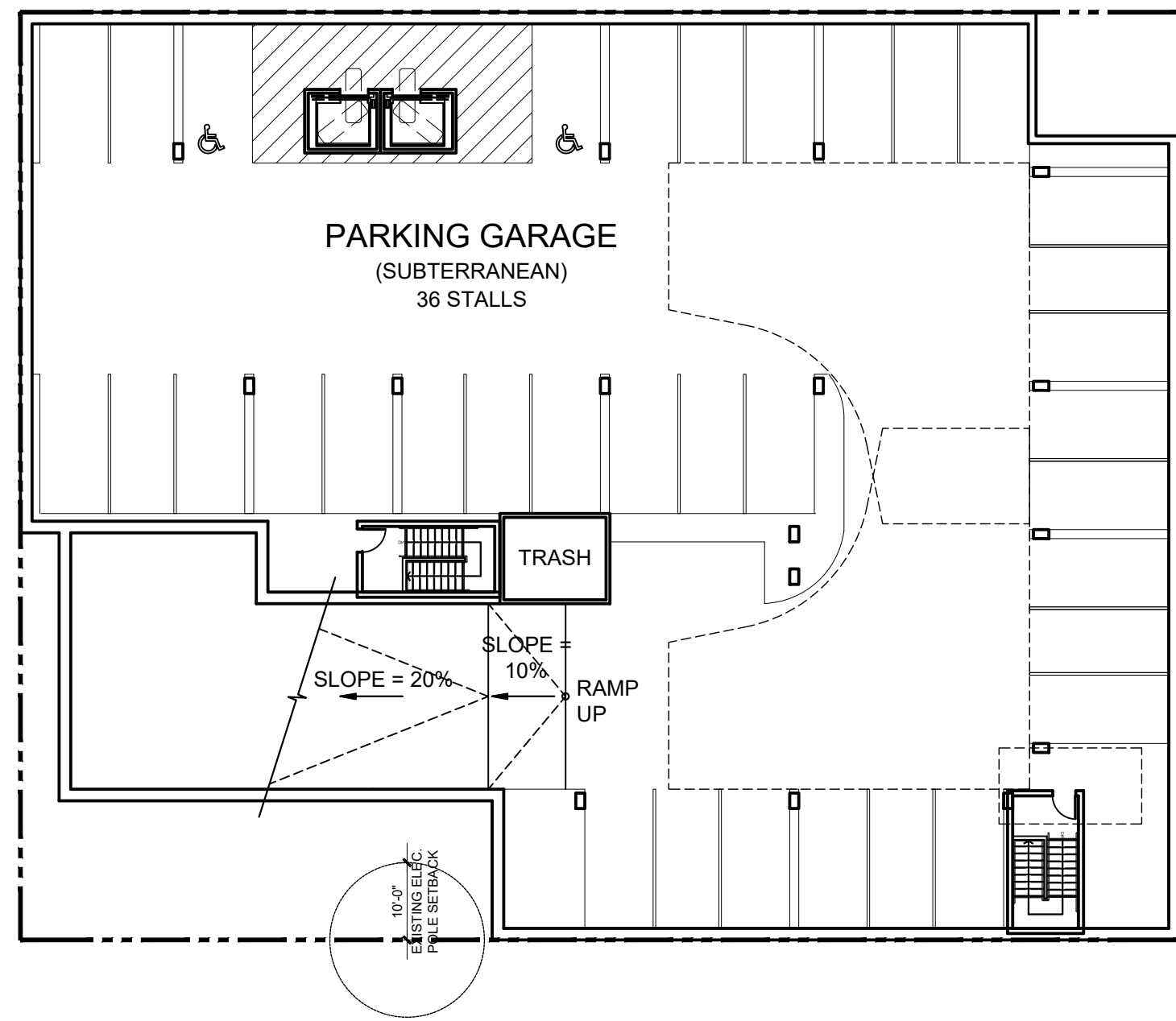
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MARCH 23, 2020

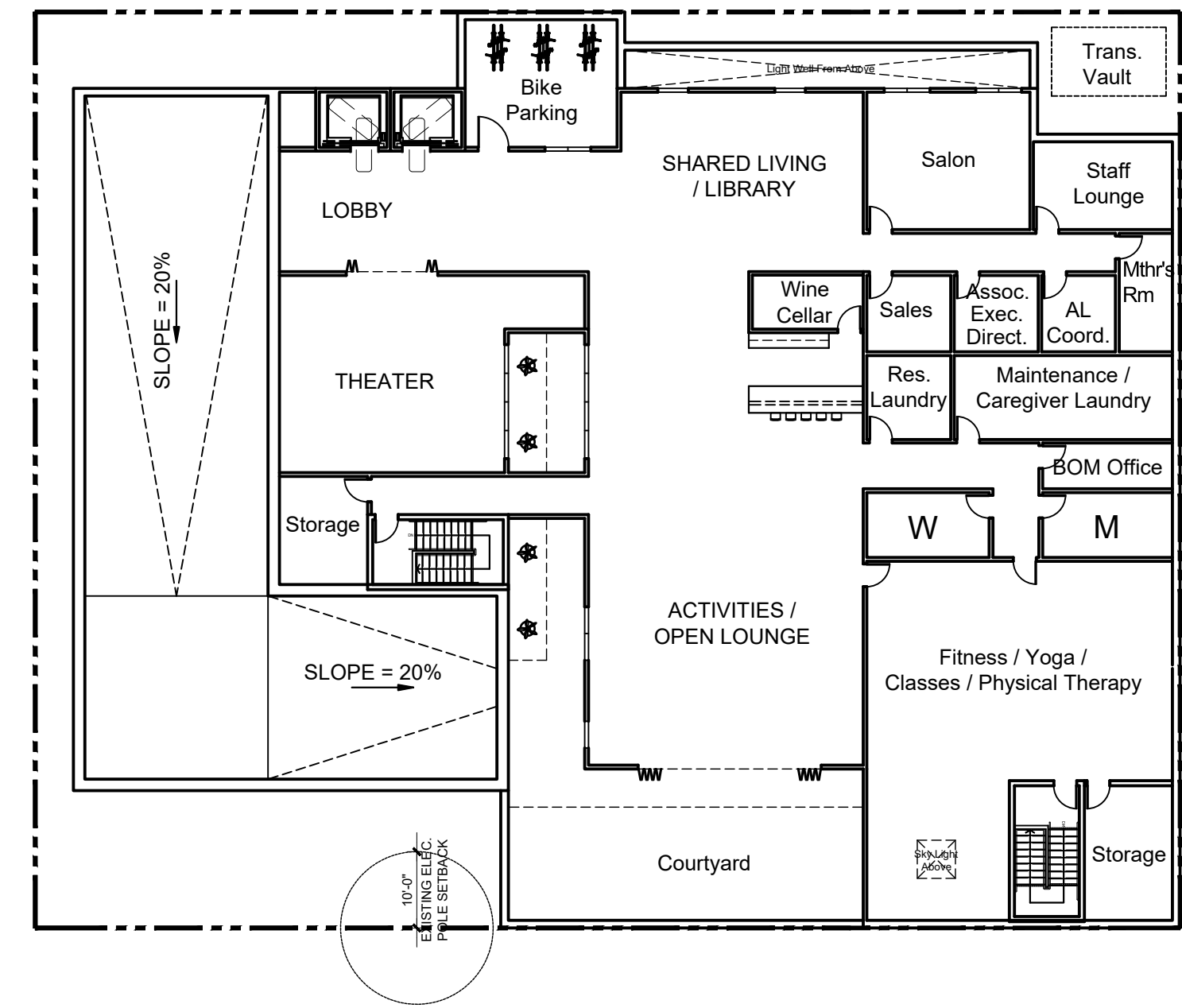


ELEVATIONS

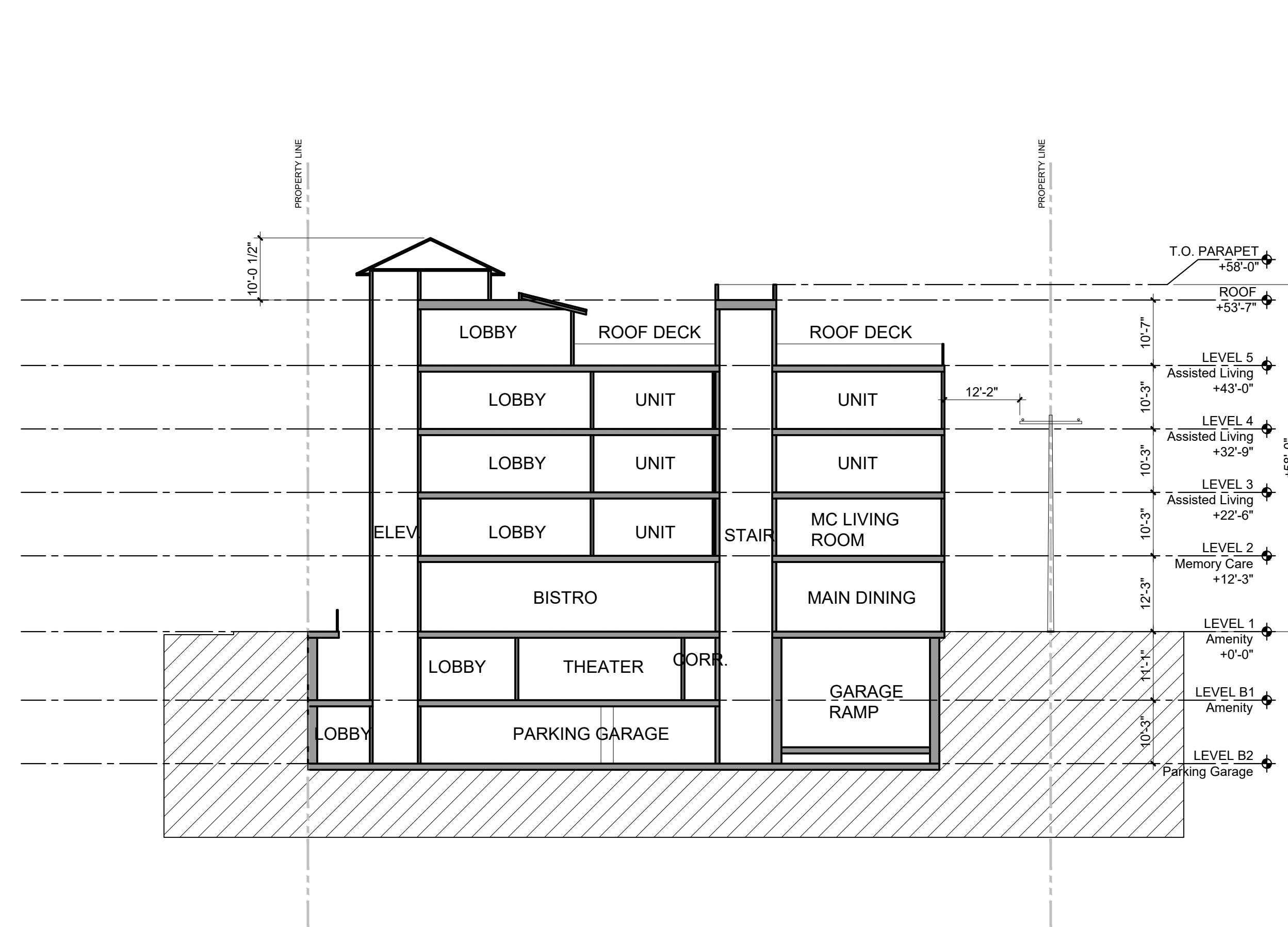
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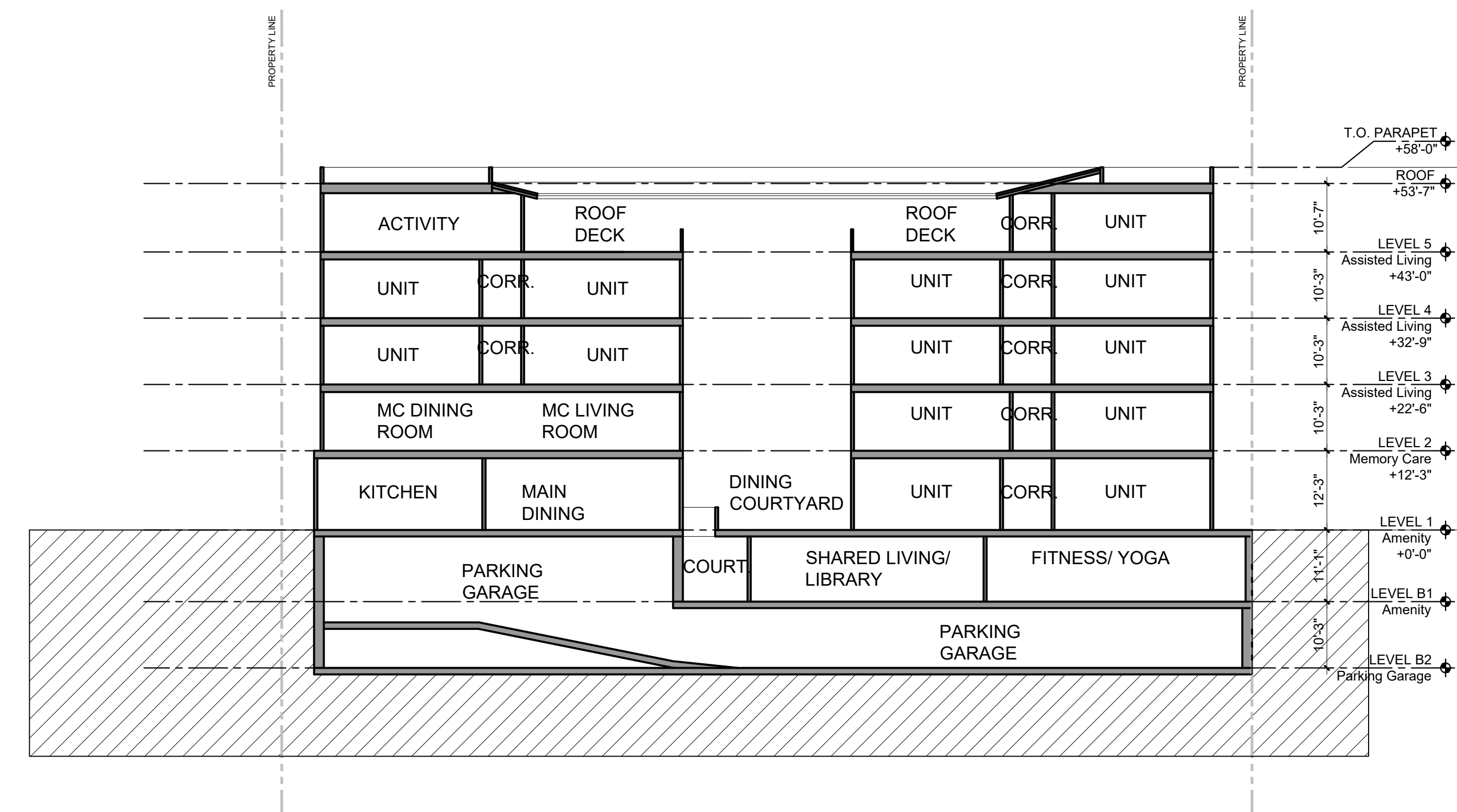
LEVEL B2



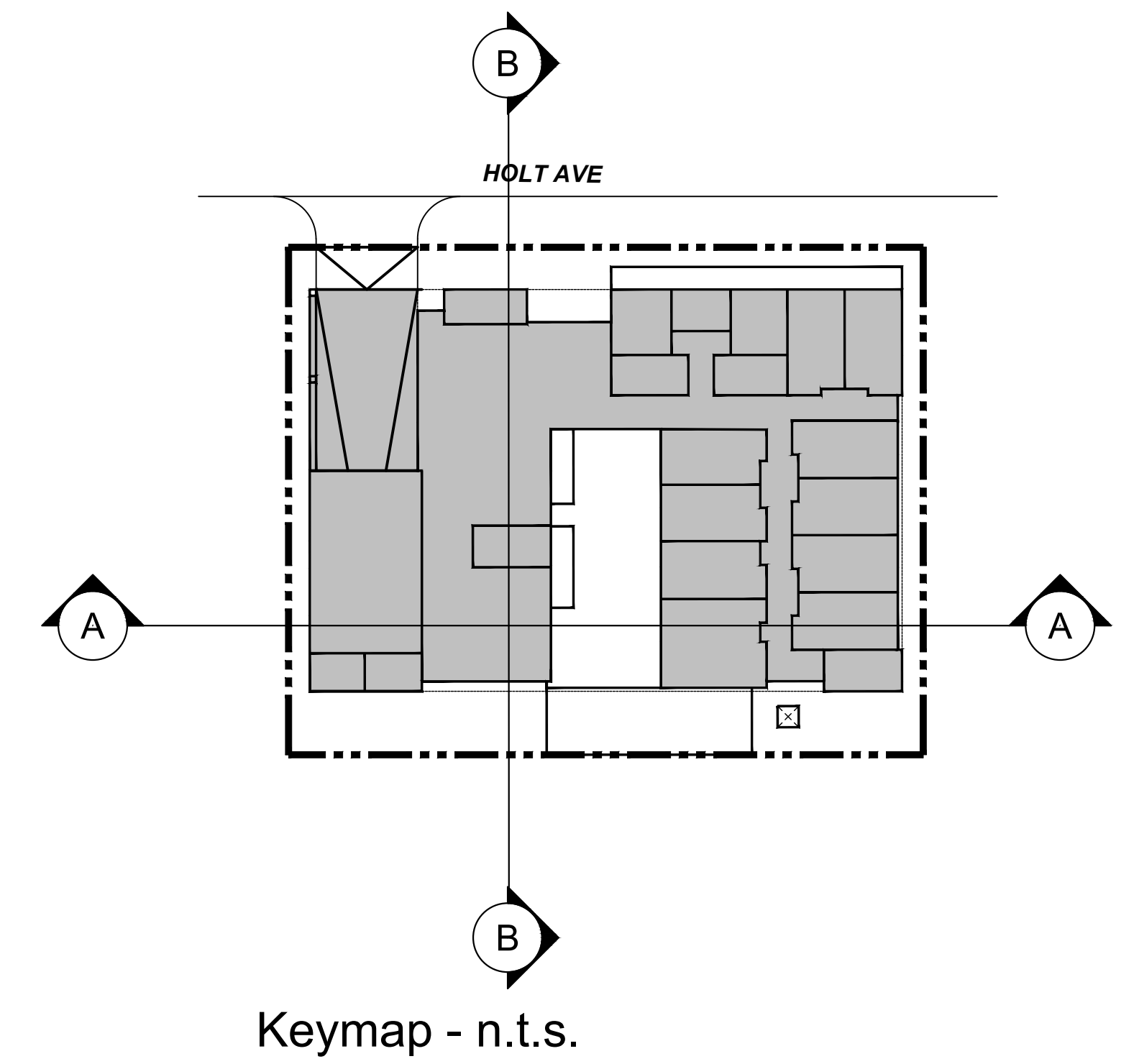
LEVEL B1

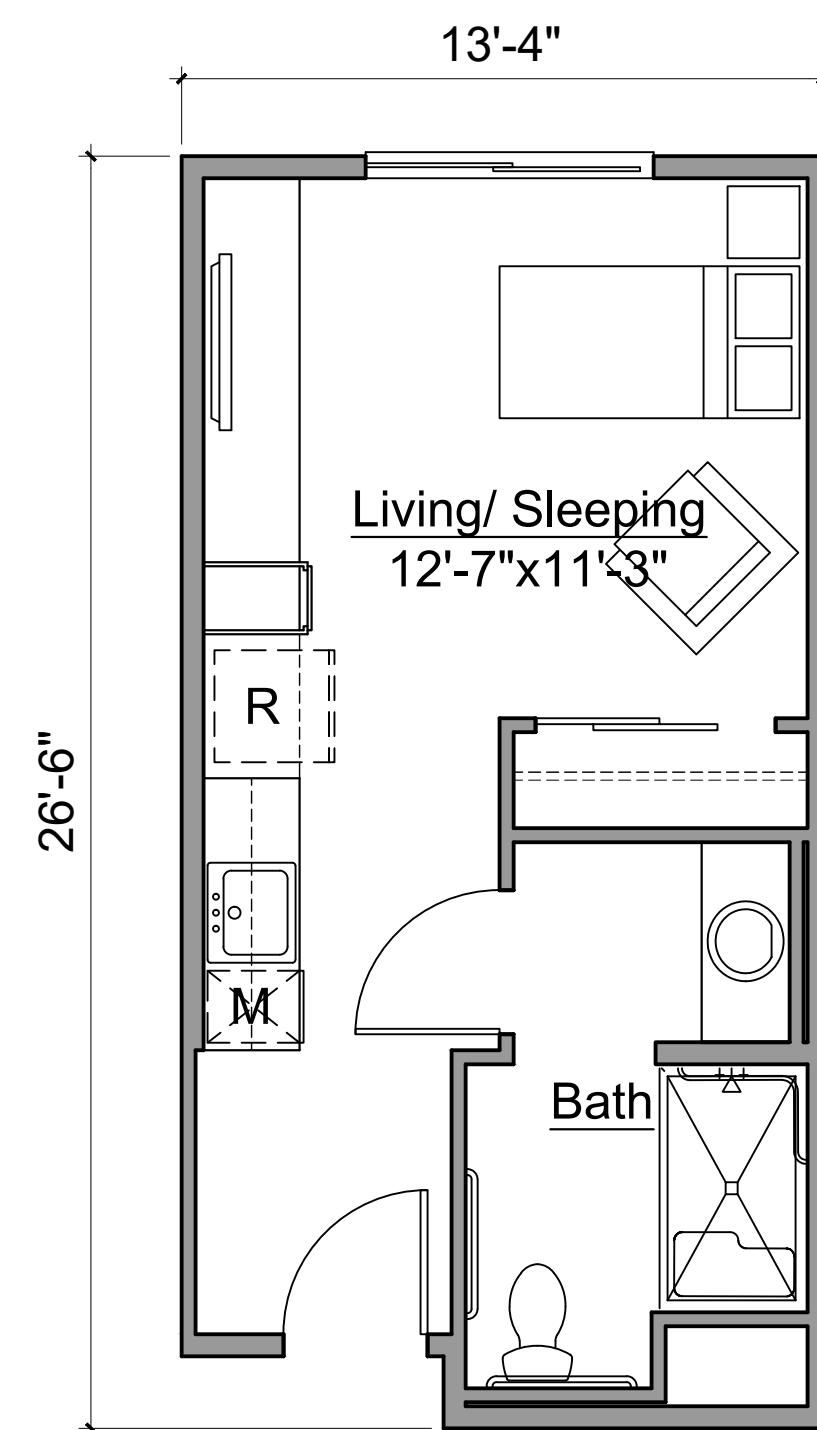


SECTION B-B

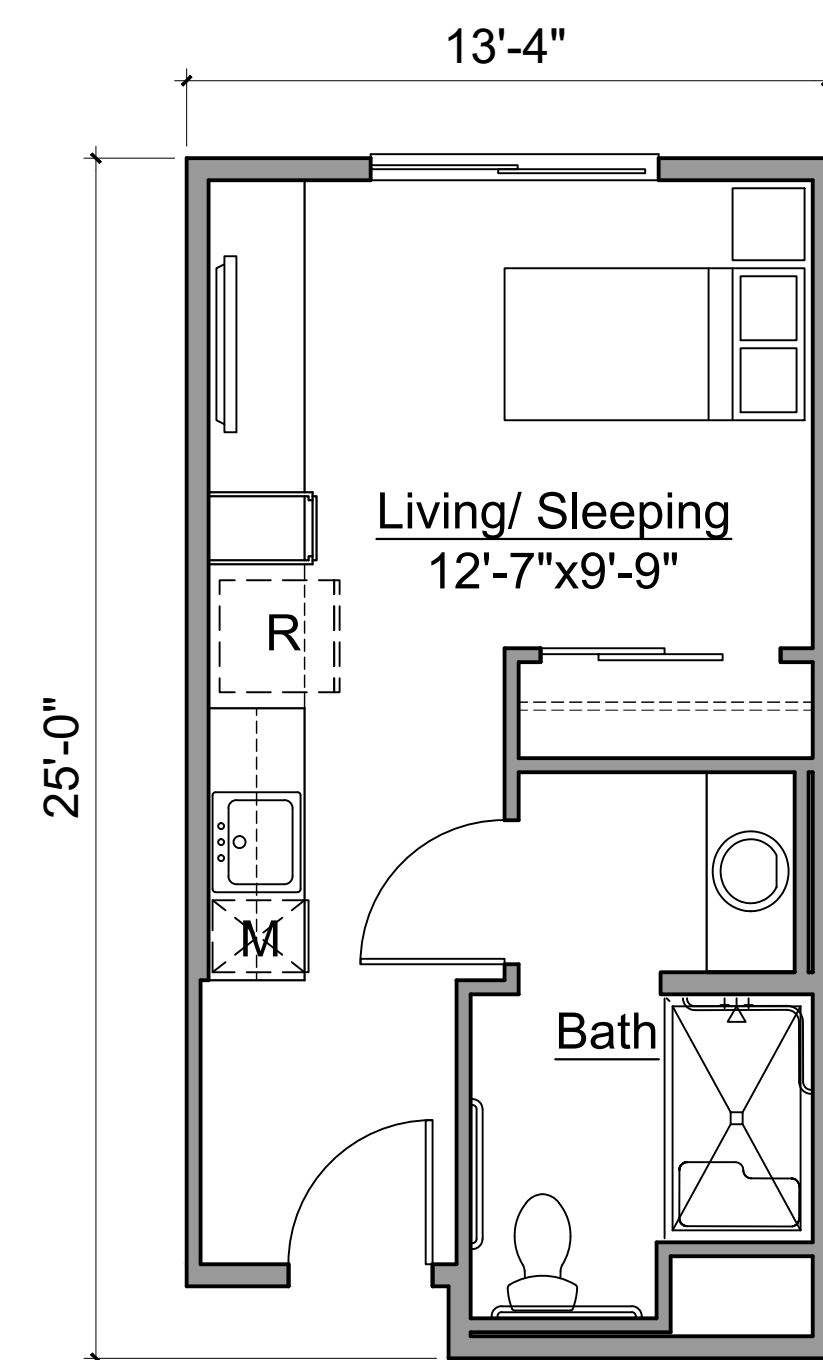


SECTION A-A

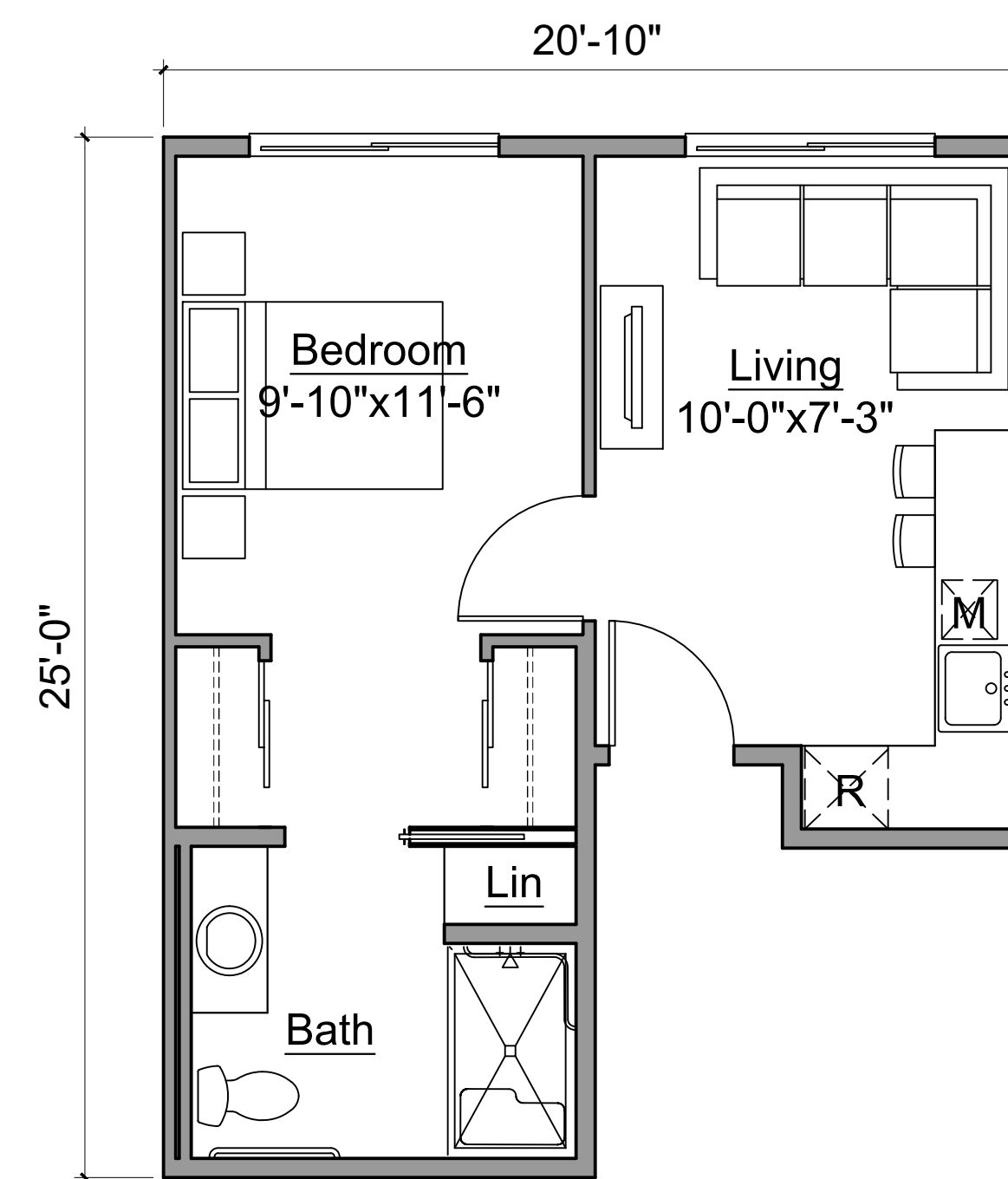




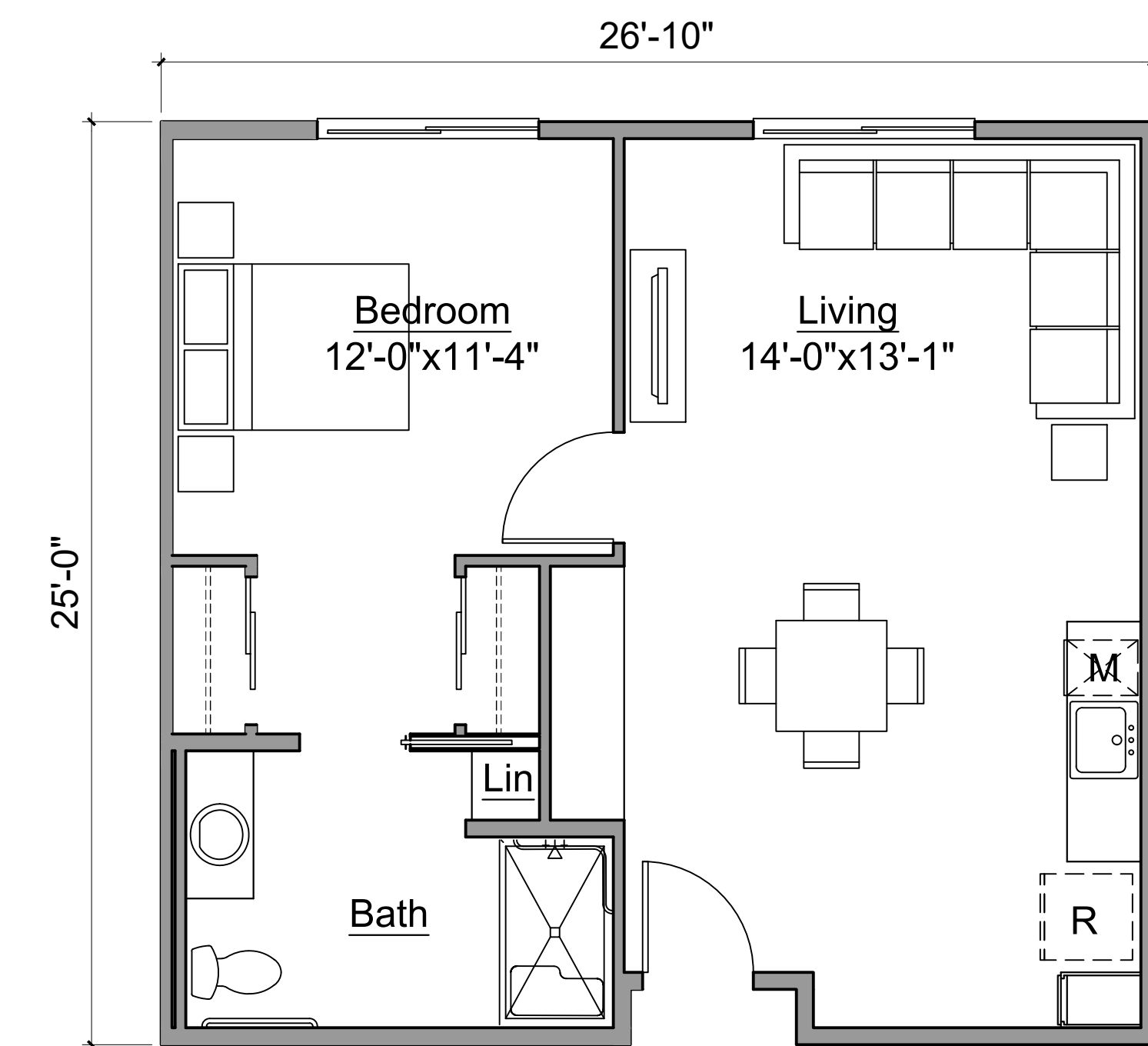
Assisted Living
Unit AL-0
± 349 Gross Sq. Ft.



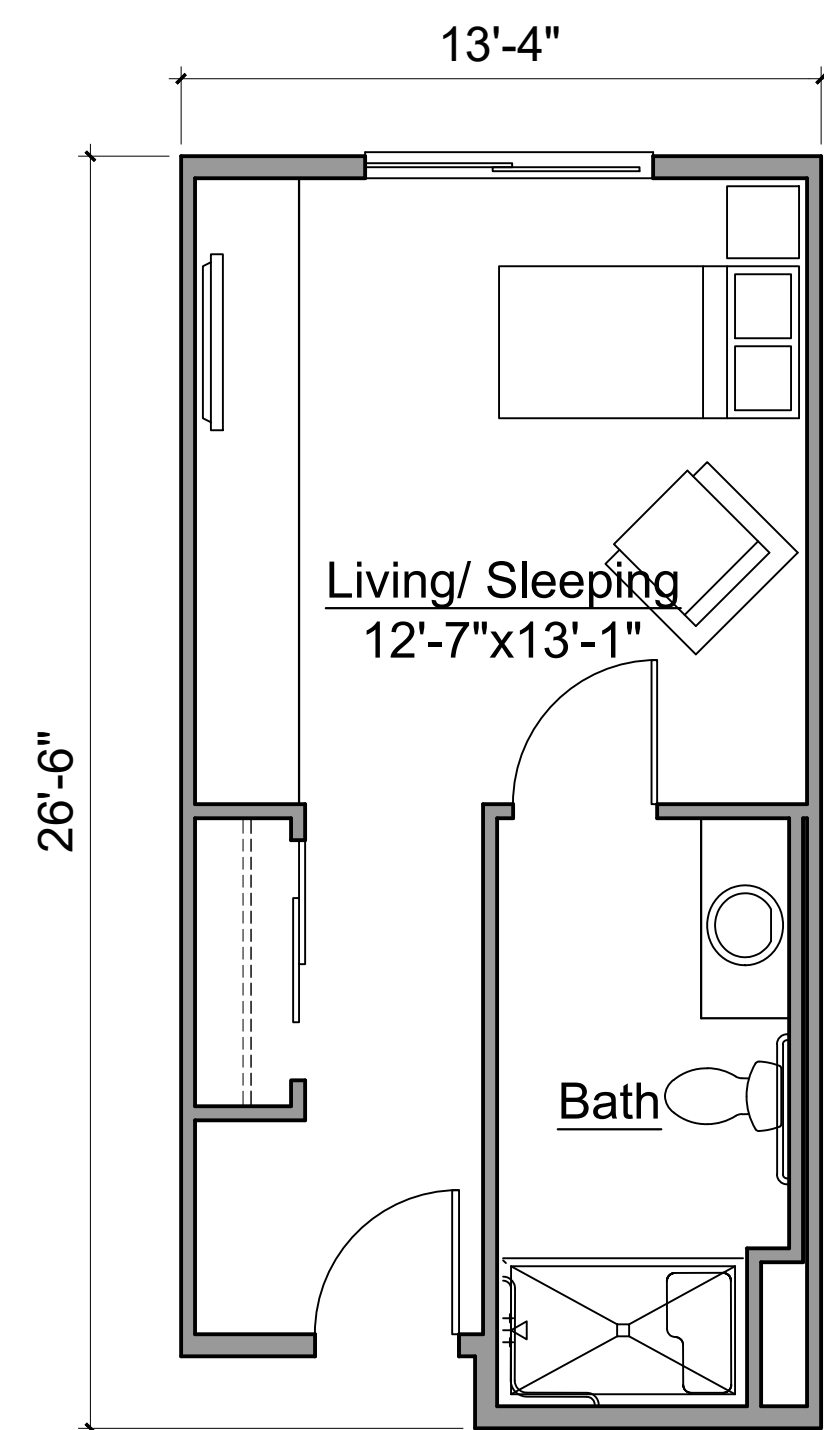
Assisted Living
Unit AL-0.1
± 329 Gross Sq. Ft.



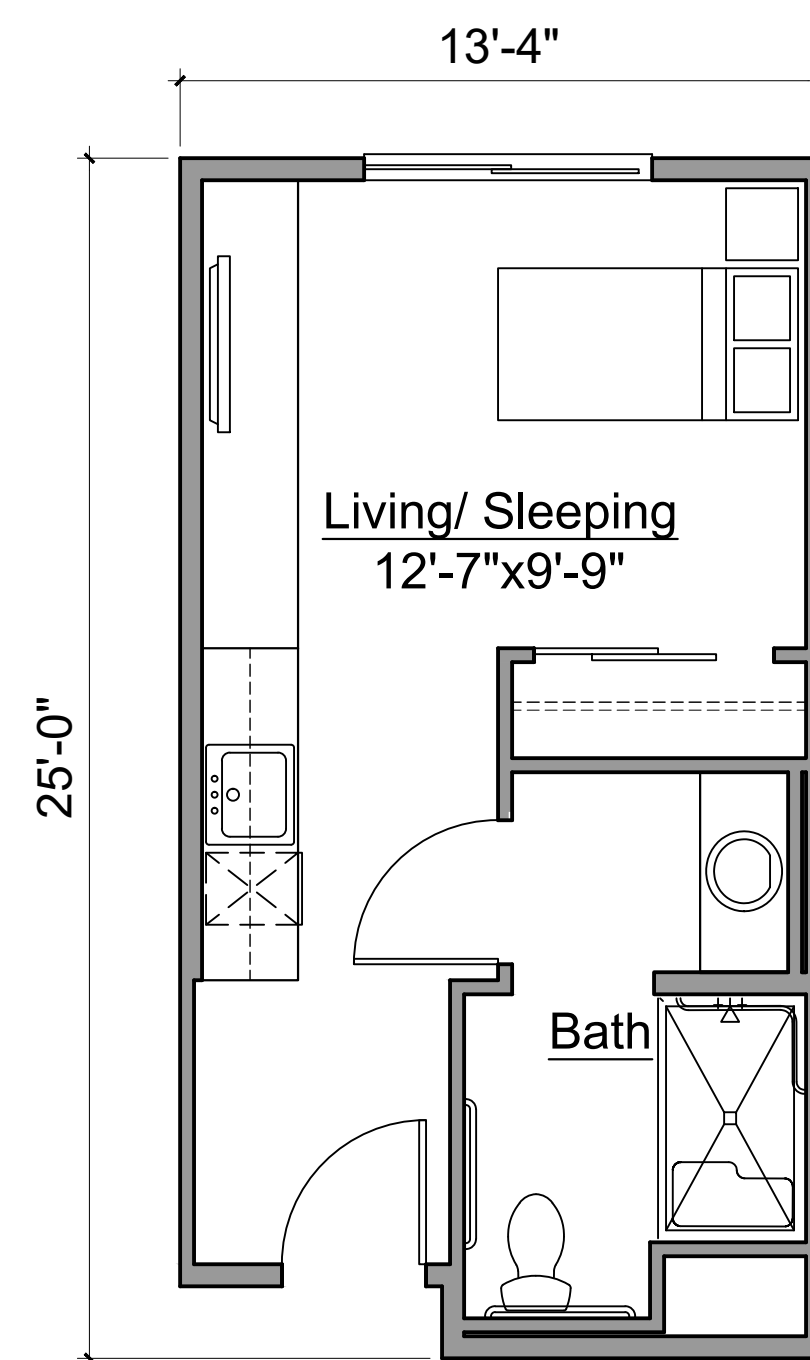
Assisted Living
Unit AL-1
± 433 Gross Sq. Ft.



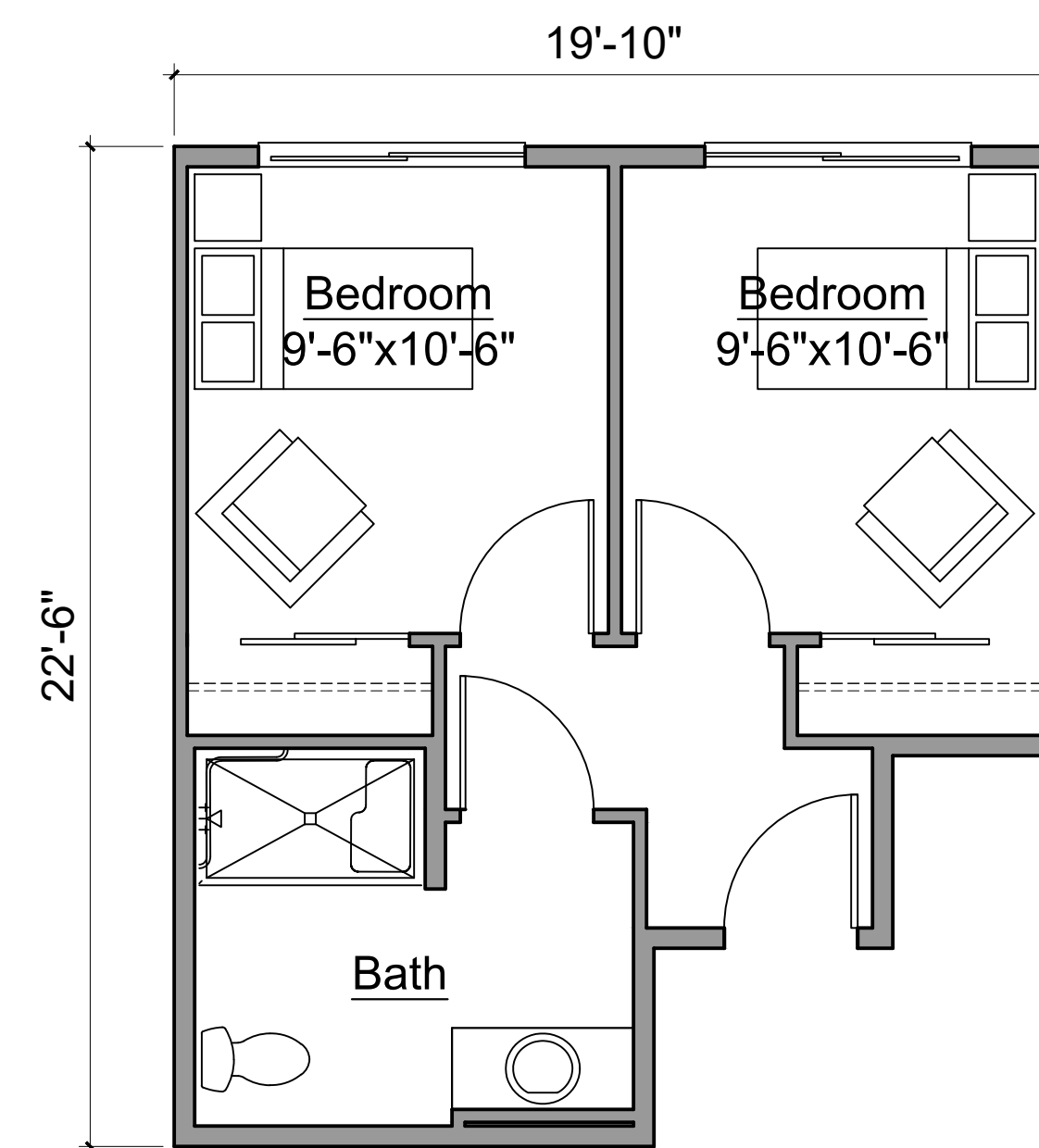
Assisted Living
Unit AL-1.1
± 668 Gross Sq. Ft.



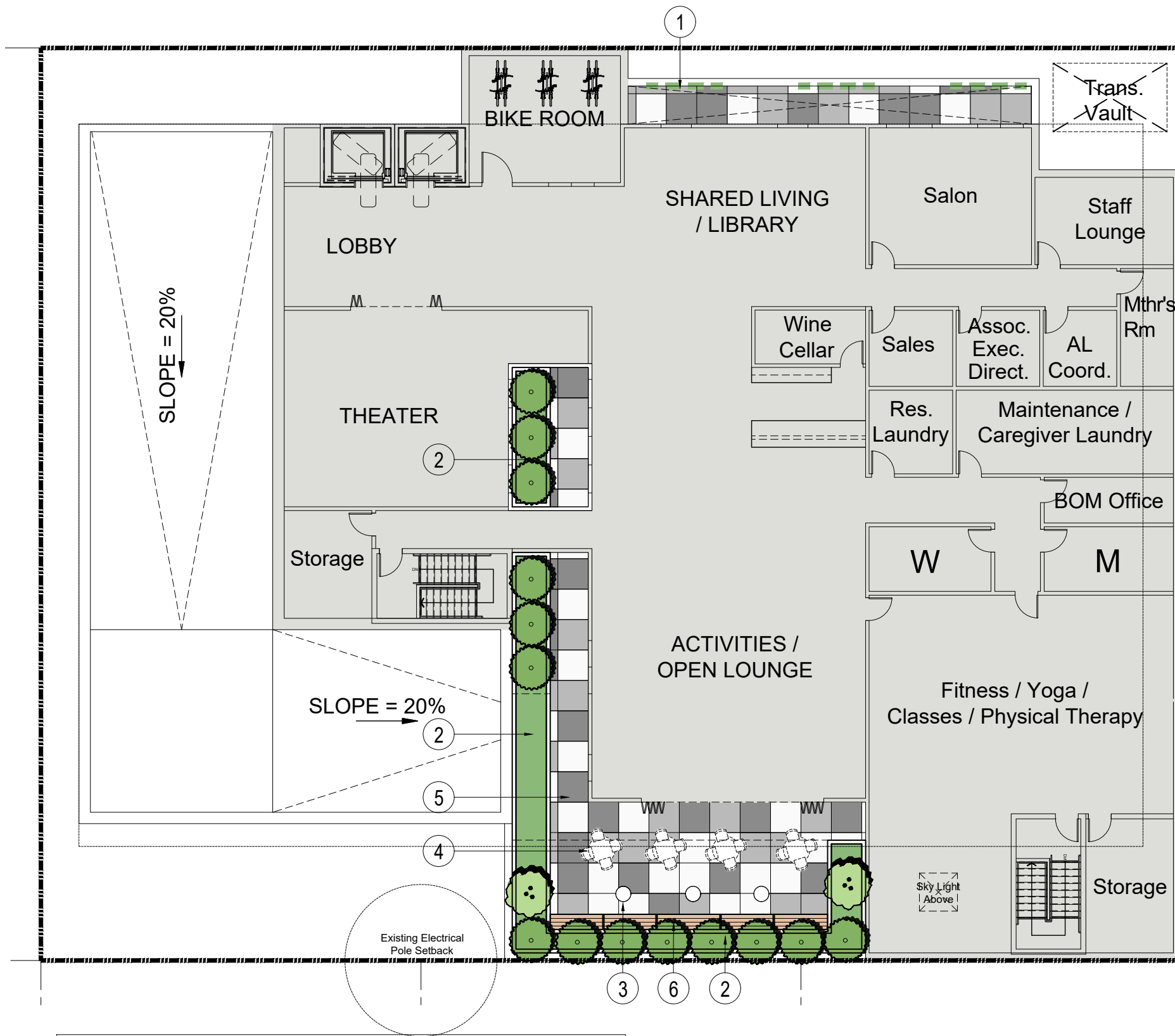
Memory Care
Unit MC-0
± 348 Gross Sq. Ft.



Memory Care
Unit MC-0.1
± 329 Gross Sq. Ft.

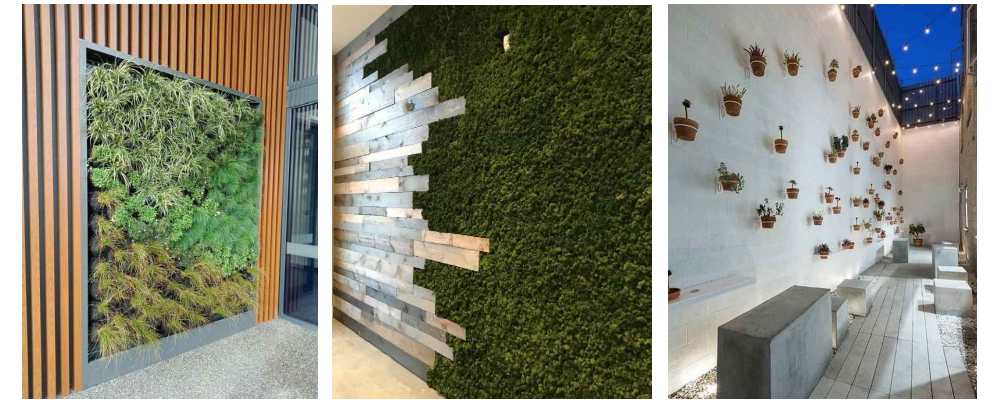


Memory Care
Unit MC-2
± 393 Gross Sq. Ft.



KEYNOTES

1. REALISTIC ARTIFICIAL WALLSCAPE / GREEN WALL OPTIONS:



2. BUILT-IN PLANTER

3. COFFEE TABLE

4. READING TABLE





5. STAINED CONC. PAVING






6. BUILT-IN WOOD BENCH W/ ARM REST & SLOPING BACK CUSHION



PLANTING LEGEND

-  MARINA STRAWBERRY TREE
ARBUTUS 'MARINA'
-  FERN PODOCARPUS
PODOCARPUS GRACILIOR
-  FIDDLE LEAF FIG
FICUS LYRATA
-  SHRUBS & GROUNDCOVERS

PAVING LEGEND

-  STAINED CONC. PAVING
- 
- 

TOTAL LANDSCAPE / HARDSCAPE BREAKDOWN		
	LANDSCAPE SF	HARDSCAPE SF
BASEMENT LVL:	540.5 SF	1157.17 SF
LEVEL 1:	1,631.3 SF	3,568.5 SF
LEVEL 2 MEMORY CARE PATIO:	52.5 SF	248.86 SF
LEVEL 5 ROOF DECKS:	442.2 SF	2,032.3 SF
TOTAL:	2,666.5 SF	7,006.83 SF

1 PRELIMINARY LANDSCAPE PLAN-BASEMENT LEVEL
SCALE: 1/16" = 1'-0"



825-837 SOUTH HOLT AVENUE
LOS ANGELES, CA 90035

PROJECT # 22013 03/26/2020

HOLT AVE



KEYNOTES

- 1. BUILT-IN PLANTER
- 2. BENCH W/ ARM REST



- 3. CON. STAINED PAVING

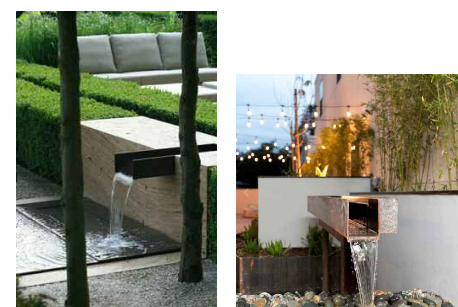


- 4. CABLE WIRING FOR VINE PLANTING

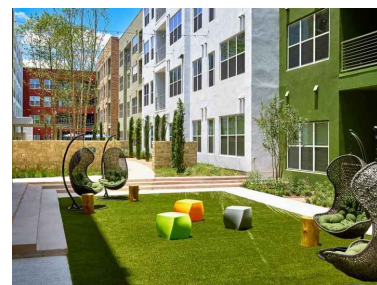


- 5. TABLE W/ CHAIRS

- 6. CUSTOM RUNNEL WATER FEATURE



- 7. SYNTHETIC GRASS LOUNGE AREA



- 8. BUILT-IN BBQ
- 9. FIBERGLASS PLANTER
- 10. OUTDOOR SOFA SEATING W/ TABLES
- 11. FIREPIT W/ SOFA SEATING



- 12. RAISED BED VEGETABLE GARDEN



PLANTING LEGEND

TREES

- ACER PALMATUM 'SANGOKAKU'
- ACORAL BARK JAPANESE MAPLE
- ARBUTUS MARINA STRAWBERRY TREE
- PODOCARPUS GRACILLIOR FERN PINE
- FIDDLE LEAF FIG FICUS LYRATA
- EXISTING STREET TREE TO REMAIN

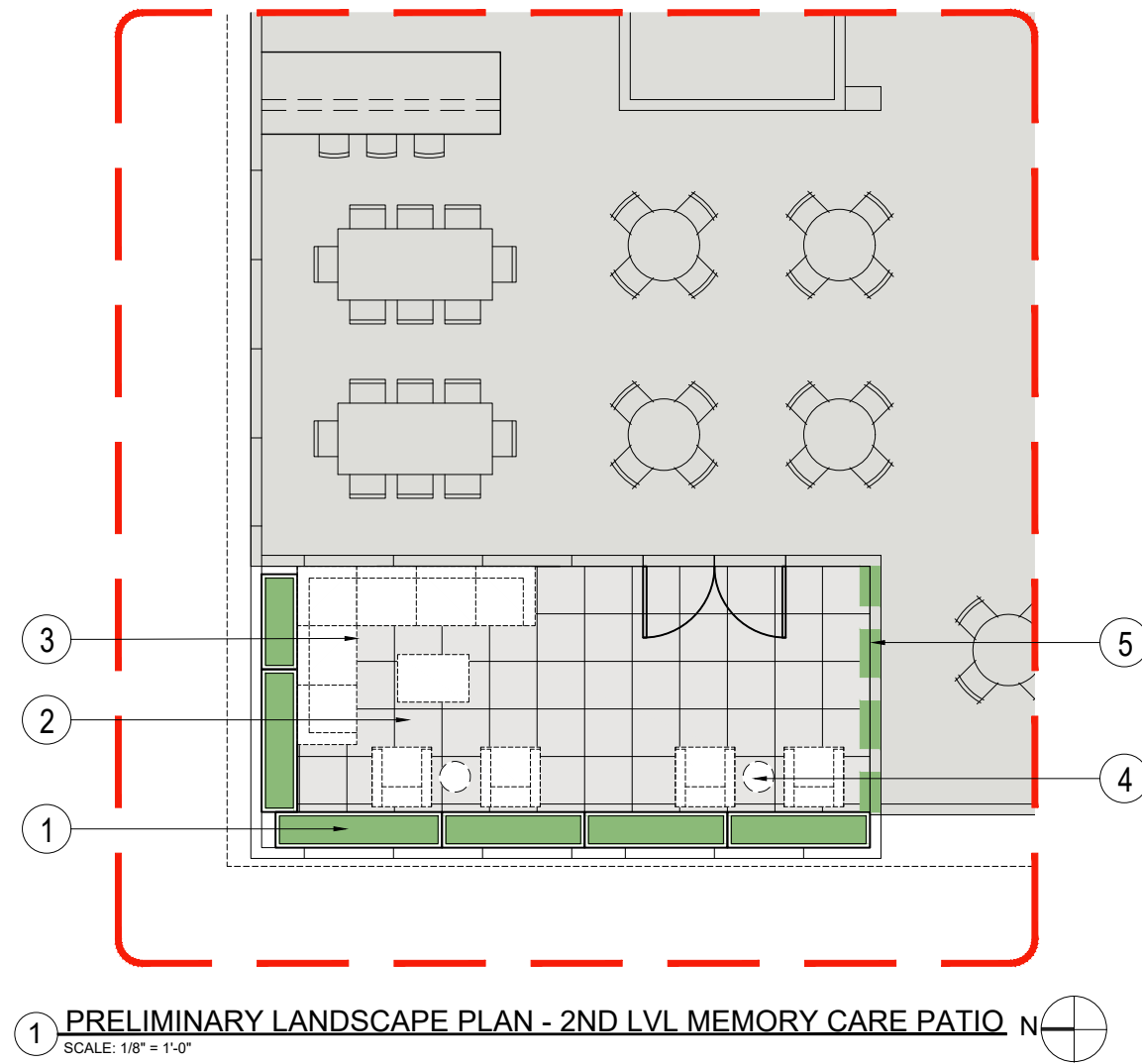
PAVING LEGENDS

- VINE CABLE PLANTING
- PLANTING
- STAINED CONC. PAVING
-
-

1 PRELIMINARY LANDSCAPE PLAN-1ST LEVEL N
SCALE: 1/16" = 1'-0"

825-837 SOUTH HOLT AVENUE
LOS ANGELES, CA 90035

PROJECT # 22013 03/26/2020



KEYNOTES

1. RECTANGULAR FIBERGLASS PLANTER

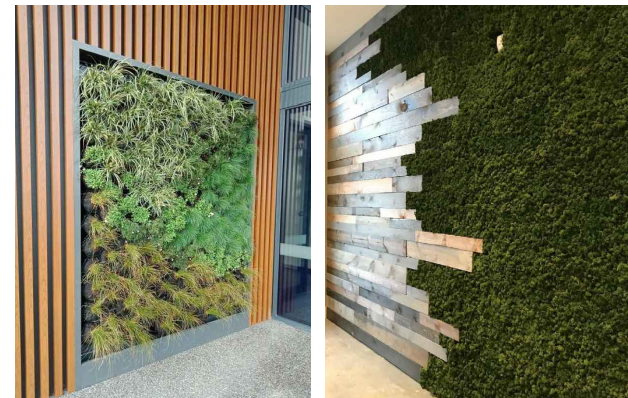


2. 2' X 2' PEDESTAL PAVERS


3. SOFA SEATING W/ TABLE

4. SOFA SEATS W/ ROUND TABLES


5. GREEN WALL OPTIONS:

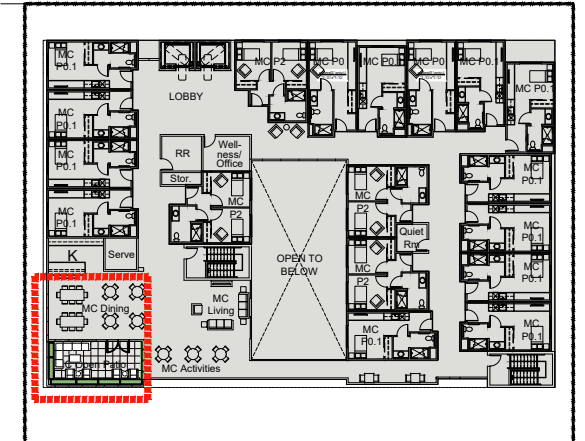


PLANTING LEGEND

 SHRUBS & GROUNDCOVERS

PAVING LEGEND

 2' X 2' PEDESTAL PAVERS



KEYMAP - N.T.S.

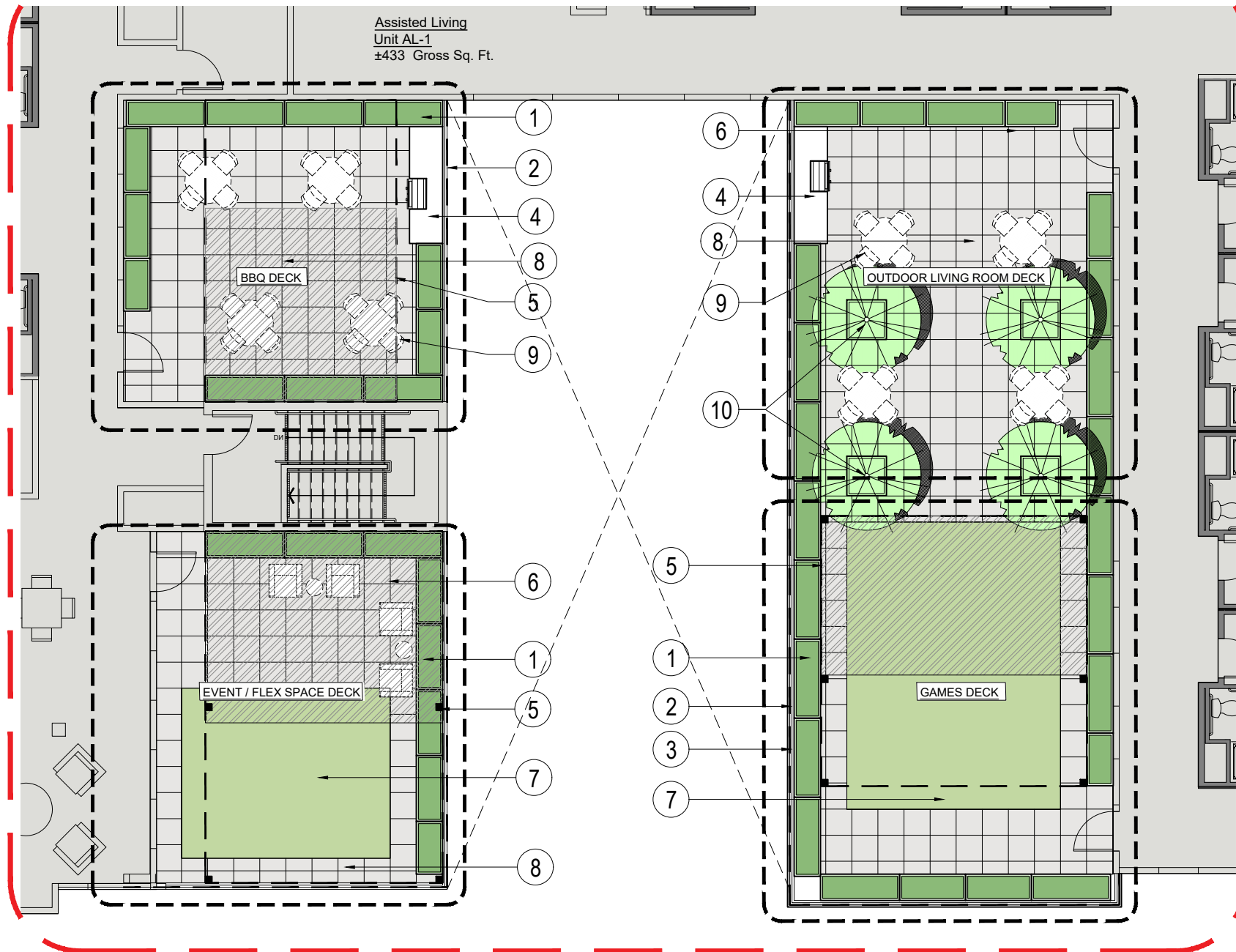
825-837 SOUTH HOLT AVENUE
LOS ANGELES, CA 90035

PROJECT # 22013 03/26/2020

SQLA INC
Landscape Architects

2669 Saturn Street T. 562-905-0800
BREA, CA, 92821 F. 562-905-0880
la@sqlainc.com www.sqlainc.com

LP-3



Assisted Living
Unit AL-1
±433 Gross Sq. Ft.

BBQ DECK

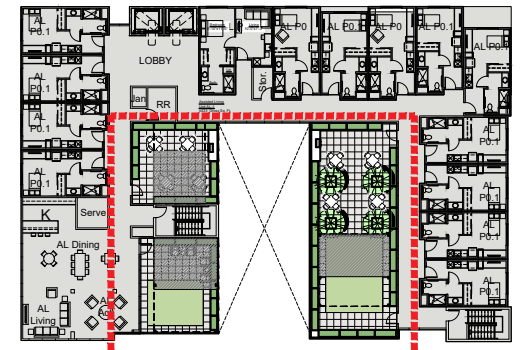
OUTDOOR LIVING ROOM DECK

EVENT / FLEX SPACE DECK

GAMES DECK

1 PRELIMINARY LANDSCAPE PLAN - 5TH LEVEL N
SCALE: 3/32" = 1'-0"

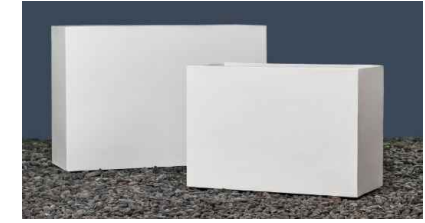
- PLANTING LEGEND**
- TREES**
- CITRUS LEMON
 - 'MEYER IMPROVED'
 - MEYER IMPROVE LEMON
- PAVING LEGENDS**
- PLANTING
 - SYNTHETIC GRASS
 - CONC. PAVING TILE



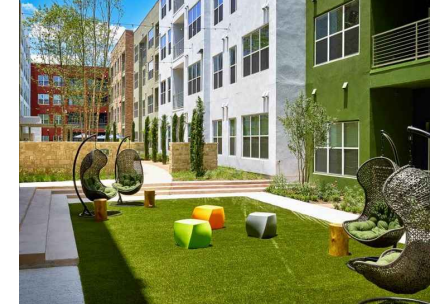
KEY PLAN

KEYNOTES

1. FIBERGLASS PLANTER



7. OPEN SYNTHETIC GRASS AREA



2. 5'H GLASS RAILING

3. 10'H SAFETY NET MESH WALL



8. CONC. PAVING TILES

9. ROUND TABLES W/ CHAIRS

10. 3' X 3' MOBILE FIBERGLASS TREE PLANTERS



4. BBQ



5. CABLE SLIDE & GLIDE SHADE SYSTEM



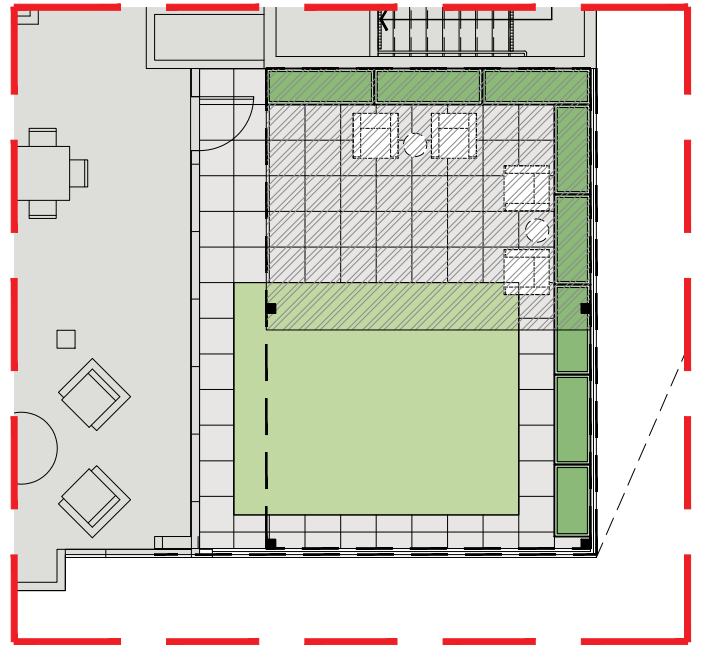
6. COUCH SEATING W/ TABLES

825-837 SOUTH HOLT AVENUE
LOS ANGELES, CA 90035

PROJECT # 22013 03/26/2020

SQLA INC 2669 Saturn Street T. 562-905-0800
BREA, CA, 92821 F. 562-905-0880
Landscape Architects la@sqlainc.com www.sqlainc.com

LP-4



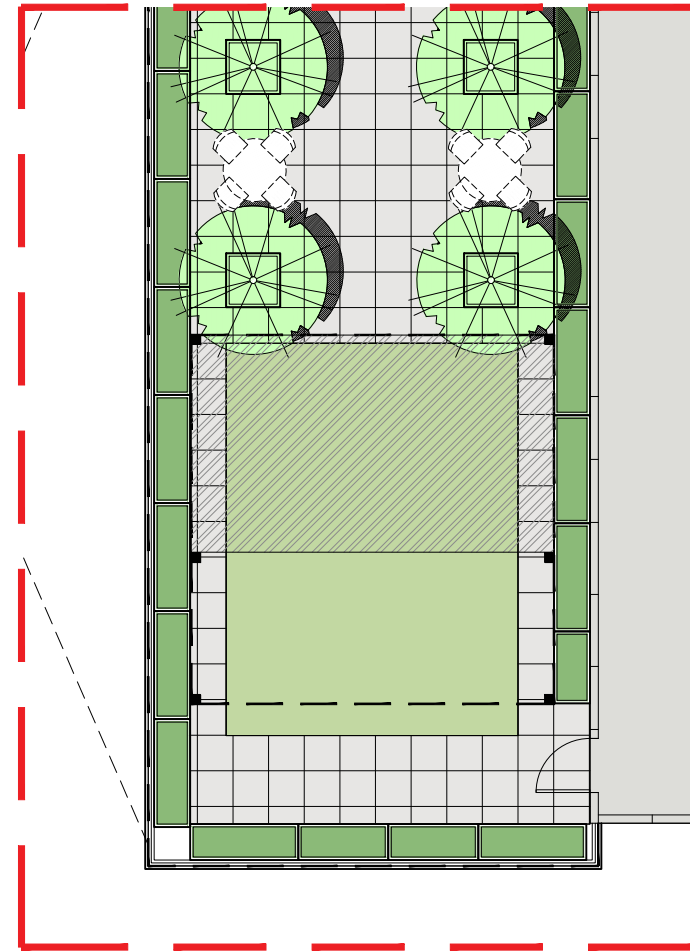
② EVENT/FLEX SPACE DECK ACTIVITIES
SCALE: 3/32" = 1'-0" N



OUTDOOR PAINTING



LIVE MUSIC / ENTERTAINMENT



① GAMES DECK ACTIVITIES
SCALE: 3/32" = 1'-0" N



BOCCE BALL



GROUP GAMES / ACTIVITIES



MEDITATION / STRETCHING EXERCISES



PUTTING GREEN



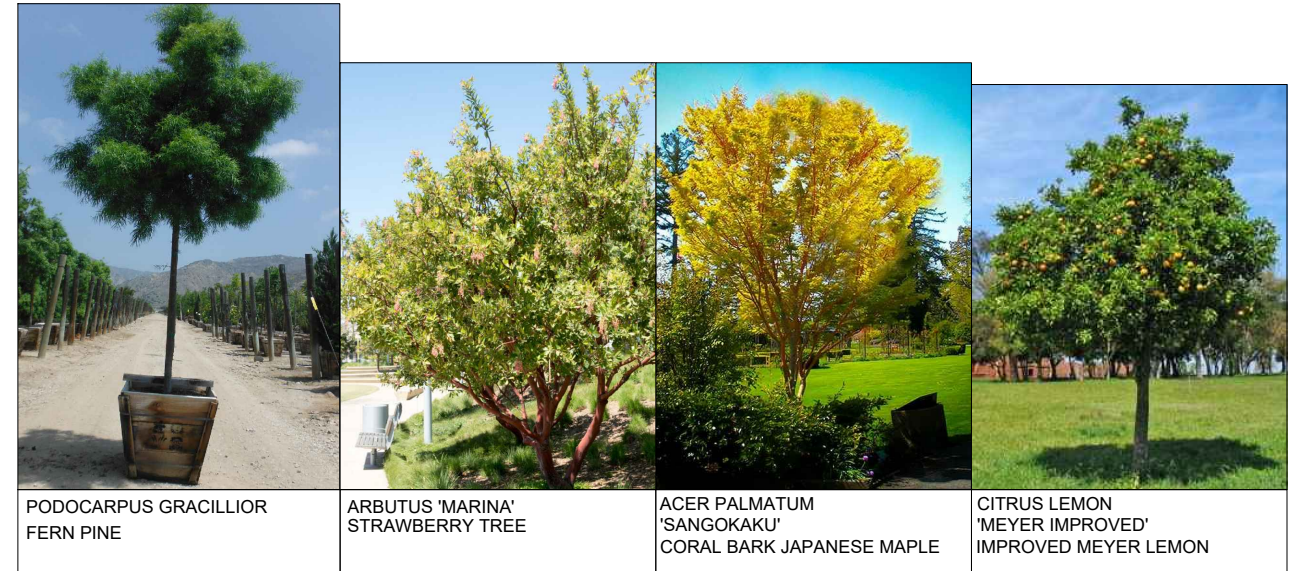
CIRCUIT WALKS



CORNHOLE

825-837 SOUTH HOLT AVENUE
LOS ANGELES, CA 90035

PROJECT # 22013 03/26/2020



① **TREE SELECTIONS**
SCALE: N.T.S

825-837 SOUTH HOLT AVENUE
LOS ANGELES, CA 90035

PROJECT # 22013 03/26/2020

SQLA INC
Landscape Architects

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la@sqlainc.com www.sqlainc.com

LP-5



Sergio Ibarra
Department of City Planning
200 N. Spring Street
Los Angeles, CA 90012

19 June 2020

Re: Case Number VTT-82683-SL

Dear Mr. Ibarra:

I am writing on behalf of the South Robertson Neighborhoods Council ("SORO NC") to comment on the proposed 6-home small lot subdivision project at 1951 S Preuss Rd.

At a duly-noticed meeting of the General Board on June 18, 2020, SORO NC voted 00 yes / 00 no / 00 abstain to recommend that the applicant's project be approved. The proposed 6 homes are appropriate per the density, with the RD1.5 zone acting as a transitional zone between the R3 zone on Robertson Blvd to the west and the RD2 zone one street east. Therefore, we support the request for a Tentative Tract Map. The addition of 6 single-family homes in Los Angeles is much needed.

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

Sincerely,

Martin Epstein
President, South Robertson Neighborhoods Council

Cc: Jordan Beroukhim, Office of Council Member Herb Wesson
Krystal Návar, SORO NC Land Use Committee Chair

Martin Epstein
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Vacant
Secretary

Charlie Stein
Corresponding Secretary

**South Robertson
Neighborhoods Council**

PO Box 35836
Los Angeles, CA 90035

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

soronc.org





Martin Epstein
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Vacant
Secretary

Charlie Stein
Corresponding Secretary

Motion to support 6-home Small Lot at 1951 S Preuss Rd

Agenda Item: To be filled in by Exec Committee

Date: June 18, 2020

Proposed By: Land Use Committee

Include motion in Consent Agenda? No

Background

The project applicant and representative presented this proposed 6-home small lot subdivision to the Land Use Committee at their March 05, 2020 meeting. The applicant's entitlement request is for a tentative tract map to subdivide the existing property at 1951 S Preuss Rd into 6 smaller lots to build 6 separate homes per the City's small lot subdivision ordinance.¹

The property is located south of Sawyer St, north of Guthrie Ave, and one street west of Robertson Blvd. The neighborhood is a mix of 2-story apartment buildings, smaller multi-unit buildings, duplexes, and single-family homes. The adjacent properties consist of a single-family dwelling the north and a duplex to the south. The property shares a rear alley with the R3 properties along Robertson Blvd. The proposed homes are 4 stories at 44 feet tall. Each home includes an attached 2-car garage. The front 5 homes' vehicular access is off of Preuss, while the rear home's garage access is off of the alley.

The applicant noticed residents within 500 feet of the property for the LUED meeting. One neighbor attended the meeting and inquired about the status of the current tenants of the buildings slated to be demolished.

Proposed Motion

Submit a letter in support of the project to City Planner Sergio Ibarra (sergio.ibarra@lacity.org) to be included in case file for the small lot subdivision project at 1951-1953 S Preuss Rd; VTT-82683-SL.

Considerations

Committee review:
(highly recommended)

Votes For: 8

Against: 0

Arguments for:

Proposed project adds 4 homes to the housing supply. (6 – 2 = 4)

The RD1.5 zone is a transitional density between the R3 zone on Robertson and the RD2 zone one street east.

Arguments against:

2 existing units will be demolished.

The new homes will be taller than the surrounding buildings.

**South Robertson
Neighborhoods Council**

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soronc.org





ⁱ Supporting Documents/Drawings:
<https://www.dropbox.com/sh/1frwxxpdyt7zes5/AADE7M1ICImPlsUWvdg70PCFa?dl=0>

Developer Guidelines

Requested SORO NC Land Use Committee meeting date

Thursday, March 5, 2020

Project information

Planning case number

VTT82683

Project address

1951-1953 S. PREUSS ROAD
LOS ANGELES, 90034

Contact information

Information for

Owner

Name

MIKE LAVAEI

Address

643 S, OLIVE ST., #1000
LOS ANGELES, CA, 90014

Phone number

(213) 612-0000

Email

mike@atlantic777.com

Representative of the

Owner

Representative name

HARVEY GOODMAN

Address

834 17TH ST., #5
SANTA MONICA, CA, 90403

Phone number

(310) 829-1037

Email

sheri@harveygoodman.com

Project background

1. Description of what is being requested of this Committee that is not "by right"

VTT-82683 proposed 6 lot small lot subdivision with ownership parking spaces provided on each individual lot

2. Description of project

a. Size of property 11272

b. Size of proposed building(s) 2050

Proposed project is

within allowable "by right" size

3. Proposed use of property

6 lot small lot subdivision
Property is zoned RD1.5-1

4. Describe the community benefit from your proposed use of the property

Provides more housing units on the site and is consistent with all zoning requirements for small lot subdivisions

5. Parking spaces

a. Currently on property 4

b. Required by code 4

c. Breakdown of the actual spaces

Standard spaces 2

Compact spaces 2

Handicap spaces 0

6. Trash enclosure and loading dock

a. Trash enclosure No

b. Loading dock No

Additional notes on trash and loading trash enclosures will be in individual garages

7. Have you provided any additional amenities we should know about to offset requested discretionary approvals affects on adjacent neighbors and/or the SORO community? landscaping and open space as required by code.

8. Outreach

For discretionary approval, SORO requires, *prior* to this meeting, your notification of neighbors within a 500 foot radius of the project. You must also notify us of the results of sign-offs by neighbors within this 500 foot radius.

9. Name and ID of all environmental or planning documents prepared to support this project. Click the + sign to add more lines.

Name	ID	Link (if available)
EAF-2019-		

10. Additional comments

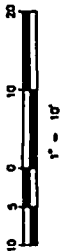
This proposed project is consistent with all zoning code requirements and requirements of the small lot subdivision. We are not asking for any variances.

VESTING TENTATIVE MAP 082683

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A PROPOSED SUBDIVISION OF LOT 34 AND THE
SOUTHWEST 4.28 FEET OF LOT 35, TRACT NO. 1250, AS PER
MAP RECORDED IN BOOK 18, PAGES 46 AND 47 OF MAPS,
RECORDS OF LOS ANGELES COUNTY
FOR SMALL LOT SUBDIVISION PURPOSES

BEING ABOVE
1ST FLOOR 5'
SETBACK



DEDICATION 2.5'
(146.99)

17.5'
(146.7)

7.5'
(146.7)

10'
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NOTES:

- PROJECT ADDRESS: 1951-1953 S. PREUSS ROAD LOS ANGELES CA 90034
- PROPOSED 6 LOT SMALL LOT SUBDIVISION WITH 2 PARKING SPACES IN EACH GARAGE. THE PROJECT IS 4 STORIES + ROOF DECK. MAX HEIGHT 44'.
- PROPOSED PARKING: 12 SPACES (2 OWNERSHIP PARKING SPACES PER LOT)
- EXISTING ZONE: RD 1.5-1 PROPOSED ZONE: NO PROPOSED ZONE CHANGE
- NOTE: SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD 1.5-1 ZONE PURSUANT TO ORD #185462
- PROPOSED DRAINAGE TO PREUSS ROAD.
- REFERENCES: DISTRICT MAP 1268169 THOMAS CURVE 632-H5 APN: 4302-019-016
- SANITARY SEWER AND ALL UTILITIES ARE EXISTING AND AVAILABLE
- HAZARDOUS SITE IS WITHIN FAULT ZONE

NOTE: THIS MAP BASED ON A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY M AND C CIVIL ENGINEERING AND LAND SURVEYING, DECEMBER 6, 2018

- TRASH ENCLOSURES LOCATED INSIDE GARAGES
- NO OAK TREE, WESTERN SYCAMORE, CALIFORNIA BAY, AND/OR CALIFORNIA BLACK WALNUT ON SITE. THERE ARE NO TREES WITHIN SUBDIVISION LIMITS TO BE REMOVED. PER ARBORIST REPORT NO TREES ON SITE.
- AREA SUMMARY: ACRES SQUARE FEET
GROSS 0.258 11272
BEFORE DED. 0.22 9369
NET 0.20 8930
- NOTE: SITE SLOPES AT AVERAGE 6%
- ALL EXISTING STRUCTURES TO BE DEMOLISHED

LOT#	LOT AREA	FRONT SETBACK	REAR SETBACK	SIDE 1 SETBACK	SIDE 2 SETBACK
LOT 1	2154 SF	15' EAST	0' WEST	5' NORTH	5' SOUTH
LOT 2	1306 SF	5' NORTH	5' SOUTH	0' EAST	0' WEST
LOT 3	1306 SF	5' NORTH	5'		



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____
Env. Case Number _____
Application Type _____
Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

- Waived hearing, Concurrent hearing, Hearing not be scheduled on a specific date (e.g. vacation hold)

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address 1 1951-1953 S. Preuss Road Unit/Space Number _____
Legal Description 2 (Lot, Block, Tract) Lot 34 & SW 4.28 feet of Lot 35, Tract No. 1250, M.B. 18, Pgs. 46 & 47
Assessor Parcel Number 4302-019-016 Total Lot Area 9369 sq. ft.

2. PROJECT DESCRIPTION

Present Use 2 unit residential
Proposed Use 6 lot small lot subdivision
Project Name (if applicable) _____
Describe in detail the characteristics, scope and/or operation of the proposed project
VTT-82683 proposed 6 lot small lot subdivision with 2 ownership parking spaces provided on each lot.

Additional information attached [] YES [x] NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e. vacant), Site is located within 500 feet of a freeway or railroad, Site has existing buildings (provide copies of building permits), Site is located within 500 feet of a sensitive use (e.g. school, park)

1 Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
2 Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: 16850 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 2 - Demolish(ed)³ 2 + Adding 6 = Total 6

Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 0 = Total 0

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? 5' Preuss ft.

If you have dedication requirements on multiple streets, please indicate: 2.5 feet in alley

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 17.06, 12.22-C,27, Ordinance No. 185462

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: Construct 6 lot small lot subdivision

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- | | |
|---|--|
| <input type="checkbox"/> Condition compliance review | <input type="checkbox"/> Clarification of Q (Qualified) classification |
| <input type="checkbox"/> Modification of conditions | <input type="checkbox"/> Clarification of D (Development Limitations) classification |
| <input type="checkbox"/> Revision of approved plans | <input type="checkbox"/> Amendment to T (Tentative) classification |
| <input type="checkbox"/> Renewal of entitlement | |
| <input type="checkbox"/> Plan Approval subsequent to Master Conditional Use | |

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

VTT82683 proposed 6 lot small lot subdivision

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form _____
- b. Geographic Project Planning Referral _____
- c. Citywide Urban Design Guidelines Checklist _____
- d. Affordable Housing Referral Form _____
- e. Mello Form _____
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
- g. HPOZ Authorization Form _____
- h. Management Team Authorization _____
- i. Expedite Fee Agreement _____
- j. Department of Transportation (DOT) Referral Form _____
- k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) 201900288 _____
- l. Order to Comply _____
- m. Building Permits and Certificates of Occupancy _____
- n. Hillside Referral Form _____
- o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____
- p. Proof of Filing with the Housing and Community Investment Department _____
- q. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Preuss Villas LLC

Company/Firm Attn: Mr. Faramarz Lavaei

Address: 643 S. Olive St. **Unit/Space Number** 1000

City Los Angeles **State** CA **Zip Code:** 90014

Telephone (213) 612-0000 **E-mail:** joseph@atlantic777.com

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ **Unit/Space Number** _____

City _____ **State** _____ **Zip Code:** _____

Telephone _____ **E-mail:** _____

Agent/Representative name Harvey Goodman, Civil Engineer

Company/Firm Harvey Goodman Civil Engineering Inc.

Address: 834 17th St. **Unit/Space Number** 5

City Santa Monica **State** CA **Zip:** 90403

Telephone (310) 829-1037 **E-mail:** sheri@harveygoodman.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) Architect

Name Matthew Aulicino

Company/Firm AUX Architecture

Address: 2404 Wilshire Blvd., **Unit/Space Number** 12D

City Los Angeles **State** CA **Zip Code:** 90057

Telephone (213) 568-3578 **E-mail:** aulicino@auxoffice.com

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

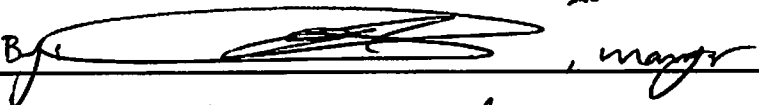
PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature , Mayor Date 7/16/19

Print Name Pejman Pourfar, Mayor

Signature _____ Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 7/16/19 before me, MUTHIAH NACHIAPPAN, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

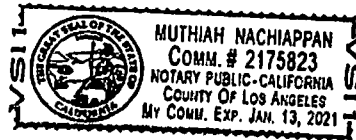
personally appeared FARSHAD POURLAHEI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Muthiah Nachiappan
Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____

By:  manager Date: 7/16/19

Print Name: _____

Preuss Villas LLC, Farshad Pourlavaei Manager

**FINDINGS FOR APPROVAL
VTT-82683
PROPOSED 6 LOT SMALL LOT SUBDIVISION
1951-1953 S. PREUSS ROAD
LOS ANGELES CA 90034**

1Q. THE PROPOSED MAP IS CONSISTENT WITH THE APPLICABLE GENERAL AND SPECIFIC PLANS.

1A. THE SUBJECT PROPERTY IS ZONED RD1.5 AND IS LOCATED WITHIN THE WEST ADAMS – BALDWIN HILLS – LEIMERT COMMUNITY PLAN AREA. THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN, DESIGNATES THE SUBJECT PROPERTY FOR LOW MEDIUM II RESIDENTIAL LAND USES WITH THE CORRESPONDING ZONES OF RD2, RW2 AND RZ2.5. AS SUCH, THE COMMUNITY PLAN ALLOWS FOR THE PROPOSED SUBDIVISION AND USE OF THE SUBJECT PROPERTY.

CURRENTLY, THE SUBJECT PROPERTY IS DEVELOPED WITH 2 SINGLE FAMILY HOUSES. THE PROPOSED PROJECT INVOLVES A SMALL LOT SUBDIVISION TO AUTHORIZE THE SUBDIVISION OF THE EXISTING LOT INTO SIX SMALL LOTS IN CONJUNCTION WITH THE DEMOLITION OF THE EXISTING STRUCTURES ON SITE AND CONSTRUCTION OF SIX SINGLE –FAMILY DWELLINGS WITH TWO PARKING SPACES ON EACH PROPOSED SMALL LOT. THE LOT SIZES WILL RANGE FROM 1306 TO 2154 SQUARE FEET, WHICH EXCEEDS THE MINIMUM LOT SIZE OF 600 SQUARE FEET REQUIRED BY THE SMALL LOT SUBDIVISION ORDINANCE. ADDITIONALLY, THE LOT WIDTHS WILL BE AT LEAST 22.3 FEET WIDE, WHICH EXCEEDS THE MINIMUM LOT WIDTH OF 18 FEET BY THE SMALL LOT SUBDIVISION ORDINANCE. THE LOT COVERAGE OF EACH LOT IS APPROXIMATELY 60 PERCENT WHICH IS BELOW THE MAXIMUM 75% LOT COVERAGE ALLOWED BY THE SMALL LOT SUBDIVISION ORDINANCE. THE PROPOSED PROEJCT WILL BE CONSISTENT WITH THE DENSITY REQUIREMENTS OF THE RD1.5 ZONE. THEREFORE, AS CONDITIONED, THE PROPOSED PROJECT WILL BE CONSISTENT WITH THE APPLICABLE GENERAL PLAN.

2Q. THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

2A. THE BUREAU OF ENGINEERING WILL REVIEW THE PROPOSED PROJECT AND WILL SUBMIT CONDITIONS REQUIRING ANY NECESSARY DEDICATION OF PUBLIC SANITARY SEWER EASEMENTS AND CONSTRUCTION OF ANY OFF-SITE IMPROVEMENTS INCLUDING TREE REPLACEMENT REQUIREMENTS.

MOREOVER, THE PROPOSED PROJECT WILL RESULT IN A LOT SIZE THAT MEETS THE MINIMUM LOT SIZE REQUIRED IN THE RD1.5-1 ZONE AND LOT CUT PATTERN THAT WILL BE CONSISTENT WITH THE OTHER PROPERTIES IN THE NEIGHBORHOOD. THEREFORE, THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION WILL BE CONSISTENT WITH THE APPLICABLE GENERAL PLAN.

FINDINGS FOR APPROVAL, CONTINUED
VTT-82683
PROPOSED 6 LOT SMALL LOT SUBDIVISION
1951-1953 S. PREUSS ROAD
LOS ANGELES CA 90034

3Q. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

3A. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A LANDSLIDE AREA OR LIQUEFACTION ZONE BUT IS LOCATED WITHIN A FAULT ZONE. A GEOTECHNICAL REPORT WAS SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY GRADING DIVISION ON MAY 28, 2019, IN WHICH THE REPORT ADDRESSES APPROPRIATE SEISMIC DESIGN STANDARDS. THE PROPOSED PROJECT IS SIMILAR IN SIZE AND SCOPE TO TWO OTHER SIX LOT SMALL LOT SUBDIVISION APPLICATIONS LOCATED ON THE SAME BLOCK, VTT-82365, 1959 S. PREUSS ROAD AND VTT-82264, 1973 S. PREUSS ROAD. WE ARE NOT REQUESTING ANY VARIANCES IN CONJUNCTION WITH THE APPLICATION FOR SMALL LOT SUBDIVISION.

4Q. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

4A. THE SURROUNDING PROPERTIES ARE ZONED RD1.5-1, RD2-1, R3-1-CPIO, C2-1VL-CPIO AND R1V2-O, THE ADJACENT LAND USES INCLUDE A MIXTURE OF SINGLE FAMILY HOMES, MULTI-FAMILY HOMES AND SOME COMMERCIAL DEVELOPMENTS ALONG ROBERTSON BOULEVARD. THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED WITH TWO ONE-STORY SINGLE FAMILY HOUSES, WHICH WILL BE DEMOLISHED TO ALLOW FOR A SMALL LOT SUBDIVISION OF THE EXISTING LOT INTO SIX LOTS AND THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING ON EACH PROPOSED SMALL LOT. THE PROPOSED PROJECT WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE MUNICIPAL CODE AND SMALL LOT ORDINANCE.

5Q. THE DESIGN OF THE SUBDIVISION AND PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OF SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

5A. THE APPLICANT HAS SUBMITTED AN ENVIRONMENTAL ASSESSMENT FORM AS PART OF THE SUBDIVISION APPLICATION. THE CITY WILL BE RESPONSIBLE FOR PREPARING AN INITIAL STUDY TO DETERMINE THAT NO POTENTIAL ADVERSE IMPACTS ON FISH OR WILDLIFE RESOURCES AS FAR AS PLANT LIFE OR ANIMAL LIFE ARE CONCERNED. MEASURES WILL BE REQUIRED AS PART OF THE APPROVAL WHICH WILL MITIGATE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL. FURTHERMORE, THE SURROUNDING AREA IS PRESENTLY DEVELOPED WITH RESIDENTIAL STRUCTURES AND DOES NOT PROVIDE A NATURAL HABITAT FOR EITHER FISH OR WILDLIFE. THE PROPOSED PROJECT IS SIMILAR IN SIZE AND SCOPE TO TWO OTHER SIX LOT SMALL LOT SUBDIVISION APPLICATIONS LOCATED ON THE SAME BLOCK, VTT-82365, 1959 S. PREUSS ROAD AND VTT-82264, 1973 S. PREUSS ROAD. WE ARE NOT REQUESTING ANY VARIANCES IN CONJUNCTION WITH THE APPLICATION FOR SMALL LOT SUBDIVISION.

**FINDINGS FOR APPROVAL, CONTINUED
VTT-82683
PROPOSED 6 LOT SMALL LOT SUBDIVISION
1951-1953 S. PREUSS ROAD
LOS ANGELES CA 90034**

6Q. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

6A. THERE APPEARS TO BE NO POTENTIAL HEALTH PROBLEMS CAUSED BY THE DESIGN OR IMPROVEMENT OF THE PROPOSED PROJECT. AN EXISTING SANITARY SEWER IS AVAILABLE IN PREISS ROAD ADJOINING THE SUBDIVISION. THE PROPOSED DEVELOPMENT WILL BE REQUIRED TO BE CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM, WHERE THE SEWAGE WILL BE DIRECTED TO THE LOS ANGELES HYPERION TREATMENT PLANT, WHICH HAS BEEN UPGRADED TO MEET STATEWIDE OCEAN DISCHARGE STANDARDS.

7Q. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

7A. NO SUCH EASEMENTS ARE KNOWN TO EXIST. NEEDED PUBLIC ACCESS FOR ROADS AND UTILITIES, IF REQUIRED, WILL BE ACQUIRED BY THE CITY PRIOR TO RECORDATION OF THE PROPOSED TRACT MAP.



ADMINISTRATIVE REVIEW

**SMALL LOT DESIGN STANDARDS (SLD)
Administrative Review**

RELATED CODE SECTION: Los Angeles Municipal Code Section 12.22 C.27(a)(2) authorizes the Director of Planning's review for compliance with the Commission's Small Lot Design Standards.

GENERAL INFORMATION

New Applications - This application and full set of architectural plans as listed below shall be filed concurrently with any small lot subdivision application request (*Vesting Tentative Tract or Preliminary Parcel Map*) and along with any applicable Geographic Project Planning Referral Form (CP-7812).

Modifications to Approved Projects (Deemed Complete After April 18, 2018) - Any subsequent modifications to architectural plans found not to be in substantial compliance with the originally approved Exhibit A shall be required to file a new application for Administrative Clearance and pay all applicable fees concurrently with a building permit application for a small lot project ("Project").

Determining a Project:

For the purposes of Small Lot Administrative Clearance application, the term "Project" includes the erection or construction, reconstruction, rehabilitation, relocation, addition to, or exterior alteration of any building or structure, which require the issuance of a demolition permit, grading permit, or building permit. Projects include the preservation of existing structures in a single lot and the subdivision of land for Small Lot purposes. A Project excludes work that consists solely of interior remodeling, interior rehabilitation or repair work that does not result in alterations to the façade or change in floor area. *The following are examples of building permits that are generally exempt from administrative review:*

- Re-roof with no alterations to the existing roof form, roof details, eave depth, eave details, or facades of the buildings
- In-ground swimming pools where permitted by the LAMC
- Roof-mounted solar modules
- Maintenance, repair, and/or rehabilitation of existing foundations
- Maintenance, repair, and/or rehabilitation of existing window and door treatments
- Mechanical equipment
- Exterior lighting

1. SUBMITTAL REQUIREMENTS

Size and Number of Copies: Provide one full size and five (5) 11"x17" color copies of architectural plans containing the following:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Materials Sheet |
| <input type="checkbox"/> Contextual and Dimensioned Floor Plans | <input type="checkbox"/> Renderings |
| <input type="checkbox"/> Detailed Elevations | <input type="checkbox"/> Landscape Plan (See Technical Requirements applicable to all landscape plans of form CP-6730) |
| <input type="checkbox"/> Roof Plan | |

2. APPLICANT INFORMATION

Applicant Name Preuss Villas LLC, Attn: Mr. Faramarz Lavaei

Address 643 S. Olive Uni/Space Number 1000

City Los Angeles State CA Zip 90014

Telephone (213) 612-0000 E-mail receptionist@atlantic777.com

3. CASE INFORMATION

<u>Administrative Clearance Case Number</u>	<u>VTT082683</u>	<u>Tract/Parcel Map Case Number</u>	<u>Additional Case Number (If applicable)</u>
<u>RD1.5-1</u>	<u>RD1.5-1</u>	<u>Proposed Zone (If Applicable)</u>	<u>Low Medium II Residential</u>
<u>Existing Zone</u>	<u>Residential</u>	<u>6 lot small lot subdivision</u>	<u>General Plan Land Use Designation</u>
<u>Existing Use</u>	<u>Existing Use</u>	<u>Proposed Use</u>	

4. PROJECT SUMMARY

Project Address: 1951 - 1953 S. Preuss Road, Los Angeles CA 90034
 Community Plan Area: West Adams - Baldwin Hills-Leimert
 Specific Plan, DRB, CDO, POD, NOD, CPIO or SN, including subarea if applicable: _____

Small Lot Subdivision Type (check all that apply)

- New construction Small Lot Subdivision of Existing Dwelling Unit/s** Renovation/Addition

** If your project involves the small lot subdivision of existing dwelling units, please describe the proposed alterations.

(Please note that any nonconforming building, structure or improvements may be maintains or repaired or structurally altered provided it conforms to LAMC Section 12.23-A):

5. PROJECT DETAILS

Proposed number of lots:	<u>6</u>	Proposed number of small lot homes:	<u>6</u>
Maximum building height:	<u>44'-6"</u>	Number of stories:	<u>4+roof deck</u>
Roof deck(s) proposed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Maximum building height with railing:	<u>44'-6"</u>
Total number of parking spaces provided:	<u>10</u>	Number of guest parking spaces provided (if applicable):	<u>n/a</u>
Common open space provided:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Size of common open space:	<u>n/a</u>

The following section shall be completed by City Planning staff at the time of filing:

6. ACCEPTANCE FOR FILING

Project Type

- New Construction
 Change of use from apartment unit to Small Lot Home
 Modification to an existing Small Lot Home that constitutes a Project
 Not a Project

Planning Signature	Phone Number
Print Name	Date
Receipt Number	Fee Miscellaneous sign off – Director

Small Lot Design Standards Checklist

To be completed by applicant and subsequently verified by Project Planners during project review.

A. BUILDING DESIGN

1. Dwelling Orientation

- a. Small Lot Homes abutting a right-of-way, including a public street, walk street, public stairways ("right-of-way") or private street shall orient the primary entryway ("front door") toward the right-of-way or, where there is a physical site constraint, shall provide a clearly identifiable pedestrian entry to the site from the right-of-way.
- b. Small Lot Homes located in the interior of the subdivision shall orient the primary entryway toward and be visible from a pedestrian pathway that is connected to the right-of-way.
- c. Small Lot Homes that abut an alley shall orient the primary entryway toward the alley or shall be connected to a pedestrian pathway that leads directly to a right-of-way.

2. Primary Entryways

- a. All Small Lot Homes shall have a primary entryway. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing area.
- b. All primary entryways shall incorporate at least four of the following elements:
 - i. The entryway shall be recessed at least 2 feet from the building façade to create a covered porch or landing area.
 - ii. The doorway shall be recessed at least 3 inches from the building façade.
 - iii. The entryway shall be designed with an overhead projection of at least 6 inches such as an awning or other architectural design features so as to distinguish the front door from the rest of the building façade, unless prohibited by LAMC Section 12.22 C.20.
 - iv. The entryway shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.
 - v. The entryway shall be raised or sunken at least one stair step from the pedestrian pathway.
 - vi. The entryway landing area shall be enhanced with unique paving material, texture, pattern, or color that is differentiated from the pedestrian pathway.

3. Primary Entryways Between Small Lot Homes

- a. Small Lot Homes shall provide at least an 8-foot separation between the face of a primary entryway of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. The separation may include projections as listed in 2.b.iii above, but be clear to sky for a minimum of 7 feet. The separation shall be measured along the portion of the pedestrian pathway that provides access to the entryway.

Yes	No	N/A	Plan Sheet	Administrative Use Only
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A4.00</u>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>

4. Façade Articulation

- a. Façades facing a right-of-way, the project perimeter, and all portions of exterior building elevations located greater than 7 feet from an adjacent Small Lot Home, shall be treated with an equal level of detail and articulation, and shall incorporate all of the following façade articulation techniques:
- i. Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to: wood, glass, brick, metal spandrel, cement board siding, or tile.
 - ii. Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 6 inches in depth that provide variations in the building plane.
 - iii. Window treatments that are extruded or recessed from the building façade a minimum of 3 inches. Windows or doors that are flush with the plane of the building (rather than extruded or recessed at least 3 inches) will not qualify as facade articulation.
 - iv. A break in the façade plane of a minimum of 6 inches in depth that is applied to at least 10 vertical feet of the facade.
 - v. Other additional architectural enhancements to the floor of the primary entrance and below, so as to create a human scale to the building. Examples include handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.

5. Varied Roofline

- a. For any Small Lot Home façade fronting a right-of-way exceeding two stories in height, the roofline shall be articulated by incorporating two of the following:
- i. A roof with a slope equal to or greater than 2 inches to 12 inches, including but not limited to a sloped or curved roofline at the top of the dwelling.
 - ii. A flat roof with a minimum of 2 feet vertical height difference for a minimum of 10 horizontal feet along the roofline of each building façade.
 - iii. A break in façade plane of a minimum of 6 inches in depth that is carried up to the roofline.
 - iv. Any form of roofline modulation such as a step back, an outdoor stairwell, or a corner balcony.

6. Roof Decks

- a. All roof decks along the project perimeter and abutting residential uses shall be stepped back a minimum of 5 feet from the roof edge, so that they are oriented away from and screened to prevent direct views of abutting residential neighbors. Roof decks facing a right-of-way are not required to be stepped back.

Yes	No	N/A	Plan Sheet	Administrative Use Only
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A4.00</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A4.00</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A4.00</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A4.00</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A4.00</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A2.12</u>	<input type="checkbox"/>

7. Building Massing Variation

- a. Small Lot Homes shall be grouped into clusters to avoid long spans of building wall. Clusters of Small Lot Homes shall be no more than six Small Lot Homes in a single continuous row or 180 linear feet, whichever is smaller. Clusters of Small Lot Homes shall be separated with a building gap of a minimum of 6 feet in width, which shall be treated with a combination of landscaping, open space, and common walkways or driveways.
- b. Small Lot Homes in a single row shall provide a lateral shift or break in the façade of a minimum of 6 inches for every three Small Lot Homes or 90 linear feet, whichever is smaller.
- c. Small Lot Homes shall be unique in design so that there is variety between Small Lot Homes within a subdivision. For a Small Lot Subdivision containing more than six Small Lot Homes in a single row, there shall be at least two variations in building design, such as changes in dwelling orientation, primary entryways, fenestration pattern, façade articulation, or varied roofline as prescribed in Subsections 1-5. For a Small Lot Subdivision of 20 or more Small Lot Homes, there shall be at least three variations in building design as stated above.

Yes	No	N/A	Plan Sheet	Administrative Use Only
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A4.00</u>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>A1.10</u>	<input type="checkbox"/>

B. PEDESTRIAN CONNECTIVITY AND ACCESS

1. Pedestrian Pathways

- a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the right of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures.
- b. A pedestrian pathway located within or parallel to a Common Access Driveway shall be constructed and/or treated with a change of materials, finishes, pattern, or paving that distinguishes the pathway from vehicular traffic.
- c. Small Lot Subdivisions of 20 or more Small Lot Homes shall provide pedestrian and bicycle access to surrounding neighborhood rights-of-way.

2. Fences/Walls

- a. Fences or walls abutting the street or common open space areas shall be decorative, including but not limited to latticework, ornamental fences, screen walls, hedges or dense shrubs or trees. Solid masonry walls along the right-of way are not permitted.
- b. Fences or walls abutting the right-of-way and within the yard shall provide a point of entry into each lot abutting the right-of-way.

C. LANDSCAPING

1. Landscaping, Common Open Space Areas and Amenities

- a. All setback and open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, and common open space areas shall be attractively landscaped and maintained.

- b. Required Common Open Space Areas must:
- i. Be open to the sky and have no structures that project into the common open space area, except as provided in Section 12.22 C.20 (b).
 - ii. Be located at grade level, contiguous or connected, and readily accessible to all residents of the site.
 - iii. Have a minimum area of 300 sq. ft. with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area. Driveways, parking spaces, or pedestrian pathways cannot be counted toward the open space requirement.
- c. The combination of required Common Open Space Areas shall be multifunctional and designed to accommodate a range of passive, active, or social uses, with enhancements such as landscaping, activity lawns, swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas, sitting areas, decorative bike racks, and/or dog washing stations. Common open space areas may include enhanced side yards and rear yards that meet the minimum area and dimension requirement above.
- d. All yards of a subdivision abutting the right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include: decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks.

Yes	No	N/A	Plan Sheet	Administrative Use Only
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1.10	<input type="checkbox"/>

D. MIXED USE SMALL LOTS

Small Lot Subdivisions may provide Small Lot Homes that contain commercial uses at the ground floor ("Mixed Use Small Lot Homes"). Mixed Use Small Lots must comply with all other applicable regulations governing the site with regards to parking, signage, access, and FAR limitations in the LAMC. The following Design Standards shall be required for any Mixed Use Small Lot Home in addition to the other Design Standards contained in this document.

1. Building Orientation and Entry

- a. Mixed Use Small Lot Homes shall be first located along the perimeter of the subdivision abutting the right-of-way.
- b. A Mixed Use Small Lot Home shall provide a separate ground floor entrance to the commercial use, or an identifiable lobby that serves both the residential and commercial uses. The commercial entrance shall be directly accessible from the right-of-way and open during the normal business hours posted by the business.

2. Building Design

- a. A Mixed Use Small Lot Home shall be designed with an identifiable ground floor commercial component.
- b. Store entrances shall be recessed, not flush, with the edge of the building facade to articulate the storefront and provide shelter for persons entering and exiting.
- c. The ground floor commercial use shall be visually separated from upper residential floors, with a façade treatment such as an awning, framing, setback, or overhang of at least 18 inches in depth, so as to distinguish the commercial base of the building.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>

- d. The storefront of a ground floor non-residential use that fronts a right-of-way shall consist of at least fifty percent transparent windows and doors, unless otherwise prohibited by other sections of the L.A.M.C.
- e. Signage for the ground floor commercial use shall be located at or adjacent to the ground level, and be located no higher than 14 feet.

Yes	No	N/A	Plan Sheet	Administrative Use Only
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>

E. BUNGALOW COURTS AND EXISTING STRUCTURE SMALL LOTS

Existing bungalow courts and detached single, duplex, or triplex dwelling structures may be subdivided in accordance with the 2018 Small Lot Code Amendment. The conversion of an existing "Bungalow Court or Existing Structure" to a Small Lot Subdivision shall only be required to comply with the following Design Standards.

1. Common Access Driveway

- a. Existing Common Access Driveways, pedestrian pathways, and central common open space areas shall be maintained and not reduced in size.

2. Pedestrian Pathway

- a. Pedestrian pathways of a minimum width of 3 feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements. If narrower pathways exist, they may be maintained in the same footprint and area and shall not be further reduced in width.

3. Existing Structures

- a. New dwelling construction or additions to a designated or identified historic structure shall be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

4. New Dwellings

- a. All new dwellings proposed in addition to a Bungalow Court or Existing Structure Small Lot project shall also meet the applicable design standards in sections A, B, and C of the Small Lot Design Standards. 5. Landscaping All open areas not used for buildings, parking areas, driveway, pedestrian pathways, utilities, or amenity areas shall be attractively landscaped and maintained.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	<input type="checkbox"/>

Additional Design Details

The following section shall be completed by Project Planning staff after the review and approval of submitted plans:

8. ADMINISTRATIVE CLEARANCE APPROVAL

Planning Signature	Phone Number
Print Name	Date

INSTRUCTIONS: Administrative Clearance – SLD

1. **Submittal** - Applicants are required to submit a completed Administrative Clearance Application, including the project summary and checklist, at the time of Administrative Clearance filing.
2. **Review Materials** - Review of the application by an assigned project planner will verify if the project meets the requirements of the Small Lot Design Standards.
3. **Timing of Review** - The Administrative Clearance shall be completed prior to the scheduling of any required hearing for a proposed small lot subdivision map. In cases where a hearing has been waived, this review shall be completed prior to the issuance of the subdivision determination.
4. **Relief** - The Administrative Clearance does not provide any relief mechanisms for project applicants. Applicants are required to demonstrate compliance with all applicable design standards.
5. **Appeal Rights** - The Administrative Clearance process is non-appealable.
6. **Conditions of Approval** - As a condition of approval, all small lot subdivisions, including Vesting Tentative Tract Maps and Preliminary Parcel Maps, shall be required to conform to the plans approved during the Administrative Clearance review process. These plans shall be stamped Exhibit A and included in the related subdivision map case file.
7. **Building Permit Clearance** - Following the entitlement approval of a small lot subdivision map, subsequent building permit applications for the new construction of said map's small lot homes shall be in substantial conformance with the most recently approved set of plans.
8. **Other Applicable Approvals** - Applicants are strongly advised to consult with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing. The design of the proposed project may require alterations in order to comply with the Los Angeles Municipal Code.
9. **Modifications to Projects Deemed Complete after April 18, 2018** - If a project's architectural plans are modified subsequent to the initial approval of the project and determined by the Department of City Planning to no longer be in substantial compliance with Exhibit A, the applicant shall file a new application for Administrative Clearance and pay all applicable fees.
10. **Exceptions** - The following projects are not required to file an Administrative Clearance pursuant to L.A.M.C. Section 12.22 C.27(c):
 - a. Any small lot subdivision entitlement application filed, accepted and deemed complete prior to April 18, 2018, as determined by the Department of City Planning.
 - b. Any project for which the City has approved a small lot subdivision discretionary land use entitlement as of April 18, 2018, but that has not yet submitted plans and appropriate fees to the Department of Building and Safety for plan check, as determined by the Department of City Planning.

City of Los Angeles Department of City Planning website: <http://planning.lacity.org>



REFERRAL FORMS

GEOGRAPHIC PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
• Community Design Overlays (CDO)
• Neighborhood Oriented District (NOD)
• Sign District (SN)
• Zone Change
• Design Review Board (DRB)
• Pedestrian Oriented District (POD)
• Community Plan Implementation Ordinance (CPIO)
• Public Benefit Alternative Compliance
• Zone Variance

NOTE: The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the date of the Project Planning Signature, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

PROJECT SUMMARY

1. Subject Property Address: 1951-1953 S. Preuss Road, Los Angeles CA 90034

2. Community Plan Area Name: West Adams-Baldwin Hills-Leimert

a. Specific Plan Name, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable: (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).

VTT-82683-SL proposed 6 lot small lot subdivision

3. Project Type (check all that apply)

- [X] New construction [] Addition [] Renovation [] Sign
[] Change of Use [] Grading [] Density Bonus [X] Small Lot Subdivision
[] Other (describe)

If Change of Use, what is:

Existing Use? Proposed Use?

Description of proposed project: Vesting Tentative Tract Map No. 82683 to permit construction of 6 lot small lot subdivision with ownership parking provided on individual lots.

Items 4-7 to be completed by Department of City Planning Staff Only

4. AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

- [] Project Permit
o Minor (3 signs or less OR change of use)
o Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)
o Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.
[] Modification
[] Adjustment
[] Exception
[] Amendment
[] Interpretation
[] Not a Project
[] Other

Design Review Board

- Preliminary Review
- Final Review

CDO/POD/NOD

- Discretionary Action
 - Minor (3 signs or less OR change of use)
 - Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)
 - Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)
- Sign-off only
- Not a Project

Community Plan Implementation Overlay (CPIO)

- Administrative Clearance (Multiple Approvals)
- CPIO Adjustment (CPIOA)
- CPIO Exception (CPIOE)
- Potentially Historic Resource

Affordable Housing

- Density Bonus
- Affordable Housing Referral Form
 - Off-menu incentives requested
- Conditional Use >35%
- Public Benefit

Small Lot Subdivision

- Consultation completed

Streetscape Plan

- Consultation completed
- Not a Project or N/A under Streetscape Plan: _____
(Insert Streetscape Plan Area)


5. ENVIRONMENTAL CLEARANCE

- Not Determined
- Categorical Exemption
- Class 32 Categorical Exemption
- Existing ENV Case Number: _____
- ENV Addendum Case Number: _____
- Environmental Assessment Form (EAF)
- Other Entitlements needed

6. PUBLIC NOTICING

- Standard (BTC to mail hearing notice)
- Special (At time of filing applicant must pay BTC to mail determination letters only)
 - Abutting owners
 - Abutting occupants

7. NOTES

Project Planning Signature: 	Phone Number: 213-978-1348
Print Name: Kyle Winston	Date: 8/22/19



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: _____

Related Case Numbers: _____

Case Filed With (Print Name): _____ Date Filed: _____

EAF Accepted By (Print Name): _____ Date Accepted: _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: 1951-1953 S. Preuss Road, Los Angeles CA 90034

Assessor's Parcel Number: 4302-019-016

Major Cross Streets: Sawyer Street to the north and Guthrie Avenue to the south

Community Plan Area: West Adams - Baldwin Hills - Leimert Council District: 10

APPLICANT (if not Property Owner)

Name: Preuss Villas LLC

Company: Attn: Mike Lavaei

Address: 643 S. Olive St., Suite 1000

City: Los Angeles State: CA Zip Code: _____

E-Mail: mike@atlantic777.com

Telephone No.: (213) 612-0000

APPLICANT'S REPRESENTATIVE

Name: Harvey Goodman Civil Engineer

Company: Harvey Goodman Civil Engineering

Address: 834 17th St., #5

City: Santa Monica State: CA Zip Code: 90403

E-Mail: sheri@harveygoodman.com

Telephone No.: (310) 829-1037

PROPERTY OWNER

Name: Same as Applicant

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-Mail: _____

Telephone No.: _____

ENVIRONMENTAL REVIEW CONSULTANT

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-Mail: _____

Telephone No.: _____

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

VTT82683 construct 6 lot small lot subdivision with 2 ownership parking spaces provided on each individual lot pursuant to ordinance no. 185462

Additional information or Expanded Initial Study attached: YES NO

B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? YES NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 9369 _____ square feet
 Net Acres: 0.20 _____ Gross Acres: 0.22 _____

B. Zoning/Land Use.

	Existing	Proposed
Zoning	RD1.5-1	RD1.5-1
Use of Land	residential	6 lot small lot subdivision
General Plan Designation	Low Medium II Residential	Low Medium II Residential

C. Structures.

1. Does the property contain any vacant structure? YES NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? YES NO

If YES, provide the number: 2, type: single family
 _____, total square footage: _____
 and age: approx. 94 years old of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 2

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)	0	see attached tree report				
Protected (4" trunk diameter and greater)	0	Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: YES NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.

E. Slope. State the percent of property which is:

Less than 10% slope: 100% 10-15% slope: _____ over 15% slope: _____

If slopes over 10% exist, a **Topographic Map** will be required.

F. **Grading.** Specify the total amount of dirt being moved:

0-500 cubic yards More than 500 cubic yards

If more than 500 cubic yards (indicate amount): _____ cubic yards

G. **Import/Export.** Indicate the amount of dirt to be imported or exported:

Imported: 500 cubic yards Exported: _____ cubic yards

Location of disposal site: _____

Location of borrow site: to be determined

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? YES NO

If YES, a *Haul Route* is required.

H. **Hazardous Materials and Substances.** Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? YES NO

If YES, describe: _____

If YES, a *Phase I Environmental Site Assessment (ESA)* is required.

I. **Historic, Cultural and/or Architecturally Significant Site or Structure.** Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: _____

California Register of Historic Resources: _____

City of Los Angeles Cultural Historic Monument: _____

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

Identified on SurveyLA: _____

Identified in HistoricPlacesLA: _____

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? YES NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO

If YES, describe: _____
_____ and indicate the sheet number on your plans showing the condition: _____.

3. **PROPOSED DEVELOPMENT**

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. **ALL PROJECTS**

i. **Parking.**

Vehicular Parking

Required: 12 + Guest: 0

Proposed: 12 + Guest: 0

Bicycle Parking:

Required Long-Term: 0 Required Short-Term: 0

Proposed Long-Term: 0 Proposed Short-Term: 0

ii. **Height.**

Number of stories (not including mezzanine levels): 4 stories Maximum height: 44"

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: _____.

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

iii. **Project Size.**

What is the total floor area of the project? 16850 gross square feet

iv. **Lot Coverage.** Indicate the percent of the total project that is proposed for:

Building footprint: 55.6 %

Paving/hardscape: 29.4 %

Landscaping: 15 %

v. **Lighting.** Describe night lighting of project: Safety and Walkway

B. RESIDENTIAL PROJECT

If no portion of the project is residential check -N/A and continue to next section

i. Number of Dwelling Units.

Single Family: 6 SIS, Apartment: _____, Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: _____

iii. Open Space.

Does the project involve new construction resulting in additional floor area and units? YES NO

Does the project involve six or more residential units? YES NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)	N/A	N/A
Private Open Space (Square Feet)	N/A	N/A
Landscaped Open Space Area (Square Feet)	N/A	N/A
Number of trees (24 inch box or greater)	N/A	N/A

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): _____
 To Be Determined

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: N/A

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check -N/A and continue to next section

i. Type of Use. _____

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? YES NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. Hotel/Motel. Identify the number of guest rooms: _____ guest rooms

iv. Days of operation. _____
Hours of operation. _____

v. Special Events. Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? YES NO
If YES, describe events and how often they are proposed _____

vi. Occupancy Limit. Total Fire Department occupancy limit: _____

- a. Number of fixed seats or beds _____
- b. Total number of patrons/students _____
- c. Number of employees per shift _____, number of shifts _____
- d. Size of largest assembly area _____ square feet

v. Security. Describe security provisions for the project _____

4. SELECTED INFORMATION

A. Circulation. Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Robertson Blvd., approx. 339' to the west of the subject site is classified as Modified Avenue II

B. Green building certification. Will the project be LEED-certified or equivalent? YES NO
If YES, check appropriate box:

- Certified Equivalent Silver Gold Platinum Other _____

C. Fire sprinklers. Will the Project include fire sprinklers? YES NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

Check this box if you are requesting a Class 32 Exemption, and:

- You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

**APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED**

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) <u>Preuss Villas, LLC; Farshid Pourlavari</u> , (print name) _____	_____
Signature <u>By: [Signature]</u> , _____	Signature _____

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 7/16/19 before me, MUTHIAH NACHIAPPAN, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

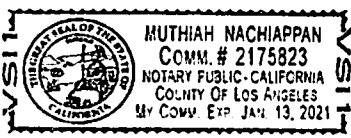
personally appeared FARSHID POURLAVARI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



**EAF WRITTEN JUSTIFICATION
VTT82863
6 LOT SMALL LOT SUBDIVISION
1951-1953 S. PREUSS ROAD
LOS ANGELES CA 90034**

A. THE PROPOSED PROJECT IS CONSISTENT WITH THE APPLICABLE GENERAL DESIGNATION AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH APPLICABLE ZONING DESIGNATION REGULATIONS.

A. THE SUBJECT PROPERTY IS ZONED RD1.5-1 AND IS LOCATED WITHIN THE WEST ADAMS – BALDWIN HILLS –LEIMERT COMMUNITY PLAN AREA. THE LAND USE ELEMENT OF THE CITY'S GENERAL PLAN DESIGNATES THE SUBJECT PROPERTY FOR LOW MEDIUM II RESIDENTIAL LAND USES WITH THE CORRESPONDING ZONES OF RD2, RW2 AND RZ2.5. AS SUCH, THE COMMUNITY PLAN ALLOWS FOR THE PROPOSED SUBDIVISION AND USE OF THE SUBJECT PROPERTY.

CURRENTLY, THE SUBJECT PROPERTY IS DEVELOPED WITH 2 SINGLE FAMILY HOUSES. THE PROPOSED PROJECT INVOLVES A SMALL LOT SUBDIVISION TO AUTHORIZE THE SUBDIVISION OF THE EXISTING LOT INTO SIX SMALL LOTS IN CONJUNCTION WITH THE DEMOLITION OF THE EXISTING STRUCTURES ON SITE AND CONSTRUCTION OF SIX SINGLE –FAMILY DWELLINGS WITH TWO PARKING SPACES ON EACH PROPOSED SMALL LOT. THE LOT SIZES WILL RANGE FROM 1306 TO 2154 SQUARE FEET, WHICH EXCEEDS THE MINIMUM LOT SIZE OF 600 SQUARE FEET REQUIRED BY THE SMALL LOT SUBDIVISION ORDINANCE. ADDITIONALLY, THE LOT WIDTHS WILL BE AT LEAST 22.3 FEET WIDE, WHICH EXCEEDS THE MINIMUM LOT WIDTH OF 18 FEET BY THE SMALL LOT SUBDIVISION ORDINANCE. THE LOT COVERAGE OF EACH LOT IS APPROXIMATELY 60 PERCENT WHICH IS BELOW THE MAXIMUM 75% LOT COVERAGE ALLOWED BY THE SMALL LOT SUBDIVISION ORDINANCE. THE PROPOSED PROJECT WILL BE CONSISTENT WITH THE DENSITY REQUIREMENTS OF THE RD1.5 ZONE. THEREFORE, AS CONDITIONED, THE PROPOSED PROJECT WILL BE CONSISTENT WITH THE APPLICABLE GENERAL PLAN AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH APPLICABLE ZONING DESIGNATION REGULATIONS.

B. THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.

B. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE LIMITS OF THE CITY OF LOS ANGELES, WITH A TOTAL LOT AREA OF 0.20 ACRES AND IS SURROUNDED BY A MIXTURE OF MULTI-FAMILY AND SINGLE FAMILY RESIDENTIAL DEVELOPMENTS.

**EAF WRITTEN JUSTIFICATION
VTT82863
6 LOT SMALL LOT SUBDIVISION
1951-1953 S. PREUSS ROAD
LOS ANGELES CA 90034**

C. THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE OR THREATENED SPECIES.

C. THE PROJECT SITE IS LOCATED IN THE CENTER OF THE CITY AND CONTAINS EXISTING SINGLE FAMILY HOUSES. WE ARE NOT AWARE OF ANY RARE, THREATENED OR ENDANGERED SPECIES UTILIZING THE AREA AS A HABITAT. THE APPLICANT HAS SUBMITTED AN ENVIRONMENTAL ASSESSMENT FORM AS PART OF THE SUBDIVISION APPLICATION. THE CITY WILL BE RESPONSIBLE FOR PREPARING AN INITIAL STUDY TO DETERMINE THAT NO POTENTIAL ADVERSE IMPACTS ON FISH OR WILDLIFE RESOURCES AS FAR AS PLANT LIFE OR ANIMAL LIFE ARE CONCERNED. MEASURES WILL BE REQUIRED AS PART OF THE APPROVAL WHICH WILL MITIGATE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL. FURTHERMORE, THE SURROUNDING AREA IS PRESENTLY DEVELOPED WITH RESIDENTIAL STRUCTURES AND DOES NOT PROVIDE A NATURAL HABITAT FOR EITHER FISH OR WILDLIFE. THE PROPOSED PROJECT IS SIMILAR IN SIZE AND SCOPE TO TWO OTHER APPLICATIONS FOR SMALL OT SUBDIVISIONS, VTT-82264-SL, ENV-2018-3570, LOCATED AT 1973 S. PREUSS ROAD, PROPOSED SIX LOT SMALL LOT SUBDIVISION AND VTT-82365-SL, ENV-2018-6182-CE, LOCATED AT 1957-1959 S. PREUSS ROAD, PROPOSED SIX LOT SMALL LOT SUBDIVISION.

D. APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.

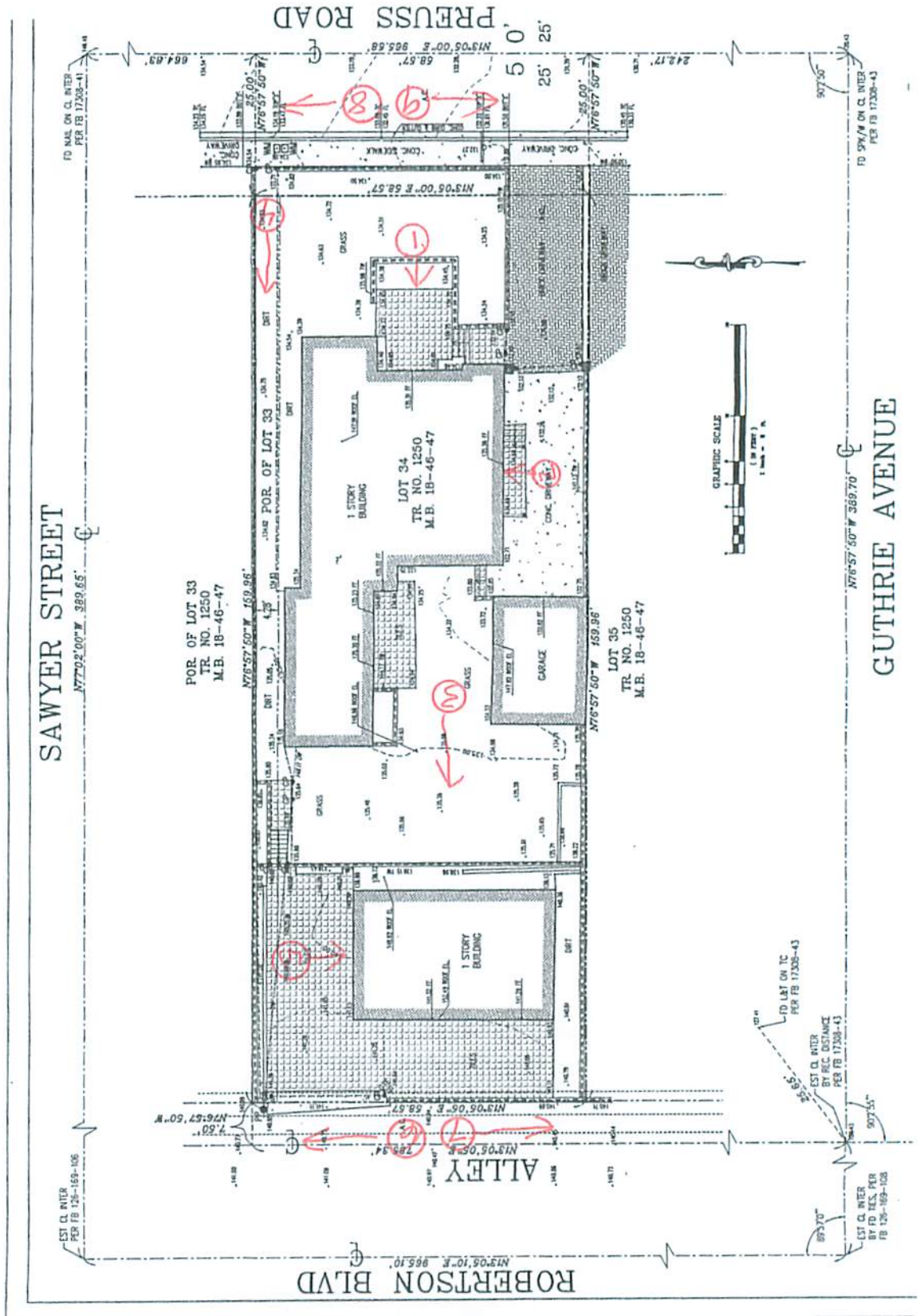
D. APPROVAL OF THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY. ANY IMPACTS WILL MITIGATE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.

E. THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.

E. THE SITE CAN BE SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES INASMUCH AS THE PROPERTY IS CURRENTLY DEVELOPED WITH SINGLE FAMILY HOUSES AND ALL UTILITES ARE EXISTING.

VT 82683, 1951 -1953 S. Preuss Road, Los Angeles CA 90034

PHOTO KEY MAP



SAWYER STREET

GUTHRIE AVENUE

PREUSS ROAD

ROBERTSON BLVD

POR. OF LOT 33
TR. NO. 1250
M.B. 18-46-47

LOT 35
TR. NO. 1250
M.B. 18-46-47

LOT 34
TR. NO. 1250
M.B. 18-46-47

1 STORY BUILDING

GARAGE

1 STORY BUILDING

ALLEY

GRAPHIC SCALE
(1" = 100')



EST. Q. INTER
PER FB 17308-43

EST. Q. INTER
PER FB 17308-43

EST. Q. INTER
PER FB 17308-43

EST. Q. INTER
PER FB 17308-43

EST. Q. INTER
PER FB 17308-41

EST. Q. INTER
PER FB 17308-43



1



3





4

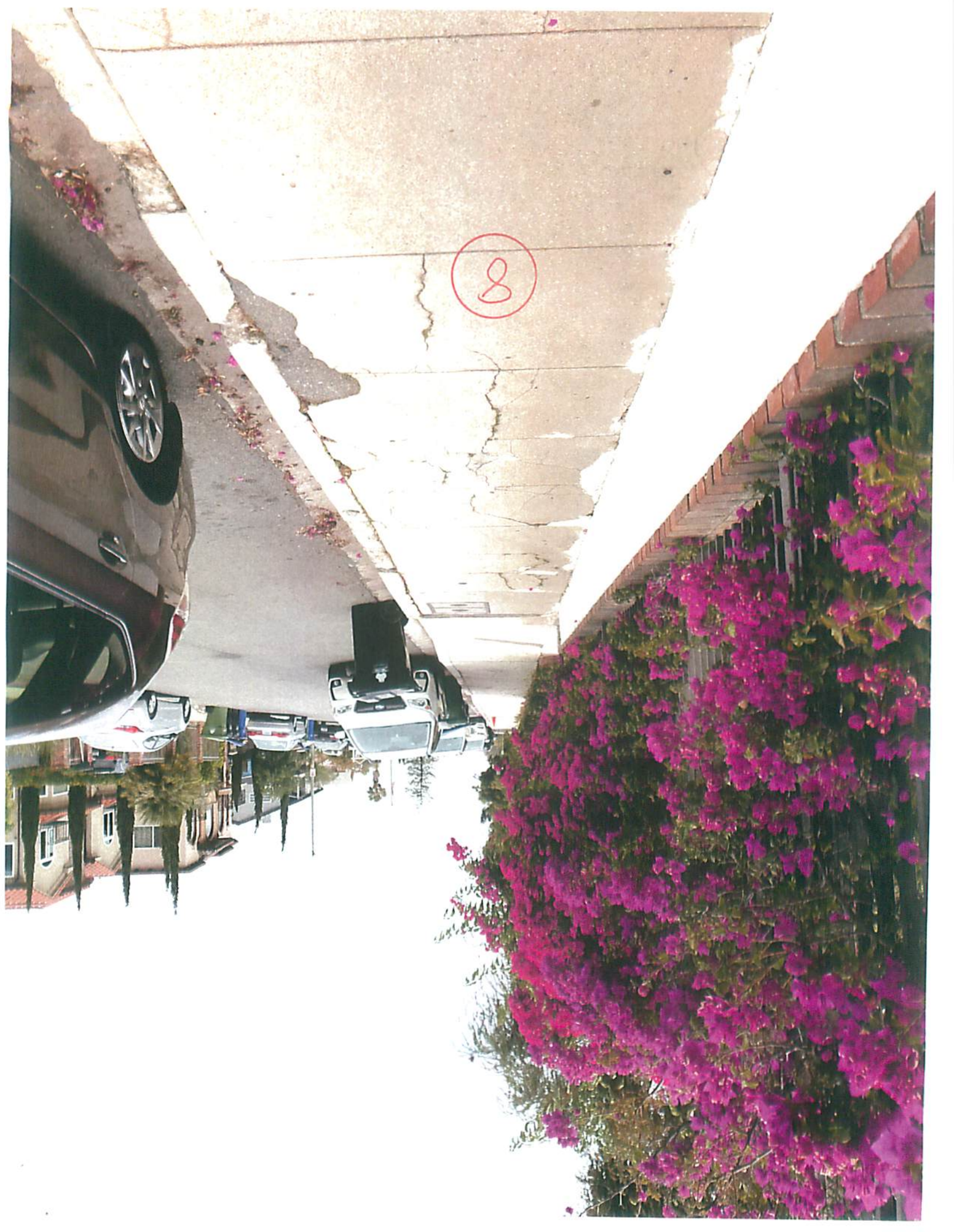
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9

**NOTICE OF PUBLIC HEARING
SOUTH OF ROBERTSON NEIGHBORHOOD COUNCIL
LUED COMMITTEE MEETING**

PROJECT SITE: 1951 – 1953 S. PREUSS ROAD, LOS ANGELES CA 90034

**CASE NO.: VTT-82683
ENV- 2019-5697-EAF
ADM-2019-5696-SLD**

DATE: MARCH 5, 2020

TIME: 7:00PM

**PLACE: SIMON WIESENTHALCENTER
1399 S. ROXBURY DR.
LOS ANGELES CA 90035
(NORTHWEST CORNER OF PICO BLVD)**

**CONTACT: HARVEY GOODMAN CIVIL ENGINEER
(310)829-1037**

PROPOSED PROJECT:

**DEMOLITION OF EXISTING STRUCTURES
CONSTRUCTION 4 STORY, 6 LOT SMALL LOT SUBDIVISION WITH OWNERSHIP PARKING
SPACES PROVIDED ON INDIVIDUAL LOTS**

YOU ARE INVITED TO ATTEND THIS MEETING



**VESTING TENTATIVE TRACT 82683
FOR SMALL LOT SUBDIVISION PURPOSES**

NORTH
0.22 AC.

LEGAL' LOT 34 & S'LY 4.28' OF LOT 35, TRACT NO. 1250 M.B. 18-46/47

CASE NO.
DATE APRIL 18, 2019
D.M. 126 B 169
SCALE 1"=100'
USES FIELD

T.B.
PAGE 632 GRID H-5
C.D. 10 C.T. 2696.02
P.A. 104 WAD

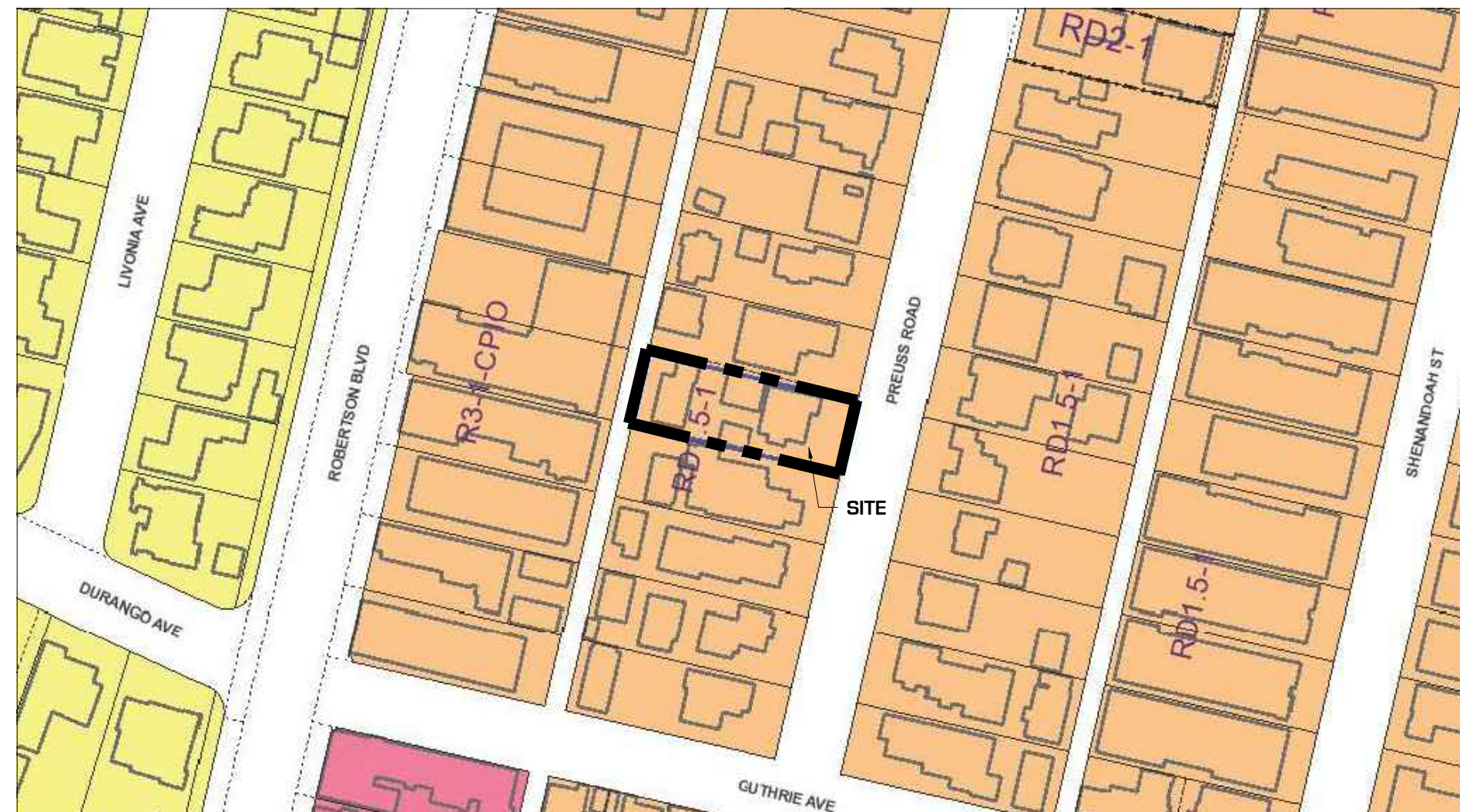
REPRESENTATIVE:
HARVEY GOODMAN, C.E.
834 17TH ST. # 5
SANTA MONICA, CA 90403

JEROME BUCKMELTER ASSOC., INC.
23534 AETNA ST.
WOODLAND HILLS, CA 91367
(818) 340-8386

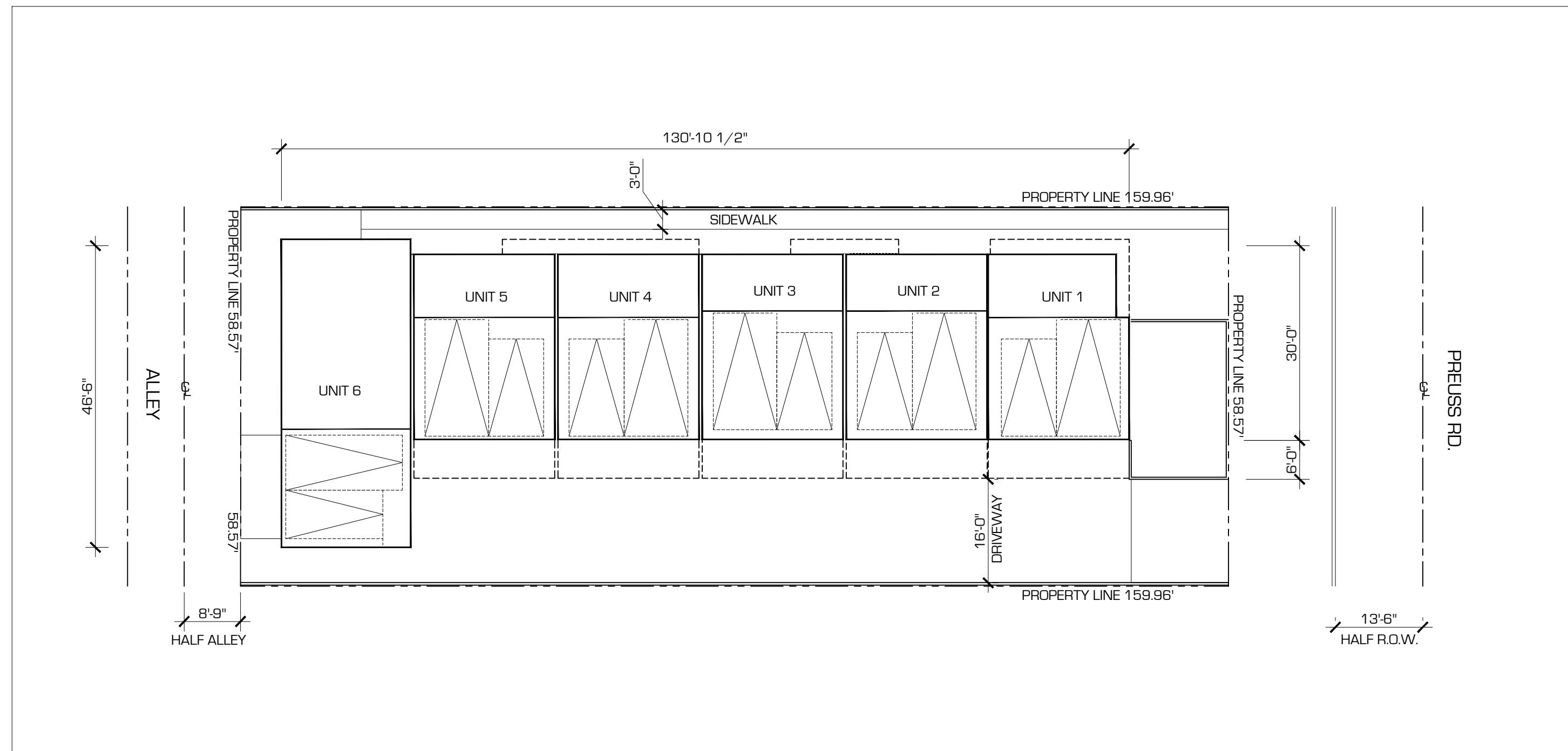
RENDERING



VICINITY MAP



PLOT PLAN



SYMBOLS

DIMENSION STYLE 5'-8" IMPERIAL	FINISH SYMBOL TAG X 000
WINDOW TYPE 000	DOOR TYPE 000
ROOM NAME / NUMBER NAME XX-000 SQUARE FOOTAGE CEILING HEIGHT	REVISION ARC LENGTH 1/8"
POINT MARKER 0'-0" 0'-0"	INTERIOR ELEVATION DRAWING NUMBER SHEET NUM.
HEIGHT ELEVATION LEVEL X 0'-0" A.F.F.	SECTION TAG 0 A00.00
MATCH LINE MATCHLINE	DETAIL TAG 0 A00.00
BREAK LINE	EXTERIOR ELEVATION 00 A00.00
KEY NOTE 00	CALL OUT 00 A00.00
NOTE TEXT	GRID LINE TAG XY

TRUE NORTH PLAN NORTH

DRAWING TITLE.
SCALE: 0"=1'-0"

DRAWING LEGEND

#	SHEET TITLE	ISSUE AND DATE
A0.00	COVER SHEET	●
-	SURVEY	
A0.10	GENERAL NOTES	
A0.11	GREEN BUILDING FORMS	
A0.12	SOILS APPROVAL LETTER	
A0.16	CERTIFICATIONS	
A0.17	CERTIFICATIONS	
A0.18	SPECIFICATIONS	
A0.20	ACCESSIBILITY NOTES	
A1.10	SITE PLAN / FIRST FLOOR PLAN	●
A1.11	EGRESS DIAGRAMS	
A1.20	SITE DETAILS	
A2.11	SECOND & THIRD FLOOR PLAN	●
A2.12	FOURTH FLOOR & ROOF PLAN	●
A3.00	SECTIONS	
A4.00	ELEVATIONS	●
A4.01	ELEVATIONS	●
A6.00	ENLARGED PLANS AND ELEV.	
A9.00	EXTERIOR DETAILS	
A10.00	INTERIOR DETAILS	
A11.00	DOOR SCHEDULE	
A11.01	WINDOW SCHEDULE	
A11.10	DOOR DETAILS	
A11.20	WINDOWS DETAILS	

UNIT AREA SUMMARY (PER ZONING AREA)

UNIT	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	UNIT TOTAL
UNIT 1	215 SF	640 SF	605 SF	605 SF	2,065 SF
UNIT 2	200 SF	640 SF	605 SF	605 SF	2,050 SF
UNIT 3	200 SF	640 SF	605 SF	605 SF	2,050 SF
UNIT 4	200 SF	640 SF	605 SF	605 SF	2,050 SF
UNIT 5	200 SF	640 SF	605 SF	605 SF	2,050 SF
UNIT 6	525 SF	785 SF	745 SF	745 SF	2,800 SF

PROJECT INFORMATION

SCOPE OF WORK:
CONSTRUCTION OF A 6-UNIT SMALL LOT SUBDIVISION

PROJECT ADDRESS:
1953 S. PREUSS ROAD
LOS ANGELES, CA 90034

ASSESSOR PARCEL NUMBER: 4302 019 016

TRACT: TR 1250
LOT: 34 AND ARB 2 OF LOT 35 **BLOCK:** NONE
MAP REF: M B 18-46/47

GROSS SITE AREA: 9,369 SF
GROSS BUILDING AREA: 16,850 SF
NET FLOOR AREA: 13,065 SF
BUILDING HEIGHT: 44'-0" (45'-0" MAX PER LAMC)
NUMBER OF STORIES: 4 + ROOF DECK

BUILDING AREA PER ZONING CODE:
UNIT 1: 2,065 SF
UNIT 2: 2,050 SF
UNIT 3: 2,050 SF
UNIT 4: 2,050 SF
UNIT 5: 2,050 SF
UNIT 6: 2,800 SF
TOTAL: 13,065 SF

BUILDING AREA PER BUILDING CODE:
UNIT 1: 2,275 SF (SFD) 370 SF (GARAGE)
UNIT 2: 2,265 SF 370 SF (GARAGE)
UNIT 3: 2,265 SF 370 SF (GARAGE)
UNIT 4: 2,265 SF 370 SF (GARAGE)
UNIT 5: 2,265 SF 370 SF (GARAGE)
UNIT 6: 2,915 SF 325 SF (GARAGE)
TOTAL: 14,250 SF 2,175 SF (GARAGE)
AREA OF R3 OCCUPANCY (RESIDENTIAL): 14,250 SF
AREA OF U OCCUPANCY (GARAGE): 2,175 SF

CODE SUMMARY

BUILDING CODES	2017 LA BUILDING CODE (LABC)
	2017 LA RESIDENTIAL CODE (LARC)
	2017 LA MECHANICAL CODE (LAMC)
	2017 LA PLUMBING CODE (LAPC)
	2017 LA ELECTRICAL CODE (LAEC)
	2017 LA GREEN BUILDING CODE (LAGBC)
	2016 ENERGY STANDARDS
ZONING CODES	LOS ANGELES MUNICIPAL CODE
JURISDICTION	CITY OF LOS ANGELES COUNTY OF LOS ANGELES STATE OF CALIFORNIA

ZONING CODE SUMMARY:	
PARCEL ZONING	RD1.5-1
GENERAL PLAN DESIGNATION	LOW MEDIUM II RESIDENTIAL
LAND USE	RESIDENTIAL
BUILDABLE AREA	6,539 SF (LOT AREA MINUS REQ'D SETBACKS)
ALLOWABLE FAR	3:1 FAR (LAMC SEC 12.21.1)
ALLOWABLE FLOOR AREA	19,617 SF (3:1 FAR)
PROPOSED FLOOR AREA	13,085 SF
PROPOSED FAR	2:1 FAR
ALLOWABLE LOT DENSITY	1 UNIT PER 1,500 SF
ALLOWABLE # OF UNITS	6
ALLOWABLE LOT COVERAGE	75% (PER SMALL LOT ORDINANCE)
LOT AREA AFTER DEDICATION	8,929.7 SF
BUILDING FOOTPRINT	4,900 SF
PROPOSED LOT COVERAGE	55%

PARKING REQUIRED	12 (2 PARKING PER SFD)
PARKING PROVIDED	12

BUILDING CODE SUMMARY:
BUILDING OCCUPANCY
R-3 (SINGLE FAMILY RESIDENTIAL)
U (GARAGE)

OCCUPANCY GROUP AND AREA
R-3: 14,650 SF
U: 2,175 SF

TYPE OF CONSTRUCTION
TYPE I-B (PARKING LEVEL - 1 STORY)
TYPE V-A (DWELLING UNITS - 4 STORIES)
FULLY SPRINKLERED PER SEC. 903.3.1.2

MAX. ALLOWABLE AREA	UL (SEC. 506.2.3 / TABLE 506.2)
TOTAL AREA PROPOSED	16,850 SF
MAX. ALLOWABLE HEIGHT	60'-0" ABOVE GRADE PLANE (TABLE 504.3)
TOTAL HEIGHT PROPOSED	44'-0" ABOVE GRADE PLANE
MAX. ALLOWABLE STORIES	4 STORIES (TYPE V-B CONSTRUCTION)

FIRE SPRINKLERS:
(N) NFPA 13R SPRINKLER SYSTEM PER SEC 903.3.1.2 THROUGHOUT.
SPRINKLER SYSTEM UNDER SEPARATE PERMIT BY FIRE SPRINKLER SUB-CONTRACTOR

PROJECT INFO

PROJECT
1953 PREUSS RD

DRAWING

HARDSCAPE CALCULATIONS

TOTAL SITE AREA	9,369 SF	100%
BUILDING FOOTPRINT	4,112 SF	43.9%
PATHWAYS AND DRIVEWAYS	3,467 SF	37%
LANDSCAPING	1,332 SF	14.5%
AREA TO BE DEDICATED	438 SF	4.6%
PROPOSED SITE AREA	8,930 SF	100%
TOTAL AREA OF PATHWAYS AND DRIVEWAYS	3,467 SF	38.8%
PERMEABLE PAVING	871 SF	10%
HARDSCAPING	2,597 SF	28.8%

AREA CALCULATIONS

LOT #	TYPE	LOT AREA	BUILDABLE AREA	FLOOR AREA	F.A.R.	GARAGE	STRUCTURE FOOTPRINT	LOT COVERAGE
LOT 1	A	2,154 SF	1,068.7 SF	2,120.7 SF	1.98	375 SF	784 SF	36%
LOT 2	A	1,306 SF	1,080.7 SF	2,120.7 SF	1.98	375 SF	784 SF	60%
LOT 3	A	1,306 SF	1,080.7 SF	2,120.7 SF	1.98	375 SF	784 SF	60%
LOT 4	A	1,306 SF	1,080.7 SF	2,120.7 SF	1.98	375 SF	784 SF	60%
LOT 5	A	1,306 SF	1,080.7 SF	2,120.7 SF	1.98	375 SF	784 SF	60%
LOT 6	B	1,552 SF	981.5 SF	2,423.3 SF	1.24	325 SF	923.5 SF	59%

SETBACK MATRIX

LOT #	FRONT	REAR	SIDE 1	SIDE 2
LOT 1	15'-0" (EAST)	0'-0" (WEST)	5'-0" (NORTH)	5'-0" (SOUTH)
LOT 2	5'-0" (NORTH)	5'-0" (SOUTH)	0'-0" (EAST)	0'-0" (WEST)
LOT 3	5'-0" (NORTH)	5'-0" (SOUTH)	0'-0" (EAST)	0'-0" (WEST)
LOT 4	5'-0" (NORTH)	5'-0" (SOUTH)	0'-0" (EAST)	0'-0" (WEST)
LOT 5	5'-0" (NORTH)	5'-0" (SOUTH)	0'-0" (EAST)	0'-0" (WEST)
LOT 6	5'-0" (NORTH)	5'-0" (SOUTH)	0'-0" (EAST)	15'-0" (WEST)

- LEGEND**
- 1 HOUR FIRE RATED WALL
 - (N) WALL
 - CONCRETE WALL
 - DASHED LINE INDICATES BUILDING ABOVE OR BELOW
 - PROPERTY LINE
 - STRUCTURAL GRID LINE
 - EXHAUST FAN ON CEILING @ 50 CFM MIN. REQ'D - SEE GREEN NOTE 1 & 2
 - SMD SMOKE DETECTOR ON CEILING
 - CM CARBON MONOXIDE SMOKE ALARM ON CEILING
 - DOOR TAG SEE A1.1.00 FOR DOOR SCHEDULE
 - WINDOW TAG SEE A1.1.01 FOR WINDOW SCHEDULE

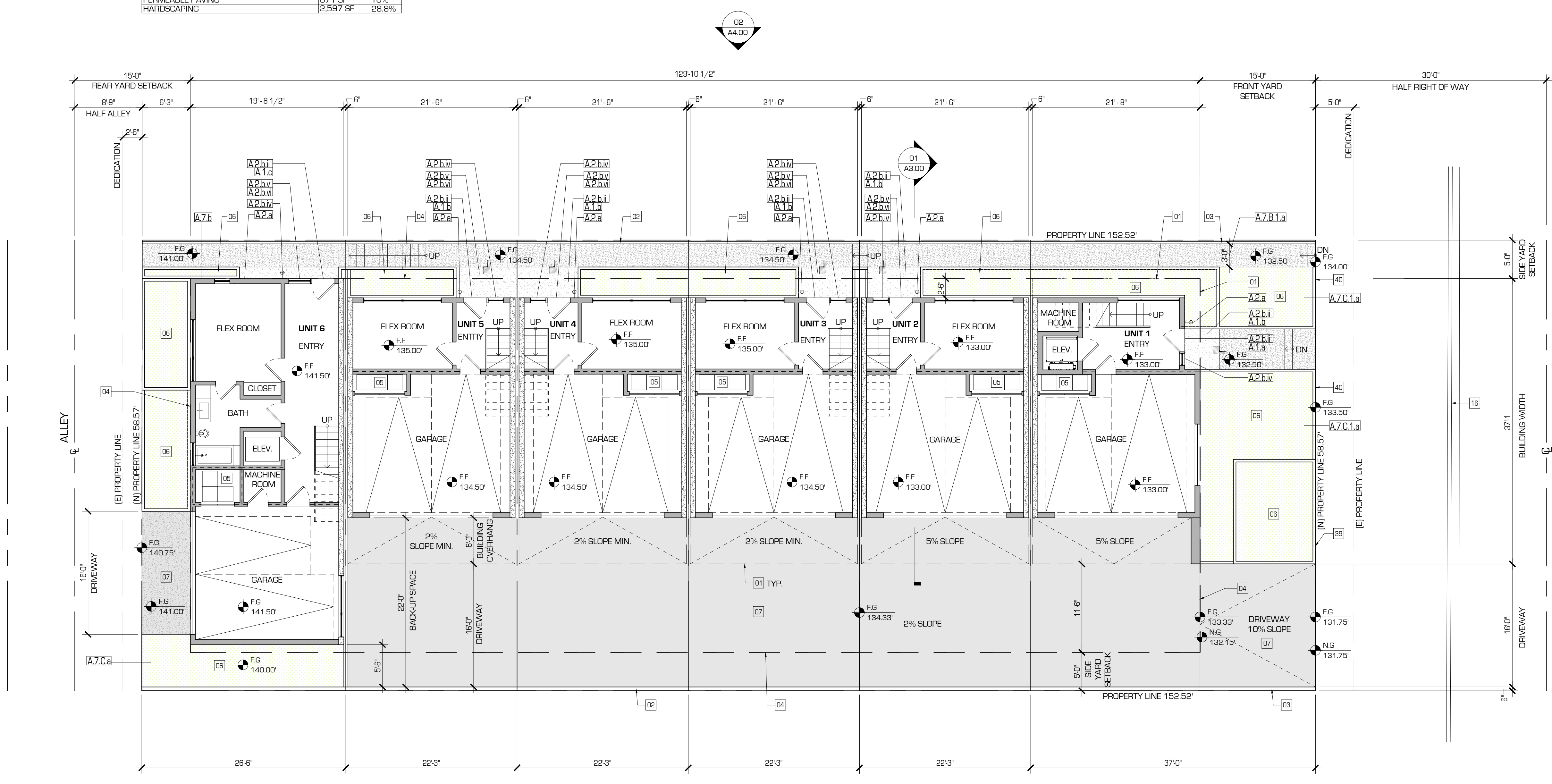
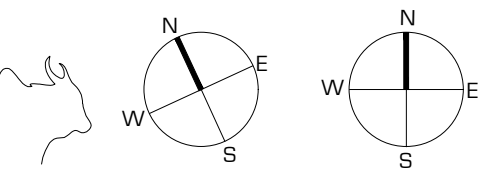
- KEY NOTES**
- 01 LINE OF BUILDING ABOVE
 - 02 (N) 6'-0" HIGH MASONRY WALL
 - 03 (N) 3'-6" HIGH MASONRY WALL
 - 04 LINE OF REQUIRED SETBACK
 - 05 TRASH STORAGE ENCLOSURE
 - 06 (N) LANDSCAPING
 - 07 (N) CONCRETE DRIVEWAY
 - 08 TILE FINISH ON ALL SIDES, TYP.
 - 09 SAFETY GLAZING (R308.3) (R308.4)
 - 10 NOT USED
 - 11 NOT USED
 - 12 LINE OF BUILDING ABOVE
 - 13 42" HIGH BALUSTRADE
 - 14 36" HIGH HANDRAIL - SEE A10.10/12
 - 15 42" HIGH PARAPET
 - 16 LINE OF SIDEWALK
 - 17 ROOF DRAIN AND OVERFLOW DRAIN CONCEALED DOWNSPOUT. DRAIN RAINWATER FROM ROOF TO PLANTER BOX.
 - 18 (N) ROOF - CLASS A FIRE RETARDANT ROOF COVERING - SEE 01.A.0.15
 - 19 4" DEEP NICHE / SHELF W/ TILE FINISH ON ALL SIDES. ALIGN ON TILE SEAMS TYP.
 - 20 GAS METER
 - 21 ELECTRICAL METER
 - 22 ELECTRICAL PANEL
 - 23 DOOR ALARM - DOOR PART OF POOL ENCLOSURE AUTOMATIC IRRIGATION SYSTEM CONTROLLER.
 - 24 WEATHER OR SOIL-BASED ACCURATE WEATHERSET
 - 25 HVAC CONDENSING UNIT
 - 26 SHOWER BENCH - TILE FINISH ON ALL SIDES
 - 27 (N) TANKLESS WATER HEATER - PER SPEC
 - 28 ALUMINUM HOUSE NUMBER
 - 29 AIR HANDLER UNIT - AHU
 - 30 SOLAR PANEL ZONE: 250 SF MIN
 - 31 LINE OF BUILDING BELOW
 - 32 DOWNSPOUT NOZZLE / COVER PER SPEC.
 - 33 LINEAR DRAIN PER SPEC. - DRAIN TO PLANTER BOX DIRECT OVERFLOW DISCHARGE TO STREET FROM PLANTER BOX
 - 34
 - 35 LINE OF FLOOR BEYOND
 - 36 NOT USED
 - 37 DOOR CANOPY PER TYP.
 - 38 NOT USED
 - 39 BUILDING ADDRESS NUMBER
 - 40 DECORATIVE FENCE 3'-6" ABOVE GRADE W/ SHRUB HEDGE

SMALL LOT DESIGN STANDARDS

A1.a	A1.10	A4.a	A4.00
A1.b	A1.10	A4.b	A4.00
A1.c	A1.10	A4.c	A4.00
A2.a	A4.00	A4.d	A2.00
A2.b	A1.10	A4.e	A4.00
A2.c	A2.00	A4.f	A4.00
A2.d	A4.00	A5.a	A1.10
A2.e	A1.10	A5.b	A4.00
A2.f	A1.10	A6.a	A2.10
A3.a	A4.00	A7.a	A1.10
		A7.b	A1.10
		A7.c	A1.10
		A7.d	A1.10
		A7.e	A1.10
		A7.f	A1.10
		A7.g	A1.10
		A7.h	A1.10
		A7.i	A1.10
		A7.j	A1.10
		A7.k	A1.10
		A7.l	A1.10
		A7.m	A1.10
		A7.n	A1.10
		A7.o	A1.10
		A7.p	A1.10
		A7.q	A1.10
		A7.r	A1.10
		A7.s	A1.10
		A7.t	A1.10
		A7.u	A1.10
		A7.v	A1.10
		A7.w	A1.10
		A7.x	A1.10
		A7.y	A1.10
		A7.z	A1.10

- MATERIALS**
- SITE MATERIALS**
- L1.001 PEBBLE ROCK PER SPEC.
 - L1.002 CONCRETE PAVERS
 - L1.003 BRICK FINISH CONCRETE
 - L1.004 CONCRETE WALL FINISH PER ARCH.
 - L1.005 CONCRETE DECK FINISH PER ARCH.
 - L1.006 GREEN ROOF PER SPEC.
- FLOORS**
- F1.001 WOOD FLOOR PER SPEC.
 - F1.002 CONCRETE FLOOR PER SPEC.
 - F1.003 PAVERS PER SPEC.
 - F1.004 TILE FLOOR PER SPEC.
 - F1.005 COMPOSITE DECK PER SPEC.
- EXTERIOR WALLS**
- E1.001 STUCCO
 - E1.002 CEMENT BOARD PANEL
 - E1.003 DARK ANODIZED ALUMINUM
 - E1.004 GLAZING
 - E1.005 STEEL RAILING/TRIM DETAIL
- INTERIOR FINISHES**
- I1.001 PAINTED GYPSUM BOARD PER SPEC.
 - I1.002 TILE PER SPEC.
 - I1.003 STONE PER SPEC.
 - I1.004 TILE PER SPEC.
- ROOF FINISHES**
- R1.001 CAP SHEET PER SPEC.

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



SITE PLAN / FIRST FLOOR PLAN

PROJECT
1953 PREUSS RD

DRAWING

- LEGEND**
- 1 HOUR FIRE RATED WALL
 - (N) WALL
 - CONCRETE WALL
 - DASHED LINE INDICATES BUILDING ABOVE OR BELOW
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 - STRUCTURAL GRID LINE
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 - SMOKE DETECTOR ON CEILING
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 - DOOR TAG
SEE A11.00 FOR DOOR SCHEDULE
 - WINDOW TAG
SEE A11.01 FOR WINDOW SCHEDULE

- KEY NOTES**
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 - 17 ROOF DRAIN AND OVERFLOW DRAIN CONCEALED DOWNSPOUT. DRAIN RAINWATER FROM ROOF TO PLANTER BOX.
 - (N) ROOF - CLASS A FIRE RETARDANT ROOF COVERING - SEE O1-A4.15
 - 18 4" DEEP NICHE / SHELF W/ TILE FINISH ON ALL SIDES. ALIGN ON TILE SEAMS TYP.

- 20 GAS METER
- 21 ELECTRICAL METER
- 22 ELECTRICAL PANEL
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- 25 HVAC CONDENSING UNIT
- 26 SHOWER BENCH - TILE FINISH ON ALL SIDES
- 27 (N) TANKLESS WATER HEATER - PER SPEC
- 28 ALUMINUM HOUSE NUMBER
- 29 AIR HANDLER UNIT - AHU
- 30 SOLAR PANEL ZONE -250 SF MIN
- 31 LINE OF BUILDING BELOW
- 32 DOWNSPOUT NOZZLE / COVER PER SPEC.
- 33 LINEAR DRAIN PER SPEC. - DRAIN TO PLANTER BOX
- 34 DIRECT OVERFLOW DISCHARGE TO STREET FROM PLANTER BOX
- 35 LINE OF FLOOR BEYOND
- 36 NOT USED
- 37 DOOR CANOPY PER TYP.
- 38 NOT USED
- 39 BUILDING ADDRESS NUMBER
- 40 DECORATIVE FENCE 3'-6" ABOVE GRADE W/ SHRUB HEDGE

SMALL LOT DESIGN STANDARDS

A.1.a	A1.10	A.4.a	A4.00
A.1.b	A1.10	A.4.b	A4.00
A.1.c	A1.10	A.4.c	A4.00
A.2.a	A4.00	A.4.d	A2.00
A.2.b	A1.10	A.4.e	A4.00
A.2.c	A2.00	A.4.f	A4.00
A.2.d	A4.00	A.5.a	A1.10
A.2.e	A4.00	A.5.b	A4.00
A.2.f	A1.10	A.6.a	A2.10
A.3.a	A4.00	A.7.a	A1.10
		A.7.B.1.a	A1.10
		A.7.B.2.a	A1.10
		A.7.B.2.b	A1.10
		A.7.C.1.a	A1.10

MATERIALS
SITE MATERIALS

- L 001 PEBBLE ROCK PER SPEC.
- L 002 CONCRETE PAVERS
- L 003 BROOM FINISH CONCRETE
- L 004 CONCRETE WALL-FINISH PER ARCH.
- L 005 CONCRETE DECK-FINISH PER ARCH.
- L 006 GREEN ROOF PER SPEC

FLOORS

- F 001 WOOD FLOOR PER SPEC.
- F 002 CONCRETE FLOOR PER SPEC.
- F 003 PAVERS PER SPEC.
- F 004 TILE FLOOR PER SPEC.
- F 005 COMPOSITE DECK PER SPEC

EXTERIOR WALLS

- E 001 STUCCO
- E 002 CEMENT BOARD PANEL
- E 003 DARK ANODIZED ALUMINUM
- E 004 GLAZING
- E 005 STEEL RAILING/TRIM DETAIL

INTERIOR FINISHES

- I 001 PAINTED GYPSUM BOARD PER SPEC.
- I 002 TILE PER SPEC.
- I 003 STONE PER SPEC.
- I 004 TILE PER SPEC.

ROOF FINISHES

- R 001 CAP SHEET PER SPEC.

02 THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

01 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

SECOND & THIRD FLOOR PLANS

PROJECT
1953 PREUSS RD

DRAWING

A2.11

1953 PREUSS ROAD

1953 PREUSS RD. LOS ANGELES, CA 90034

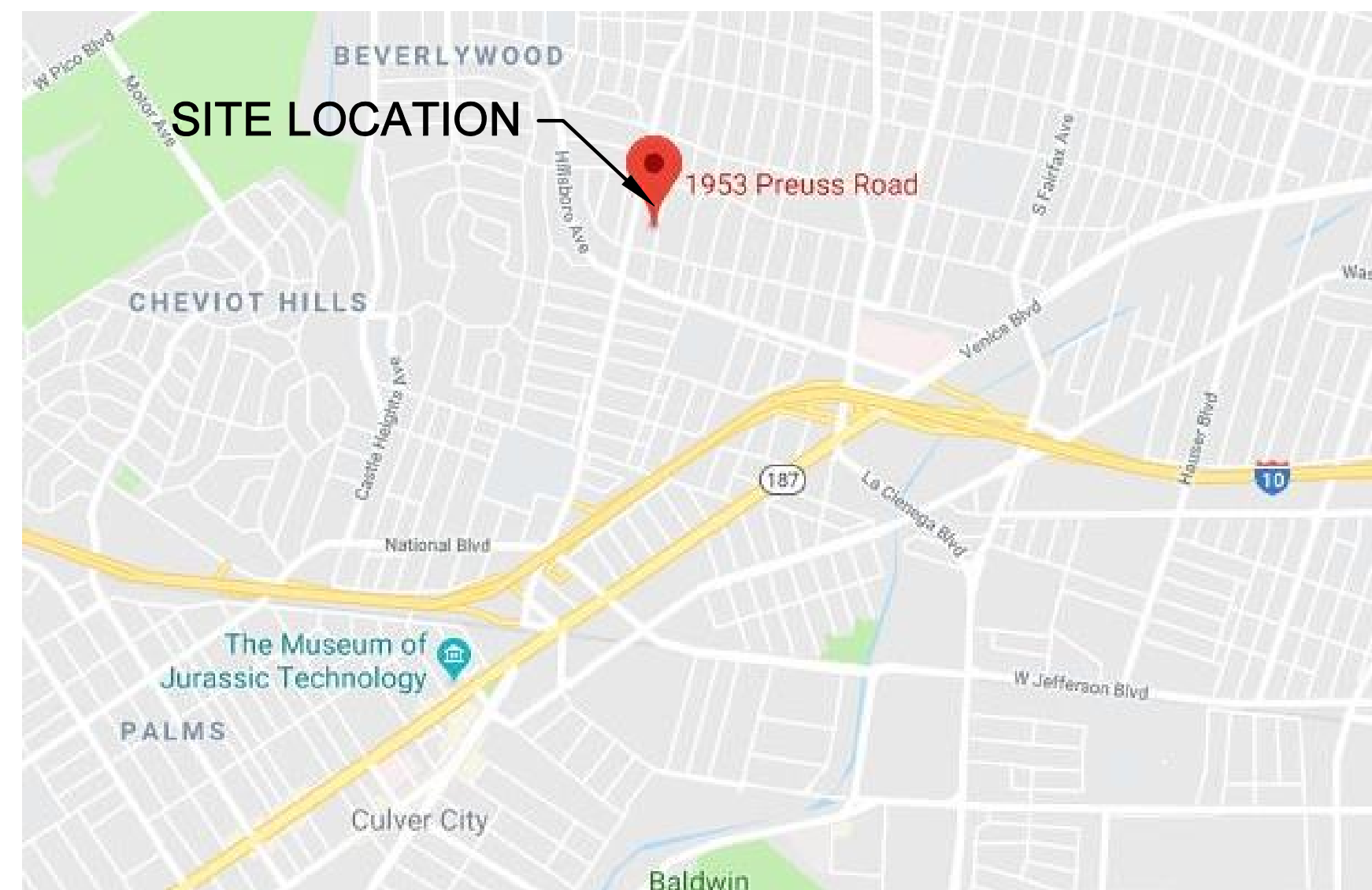
LANDSCAPE ARCHITECT

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VICINITY MAP



SHEET INDEX

CS-1	COVERSHEET	1 OF 9
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LI-2	IRRIGATION HYDROZONE	3 OF 9
LI-3	IRRIGATION PLAN	4 OF 9
LI-4	IRRIGATION DETAILS	5 OF 9
LI-5	IRRIGATION DETAILS	6 OF 9
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GENERAL NOTES

- ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- ALL DIMENSIONS SHALL BE VERIFIED AGAINST EXISTING CONDITIONS AND ALL DISCREPANCIES REPORTED TO THE OWNER.
- 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.
- 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.
- A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 0 DAYS PRIOR TO STARTING THE SHORING AND EXCAVATION WORK

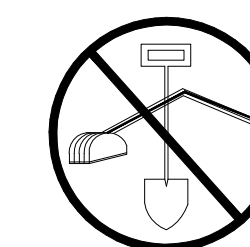
LANDSCAPE POINT SYSTEM

SQUARE FOOTAGE OF SITE	9,141 SF
POINTS REQUIRED	15 POINTS
FEATURES/TECHNIQUES	
PERMEABLE PAVERS	5
PROVISION TO TREES SHADING EAST AND WEST SIDES OF BUILDING	2
USE CLASS I OR CLASS II COMPOST PRODUCED USING CITY ORGANIC MATERIALS (TOPGRO IN A MAJORITY OF LANDSCAPE AREAS)	5
BONUS POINTS: FREE FLOWERING STREET TREES	5
TOTAL POINTS PROVIDED	17
WATER MANAGEMENT POINT SYSTEM	
SQUARE FOOTAGE OF SITE	9,141 SF
POINTS REQUIRED	200 POINTS
POINTS PROVIDED	
SUB SURFACE IRRIGATION SYSTEM W/ FLOW CONTROL	5
DRIP IRRIGATION WITH FLOW CONTROL	75
AUTOMATIC IRRIGATION CONTROLLER	5
PLANTS:	
(A) 60 ALDE STRIATA	120
61 SENECEO SERPENS	122
19 CISTUS SALVIFOLIUS	38
TOTAL POINTS PROVIDED	365
POTENTIAL LANDSCAPE AREA = 9141 SQ FT - (BUILDINGS) 4194 SQ FT	
LANDSCAPE PROVIDED = 4,947 SQ FT	

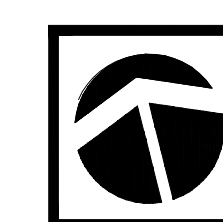
TOTAL LANDSCAPE AREA: 4,947 SF

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

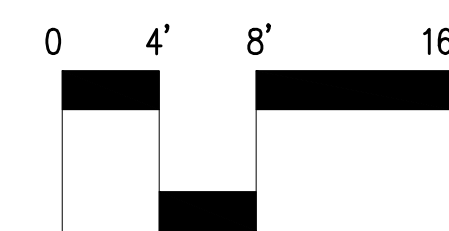
CONTRACTOR AGREES TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION AND THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/DEVELOPER, COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.



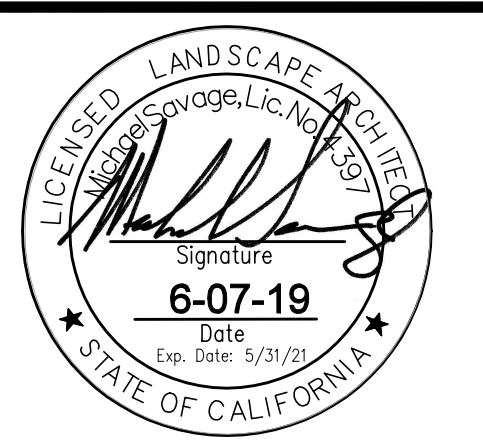
Underground Service Alert
1-800-422-4133
CALL TOLL FREE
TWO WORKING DAYS BEFORE YOU DIG



NORTH



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



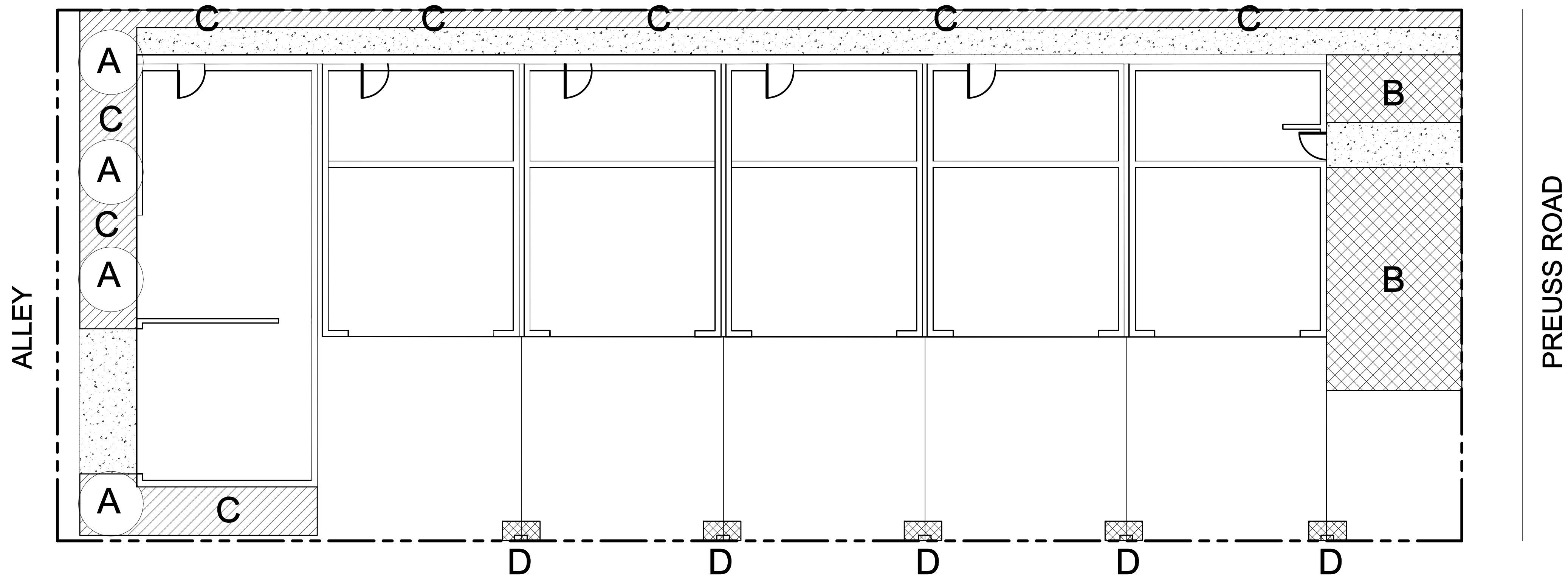
COVERSHEET

Date	6-07-19	Sheet	
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Sheet	1 of 9		

HYDROZONE	UNIT A AREA (SF)	% OF TOTAL LANDSCAPE AREA	WATER USE CLASSIFICATION	HYDROZONE BASIS	EXPOSURE	HYDROZONE DESCRIPTION	IRRIGATION METHOD	IRRIGATION DEVICE MANUFACTURER	ZONE PRESSURE (PSI)	ZONE FLOW (GPM)	PRECIP. RATE	VALVE NUMBER	NUMBER AND TYPE OF OUTLET
A- TREES	160	10.35%	L	PL	PART SUN/SHADE	TREES	B	HUNTER	30	4	2.41	A3	4 TREES
B-IRRIGATED LANDSCAPE (DRIP)	506	32.73%	L	PL	PART SUN/SHADE	SHRUBS	D	HUNTER	30	5.2	0.99	A2	511 LF
C-IRRIGATED LANDSCAPE (DRIP)	830	53.69%	M	PL	PART SUN/SHADE	SHRUBS	D	HUNTER	30	7.1	0.82	A1	695 LF
D- VINES	50	3.23%	M	PL	PART SUN/SHADE	VINES	D	HUNTER	30	2.5	4.82	A4	5 VINES
Total	1546	100.00%											

WATER USE CLASSIFICATION		HYDROZONE BASIS		IRRIGATION METHOD	
T	TURF	PL	PLANT TYPE	D	DRIP
H	HIGH	IR	IRRIGATION METHOD	R	SMALL ROTOR
M	MEDIUM	SU	SUN EXPOSURE	B	BUBBLER
L	LOW	SL	SLOPE	SP	SPRAY
O	OTHER	O	OTHER	O	OTHER

BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES



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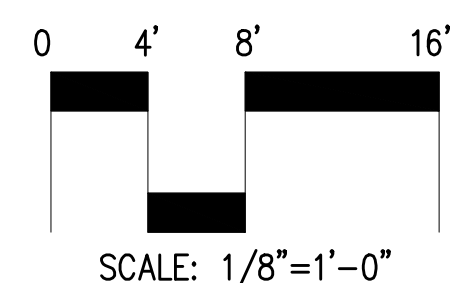
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HYDROZONE PLAN

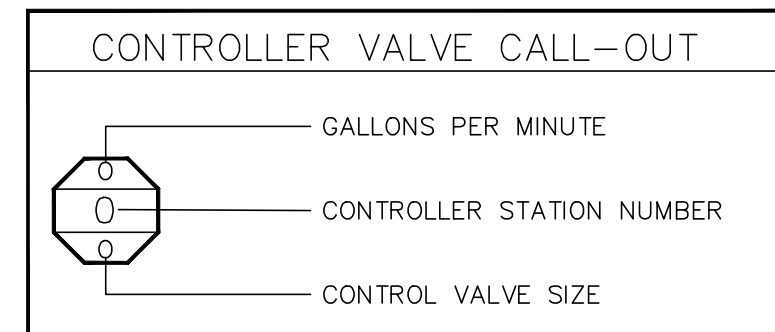
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IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	RAD.	P.S.I.	G.P.M.
•	RAINBIRD	1806-PA80-1402	POP-UP BUBBLER	2'	25	.50
⊕	HUNTER	PCV 101G	1" GLOBE VALVE W/ FLOW CONTROL			
⊕	HUNTER	ICZ-101	1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM			
⊕	HUNTER		CONTROLLER ASSEMBLY. REFER TO IRRIGATION NOTES FOR INFORMATION			
⊕	NIBCO	T-113-K	ISOLATION GATE VALVE			
▲			FLUSH VALVE ASSEMBLY - SEE DETAILS			
---	HUNTER	PLD-06-18	ON SURFACE DRIPLINE - INLET PRESSURE 30 PSI			
==	APPROVED	PVC SCH 40	IRRIGATION SLEEVE (SEE NOTES FOR SIZE)			
---	APPROVED	PVC CLASS 200	LATERAL LINE PIPE			
---	APPROVED	PVC SCH 40	MAIN LINE PIPE (SIZE PER PLAN)			
DW	5/8" DOMESTIC		WATER METER FOR LANDSCAPE USE ONLY			
⊕	FEBCO	825YA	1" REDUCED PRESSURE BACKFLOW ASSEMBLY IN LOCKING ENCLOSURE			

NOTE: LAY OUT ROWS SO THAT EMITTERS ARE TRIANGLE SPACED

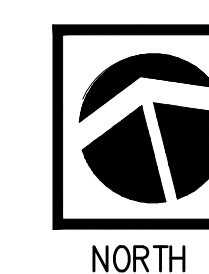
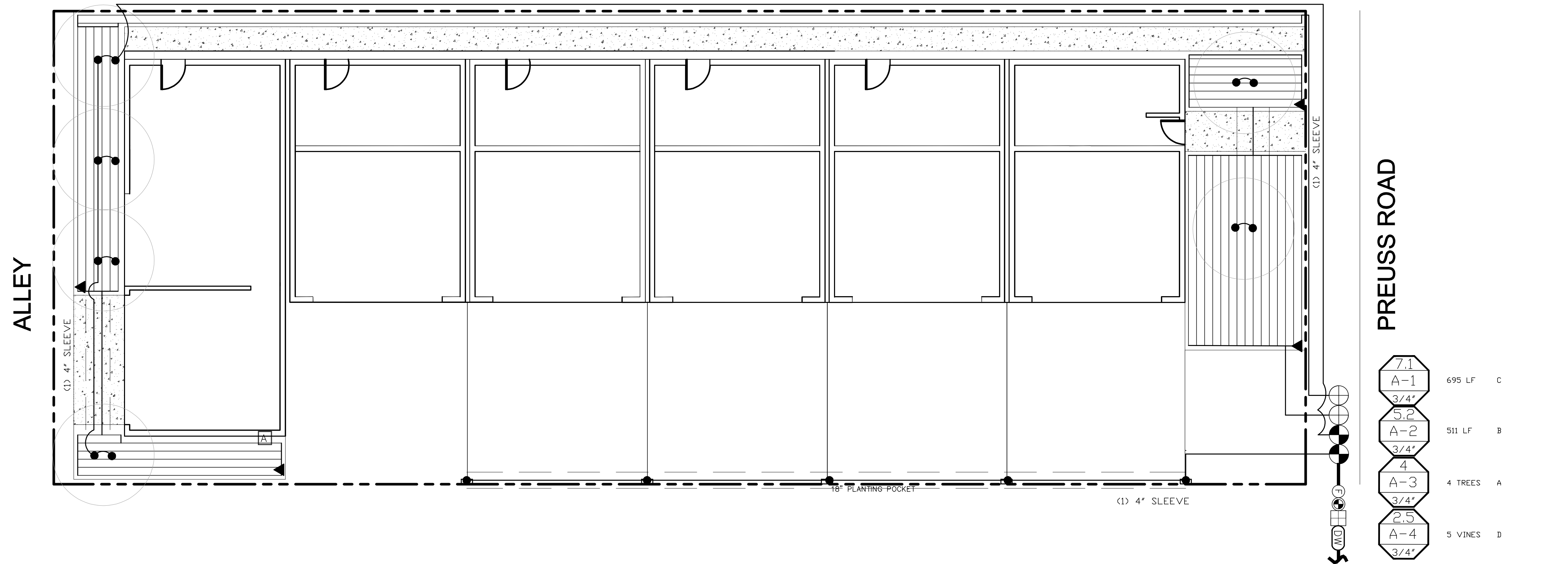


IRRIGATION NOTES:

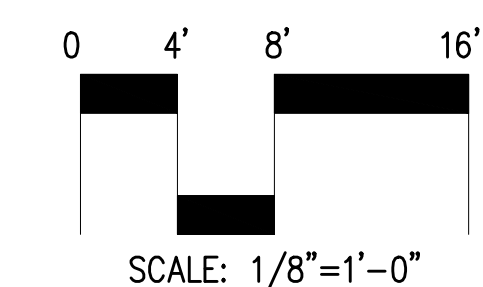
- DESIGN PRESSURE: 30 PSI STATIC WATER PRESSURE 110 / 79 PSI
- CONTRACTOR SHALL PROVIDE BALL VALVE BETWEEN POINT OF CONNECTION AND CONTROL VALVE MANIFOLD. PRESSURIZED MAINLINE FROM POINT OF CONNECTION TO CONTROL VALVE SHALL BE PVC SCHEDULE 80.
- CONTRACTOR SHALL PROVIDE (1) HUNTER PRO-C OUTDOOR CONTROLLER CONTRACTOR SHALL PROVIDE (1) SOLAR-SYNC-SEN RAIN SENSOR, INSTALL PER MANUFACTURE'S INSTRUCTIONS. CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICES TO CONTROLLER.

CONSTRUCTION NOTES:

- THIS PROJECT WILL COMPLY WITH: 2017 CBC, CPC, AND 2017 CEC AND 2018 TITLE 24 ENERGY REGULATIONS AND ALL CITY ORDINANCES.
- THE HOUSE STREET NUMBER WILL BE VISIBLE FROM THE STREET.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEMS.



NORTH



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IRRIGATION PLAN

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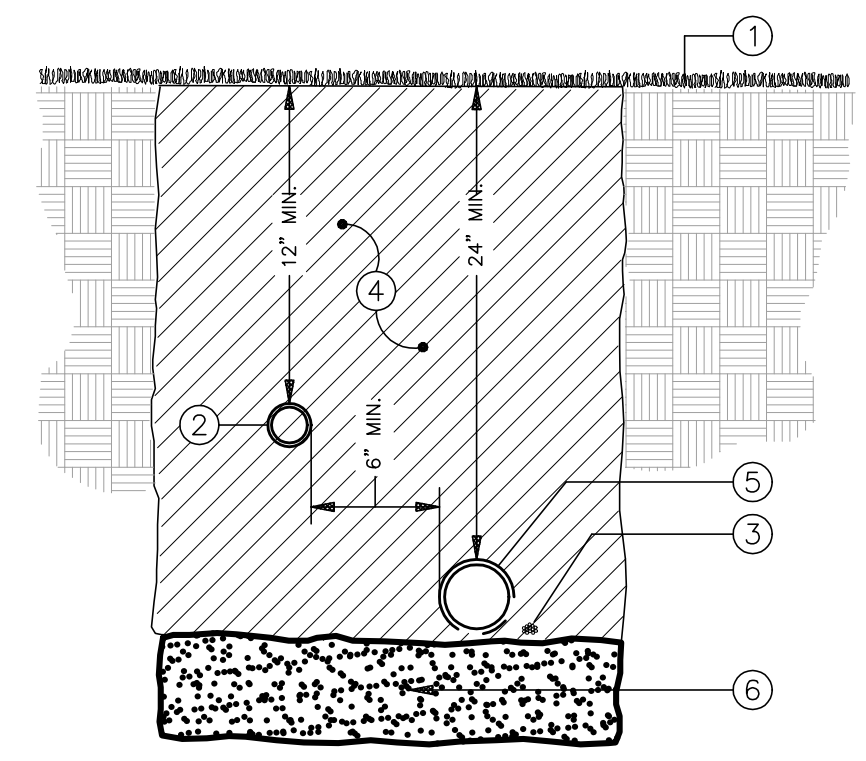
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IRRIGATION DETAILS

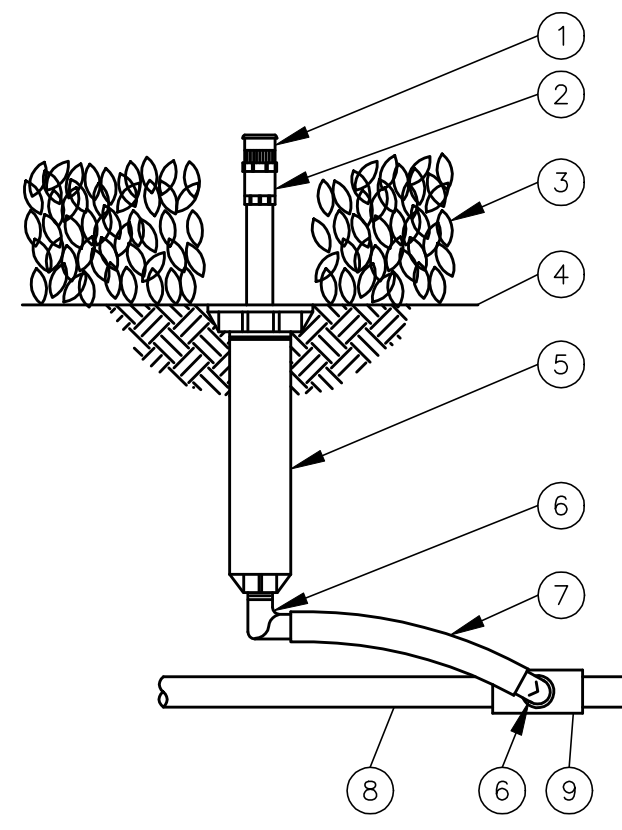
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- ① FINISH GRADE
 - ② LATERAL LINE
 - ③ CONTROL WIRES
 - ④ CLEAN BACKFILL (REFER TO SPECIFICATIONS)
 - ⑤ PRESSURE SUPPLY LINE
 - ⑥ SAND BEDDING (REFER TO SPECIFICATIONS)
- INSTALL ALL CONTROL WIRE ON THE UNDERSIDE OF THE PRESSURE SUPPLY LINE

TRENCHING IN LANDSCAPE AREAS

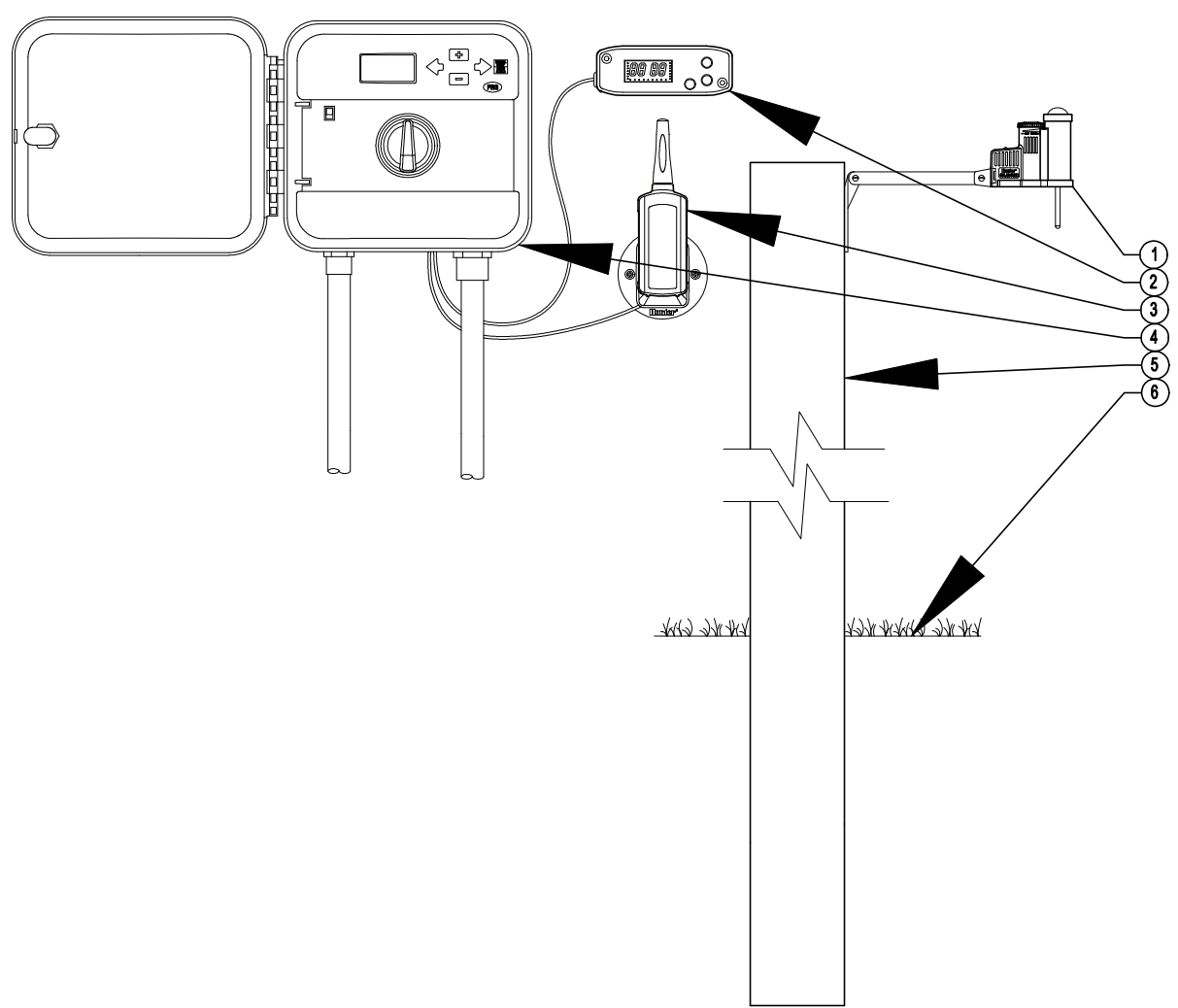
A



- ① PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
- ② PLASTIC ADAPTER: RAIN BIRD MODEL PA-80
- ③ PLANT MATERIAL
- ④ FINISH GRADE/TOP OF MULCH
- ⑤ POP-UP SPRAY SPRINKLER: RAIN BIRD 1804
- ⑥ 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
- ⑦ SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
- ⑧ PVC LATERAL PIPE
- ⑨ PVC SCH 40 TEE OR ELL

POP UP BUBBLER HEAD

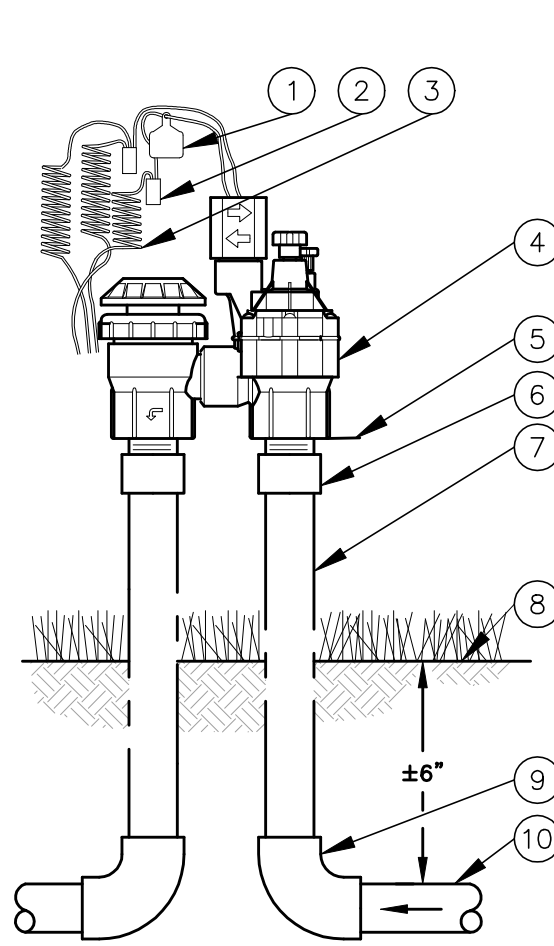
D



- LEGEND:**
- ① SOLAR SYNC WIRELESS SENSOR
 - ② SOLAR SYNC MODULE
 - ③ SOLAR SYNC WIRELESS RECEIVER
 - ④ SOLAR SYNC COMPATIBLE CONTROLLER
 - ⑤ POST OR SUITABLE MOUNTING SURFACE
 - ⑥ FINISHED GRADE

SOLAR SYNC WIRELESS WITH GENERIC WALL MOUNT CONTROLLER

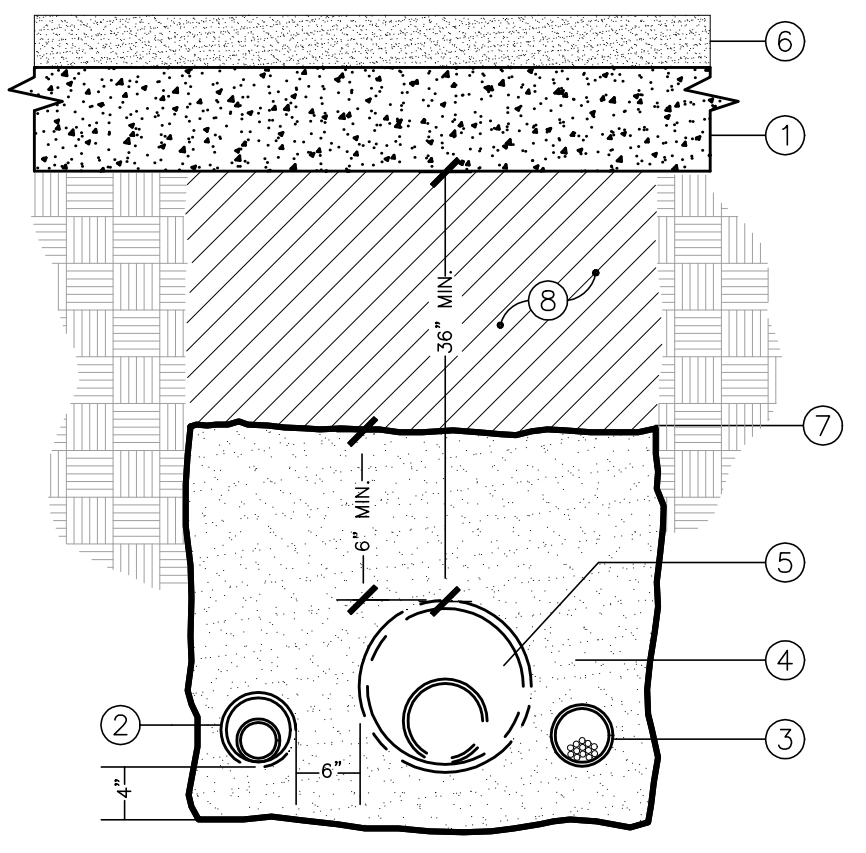
G



- ① ID TAG: RAIN BIRD VID SERIES
- ② WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
- ③ 30-INCH LINEAR LENGTH OF WIRE, COILED
- ④ REMOTE CONTROL VALVE: RAIN BIRD 100-ASVF
- ⑤ INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
- ⑥ UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
- ⑦ UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
- ⑧ FINISH GRADE/TOP OF MULCH
- ⑨ PVC SCH 40 ELL (1 OF 2)
- ⑩ PVC LATERAL PIPE (1 OF 2)

CONTROL VALVE

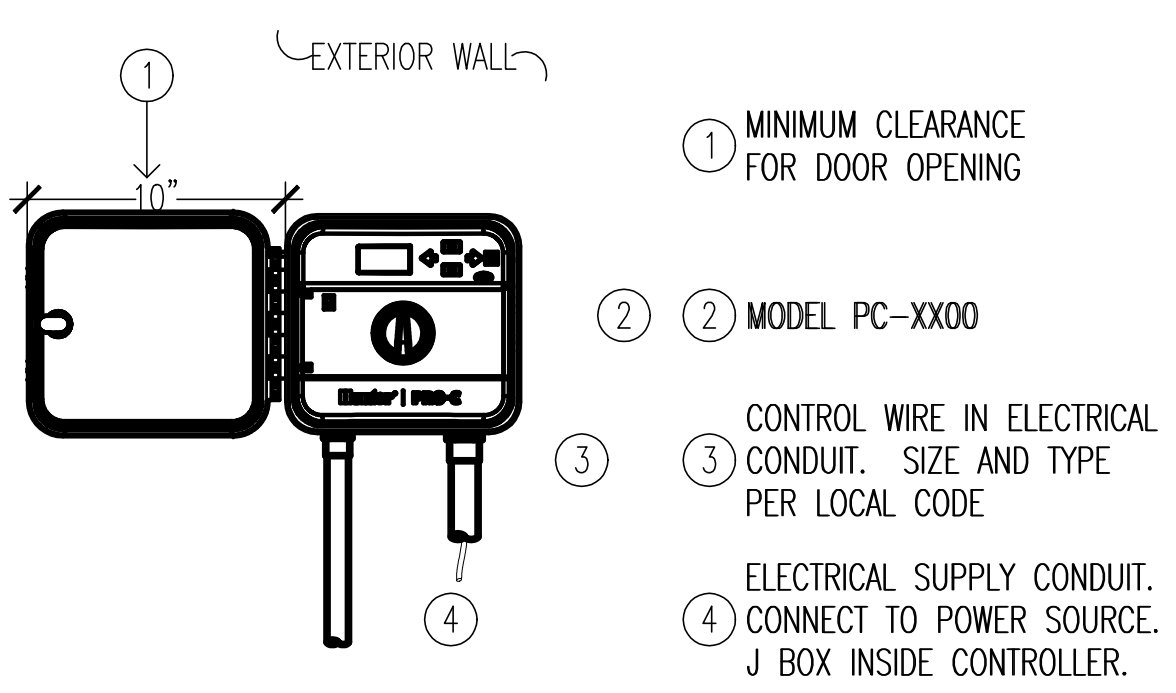
E



- ① SUBGRADE
- ② LATERAL LINE (IN SLEEVE)
- ③ CONTROL WIRES (IN CONDUIT)
- ④ CLEAN GRANITE SAND
- ⑤ PRESSURE SUPPLY LINE (IN SLEEVE)
- ⑥ FINISH SURFACE
- ⑦ SOIL SEPARATOR
- ⑧ 90% CLEAN BACK-FILL

TRENCHING UNDER HARDSCAPE

B



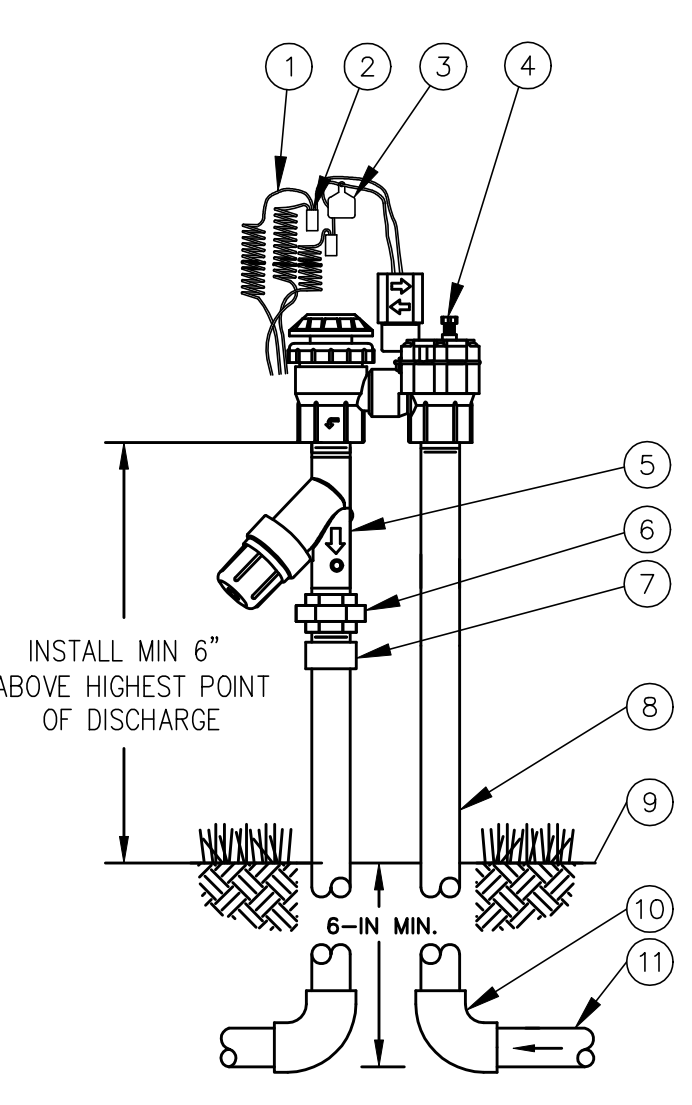
- ① MINIMUM CLEARANCE FOR DOOR OPENING
- ② MODEL PC-XX00
- ③ CONTROL WIRE IN ELECTRICAL CONDUIT. SIZE AND TYPE PER LOCAL CODE
- ④ ELECTRICAL SUPPLY CONDUIT. CONNECT TO POWER SOURCE. J BOX INSIDE CONTROLLER.

NOTE
 SPECIFY 4, 7, 10, 13, 16 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.

XX PRO-C CONTROLLER
 SCALE: 1.5" = 1'-0" IRRIGATION DETAIL

HUNTER PRO-C -OUTDOOR

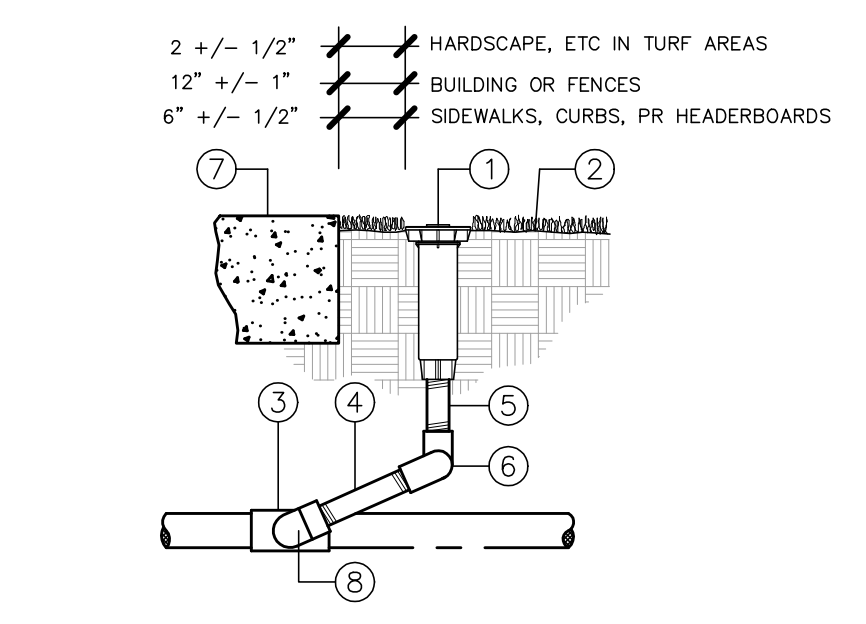
H



- ① 30-INCH LINEAR LENGTH OF WIRE, COILED
- ② WATERPROOF CONNECTION: RAIN BIRD DB SERIES (1 OF 2)
- ③ ID TAG
- ④ LOW FLOW ANTI-SIPHON VALVE: RAIN BIRD ASV-LF-075 VALVE (INCLUDED IN XACZ-075-PRF KIT)
- ⑤ PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XACZ-075-PRF KIT)
- ⑥ PVC SCH 80 UNION
- ⑦ PVC SCH 40 MALE ADAPTER
- ⑧ UV RADIATION RESISTANT PVC SCH 40 PIPE FINISH GRADE/TOP OF MULCH
- ⑨ PVC SCH 40 ELL (1 OF 2)
- ⑩ PVC LATERAL PIPE (1 OF 2)
- ⑪

CONTROL VALVE ASSEMBLY (DRIP)

F



- ① POP-UP SPRAY HEAD INSTALL 6" FROM EDGE OF HARDSCAPE
- ② FINISH GRADE
- ③ TEE IN LATERAL LINE PIPE
- ④ 1/2" X 2" SCH. 80 PVC NIPPLE
- ⑤ 1/2" X 8" SCH. 80 PVC NIPPLE
- ⑥ 1/2" MIP X FIP SCH. 40, 90 ELL (2 REQUIRED)
- ⑦ HARDSCAPE
- ⑧ PVC SCH. 40 STREET ELL

POP UP SPRAY HEAD

C

HUNTER PRO-C -OUTDOOR



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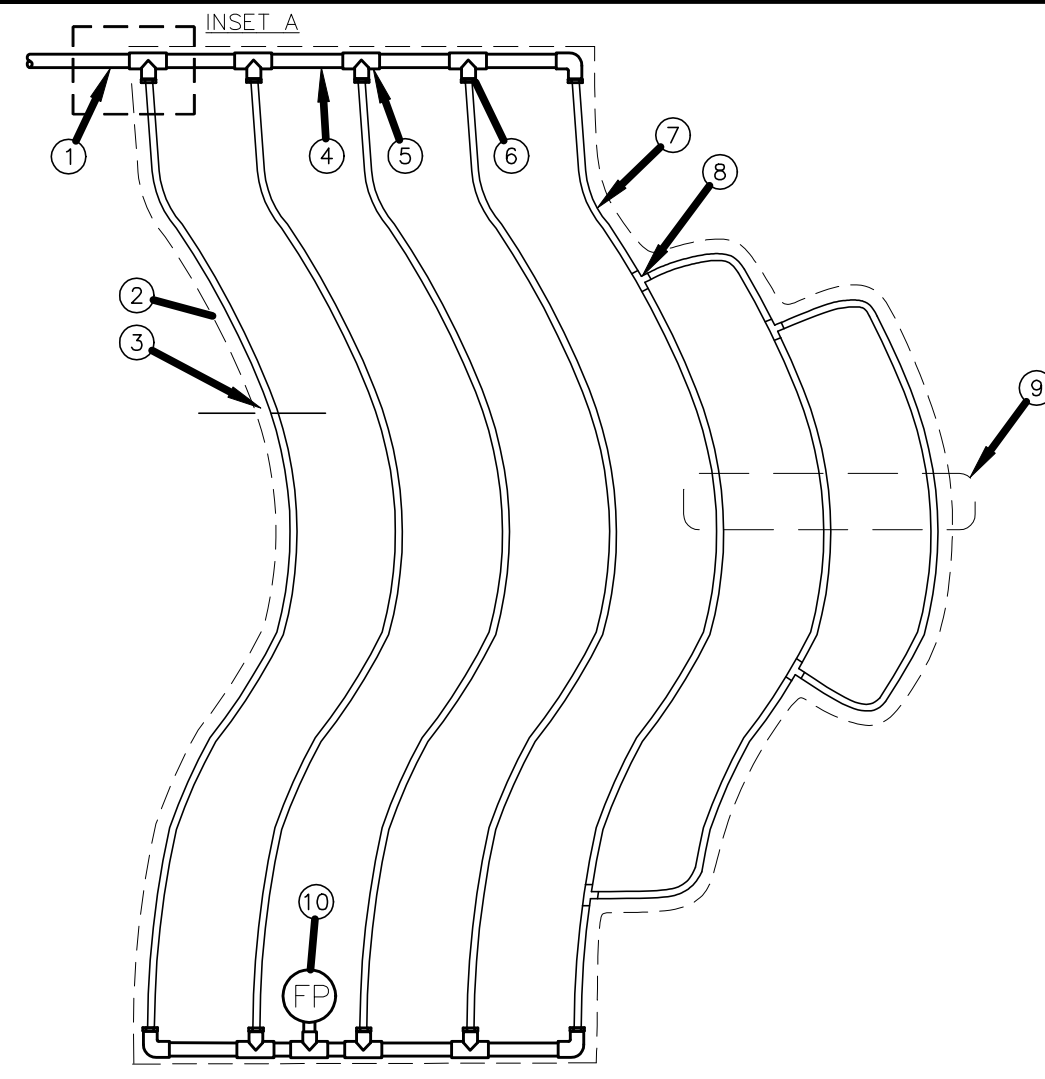
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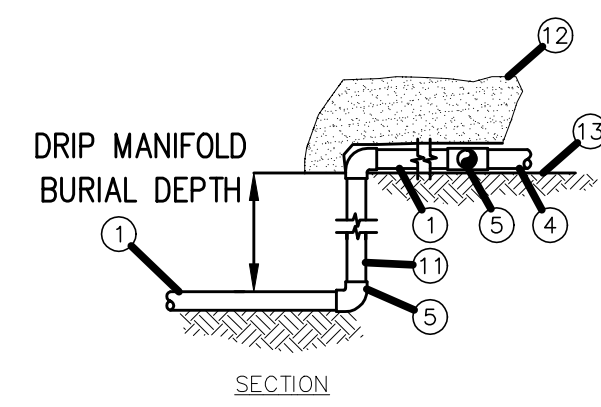
**IRRIGATION
 DETAILS**

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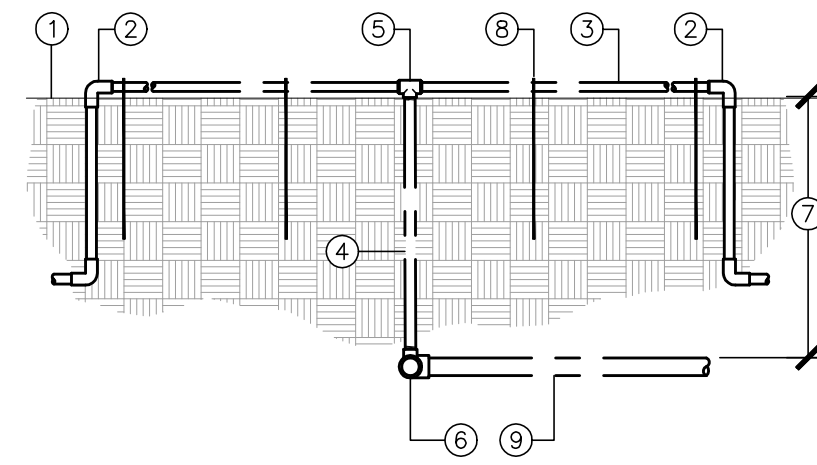
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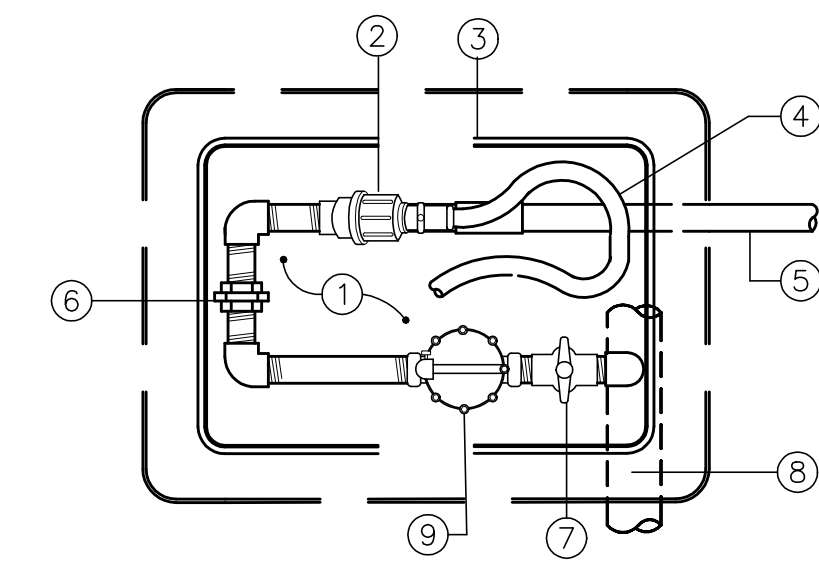
- 1 PVC SUPPLY PIPE FROM CONTROL VALVE (SIZE PER PLAN)
- 2 PERIMETER IF IRRIGATED AREA.
- 3 PERIMETER DRIFLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 4 PVC SUPPLY MANIFOLD
- 5 PVC SCH 40 TEE OR EL (TYPICAL)
- 6 BARB X MALE FITTING
- 7 ON-SURFACE DRIFLINE
- 8 BARB X BARB INSERT TEE
- 9 TOTAL LENGTH OF SELECTED DRIFLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- 10 FLUSH VALVE LOCATION
- 11 PVC RISER PIPE
- 12 2"-3" DEPTH OF MULCH
- 13 FINISH GRADE



NOTES:
 1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
 2. LENGTH OF LONGEST DRIFLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 3. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



- 1 FINISH GRADE
- 2 3/4" PVC SCH 40 COMPRESSION BY SLIP ELBOW TO 3/4" PVC NIPPLE TO FLUSH VALVE ASSEMBLY
- 3 NETAFIM TECHLINE DRIFPER TUBE ON GRADE AND STAKE AT 2" O.C. USING NETAFIM TUBE SOL STAPLE
- 4 1/2" THREADED PVC SCH. 40 RISER
- 5 PVC SCH. 40 TEE (S X S X T) WITH COMPRESSION FITTINGS
- 6 PVC SCH. 40 TEE (S X S X T) IN LATERAL LINE PIPE
- 7 LATERAL LINE DEPTH, REFER TO SPECIFICATIONS
- 8 NETAFIM TUBE SOL STAPLE
- 9 LATERAL LINE PIPE



- 1 3/4" CRUSHED GRAVEL SUMP 2 CUBIC FEET (INSTALL SOIL SEPARATOR FABRIC OVER SUMP)
 - 2 AGRICULTURAL PRODUCTS INC. MODEL 4E-3/4"-FILTER WITH 150 MESH SCREEN
 - 3 RECTANGULAR VALVE BOX. GREEN IN COLOR WITH PURPLE RECYCLED LABEL RIVETED ON THE LID. BRAND LID WITH CONTROLLER AND STATION NUMBER. VALVE BOX TO REST ON GRAVEL SUMP
 - 4 1/2" X 1/2" DIA. FLEX HOSE--CONNECT TO FILTER FLUSH PORT
 - 5 PVC LATERAL LINE PIPE
 - 6 PVC UNION (LINE SIZE)
 - 7 PVC BALL VALVE (LINE SIZE)
 - 8 PRESSURE SUPPLY LINE
 - 9 ELECTRIC REMOTE CONTROL VALVE IRRITROL 700 ULTRA FLOW SERIES
- NOTE: ALL PIPE AND FITTINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.

INLINE DRIP TUBING ON GRADE-- CURVED LAYOUTS

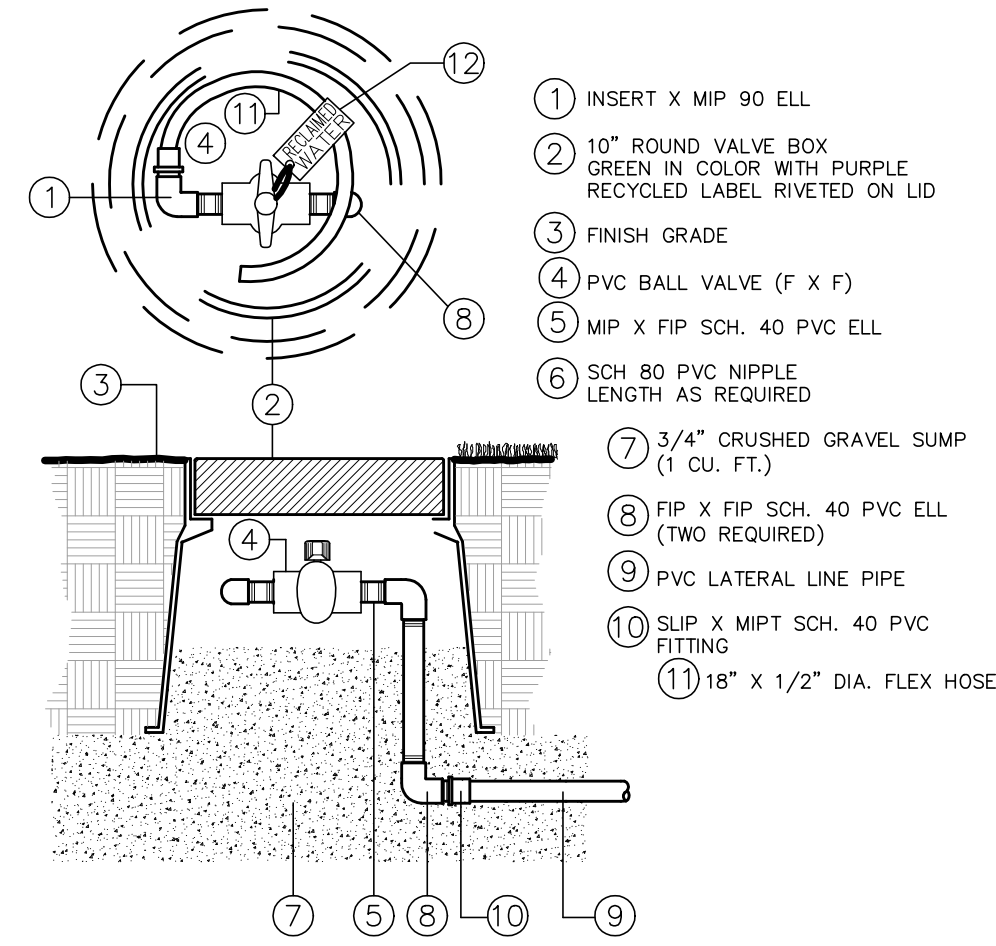
F

INLINE DRIP TUBING ON GRADE

D

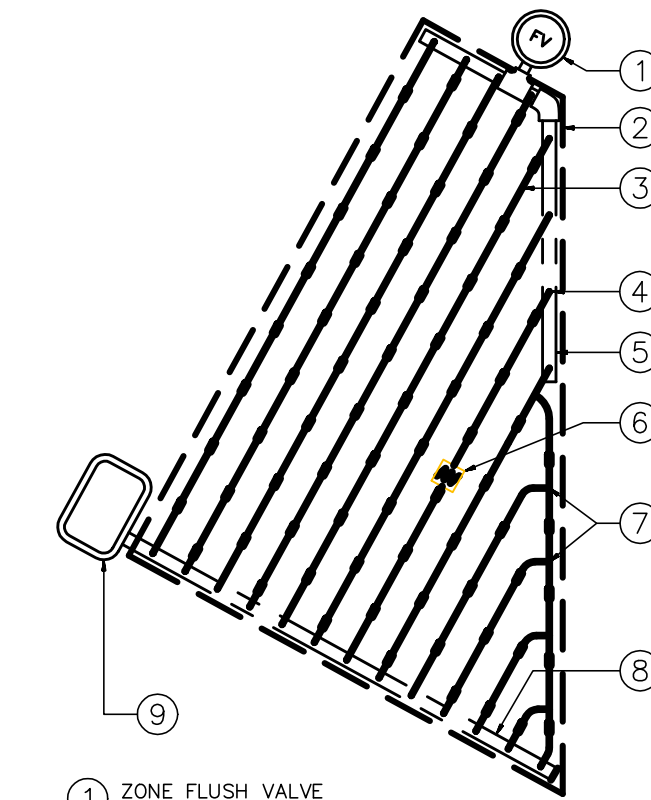
DRIP VALVE ASSEMBLY

A



- 1 INSERT X MIP 90 ELL
- 2 10" ROUND VALVE BOX GREEN IN COLOR WITH PURPLE RECYCLED LABEL RIVETED ON LID
- 3 FINISH GRADE
- 4 PVC BALL VALVE (F X F)
- 5 MIP X FIP SCH. 40 PVC ELL
- 6 SCH 80 PVC NIPPLE LENGTH AS REQUIRED
- 7 3/4" CRUSHED GRAVEL SUMP (1 CU. FT.)
- 8 FIP X FIP SCH. 40 PVC ELL (TWO REQUIRED)
- 9 PVC LATERAL LINE PIPE
- 10 SLIP X MIP SCH. 40 PVC FITTING
- 11 1/2" X 1/2" DIA. FLEX HOSE

NOTE: ALL PIPE AND FITINGS USED WITH RECYCLED WATER SHALL BE PURPLE IN COLOR.



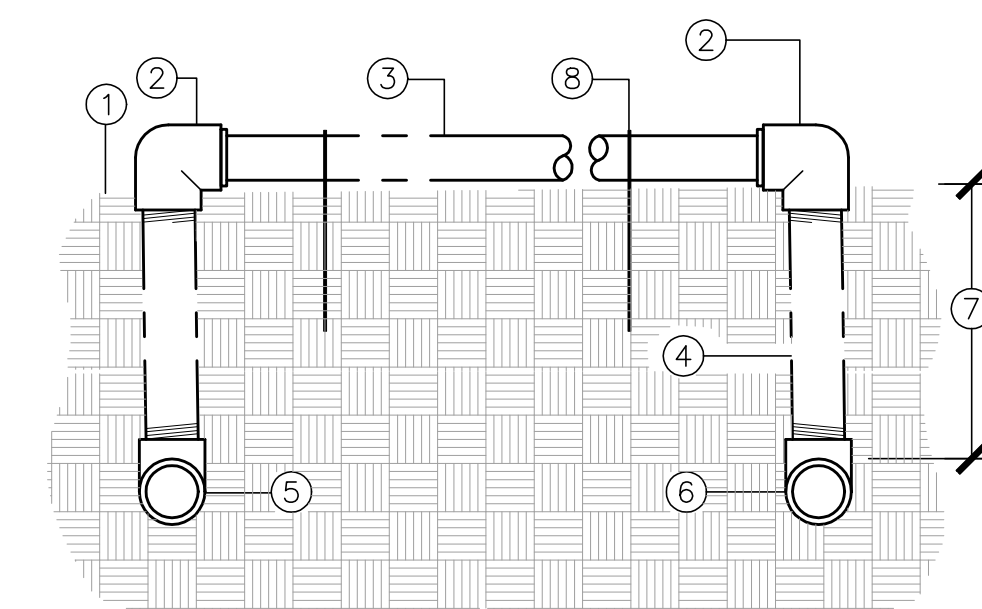
- 1 ZONE FLUSH VALVE PLUMBED TO PVC (REFER TO FLUSH VALVE ASSEMBLY)
- 2 AREA PERIMETER
- 3 NETAFIM IRRIGATION TUBING. SEE IRRIGATION LEGEND FOR EMITTER SPACING
- 4 MANIFOLD CONNECTION (PVC TO ELBOW)
- 5 PVC FLUSH MANIFOLD
- 6 AIR/VACUUM RELIEF VALVE (PLUMBED TO GEOPLOW TUBING AT EACH HIGH POINT)
- 7 COMPRESSION TEE
- 8 PVC SUPPLY MANIFOLD REMOTE CONTROL VALVE (REFER TO DRIP VALVE ASSEMBLY DETAIL)
- 9

FLUSH VALVE

E

INLINE DRIP TUBING LAYOUT

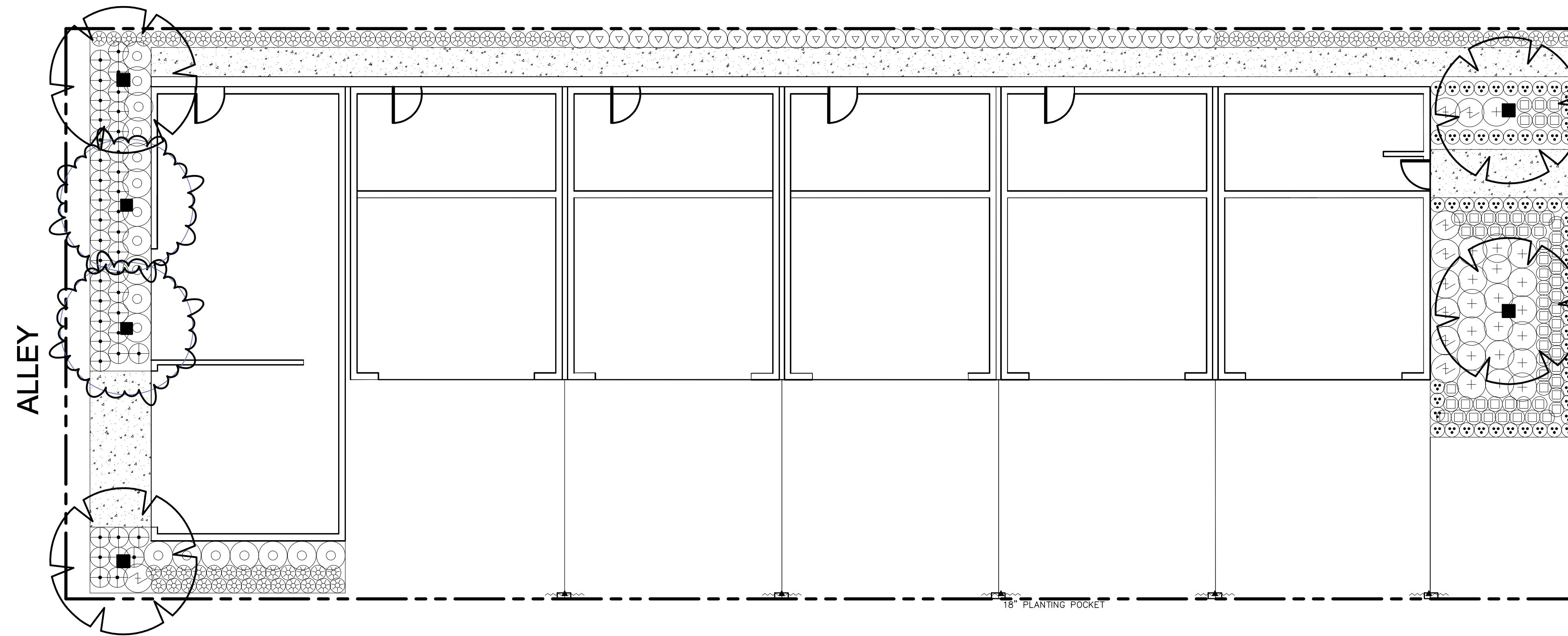
B



- 1 FINISH GRADE
- 2 THREAD X COMPRESSION ELBOW SUBSURFACE TUBING, INSTALL ON GRADE AND STAKE AT 2" O.C. USING SALCO DTS-30-750 TUBING STAKES.
- 3 10" THREADED PVC SCH. 40 RISER
- 4 PVC SCH. 40 TEE (S X S X T) IN EXHAUST HEADER TO FLUSH VALVE ASSEMBLY
- 5 PVC SCH. 40 TEE (S X S X T) IN INTAKE HEADER
- 6 HEADER DEPTH REFER TO SPECIFICATIONS
- 7 SALCO DTS-30-750 TUBING STAKES
- 8

INLINE DRIP TUBING ON GRADE

C



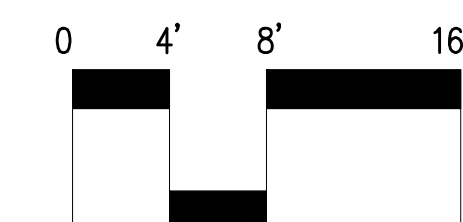
PLANTING LEGEND

SYMBOL	DESCRIPTION		SIZE / SPACING	QTY.	WUCOLS
SHRUBS					
+	CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	5 GAL. @ 3' O.C.	19	L
⊙	ANIGOZANTHOS RUFUS 'BACKDRAFT'	RED KANGAROO PAW	5 GAL. @ 30" O.C.	41	M
○	WESTRINGIA FRUTICOSA 'SMOKEY'	COAST ROSEMARY	5 GAL. @ 3' O.C.	17	L
◻	ALOE STRIATA	CORAL ALOE	1 GAL. @ 18" O.C.	60	L
▽	LIRIOPE 'GIGANTEA'	GIANT LILY TURF	1 GAL. @ 2' O.C.	33	M
⊙	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL. @ 18" O.C.	61	L
⊙	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL. 3' O.C.	9	L
⊙	DIANELLA TASMANICA 'VARIEGATA'	WHITE STRIPED TASMAN FLAX LILY	1 GAL. @ 18" O.C.	82	M
VINES					
▲	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL. STAKED 8' O.C.	5	M
TREES					
⊙	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	36" BOX	2	L
⊙	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	4	L

PREUSS ROAD



NORTH



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



SAVAGE LAND DESIGN
 LANDSCAPE ARCHITECTURE-LAND PLANNING-DESIGN
 2851 E. CHAPMAN AVE, SUITE 110, FULLERTON CA
 P: 714-878-0335
 Email: savagelanddesign@att.net

1953 PREUSS ROAD
 1953 PREUSS RD. LOS ANGELES, CA 90034

No.	Revision/Issue	Date



PLANTING PLAN

Date 6-07-19
 Scale
 Sheet 7 of 9

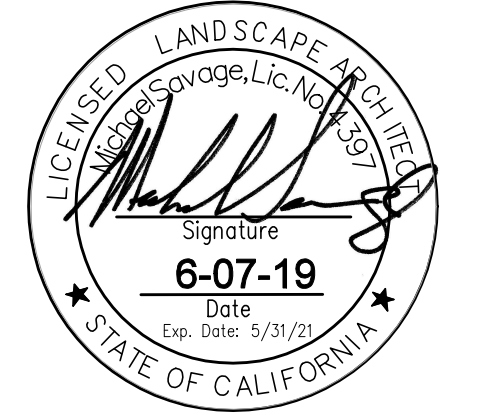
LP-1



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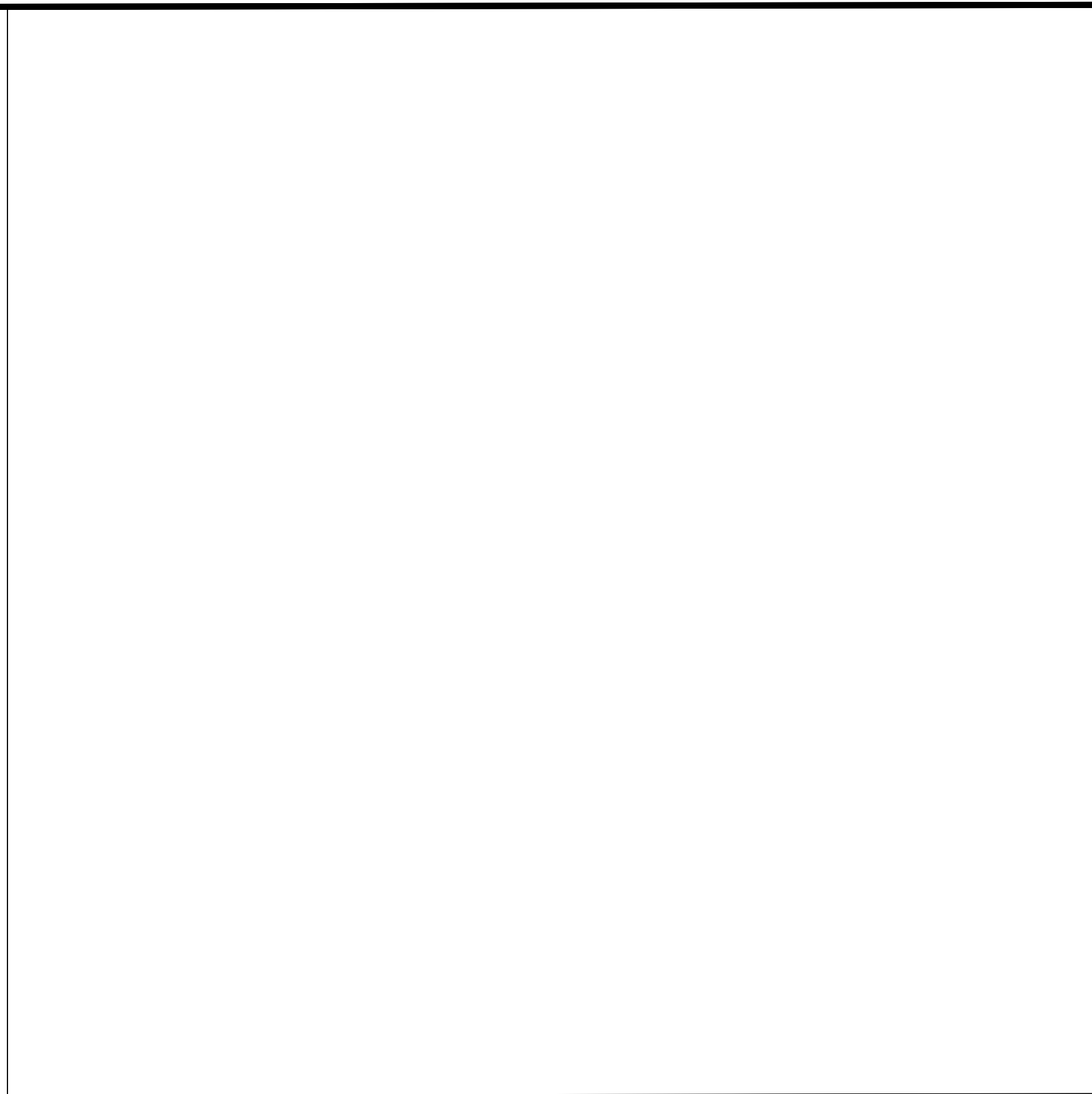
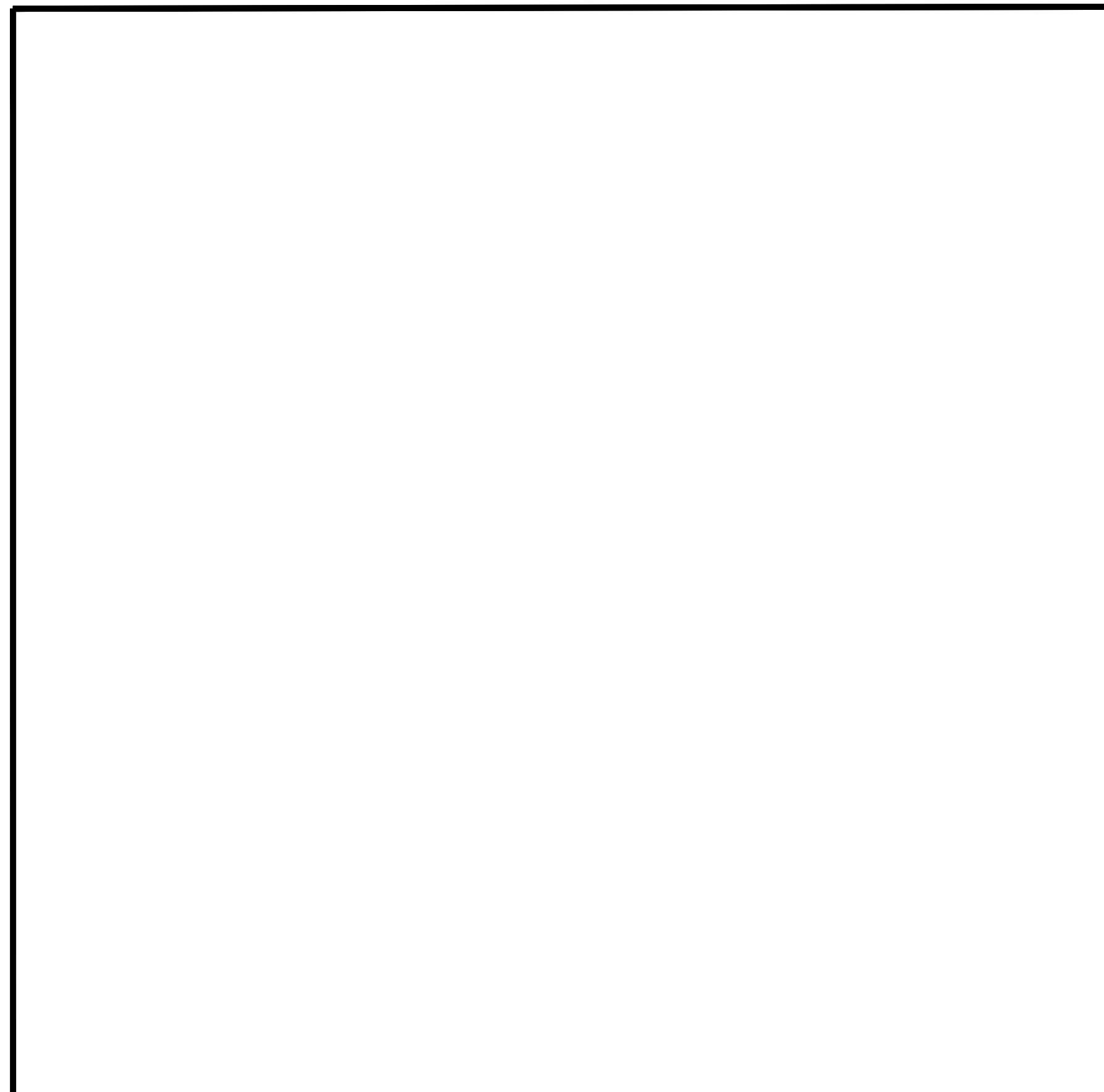
1953 PREUSS ROAD
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No.	Revision/Issue	Date



PLANTING PLAN

Date	6-07-19	Sheet	LP-2
Scale			
Sheet	8 of 9		

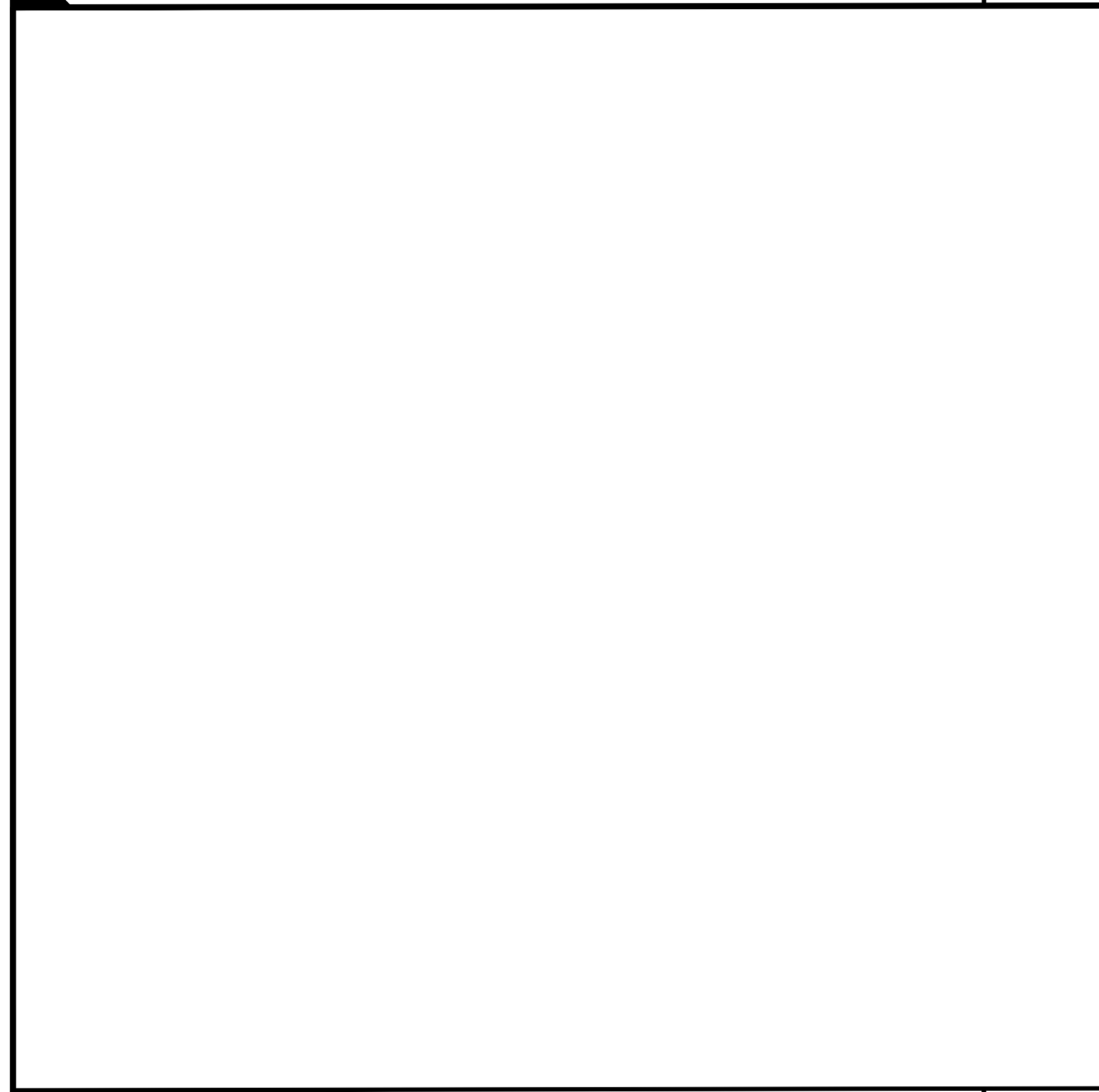


① FINISH GRADE.
 ② CONTAINER PLANT ROOT BALL- CROWN SHALL BE SE 2" ABOVE FINISH GRADE.
 ③ BACKFILL MIX PER PLANTING SPECIFICATIONS.
 ④ COMPACTED SUBGRADE PER GEOTECHNICAL SOILS REPORT.
 ⑤ NATIVE SOIL.
 ⑥ COMPACTED BACKFILL MIX PER PLANTING SPECIFICATIONS.

ALTERNATE SOLUTION:
 ONLY EXCAVATE TO NATIVE SOIL TO MINIMIZE COMPACTION AND HELP PREVENT THE ROOTBALL FROM SINKING, IT IS RECOMMENDED THAT THE ROOTBALL EITHER BE PLACED ON GRADE WITHIN THE PLANTING PIT OR THAT THE PLANTING PIT BE DUG 2" SHALLOWER THAN THE ROOTBALL. FINISH GRADE TO BE MOUNDED/CROWNED UP OVER ROOTBALL.

DSHRPLNT N.T.S.

SHRUB PLANTING



① FACE OF WALL OR COLUMN
 ② SPREAD ON WALL AND SECURE WITH EPOXY VINE TIES. ATTACH PER MANUFACTURER'S RECOMMENDATIONS.
 ③ REMOVE NURSERY STAKE
 ④ SET ROOTBALL TIGHT TO FOOTING.
 ⑤ TOP OF ROOTBALL TO BE 2" ABOVE FINISH GRADE.
 ⑥ BACKFILL MIX PER APPROVED SOILS REPORT
 ⑦ UNDISTURBED NATIVE SOIL
 ⑧ 6" WATERING BASIN REMOVE AT END OF MAINTENANCE PERIOD.
 ⑨ FINISH GRADE

2X ROOTBALL MIN.

NOTES:
 1. REFER ALSO TO PLANTING NOTES OR SPECIFICATIONS.
 2. SCARIFY SIDES OF PIT PRIOR TO PLANTING.
 3. CENTER ROOTBALL IN PLANTING PIT.
 4. MULCH TO BE 6" AWAY FROM THE VINE STEM. REFER TO PLANTING NOTES FOR DEPTH.

S-VIN-01 INS. @ 1"=1'-0"
SCALE: N.T.S.

VINES



LODGE POLE PINE STAKES, 10' LONG, 2" DIA. FOR 15 GAL AND 24" BOX, 3" DIA. FOR 36" BOX, 2 REQUIRED- SET 7' ABOVE FINISH GRADE
 V.I.T. TWIST BRACE (2) PER TREE
 ATRIUM GRATE AT TOP OF PIPE, MAINTAIN 1"-2" FREEBOARD ABOVE SOIL LINE
 SUMP DRAINAGE SYSTEM (PROVIDE IF REQUIRED BY AGRONOMIC SOILS REPORT)
 MAINTAIN TURF FREE AREA 12" MIN. FROM TRUNK (BEYOND TREE STAKES). FILL AREA 2" DEEP W/APPROVED BARK MULCH 6" CLEAR OF TREE TRUNK. TOP OF ROOTBALL TO BE 2" ABOVE FINISHED GRADE.
 FINISHED GRADE
 CONSTRUCT A TEMPORARY WATER RETENTION BASIN
 PLANTING TABLETS PURSUANT TO APPROVED SOILS REPORT
 SETTLED AND TAMPED AMENDED BACKFILL
 SLOPE BOTTOM OF PLANTING PIT (AROUND THE ROOTBALL) 1% TO 2% TOWARD SUMP
 3 INCH DIA. PERFORATED PIPE WITH GEOTEXTILE "SOCK". EXTEND TO BOTTOM OF SUMP
 3/8" DIA. PEA GRAVEL ENVELOPE AROUND PERFORATED PIPE. DO NOT FILL PIPE BARREL W/ GRAVEL.
 2' LESS THAN ROOTBALL
 2X ROOTBALL
 NOTE: MULCH TO BE 6 INCHES AWAY FROM THE TREE TRUNK.

C **TREE STAKING** B

TREE STAKING

WALLACE LABS	SOILS REPORT	Print Date	Jun. 6, 2019
365 Coral Circle	Location	1953 Preuss Road, Los Angeles	
El Segundo, CA 90245	Requester	Michael Savage, Savage Land Design	
(310) 615-0116	graphic interpretation: * very low, ** low, *** moderate		
ammonium bicarbonate/DTPA		*** high, ***** very high	
extractable - mg/kg soil	Sample ID Number	19-157-03	
Interpretation of data	Sample Description	Soil Sample Received	06/05/2019
low medium high	elements	graphic	
0 - 7 8-15 over 15	phosphorus	13.91	****
0-60 60-120 121-180	potassium	62.40	***
0 - 4 4 - 10 over 10	iron	22.67	*****
0- 0.5 0.6- 1 over 1	manganese	8.25	****
0 - 1 1 - 1.5 over 1.5	zinc	8.84	****
0- 0.2 0.3- 0.5 over 0.5	copper	2.46	****
0- 0.2 0.2- 0.5 over 1	boron	0.29	***
	calcium	318.05	***
	magnesium	313.36	*****
	sodium	101.07	***
	sulfur	10.55	*
	molybdenum	0.09	***
	nickel	0.48	*
The following trace	aluminum	nd	*
elements may be toxic	arsenic	nd	*
The degree of toxicity	barium	1.40	*
depends upon the pH of	cadmium	0.09	*
the soil, soil texture,	chromium	0.02	*
organic matter, and the	cobalt	0.10	*
concentrations of the	lead	0.98	*
individual elements as	lithium	0.27	*
well as to their interactions.	mercury	nd	*
	selenium	nd	*
The pH optimum depends	silver	nd	*
upon soil organic	strontium	2.31	*
matter and clay content-	tin	nd	*
for clay and loam soils:	vanadium	0.62	*
under 5.2 is too acidic			
6.5 to 7 is ideal	Saturation Extract		
over 9 is too alkaline	pH value	7.77	****
The ECe is a measure of	ECe (milli-	0.49	**
the soil salinity:	mho/cm)		millicq/l
1-2 affects a few plants	calcium	27.5	1.4
2-4 affects some plants,	magnesium	10.9	0.9
> 4 affects many plants.	sodium	52.7	2.3
	potassium	1.5	0.0
	cation sum		4.6
problems over 150 ppm	chloride	59	1.7
	nitrate as N	2	0.1
	phosphorus as P	0.3	0.0
toxic over 800	sulfate as S	25.2	1.6
	anion sum		3.4
toxic over 1 for many plants	boron as B	0.26	**
increasing problems start at 3	SAR	2.2	**
est. gypsum requirement-lbs./1000 sq. ft.		38	
	calculated infiltration rate inches/hour	0.68	
	soil texture	sandy loam	gravel > 2 mm
	sand	61.0%	9.8%
	silt	21.9%	gravel > 1/4 inch
	clay	17.1%	2.1%
	lime (calcium carbonate)	no	gravel > 1/2 inch
	Total nitrogen	0.052%	0.8%
	Total carbon	0.362%	
	carbon:nitrogen ratio	6.9	
	organic matter based on carbon	0.72%	
	moisture content of soil	2.5%	
	half saturation percentage	18.4%	

Elements are expressed as mg/kg dry soil or mg/l for saturation extract.
pH and ECe are measured in a saturation paste extract. nd means not detected.
Analytical data determined on soil fraction passing a 2 mm sieve.

WALLACE LABORATORIES, LLC
365 Coral Circle
El Segundo, CA 90245
phone (310) 615-0116 fax (310) 640-6863

June 7, 2019

Michael Savage, savagelanddesign@att.net
Michael Savage Land Design
2651 E. Chapman Avenue, Suite 110
Fullerton, CA 92831

RE: Soil Management Report for
1953 Preuss Road, Los Angeles
Our ID No. 19-157-03, received June 5, 2019

Dear Michael,

The soil pH is moderately alkaline at 7.77. The salinity is modest at 0.49 millimho/cm.

Nitrogen and sulfur are low. Phosphorus, iron, manganese, zinc, copper and magnesium are high. Potassium and boron are moderate. Sodium is moderate. SAR (sodium adsorption ratio) is 2.2. The concentrations of common non-essential heavy metals are low.

The texture is sandy loam. Based on the non-gravel fraction, it contains 61.0% sand, 21.9% silt and 17.1% clay. The gravel content is 9.8%.

Soil organic matter is low at 0.72% on a dry weight basis. The carbon:nitrogen ratio is 6.6.

The estimated rate of water percolation based on Soil Water Characteristics version 6.02.74 model developed by Keith Saxton of the USDA is moderately slow 0.68 inches per hour for normal soil compaction. The model is based on the soil texture, percent gravel and percent soil organic matter.

Recommendations

General soil preparation on a square foot basis. Broadcast the following uniformly; rates are per 1,000 square feet for a 6-inch lift. Incorporate them homogeneously 6" deep.

Ammonium sulfate (21-0-0) – 5 pounds
Potassium sulfate (0-0-50) – 8 pounds
agricultural gypsum - 20 pounds
Organic soil amendment - about 4 cubic yards, sufficient for 3% to 5% soil organic matter on a dry weight basis

Soil Analyses Plant Analyses Water Analyses

Michael Savage Land Design, June 7, 2019, page 2

For the preparation on a volume basis, homogeneously blend the following materials into the soil. Rates are expressed per cubic yard:

Ammonium sulfate (21-0-0) – 1/4 pound
Potassium sulfate (0-0-50) – 1/3 pound
agricultural gypsum – 1 pound
Organic soil amendment - about 20% by volume, sufficient for 3% to 5% soil organic matter on a dry weight basis

Organic soil amendment:

- Humus material shall have an acid-soluble ash content of no less than 6% and no more than 20%. Organic matter shall be at least 50% on a dry weight basis.
- The pH of the material shall be between 6 and 7.5.
- The salt content shall be less than 10 millimho/cm @ 25° C. on a saturated paste extract.
- Boron content of the saturated extract shall be less than 1.0 part per million.
- Silicon content (acid-insoluble ash) shall be less than 50%.
- Calcium carbonate shall not be present if to be applied on alkaline soils.
- Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.
- Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
- Sludge-based materials are not acceptable.
- Carbon:nitrogen ratio is less than 25:1.
- The compost shall be aerobic without malodorous presence of decomposition products.
- The maximum particle size shall be 0.5 inch, 80% or more shall pass a No. 4 screen for soil amending.

Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

arsenic	12	copper	100	selenium	20
cadmium	15	lead	200	silver	10
chromium	200	mercury	5	vanadium	50
cobalt	30	molybdenum	20	zinc	200
		nickel	100		

Higher amounts of salinity or boron may be present if the soils are to be preleached to reduce the excess or if the plant species will tolerate the salinity and/or boron.

Soil Analyses Plant Analyses Water Analyses

Michael Savage Land Design, June 7, 2019, page 3

For site maintenance, apply ammonium sulfate (21-0-0) at 5 pounds per 1,000 square feet about once per quarter.

Monitor the site with periodic soil testing. Adjust the maintenance program as needed.

Sincerely,

Garn A. Wallace, Ph. D.
GAW:n

Soil Analyses Plant Analyses Water Analyses



SAVAGE LAND DESIGN
LANDSCAPE ARCHITECTURE • LAND PLANNING • DESIGN

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1953 PREUSS ROAD
1953 PREUSS RD. LOS ANGELES, CA 90034

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SOIL REPORT

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