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**ADMINISTRATIVE DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES PROGRAM**

December 30, 2022

Applicant / Owner

Jesse Sarshar
BH Holding LLC
8306 Wilshire Boulevard, Suite 2008
Beverly Hills, CA 90211

Representative

Daniel Ahadian
nūr-DEVELOPMENT|CONSULTING
864 South Robertson Blvd, 3rd Floor
Los Angeles, CA 90035

Case No. ADM-2022-8313-DB-PHP-
VHCA

CEQA: N/A

Location: 8767 – 8773 West Airdrome
Street

Council District: 5 - Katy Young Yaroslavsky

Neighborhood Council: South Robertson

Community Plan Area: Wilshire

Land Use Designation: Medium Residential

Zone: R3-1-O

Legal Description: Lots 69 & 70, TR 6721 Tract

Last Day to File an Appeal: January 17, 2023

DETERMINATION – Density Bonus & Affordable Housing Incentives Program

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

1. **Determine**, based on the whole of the record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
2. **Approve a ministerial review of Density Bonus Compliance**, pursuant to LAMC Section 12.22-A,25, a 35 percent Density Bonus (with 15 percent of the base number of units set aside for Very Low Income Households), for a project totaling 15 dwelling units, reserving two (2) units for Very Low Income Household occupancy for a period of 55 years, along with the following three (3) On-Menu Incentives for a qualifying project:
 - a. **Side Yard Setback:** a maximum reduction of 20 percent in the northerly side yard setback in lieu of the otherwise required 8 feet;

- b. **Floor Area Ratio:** to permit a FAR of 3.6 to 1 in lieu of the otherwise required 3 to 1; and
- c. **Height:** to permit an 11-foot increase in height in lieu of the otherwise required 45 feet.

3. Adopt the attached Findings.

CONDITIONS OF APPROVAL

Pursuant to Section 12.22-A,25 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing.
2. **Residential Density.** The project shall be limited to a maximum density of 15 residential units, including Density Bonus units.
3. **On-site Restricted Affordable Units.** The project shall set aside the number and type of Restricted Affordable Units, as defined by State Density Bonus Law in California Government Code Section 65915(C)(2), corresponding to the percentage of Density Bonus and number of Incentives utilized, consistent with LAMC Section 12.22-A,25.
4. **Changes in On-site Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A,25.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make two (2) dwelling units available to Very Low Income Households and one (1) unit available to Low Income Households, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22-A,25, to the satisfaction of LAHD, and in consideration of the project's SB 8 Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.
6. **On-Menu Incentives.**
 - a. **Side Yard Setback.** The project shall be permitted a maximum reduction of 20 percent in the northerly side yard setback in lieu of the otherwise required 8 feet.
 - b. **Floor Area Ratio.** The project shall be permitted a maximum floor area ratio of 3.6 to 1 in lieu of the otherwise required 3 to 1.
 - c. **Height.** The project shall be permitted a maximum height of 56 feet in lieu of the otherwise required 45 feet.

7. **Parking.**

- a. **Automotive Parking.** The project is permitted to provide a minimum number of automobile parking spaces consistent with LAMC Section 12.22-A,25(d) and California Government Code Section 65915(p)(1). The project is further permitted to replace automobile parking with bicycle parking, consistent with LAMC Section 12.21-A,16.
 - b. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21-A,16. In the event that the number of On-Site Restricted Affordable Units should increase or the composition of such units should change, then no modification of this determination shall be necessary and the number of bicycle parking spaces shall be re-calculated consistent with LAMC Section 12.21-A,16.
 - c. **Adjustments.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e., the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety pursuant to LAMC Section 12.22-A,25 or California Government Code Section 65915.
8. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The landscape plan shall indicate landscape points for the project equivalent to 10 percent more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines.
- a. **Tree Requirement.** The project shall provide at least the minimum number of trees on-site to comply with the landscape requirement (LAMC Section 12.21 G(a)(3)). Pursuant to Ordinance No. 170,978, required trees shall not be palm trees.

Administrative Conditions

9. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
10. **Rent Stabilization Ordinance.** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from LAHD regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever

results in the greater number. The executed and recorded covenant and agreement submitted and approved by LAHD shall be provided.

11. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
12. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
13. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
14. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
15. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the LAMC, Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
16. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
17. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
18. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
19. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited

Processing Section.

20. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

The project site consists of two (2) lots measuring approximately 7505 square feet of lot area. The subject property is rectangular-shaped and has a street frontage of approximately 125 feet along Airdrome Street, a frontage of 60-feet along Preuss Road, a frontage of 60-feet along the abutting alley, with an approximate 125-foot depth. The project site is currently developed with a one-story multi-family residence.

The subject site is located within the Wilshire Community Plan area and zoned R3-1-O with a corresponding land use designation of Medium Residential. The subject property is located within the Alquist-Priolo Earthquake Fault Zone (ZI-2441), Urban Agriculture Incentive Zone, and is within 500-feet of the Robertson Recreation Center. The property is not within the boundaries of any specific plan, community design overlay, or interim control ordinance.

The surrounding area is heavily urbanized with relatively level topography. The neighborhood is developed with primarily residential uses. The abutting property to the north is zoned R3-1-O and is improved with a two-story multi-family residential building. The property to the east across the public alley is zoned R2-1-O and is improved with a one-story multi-family residential building. The property to the west across Preuss Road is zoned OS-1XL-O and is developed with the Robertson Recreation Center. The property to the south across Airdrome Street is zoned OS-1XL-O and is developed with a one-story single-family residence.

The proposed project involves the demolition of existing structures to allow for the construction, use, and maintenance of a new five-story residential building containing 15 units including two (2) units reserved for Very Low Income Households and one (1) unit reserved for Low Income Households. The proposed building will encompass approximately 17,378 square feet resulting in a Floor Area Ratio (FAR) of 3.6:1. Of the 15 units proposed, six (6) units will be one-bedroom units, two (2) units will be two-bedrooms and six (6) units will be three-bedroom units. The project proposes to provide 20 automobile parking spaces within one level of subterranean parking containing 13 parking stalls and a puzzle parking system that will provide access to seven (7) automobile parking stalls off the alley. The project will also provide a minimum of 16 long-term bicycle parking spaces and two (2) short-term bicycle parking spaces. A total of approximately 2,030 square feet of open space will be provided, divided among private and common areas.

As an eligible Housing Development Project, the project is seeking to utilize the provisions of State Density Bonus law and the LAMC. In exchange for setting aside at least 11 percent of the total number of units for Very Low Income households, the project is permitted an increase in density of up to 35 percent. Based on the underlying zone, the project is permitted a base density of 11 units; therefore, in exchange for reserving 11 percent of this base density for Very Low Income households, the project is eligible for and is seeking a 35 percent increase in density to

allow 15 units. Furthermore, in exchange for setting aside at least fifteen percent of the base number of units for Very Low Income households, the project is also eligible for up to three (3) development Incentives. The project is seeking the following three (3) Incentives: 1) a maximum reduction of 20 percent in the northerly side yard setback in lieu of the otherwise required 8 feet; 2) a maximum floor area ratio of 3.6 to 1 in lieu of the otherwise required 3 to 1; and an increase of 11-feet in height. The project is setting aside two (2) units, equal to approximately 18 percent of the base number of units, for Very Low Income households; accordingly, the project is eligible for a 35 percent Density Bonus to allow up to 15 units, as well as three (3) Incentives.

STREETS

Airdrome Street, adjoining the subject property to the south, is a designated a Collector dedicated to a width of 66 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

Preuss Road, adjoining the subject property to the west, is a designated Local Street - Standard dedicated to a width of 60 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

The 20-foot Alley, adjoining the subject property to the east, improved with asphalt roadway.

HOUSING REPLACEMENT

Pursuant to LAMC Section 12.22-A,25, an eligible Housing Development shall be eligible for Density Bonus Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

Assembly Bill 2222 (AB 2222) amended the State Density Bonus Law to require applicants of density bonus projects filed as of January 1, 2015, to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

On September 28, 2016, Governor Brown signed Assembly Bill 2556 (AB 2556) which further amended the State Density Bonus Law. The amendments took effect on January 1, 2017. AB 2556 clarifies the implementation of the required replacement of affordable units in Density Bonus projects, first introduced by AB 2222. AB 2556 further defines "equivalent size" to mean that as a whole, the new units must contain at least the same total number of bedrooms as the units being replaced.

In addition to the requirements of California State Density Bonus Law, on October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2025. During the duration of the statewide housing emergency, SB 330, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied vacant "Protected Units" unless the proposed housing development project replaces those units.

The Housing Crisis Act of 2019, as amended by SB 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project on a site that will require demolition of existing dwelling units or occupied or vacant "Protected Units" unless the project replaces those units. The project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the property within the past 5 years. Additionally, the project must also replace all existing or demolished "Protected Units".

The subject site is currently developed with a one story multi-family residence. Pursuant to the Housing Crisis Act of 2019 (SB 8) Replacement Unit Determination, dated August 30, 2022, the Los Angeles Housing Department (LAHD) has determined that three (3) unit(s) need to be replaced with equivalent type, with two (2) units restricted to Very Low Income Households, and one (1) unit restricted to Low Income Households pursuant to the requirements of SB 8.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES PROGRAM ON-MENU INCENTIVES ELIGIBILITY CRITERIA

Pursuant to LAMC Section 12.22-A,25(e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria:

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

The proposed project has a street frontage along Airdrome Street and Preuss Road. The proposed building provides a variety of architectural materials and building planes along all facades, including those facing the street. Each façade features accent building materials, balconies, roof elements, and variations in building mass, all of which enhance the appearance of the building and provide breaks in the façade plane. Therefore, the façade of any portion of the building that abuts a street is articulated such that the façade is not an entirely flat surface.

- b. *All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street facing elevation.*

The proposed project has frontage along Airdrome Street and Preuss Road. Pedestrian access is oriented along Airdrome Street with the lobby entrance. The project is served by one (1) two-way driveway located off the alley due to the narrow dimensions of the lot. The building elevation features accent building materials, doors, windows, balconies, and roof elements which highlight the prominence of the façade and the orientation of the building towards the street. Therefore, the proposed building will be oriented towards the street.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

The proposed project is not located within a designated Historic Preservation Overlay Zone, and it does not involve a property that is designated as a City Historic-Cultural Monument.

- d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The project is not located in either a Hillside Area or Very High Fire Hazard Severity Zone.

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

1. Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the Director of Planning shall approve a density bonus and requested incentive(s) unless they find that:

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

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

The project provides 15% of the base units for Very Low Income Households as a means to qualify for the 35% Density Bonus and the requested Incentives. The requested Incentives for permitting an increase in height, reduction in the side yard and a FAR increase will result in a building design that provides cost reductions for affordable housing. The requests will allow the developer to expand the building envelope so the additional and affordable units can be constructed, and the overall space dedicated to residential uses is increased. The increase in FAR and height, and decrease in the required side yard setback will allow for the construction of additional units that will result in a reduction in the cost of constructing housing. These Incentives support the applicant's decision to set aside two (2) dwelling units for Very Low Income Households for 55 years.

Additionally, the list of On-Menu Incentives in Section 12.22-A,25 of the LAMC were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the Density Bonus On-Menu Incentives do result in identifiable and actual cost reductions to provide for affordable housing costs because the incentives by their nature increase the scale of the project and thus facilitates the provision of affordable housing units.

Side Yard Setback. The requested On-Menu Incentive for a reduction in the side yard setback only is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an Incentive for a maximum reduction of 20 percent in the northerly side yard setback. Per the underlying R3-1-O Zone, the project would be required to provide a southerly side yard setback of 8 feet; accordingly, the project is requesting to utilize this Incentive to reduce the proposed side yard setback to 6 feet and 4 inches.

Floor Area Ratio. The requested On-Menu Incentive for an increase in maximum floor

area ratio is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an Incentive for an increase in maximum floor area ratio of 3.15 to 1. Per the underlying R3-1-O Zone, the project would be limited to a maximum FAR of 3 to 1. Accordingly, the project is requesting to utilize this Incentive to increase the proposed maximum floor area ratio of 3.6 to 1.

Height. The requested On-Menu Incentive for an increase in height is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an Incentive to permit a maximum of eleven additional feet or one additional story, whichever is lower. Per the underlying R3-1-O Zone, the project would be limited to a maximum height of 45 feet. Accordingly, the project is requesting to utilize this Incentive to increase the height of the building from the maximum 45 feet to 56 feet.

Therefore, all requested On-Menu Incentives are necessary to provide for affordable housing costs.

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

There is no evidence that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Accordingly, the project will not have a significant impact on any on-site resource or any resource in the surrounding area. The project is not located within any special hazard area; accordingly, the project will not have a specific adverse impact upon public health and safety or the physical environment. The property is not located on a substandard street in a Hillside area or in a Very High Fire Hazard Severity Zone. The project is required to comply with all other pertinent regulations including those governing construction, use, and maintenance, and will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project, and thus the requested incentive, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

- c. *The Incentives is contrary to state or federal law.*

There is no substantial evidence in the record indicating that the requested Incentives are contrary to any State or federal laws.

ADDITIONAL MANDATORY FINDINGS

2. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside a flood zone.
3. It has been determined based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1).

DENSITY BONUS LEGISLATION BACKGROUND

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section 65580, subs. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all low and very low income units that qualified the applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for "averaging" of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

Under Government Code Sections 65915(a), 65915(d)(2)(C), and 65915(d)(3), the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22-A,25 of the LAMC. Section 12.22-A,25 creates a procedure to waive or modify zoning code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the LAMC and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

For the purpose of clarifying the Covenant Subordination Agreement between the City of Los Angeles and the United States Department of Housing and Urban Development (HUD) note that the covenant required in the Conditions of Approval herein shall prevail unless pre-empted by State or Federal law.

TIME LIMIT – OBSERVANCE OF CONDITIONS

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

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

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley or the West Los Angeles Office in West Los Angeles. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (818) 374-5050, (310) 231-2598 or through the Department of City Planning website at <http://planning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

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

TRANSFERABILITY

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

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the

Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.cityplanning.lacity.org.

Planning Department public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077
planning.figcounter@lacity.org

San Fernando Valley
Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050
planning.mbc2@lacity.org

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard, 2nd Floor
Los Angeles, CA 90025
(310) 231-2598
planning.westla@lacity.org

Pursuant to LAMC Section 12.22 A.25(g)(2)(i)(f), only an applicant, abutting property owners, and abutting tenants can appeal this Determination. Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits, increase in FAR, and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Sections 12.22-A.25 and 12.22-A.31 of the LAMC, appeals of Density Bonus/Transit Oriented Communities Affordable Housing Incentive Program cases are heard by the City Planning Commission.

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

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Heather Bleemers
Senior City Planner

Prepared by:



Michelle Carter
City Planner

OWNER
 BH HOLDING LLC
 8306 WILSHIRE BLVD, SUITE 208
 BEVERLY HILLS, CA 90211

ARCHITECTURAL DESIGNER
 B RAEEN CONSTRUCTION INC
 11040 SANTA MONICA BLVD, SUITE 326
 LOS ANGELES, CA 90025
 BRAEEN@AOL.COM

LAND USE CONSULTANT
 nür - DEVELOPMENT | CONSULTING
 864 S ROBERTSON BLVD, 3RD FLOOR
 LOS ANGELES, CA 90035
 DANIEL@NURDEVELOPMENT.COM

LANDSCAPE ARCHITECT
 SEED GROUP
 1505 BORDER AVENUE
 TORRANCE, CA 90501
 ART@SEEDGROUPLA.COM



VICINITY MAP

PROJECT SUMMARY

INDEX OF DRAWINGS



PROJECT SUMMARY BY nür DEVELOPMENT | CONSULTING

PROJECT DESCRIPTION
 A NEW 5-STORY, 66' HIGH, 16-UNIT MULTI-FAMILY BUILDING WITH 3 UNITS SET ASIDE AS RESTRICTED AFFORDABLE UNITS AND PARKING ON THE GROUND FLOOR AND 1 SUBTERRANEAN PARKING LEVEL.

ADDRESS
 8767 W AIRDROME ST
 4303-008-017

APN
 4303-008-017

REQUESTED ENTITLEMENTS
 3 ON-MENU DENSITY BONUS INCENTIVES TO ALLOW A HEIGHT INCREASE OF 14 FEET, A 35% INCREASE IN FAR, AND A 20% REDUCTION IN THE NORTHERLY SIDE YARD SETBACK.

LOT AREA
 LOT AREA 7,506
 1/2 THE ALLEY 569
 LOT AREA FOR DENSITY 8,074

ZONING
 R3-1-O

RESIDENTIAL DENSITY
 LOT AREA FLOOR DENSITY 8,104
 DENSITY RATIO FOR FD 1 DU/800 SF
 BASE DENSITY: 8,074 / 800 = 10.09 =
 DB BASE DENSITY (ROUND UP) 11
 DB DENSITY BONUS: 35% x 11 = 3.85 =
 MAX DENSITY: 11 + 4 = 15

VLI UNITS REQUIRED PER DB: 11% X 11 = 12 =
AFFORDABLE REQUIRED PER LAHD RUD: 2 @ VLI + 1 @ LI =
 3

TOTAL PROVIDED UNITS
 MARKET RATE UNITS 12
 VLI UNITS PER LAHD RUD 2
 LI UNITS PER LAHD RUD 1

RESIDENTIAL UNIT MIX
 1-BR 6
 2-BR 8
 3-BR 9
 TOTAL 15

FLOOR AREA & FAR (ZONING)
 BUILDABLE AREA 4,913
 ALLOWABLE FAR PER R3-1 3.1
 MAX SQUARE FOOTAGE: 4,913 x 3.1 = 14,739
 30% INCREASE PER DB INCENTIVE 5,168
 MAX FLOOR AREA ALLOWED 19,898

TOTAL FLOOR AREA PROVIDED 17,376

HEIGHT / STORES
 MAX HEIGHT / STORES PER R3-1 45-FEET / NO LIMIT
 MAX HEIGHT / W/ DB INCENTIVE: 45 + 11 = 56-FEET / 8-STORIES
 PROPOSED HEIGHT 66-FEET / 8-STORIES

AUTO PARKING
 RESIDENTIAL REQUIRED PER LAMC 12.21.4
 1-BR 6 x 1.5
 2-3-BR 9 x 2
 TOTAL PARKING REQUIRED 27

RESIDENTIAL REQUIRED PER CA GOV CODE SECTION 65915(a)(1)
 1-BR 6 x 1
 2-3-BR 9 x 1.5
 TOTAL PARKING REQUIRED: 6 + 13.5 = 19.5

TOTAL PARKING PROVIDED: 4 COMPACT + 16 STANDARD
 20

EV PARKING REQUIREMENT (30%)
 EVCS (FULL INSTALL) 6
 EVSE (FUTURE INSTALL) 4

BIKE PARKING
 RES LONG-TERM REQUIRED: (16/11) = 1.45
 RES SHORT-TERM REQUIRED: (16/10) = 1.6
 RESIDENTIAL LONG-TERM PROVIDED 2
 RESIDENTIAL SHORT-TERM PROVIDED 2

TOTAL BIKE PARKING REQUIRED 4
TOTAL BIKE PARKING PROVIDED 4

OPEN SPACE
 OPEN SPACE REQUIRED
 1-BR (2 HABITABLE ROOMS): 6 X 100 800
 2-BR (3 HABITABLE ROOMS): 3 X 155 375
 3-BR (4 HABITABLE ROOMS): 6 X 175 1,050
 TOTAL REQUIRED OPEN SPACE PER LAMC 2,025

OPEN SPACE PROVIDED
 2ND FLOOR REC ROOM (MAX 25%) 506
 ROOF DECK 1,074
 BALCONIES: 9 x 50 450
 TOTAL PROVIDED SQUARE FOOTAGE 2,030

COMMON OPEN SPACE REQUIRED (50% OF REQ'D): 50% x 2,025 = 1,013
COMMON OPEN SPACE PROVIDED: 1,580

REQUIRED LANDSCAPE: 25% X 1,580 (COMMON OPEN SPACE)
 PROVIDED LANDSCAPE 395

REQUIRED # OF TREES: 15 DU / 4 TREES
 TREES PROVIDED 4

SETBACKS
 SETBACK LOCATION REQUIRED PROVIDED
 FRONT YARD PREUSS 15- FEET 15- FEET
 SIDE YARD NORTHERLY PL 6'-4 FEET* 6'-4 FEET*
 SIDE YARD AIRDROME 6- FEET 6- FEET
 REAR YARD ALLEY 15- FEET** 15- FEET

* 20% REDUCTION VIA DB ON-MENU INCENTIVE
 ** TO CL OF ALLEY

ARCHITECTURAL		STRUCTURAL	
NO.	SHEET TITLE	NO.	SHEET TITLE
T-1	COVERSHEET: INDEX OF DWG'S PROJECT SUMMARY LEGAL DESCRIPTION		
A-1	SITE PLAN		
A-1.1	OPEN SPACE DIAGRAM		
A-1.2	BUILDABLE AREA DIAGRAM		
A-1.3	FLOOR AREA DIAGRAM		
A-1.4	BUILDING AREA DIAGRAM		
A-2	BASEMENT PLAN		
A-3	1ST FLOOR PLAN		
A-4	2ND FLOOR PLAN		
A-5	3RD FLOOR PLAN		
A-6	4TH FLOOR PLAN		
A-7	5TH FLOOR PLAN		
A-8	ROOF PLAN		
A-9	EAST ELEVATION		
A-10	WEST ELEVATION		
A-11	NORTH ELEVATION		
A-12	SOUTH ELEVATION		
A-13	SECTIONS A-A		
A-14	SECTIONS B-B		



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 Case No. ADM-2022-8313-DB-PHP-VHCA

LEGAL DESCRIPTION
 LOT NO. 89 - 70 OF AIRDROME HEIGHT TRACT RECORDED IN MB 71-21 PAGES 632 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.
 APN: 4303003017

REVISIONS BY

DATE: 11/14/2022
 15 UNITS APARTMENT
 8767 AIRDROME ST.
 LOS ANGELES, CA 90035

B. RAEEN
 CONSULTANT ENGINEER, INC.,
 11040 SANTA MONICA BLVD, SUITE 326, LOS ANGELES, CA 90025

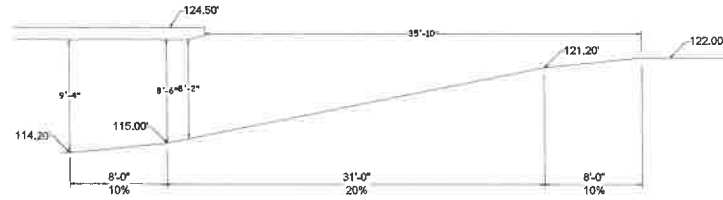
T-1

For long-term bicycle parking:

- Shall be secured from the general public, roofed, and enclosed on all sides to protect bicycle from inclement weather
- Bicycle parking stall shall provide a means of securing the bicycle frame at two points to a securely anchored rack, except in the case of lockers and commercially operated attended bicycle parking
- Individual racks installed side by side to one another within bicycle rooms or bicycle cages that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center
- Racks installed parallel to walls shall be a minimum of 30 inches from the wall
- Triangular lockers with varying widths shall have an opening at least 2 feet wide.

- Spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces shall be spaced a minimum of 16 inches on center
- When more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles
- Must be provided onsite only
- Shall not be located in the public right-of-way
- Shall be provided either on the ground floor within 100 feet of the major entrance to the lobby, in the offset automobile parking area, or one level above or below the ground floor within 100 feet of the building entrance on that story.

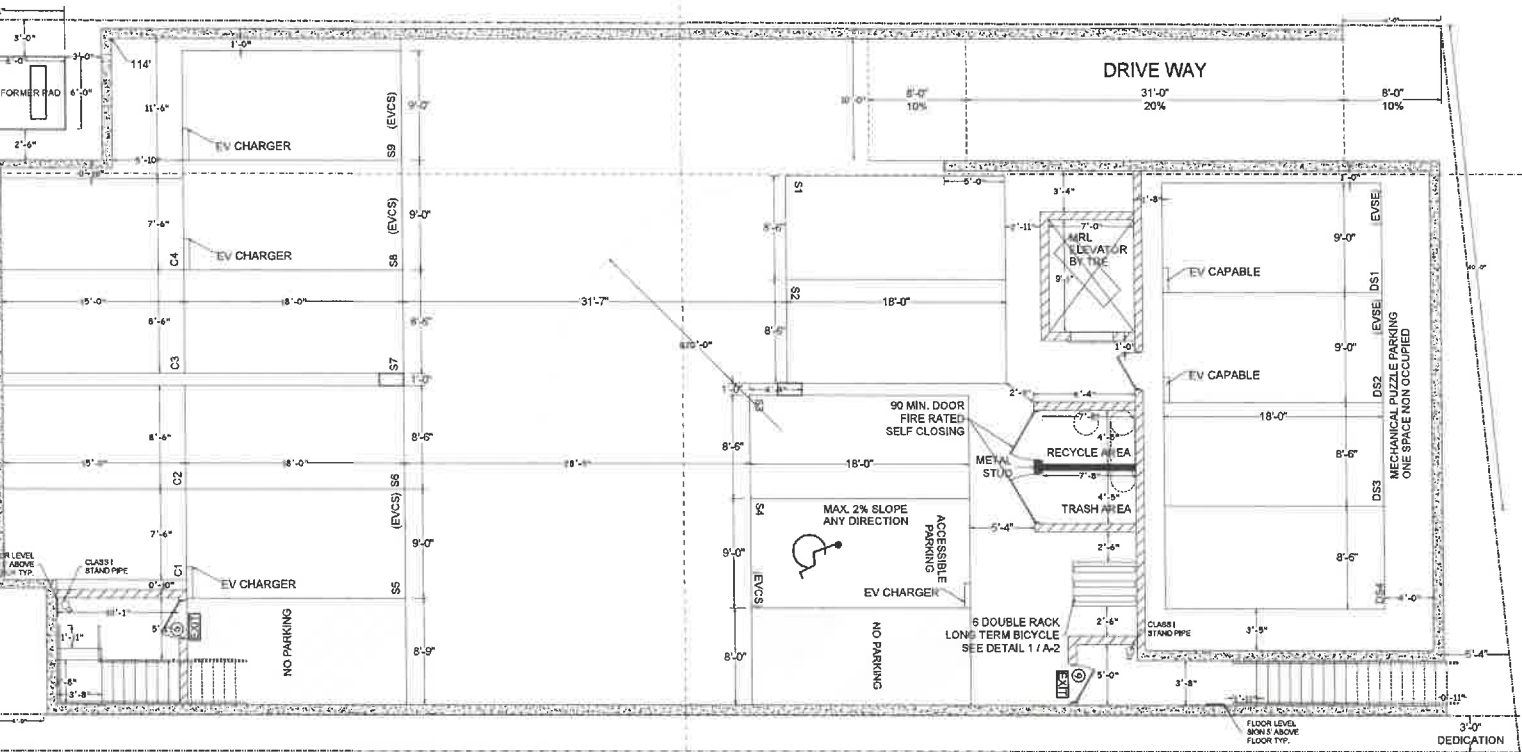
- When located inside a parking garage, it shall be located no more than 200 feet from a pedestrian entrance to the main building and located so as to provide reasonably convenient access to the nearest walkway, ramp or elevator providing access to the building.
- When located inside a parking garage, it shall be located within the space available on the building's pedestrian entry level.
- Provide personal lockers for non-residential uses as required by LAMC Section 31.6307
- Residential long-term bicycle parking provided on the residential floors shall be equal to or greater than 50 percent of the number of dwelling units on the same floor per LAMC Section 12.21A16(a)(2)(iv)(d).



B-B
A-14

A-A
A-13

B-B
A-14



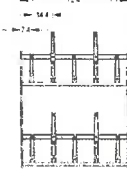
BASEMENT / PARKING

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

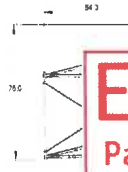
PARKING	
STANDARD	9
DOUBLE STACK	7
COMPACT	4



DOUBLE BICYCLE RACK
DETAIL 1



Front View



Side View



City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: QUAN NGUYEN
Date: 11/14/2022
Application No. 22015-1000-0000

LEGEND

- RETAINING WALL
- SEPARATION WALL
- 2-HR WALL
- 14-HR WALL
- 3-HR WALL
- RAILING
- 2x6 WALL
- CONCRETE BLOCK WALL
- UNRATED WALLS
- FLOOR LINE ELEVATION
- IT SIGN
- EN SPACE

EXHIBIT "A"

Page No. 3 of 20

Case No. ADM-2022-8313-DB-PHP-VHCA

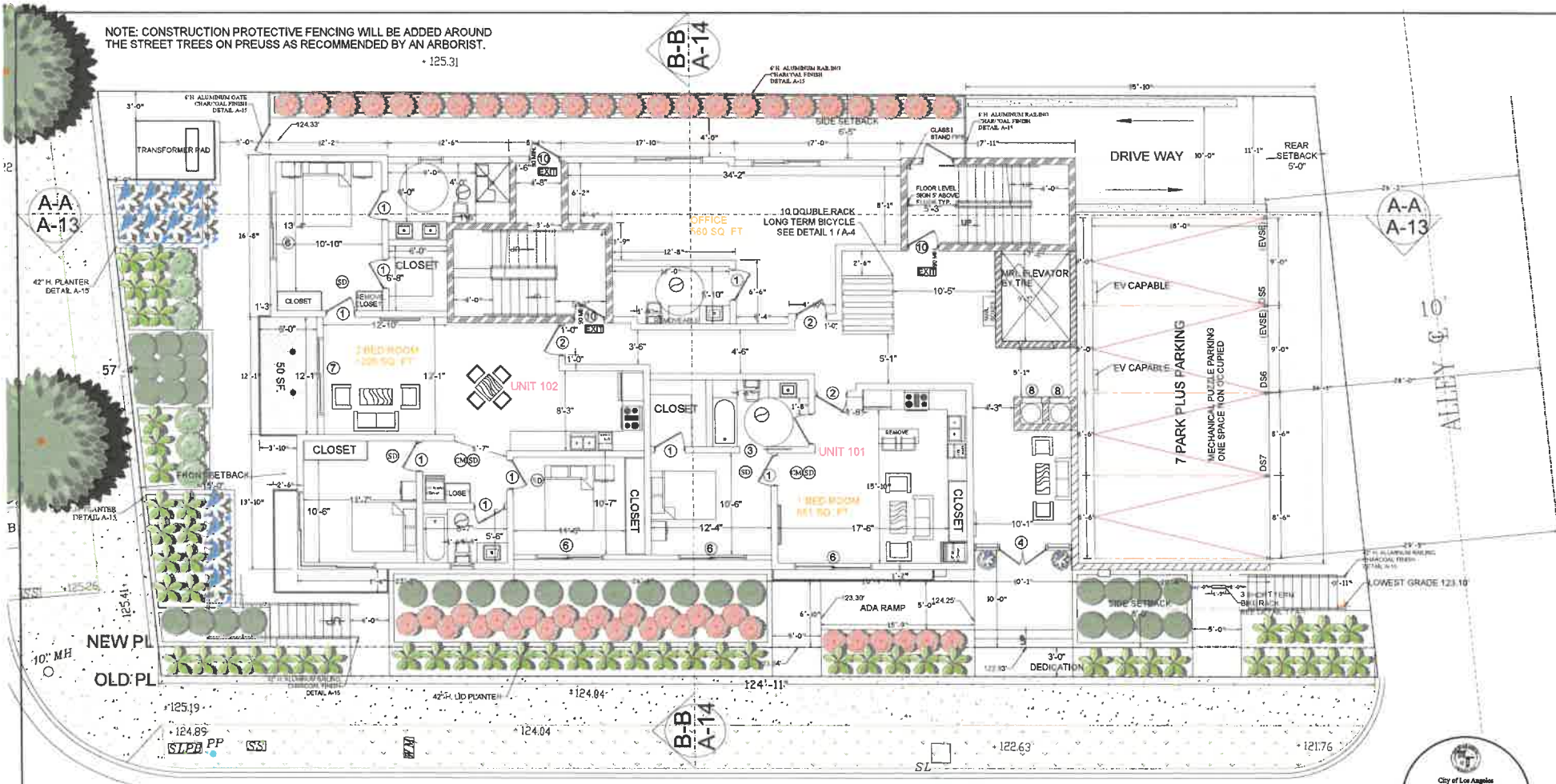
REVISIONS BY

B. RAEEN
CONSULTANT ENGINEER, INC.
1100 SOUTH WOODLAND BLVD. SUITE 300, LOS ANGELES, CA 90015

15 UNITS APARTMENT
8767 AIRDROME ST,
LOS ANGELES, CA 90035

A-2

NOTE: CONSTRUCTION PROTECTIVE FENCING WILL BE ADDED AROUND THE STREET TREES ON PREUSS AS RECOMMENDED BY AN ARBORIST.
 • 125.31



FIRST FLOOR PLAN

AIRDROME ST

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

FIRST FLOOR	
APARTMENT	NUMBER
1 BEDROOMS	1
2 BEDROOMS	0
3 BEDROOMS	1

EXHIBIT "A"
 Page No. 4 of 20
 Case No. ADM-2022-8313-DB-PHP-VHCA

- ⊙ HARD WIRED SMOKE DETECTORS
- ⊙ BATHROOM FAN WAS AIR CHANGE PER HOUR (MN, SOCM) CONNECTED DIRECTLY TO OUTSIDE ENERGY STAR CONNECTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- ⊙ AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITH WASHING FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R310) CARBON MONOXIDE SHALL BE INSTALLED OUTSIDE BEDROOMS, TYPICAL ON ALL UNITS, ON ALL FLOOR.

- For new construction, at least 50 percent of short-term bicycle parking shall be located outside buildings. The remaining short-term bicycle stalls may be provided inside the building on the ground floor, or inside the parking garage on the ground floor with a direct access to a public street.
- For new developments, short-term bicycle parking shall be located to maximize visibility from the main pedestrian entrance.
- If more than one pedestrian entrance, bicycle parking shall be distributed in equal proportions among all pedestrian entrances.
- Bicycle parking shall be provided no farther than 100 feet of walking distance from the main pedestrian entrance.
- Bicycle parking shall be distributed in equal proportions among all pedestrian entrances.

- For short-term bicycle parking:
- Racks shall support the bicycle frame at two points. Racks that support only the wheel of the bicycle are not permissible.
 - Racks shall allow for the bicycle frame and at least one wheel to be locked to the racks.
 - The bicycle rack shall allow for the use of a cable as well as a U-shaped lock
 - Racks shall be securely anchored to a permanent surface.
 - At least 50% shall be covered by a roof or overhang when more than 20 short-term bicycle parking spaces are provided
 - Provide a minimum 2 feet wide stall.
 - Individual racks installed side by side to one another that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center
 - Racks installed parallel to walls shall be a minimum of 30 inches from the wall.
 - Spaces arranged in a vertically staggered layout that permits bicycles to be placed in and removed from each individual space without interference from bicycles in adjoining spaces shall be spaced a minimum of 16 inches on center.

LEGEND

- ▨ RETAINING WALL
- ▤ SEPARATION WALL
- ▧ 2-HR WALL
- ▩ 1-HR WALL
- ▬ 2-HR WALL
- ▬ RAILING
- ▨ PLUMBING 2" X 8" WALL
- ▨ CONCRETE BLOCK WALL
- ▨ SOUND RATED WALLS
- ⊙ FIN FLOOR LINE ELEVATION
- ⊙ EXIT SIGN
- OPEN SPACE

City of Los Angeles
 Department of Building & Safety
 PLAN CHECK APPROVED FOR ZONING
 By: QUAN NGUYEN
 Date: 11/14/2022
 Application No. 2021-1000-0429

REVISIONS BY

B. RAEEN
 CONSULTANT ENGINEER, INC.,
 11040 SANTA MONICA BLVD., SUITE 126, LOS ANGELES, CA 90025

15 UNITS APARTMENT
 8767 AIRDROME ST,
 LOS ANGELES, CA 90035

A-3

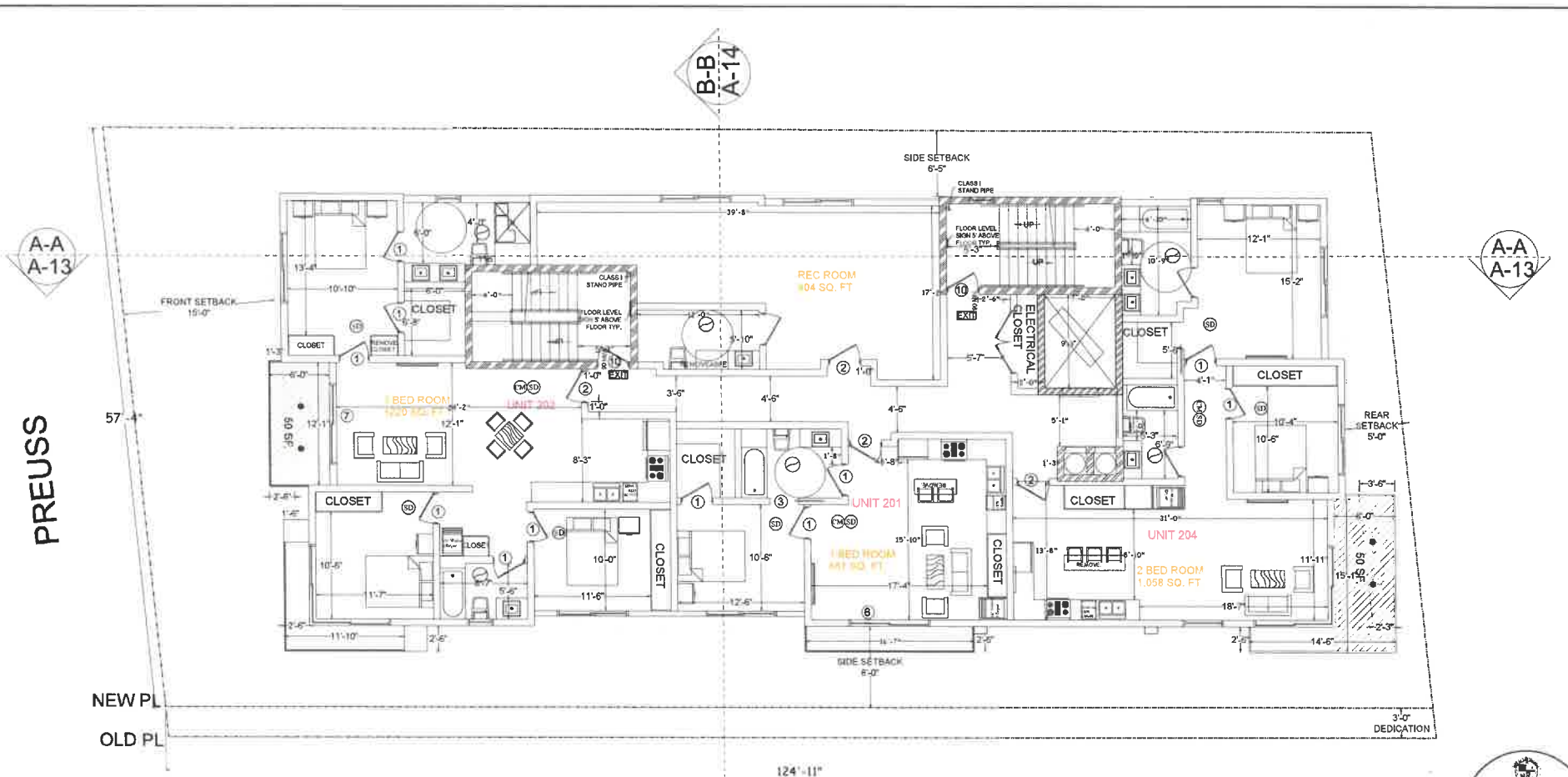
REVISIONS BY

B. RAEEN
CONSULTANT ENGINEER, INC.,
1140 SANTA MONICA BLVD., SUITE 326, LOS ANGELES, CA 90035



15 UNITS APARTMENT
8767 AIRDROME ST,
LOS ANGELES, CA 90035

A-4



- Ⓢ HARD WIRED SMOKE DETECTORS
- Ⓛ BATHROOM FAN W/5 AIR CHANGE PER HOUR (MIN. 50CFM) CONNECTED DIRECTLY TO OUTSIDE ENERGY STAR/CONDUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- Ⓜ AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)



SECOND FLOOR PLAN

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

FIRST FLOOR	
APARTMENT	NUMBER
1 BEDROOMS	1
2 BEDROOMS	1
3 BEDROOMS	1

EXHIBIT "A"
Page No. 5 of 20
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LEGEND

- RETAINING WALL
- SEPARATION WALL
- 2-HR WALL
- 1-HR WALL
- 3-HR WALL
- RAILING
- PLUMBING 2" X 6" WALL
- CONCRETE BLOCK WALL
- SOUND RATED WALLS
- FIN. FLOOR LINE ELEVATION
- EXIT SIGN
- OPEN SPACE



REVISIONS	BY

THE ARCHITECT HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE CITY OF LOS ANGELES BUILDING DEPARTMENT REGULATIONS AND STANDARDS. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE COMPLETION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE FITNESS OF THE PROJECT FOR ANY PARTICULAR PURPOSE.

DATE: 11/14/2022
 ARCHITECT: B. RAEEN
 CONSULTANT ENGINEER, INC.
 11600 SANTA MONICA BLVD., SUITE 208, LOS ANGELES, CA 90035

B. RAEEN
 CONSULTANT ENGINEER, INC.
 11600 SANTA MONICA BLVD., SUITE 208, LOS ANGELES, CA 90035



15 UNITS APARTMENT
 8767 AIRDROME ST,
 LOS ANGELES, CA 90035

City of Los Angeles
 Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
 By: QUANG NGHEM
 Date: 11/14/2022
 Application No. 2022-8313-DB-PHP-VHCA

A-5

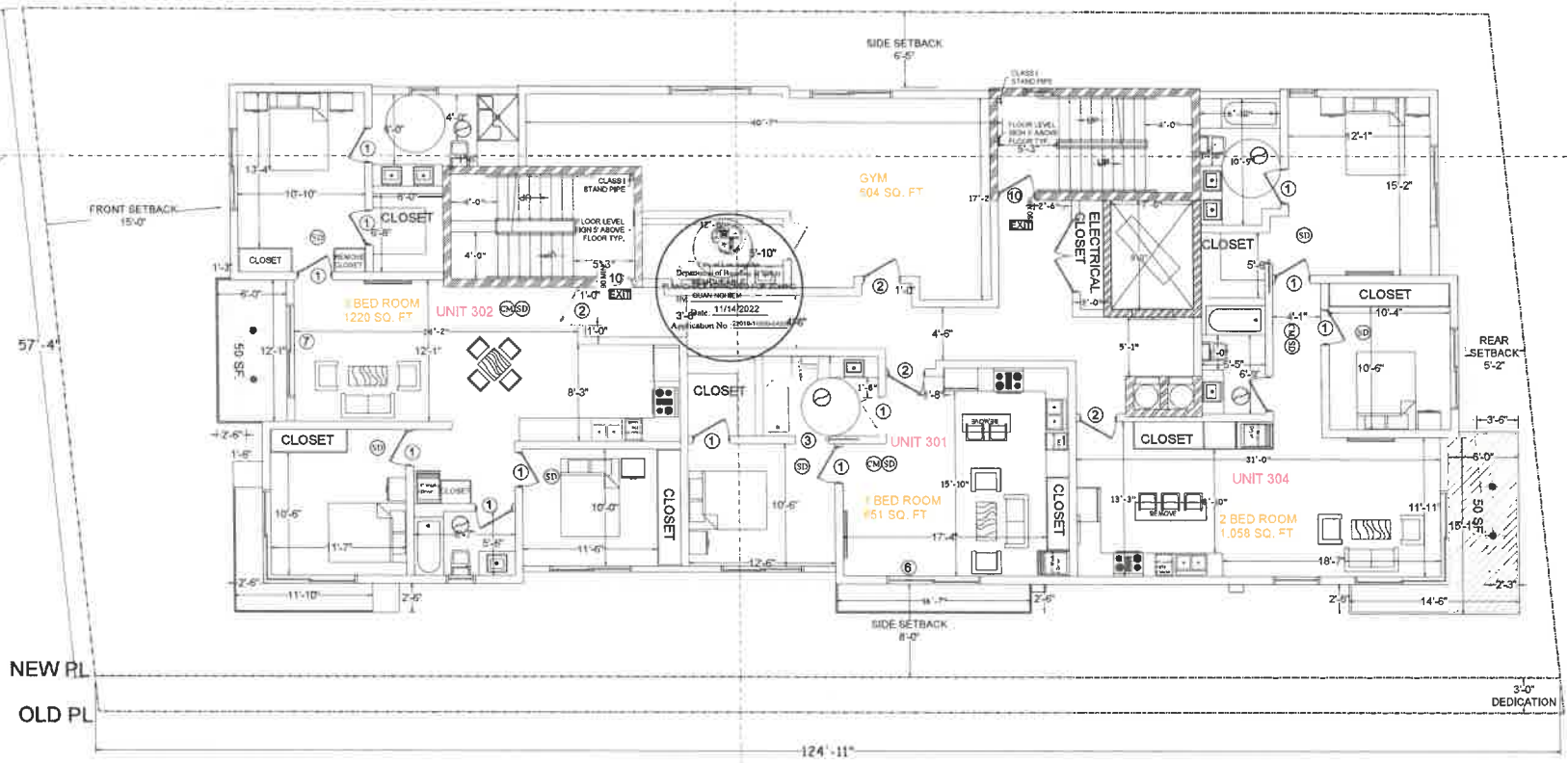
B-B
A-14

B-B
A-14

A-A
A-13

A-A
A-13

PREUSS



THIRD FLOOR PLAN

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

LEGEND

- RETAINING WALL
- SEPARATION WALL
- 24HR WALL
- 14HR WALL
- 34HR WALL
- RAILING
- PLUMBING 2" WALL
- CONCRETE BLOCK WALL
- SOUND RATED WALLS
- FIN. FLOOR LINE ELEVATION
- EXIT SIGN
- OPEN SPACE

- HARD WIRED SMOKE DETECTORS
- BATHROOM FAN W/5 AIR CHANGE PER HOUR (MIN. 50CFM) CONNECTED DIRECTLY TO OUTSIDE ENERGY STAR/CONNECTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.



AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

FIRST FLOOR	
APARTMENT	NUMBER
1 BEDROOMS	2
2 BEDROOMS	1
3 BEDROOMS	1

EXHIBIT "A"
 Page No. 6 of 20
 Case No. ADM-2022-8313-DB-PHP-VHCA



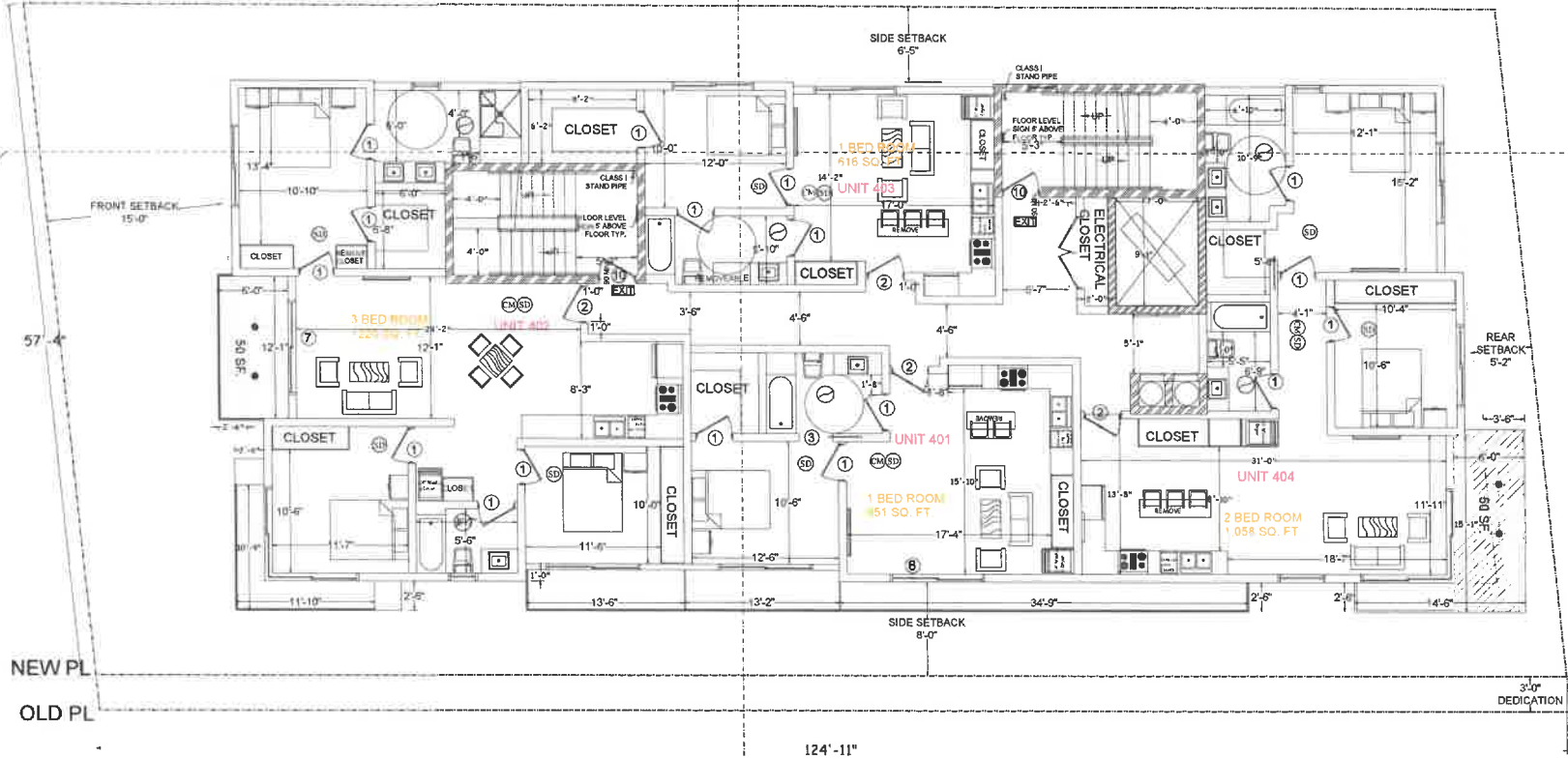
A-A
A-13

B-B
A-14

A-A
A-13

B-B
A-14

PREUSS



124'-11"

AIRDROME

FOURTH FLOOR PLAN

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

- (SD) HARD WIRED SMOKE DETECTORS
- (B) BATHROOM FAN W/5 AIR CHANGE PER HOUR (MIN. 50CFM) CONNECTED DIRECTLY TO OUTSIDE ENERGY STAR/CONDUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

- (CA) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

FIRST FLOOR	
APARTMENT	NUMBER
1 BEDROOMS	2
2 BEDROOMS	1
3 BEDROOMS	1

EXHIBIT "A"

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Case No. ADM-2022-8313-DB-PHP-VHCA

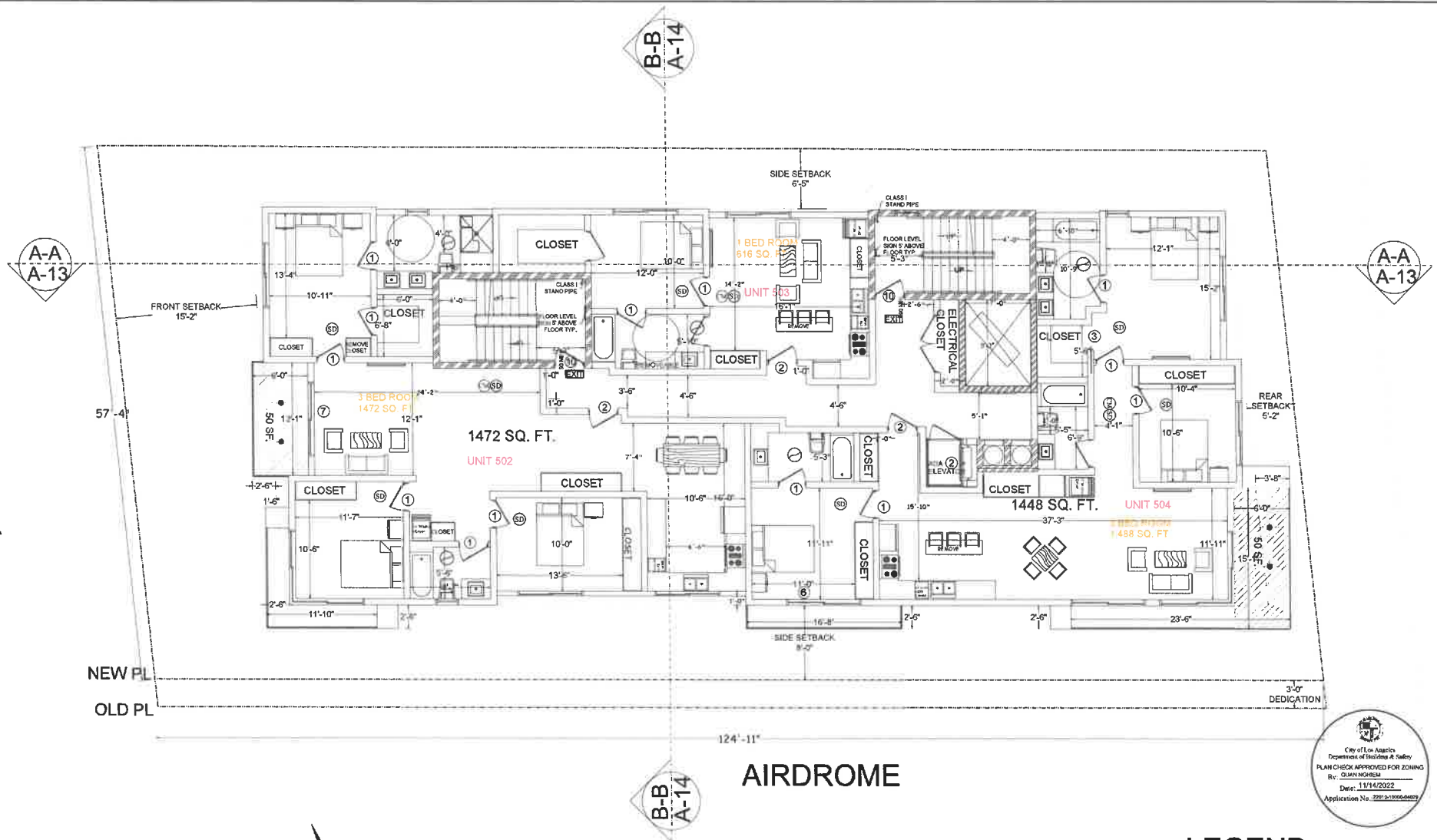
LEGEND

- RETAINING WALL
- SEPARATION WALL
- 24R WALL
- 14R WALL
- 34R WALL
- RAILING
- PLUMBING 2" X 8" WALL
- CONCRETE BLOCK WALL
- SOUND RATED WALLS
- FRL FLOOR LINE ELEVATION
- EXIT SIGN
- OPEN SPACE





PREUSS



- Ⓢ HARD WIRED SMOKE DETECTORS
- Ⓛ BATHROOM FAN W/5 AIR CHANGE PER HOUR (MIN. 50CFM) CONNECTED DIRECTLY TO OUTSIDE ENERGY STAR CONDUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- Ⓜ AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

FIFTH FLOOR PLAN

FIRST FLOOR	
APARTMENT	NUMBER
1 BEDROOMS	1
2 BEDROOMS	0
3 BEDROOMS	2

EXHIBIT "A"
 Page No. 8 of 20
 Case No. ADM-2022-8313-DB-PHP-VHCA

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

LEGEND

- RETAINING WALL
- SEPARATION WALL
- 2-HR WALL
- 1-HR WALL
- 3-HR WALL
- RAILING
- PLUMBING 2" X 2" WALL
- CONCRETE BLOCK WALL
- SOUND-RATED WALLS
- FINL FLOOR LINE ELEVATION
- EXIT SIGN
- OPEN SPACE

City of Los Angeles
 Department of Building & Safety
 PLAN CHECK APPROVED FOR ZONING
 By: QUAN NHOAM
 Date: 11/14/2022
 Application No. 2022-000000000

REVISIONS	BY

B. RAEEN
CONSULTANT ENGINEER, INC.
1046 SANTA MONICA BLVD. SUITE 336, LOS ANGELES, CA 90025



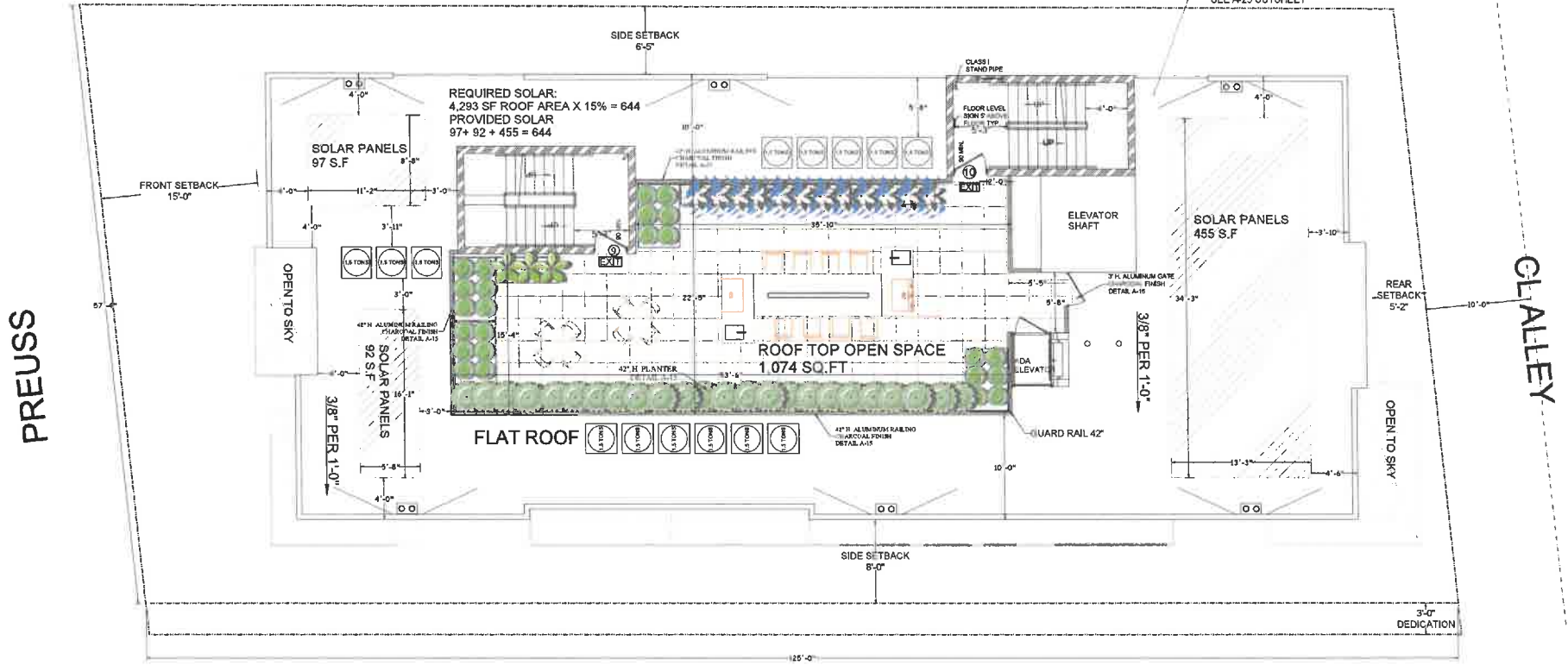
15 UNITS APARTMENT
8767 AIRDROME ST.
LOS ANGELES, CA 90035

City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: DANIELA
Date: 11/14/2022
Application No.: 22019-10000-0420

A-8

NOTE:
"HVAC EQUIPMENT TO BE OUTFITTED
WITH MERV-13 FILTRATION MEDIA"

CLASS A ROOFING
CARLISLE SYNTEC'S
SURE-FLEX TPO ADHERED ROOFING SYSTEM
COLOR: WHITE
ENERGY STAR AND LEED
INITIAL SOLAR REFLECTANCE .79
ENERGY STAR SOLAR REFLECTANCE AFTER 3 YRS .70
LEED THERMAL EMITTANCE .90
SOLAR REFLECTANCE INDEX (SRI) 99
SRI-3YR AGED 85
SEE A-25 CUTSHEET



AIRDROME

ROOF PLAN

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

ENERGY EFFICIENCY

10. For residential buildings, other than one- and two-family dwellings, comply with the following:
- a. Designate on the roof plan solar zone area(s) with total area equal to or greater than 15% of the building's roof area. The solar zone shall be comprised of areas that have no dimension less than 5 feet and each area shall not be less than:
 - i. 80 sq ft for roof areas of 10,000 sq ft or less
 - ii. 160 sq ft for roof areas over 10,000 sq ft.
 - b. For roof slopes > 2:12 (9.5° from horizontal), show that the solar zone is oriented between 110° and 270° of true north.
 - c. The solar zone shall be free of obstructions and be setback at least two times the height of any obstruction, including but not limited to, vents, chimneys, and equipment.
 - d. For roof slopes ≤ 2:12, a minimum 4 foot center line axis pathway shall be provided on both axes of the roof.
 - e. For roof slopes ≤ 2:12, a minimum 4-foot straight line pathway shall be provided from the access path to roof standpipes, roof access hatches, skylights and/or ventilation hatches.
 - f. For roof slopes ≤ 2:12, the solar zone shall allow for a (6-foot) (4-foot) wide clear perimeter access around the edges of the roof.
 - g. For roof slopes > 2:12, the solar zone not be located higher than 3 feet below the ridge and shall not be located closer than 18-inches to a hip or valley if placed on both sides of the hip or valley.
 - 11. "A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d))

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Case No. ADM-2022-8313-DB-PHP-VHCA



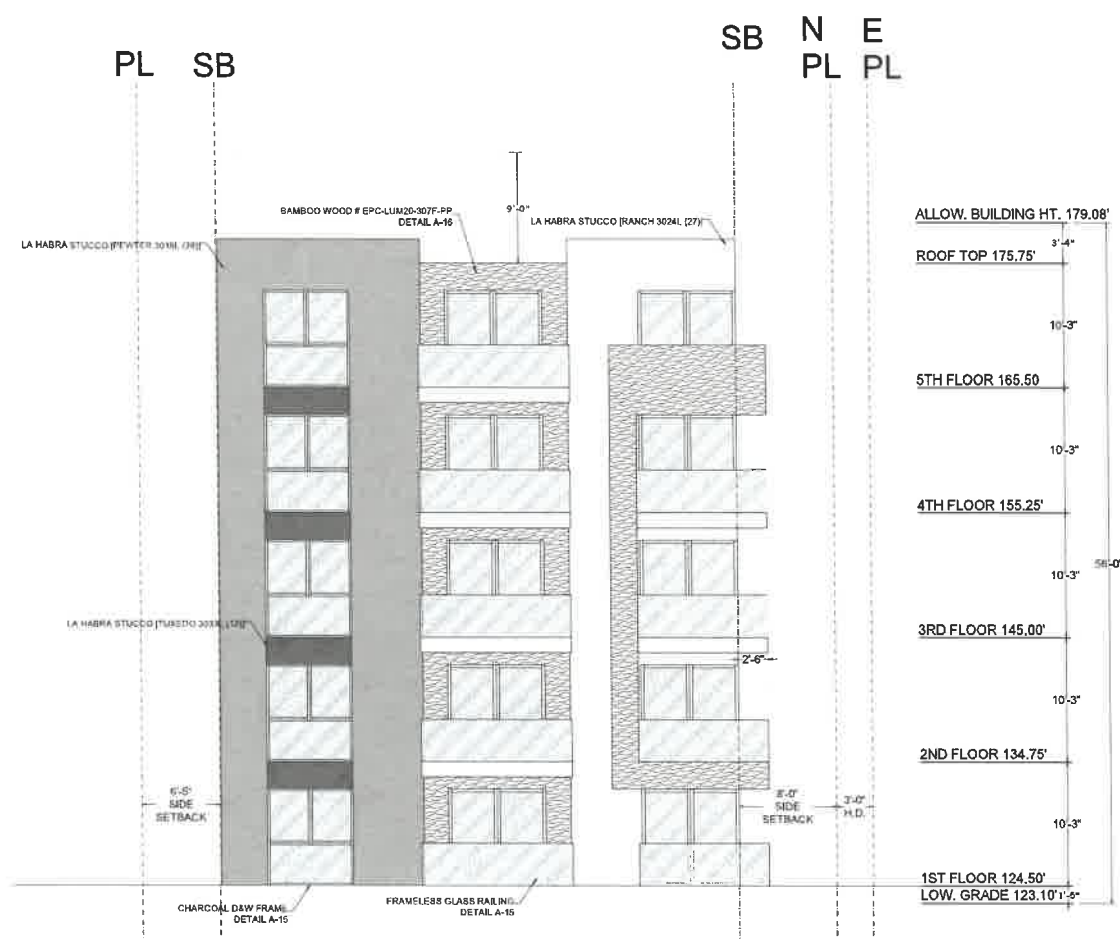
REVISIONS	BY

B. RAEEN
 CONSULTANT ENGINEER, INC.,
 11046 SANTA MONICA BLVD., SUITE 300, LOS ANGELES, CA 90025



15 UNITS APARTMENT
 8767 AIRDROME ST,
 LOS ANGELES, CA 90035

City of Los Angeles
 Department of Building & Safety
 PLAN CHECK APPROVED FOR ZONING
 By: QUAN NGUYEN
 Date: 11/14/2022
 Application No.: 2019-10000-0000
 A-9



WEST ELEVATION

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



BAMBOO WOOD # EPC-LUM20-307F-PP
 DETAIL A-16



LA HABRA STUCCO (RANCH 3024L (27))
 TROWEL FINISH



LA HABRA STUCCO (PEWTER 3016L (29))
 TROWEL FINISH



LA HABRA STUCCO (TUXEDO 3033L (12))
 TROWEL FINISH



FRAMELESS GLASS RAILING
 DETAIL A-15

ALL DOOR & WINDOWS TO BE RECESSED 2".

EXHIBIT "A"
 Page No. 10 of 20
 Case No. ADM-2022-8313-DB-PHP-VHGA



REVISIONS BY

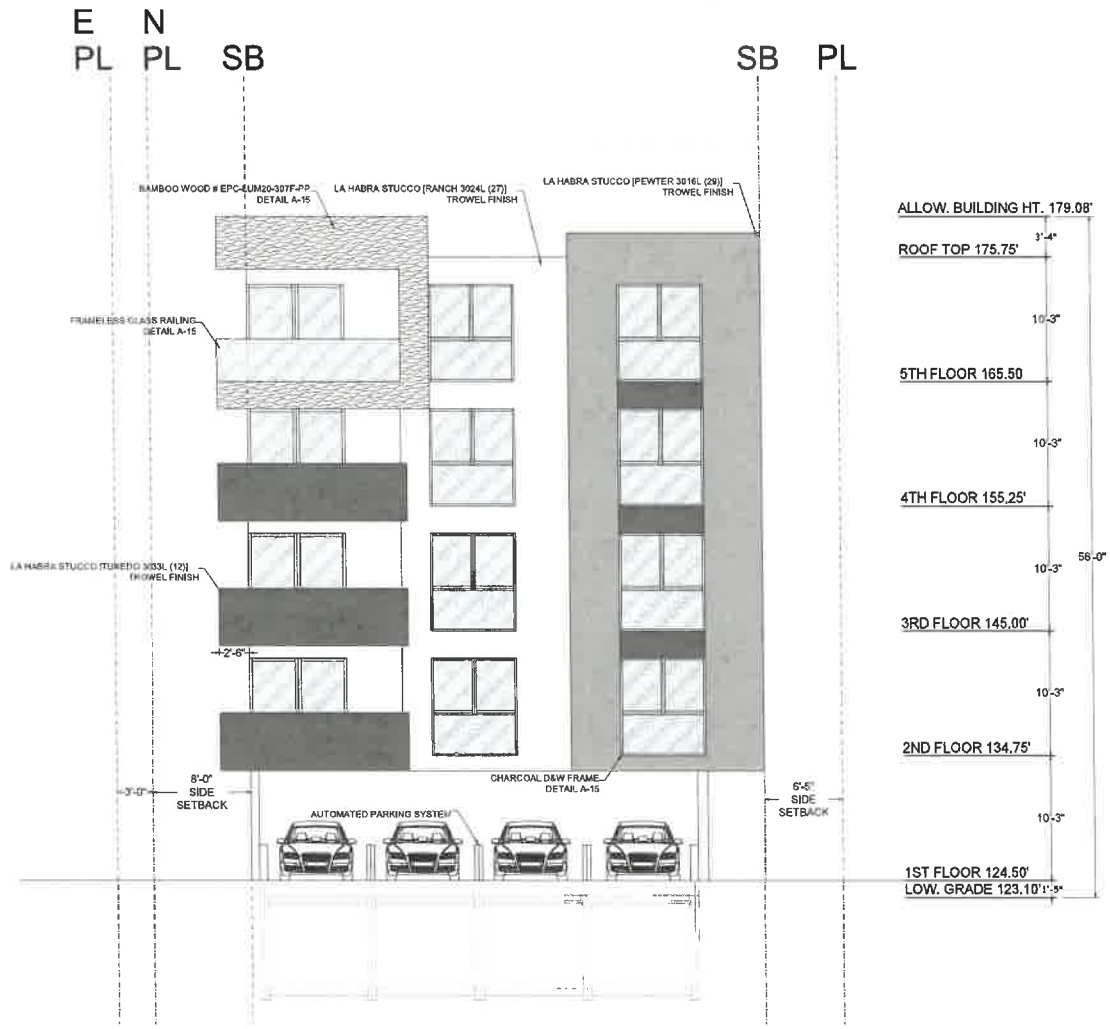
B. RAEEN
 CONSULTANT ENGINEER, INC.
 11040 SANTA MONICA BLVD., SUITE 308, LOS ANGELES, CA 90025



15 UNITS APARTMENT
 8767 AIRDROME ST.
 LOS ANGELES, CA 90035

City of Los Angeles
 Department of Building & Safety
 PLAN CHECK APPROVED FOR ZONING
 By: CLARA KISHINEV
 Date: 11/14/2022
 Application No.: 22016-10054-0403

A-12



BAMBOO WOOD # EPC-LUM20-307F-PP
 DETAIL A-15



LA HABRA STUCCO (RANCH 3024L) (27)
 TROWEL FINISH



LA HABRA STUCCO (PEWTER 3016L) (29)
 TROWEL FINISH



LA HABRA STUCCO (LUXEDO 3033L) (12)
 TROWEL FINISH



FRAMELESS GLASS RAILING
 DETAIL A-15

EAST ELEVATION

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

EXHIBIT "A"

Page No. 13 of 20
 Case No. ADM-2022-8313-DB-PHP-VHCA

ALL DOOR & WINDOWS TO BE RECESSED 2".

REVISIONS	BY

B. RAEEN
CONSULTANT ENGINEER, INC.,
1100 SANTA MONICA BLVD., SUITE 330, LOS ANGELES, CA 90025



15 UNITS APARTMENT
8767 AIRDROME ST.
LOS ANGELES, CA 90035

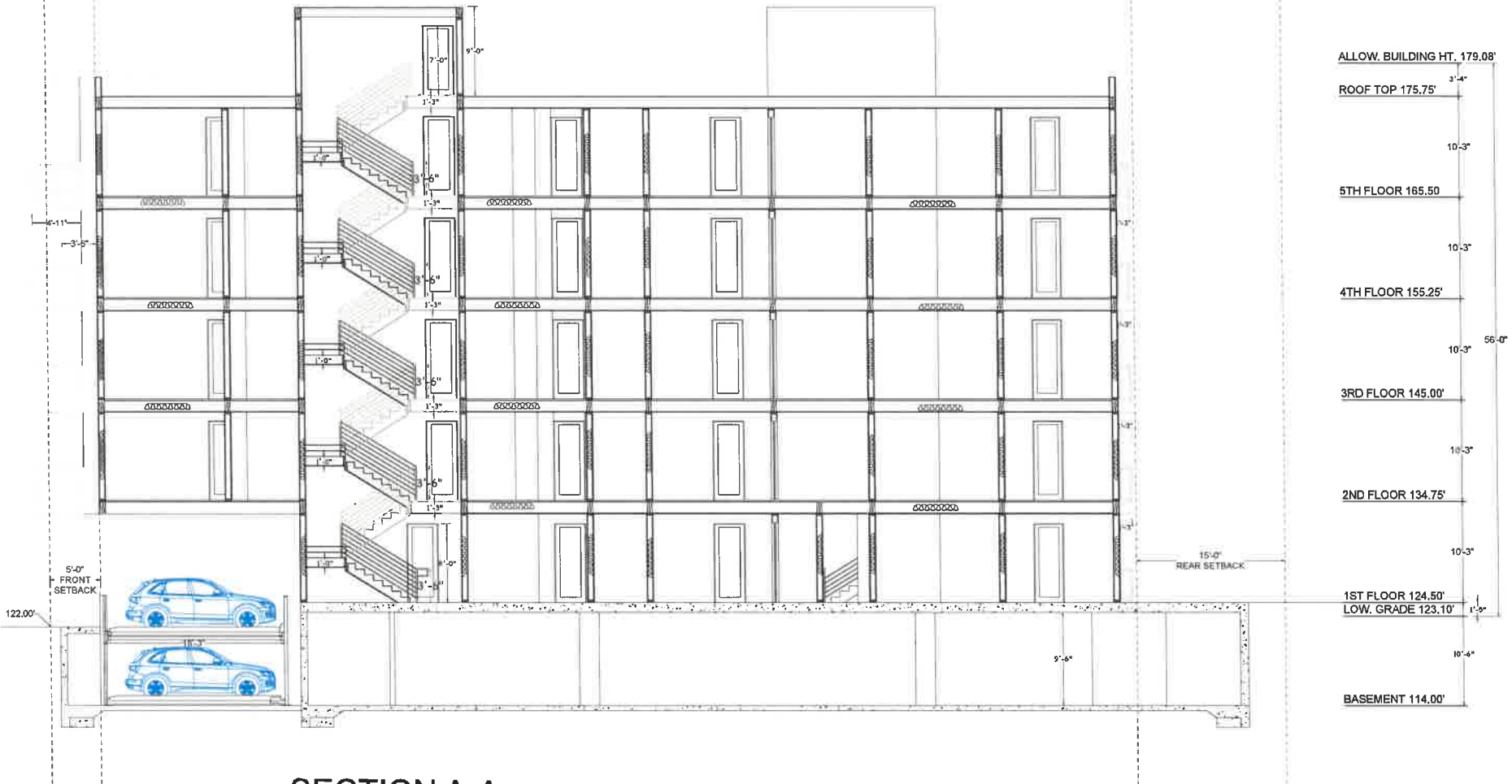
City of Los Angeles
Department of Building & Safety
PLAN CHECK APPROVED FOR ZONING
By: **OLAN MORGAN**
Date: 11/14/2022
Application No: 2019-18652-029

A-13

PL SB

SB

PL



SECTION A-A

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

EXHIBIT "A"
Page No. 14 of 20
Case No. ADM-2022-8313-DB-PHP-VHCA



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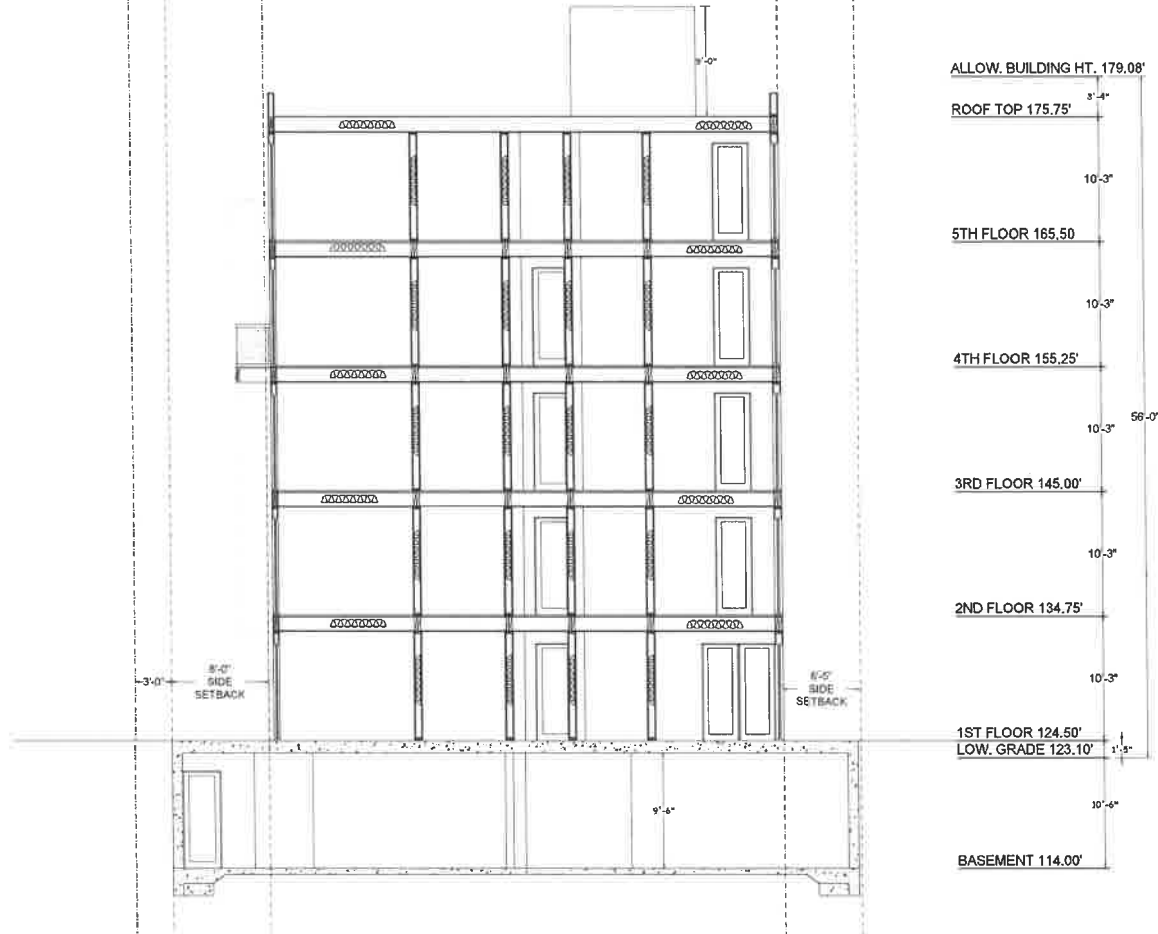


EXHIBIT "A"
 Page No. 15 of 20
 Case No. ADM-2022-8313-DB-PHP-VHCA

SECTION B-B

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



REVISIONS BY

15 UNITS APARTMENT
 8767 AIRDROME ST.
 LOS ANGELES, CA 90035

B. RAEEN
 CONSULTANT ENGINEER, INC.,
 11049 SANTA MONICA BLVD. SUITE 27N, LOS ANGELES, CA 90025

11/14/2022

A-14



DATE 1-4-2022
SCALE AS SHOWN
DRAWN BY STEPHANIE OBERC
CHECKED BY ART ALANIZ

REVISIONS/PLAN LOG
8-24-2022 UPDATED PLAN PER ARCHITECT
11-4-2022 UPDATED PLAN PER ARCHITECT
Street trees added 12-7-2022

PROJECT AND CLIENT NAME

RESIDENTIAL

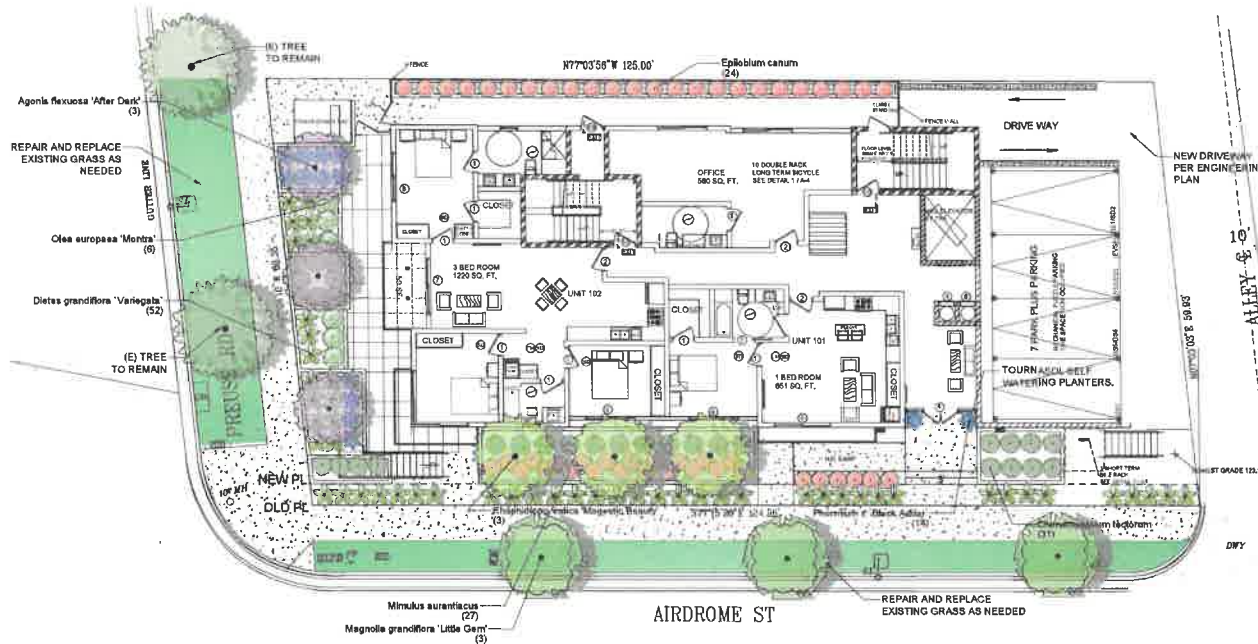
8767 AIRDROME ST.
LOS ANGELES, CA

SHEET DESCRIPTION

PLANTING PLAN
FIRST FLOOR

SHEET NUMBER L-2.0 OF 7
PROJECT NUMBER

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PLANT SCHEDULE PLANTNG PLAN FIRST FLOOR

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS	
	Agonis flexuosa 'After Dark'	After Dark Peppermint Tree	24"box	Moderate	3	Plant per Plan	
	Cinnamomum camphora	Camphor Tree	Existing	Low	2	Existing to remain	
	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	24"box	Moderate	3	Plant per Plan	
	Rhaplolepis indica 'Magestic Beauty'	Magestic Beauty Indian Hawthorn	24"box	Low	3	Plant per Plan	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS	
	Chondropetalum tectanum	Cape Rush	5 gal	Low	31	Plant per Plan	
	Dietsa grandiflora 'Variegata'	Striped Fortnight Lily	5 gal	Low	52	Plant per Plan	
	Epilobium canum	California Fuchsia	5 gal	Low	24	Plant per Plan	
	Mimulus aurantiacus	Sticky Monkeyflower	5 gal	Low	27	Plant per Plan	
	Olea europaea 'Montza'	Little Olive® Olive	15 gal	Low	6	Plant per Plan	
	Phormium x 'Black Adder'	New Zealand Flax	5 gal	Low	14	Plant per Plan	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY	REMARKS
	Stenotaphrum secundatum	St. Augustine Grass	sod	Moderate		1,029 sf	

LOS ANGELES GREEN BUILDING CODE NOTES:

TOTAL LANDSCAPE AREA: 2,076 SF
WATER TYPE: POTABLE
STATIC WATER PRESSURE: HIGH 113 PSI, LOW 90 PSI

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE DATE: 1-7-2022

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACE OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATION WHERE MULCH IS CONTRAINDICATED.

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 8 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

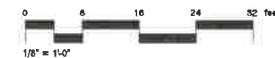
SIGNATURE DATE: 1-7-2022

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

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Case No. ADM-2022-8313-DB-
PHP-VHCA





DATE 1-4-2022
SCALE AS SHOWN
DRAWN BY STEPHANIE OBERC
CHECKED BY ART ALANIZ

REVISIONS/PLAN LOG
8-24-2022 UPDATED PLAN PER ARCHITECT
11-4-2022 UPDATED PLAN PER ARCHITECT

PROJECT AND CLIENT NAME

RESIDENTIAL

8767 AIRDROME ST.
LOS ANGELES, CA

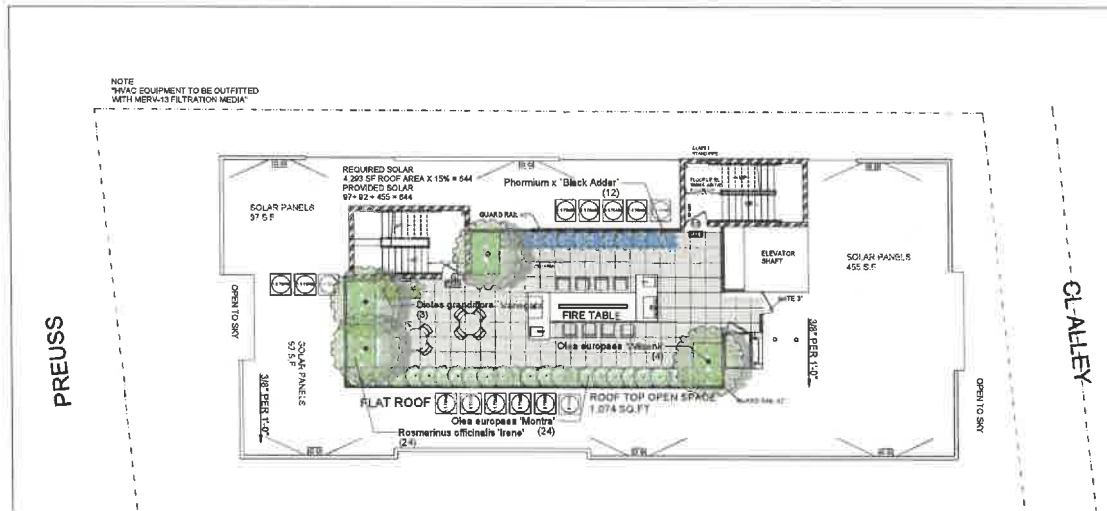
SHEET DESCRIPTION

PLANTING PLAN
ROOF

SHEET NUMBER L-1.0 OF 7
PROJECT NUMBER

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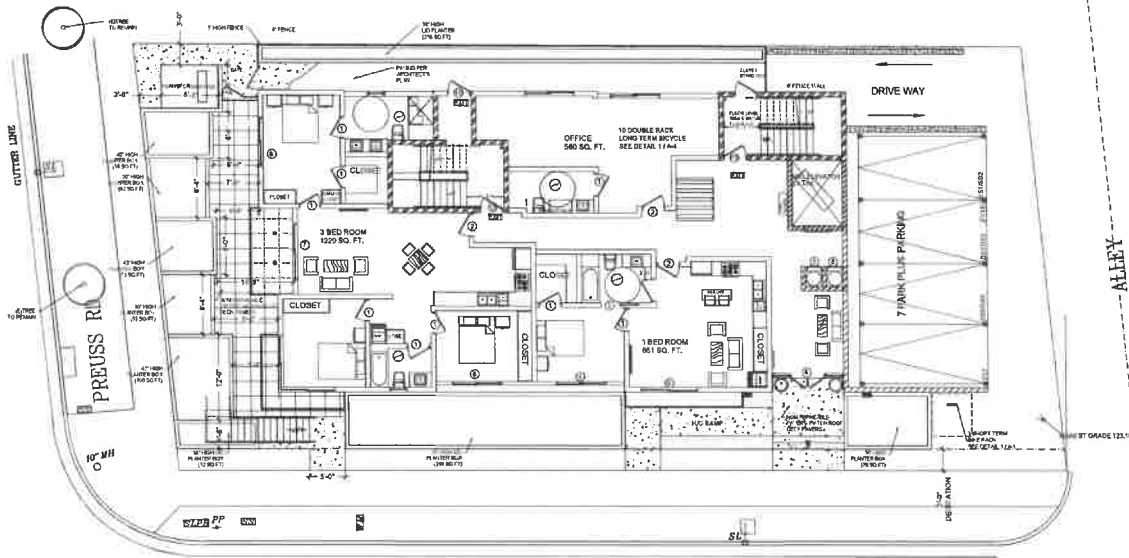


PLANT SCHEDULE PLANTING PLAN ROOF

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
	<i>Olea europaea 'Wilsoni'</i>	Wilson Olive	24"box	Low	4	Plant per Plan. Fruitless, Multi-trunk.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
	<i>Diates grandiflora 'Variegata'</i>	Striped Fortnight Lily	5 gal	Low	3	Plant per Plan
	<i>Olea europaea 'Montra'</i>	Little Olive/Olive	15 gal	Low	24	Plant per Plan
	<i>Phormium x 'Black Adder'</i>	New Zealand Flax	5 gal	Low	12	Plant per Plan
	<i>Rosmarinus officinalis 'Irene'</i>	Irene Trailing Rosemary	1 gal	Low	24	Plant per Plan

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Page No. 17 of 20
Case No. ADM-2022-8313-DB-PHP-
VHCA





AIRDROME ST

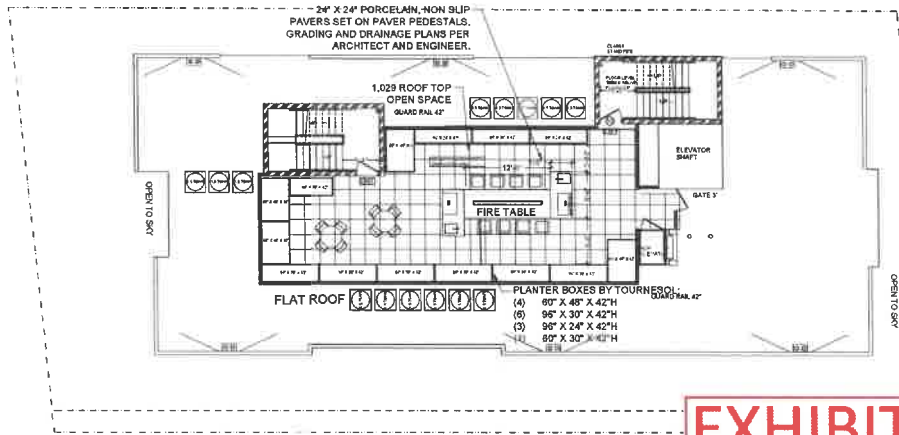


EXHIBIT "A"
 Page No. 18 of 20
 Case No. ADM-2022-8313-DB-PHP-VHGA

SEED GROUP
 landscape architecture

1505 border avenue
 torrance ca 90501
 T 310.787.0555 F 310.787.9291



DATE 1-4-2022
 SCALE AS SHOWN
 DRAWN BY STEPHANIE OBERGER
 CHECKED BY ART ALANIZ

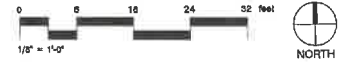
REVISIONS/PLAN LOG
 9-24-2022 UPDATED PLAN PER ARCHITECT
 11-4-2022 UPDATED PLAN PER ARCHITECT



Tournesol Planters: Wishire Collection



Tile Tech Planter System. Porcelain. Color: Sand Stone

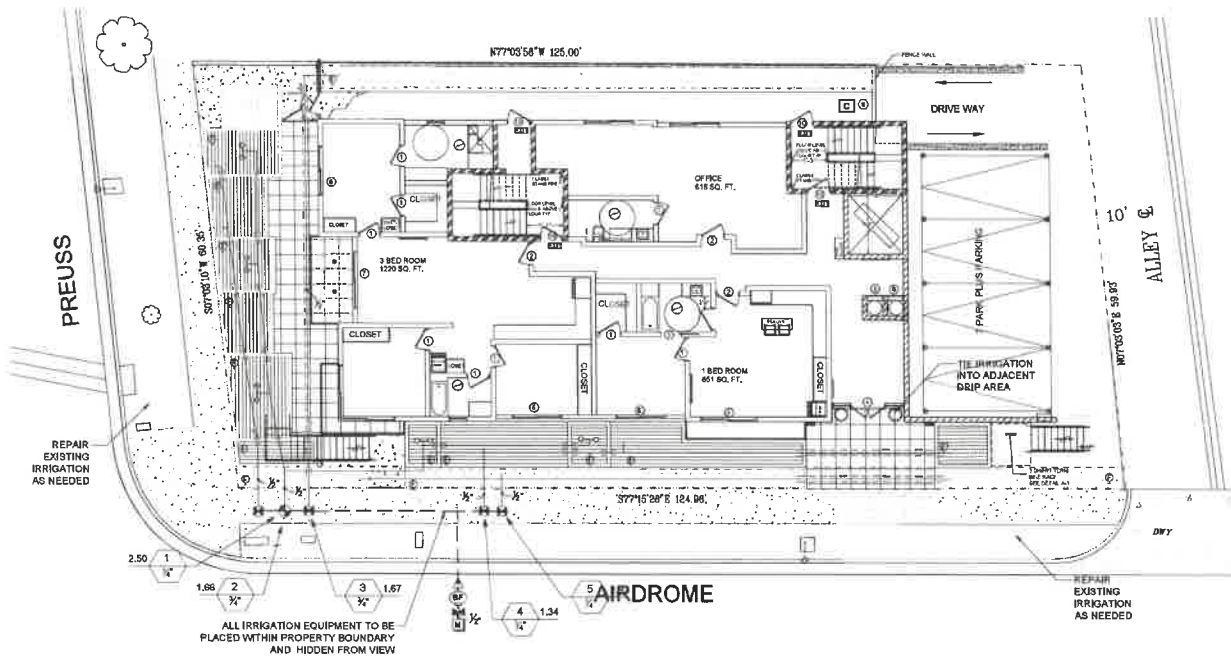


PROJECT AND CLIENT NAME

RESIDENTIAL
 8767 AIRDROME ST.
 LOS ANGELES, CA

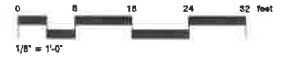
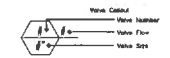
SHEET DESCRIPTION
 HARDSCAPE PLAN

SHEET NUMBER L-1.0 OF 7
 PROJECT NUMBER
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
☉	Rain Bird 1804-1400 Flood 1401 Flood Bubbler 4.0" pop-up	10	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
☒	Rain Bird XC2-075-PRF Low Flow Drip Control Kit, 3/4" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi pressure regulator, 0.2gpm-5gpm.	4	
☉	Rain Bird MDCFCAP DripLine Flush Valve cap in compression fitting coupler.	15	
	Area to Receive Drip Emitters Rain Bird PCT Pressure Compensating Threaded Low-Flow Dubbbers. Offered in 5 GPH, 7 GPH, and 10 GPH models, with 1/2" FPT threaded inlet. Light Brown = 5 GPH, Violet = 7 GPH, and Green = 10 GPH. Emitter Notes: 05 gph emitters (1 assigned to each 4" pot plant) 05 gph emitters (1 assigned to each 1 gal plant) 05 gph emitters (1 assigned to each 5 gal plant) 05 gph emitters (1 assigned to each 15 gal plant)	506.2 s.f.	
	Area to Receive DripLine Rain Bird XFD-06-18 (18) XFD On-Surface Pressure Compensating Landscape DripLine, 0.8GPH emitters at 18.0" O.C. DripLine laterals spaced at 18.0" apart, with emitters offset for triangular pattern. UV Resistant.	635.1 s.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
☉	Rain Bird DV Electric Remote Control Valve, Standard Configuration. Plastic residential in 3/4" or 1".	1	
⌘	Nibco T-590-85-R-66-LL Stainless steel ball valve shut off valve	1	
⚙	Pressure Reducing Valve Watts LF25AUB-Z3 3/4"	1	
⊞	Fabco 825Y 1" Reduced Pressure Backflow Preventer	1	
☑	Hunter PC-400 with (01) PCM-300 Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor model	1	
☉	Hunter Scler-Sync-Sen Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Wired, Module not included.	1	
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 Irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	407.2 Lf.	
	Irrigation Mainline: PVC Schedule 80	50.3 Lf.	
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	121.3 Lf.	



IRRIGATION NOTES:

- DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS. EQUIPMENT SHOWN IN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED, WHENEVER POSSIBLE, WITHIN PLANTING AREAS OR LOCATED AS REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THESE DRAWINGS IN ACCORDANCE WITH APPLICABLE CODES, DETAILS, AND/OR THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. COSTS INCURRED DUE TO ANY ADJUSTMENT, INCLUDING THOSE REQUESTED BY THE OWNER'S AUTHORIZED REPRESENTATIVE, RELATIVE TO THE LOCATION OR INSTALLATION OF EQUIPMENT AS SHOWN ON THE DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION SYSTEM HAS BEEN DESIGNED BASED ON A MINIMUM OPERATING PRESSURE AND A MAXIMUM GPM DEMAND. CONTRACTOR SHALL VERIFY THE MINIMUM OPERATING PRESSURE AT EACH POINT OF CONNECTION PRIOR TO COMMENCING INSTALLATION.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL SERVICES AND UNDERGROUND UTILITIES AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED DURING HIS WORK.
- PRIOR TO COMMENCING WORK ON THE PROJECT, THE CONTRACTOR SHALL ARRANGE AN ON SITE CONFERENCE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE TO DISCUSS USE OF MATERIALS, INSTALLATION METHODS, AND ANY CLARIFICATIONS.
- IRRIGATION CONTRACTOR SHALL COORDINATE AND MAKE IRRIGATION CONNECTION AT BOTH ELECTRICAL AND WATER SERVICE POINTS AS DESIGNATED BY BOTH THE GENERAL AND PLUMBING CONTRACTOR PRIOR TO START OF OVER-ALL PROJECT CONSTRUCTION.
- ALL IN GROUND NON-PRESSURE LINES SHALL BE PVC SCHEDULE 40 (MIN. 3/4") WITH PVC SCHEDULE 40 SOLVENT-WELDED FITTINGS. PRESSURE MAINS SHALL BE SCH. 80 PVC WITH SCH 80 PVC FITTINGS.

- THREADED FITTINGS AND RISERS SHALL BE SCHEDULE 80 PVC UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PIPES UNDER PAVED AREAS SHALL BE INSTALLED IN OVERSIZED PVC SCHEDULE 40 PIPE SLEEVES PRIOR TO PAVING (MINIMUM TWICE THE DIAMETER OF THE IRRIGATION OR ELECTRICAL LINES, UNLESS OTHERWISE INDICATED ON THE DRAWINGS).
- CONTRACTOR SHALL FLUSH ALL IRRIGATION LINES AND ADJUST ALL IRRIGATION HEADS FOR 100% COVERAGE AND TO PREVENT OVERSPRAY ONTO WALKS, WALLS, DRIVEWAYS, AND BUILDING.
- UNLESS OTHERWISE INDICATED THE CONTROLLER UNIT, SHALL BE AS INDICATED ON THE DRAWINGS, FULLY AUTOMATIC WITH PROVISIONS FOR MANUAL OPERATION. IT SHALL BE SIZED TO ACCOMMODATE THE NUMBER OF STATIONS OF CONTROL VALVES INCLUDED IN THE SYSTEM PLUS ONE MINIMUM. THE CLOCK SHALL BE CAPABLE OF STARTING THE AUTOMATIC CYCLE AT ANY PERIOD OF THE DAY OR NIGHT. IRRIGATION CONTRACTOR SHALL COORDINATE AND INSTALL ELECTRICAL SERVICES AND HOOK-UPS PRIOR TO START OF HIS WORK. OUTDOOR MODELS SHALL BE HOUSED IN A VANDAL AND WEATHERPROOF ENCLOSURE WITH LOCKING COVER.
- BACKFLOW DEVICES SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE DRAWINGS AND LOCAL PLUMBING CODE.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL HIS MATERIALS EQUIPMENT, WASTE AND DEBRIS TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- UNLESS OTHERWISE INDICATED THE CONTROLLER UNIT, SHALL BE AS INDICATED ON THE DRAWINGS, FULLY AUTOMATIC WITH PROVISIONS FOR MANUAL OPERATION. IT SHALL BE SIZED TO ACCOMMODATE THE NUMBER OF STATIONS OF CONTROL VALVES INCLUDED IN THE SYSTEM PLUS ONE MINIMUM. THE CLOCK SHALL BE CAPABLE OF STARTING THE AUTOMATIC CYCLE AT ANY PERIOD OF THE DAY OR NIGHT. IRRIGATION CONTRACTOR SHALL COORDINATE AND INSTALL ELECTRICAL SERVICES AND HOOK-UPS PRIOR TO START OF HIS WORK. OUTDOOR MODELS SHALL BE HOUSED IN A VANDAL AND WEATHERPROOF ENCLOSURE WITH LOCKING COVER.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, CONFERENCE AND INSPECTIONS REQUIRED BY THE CITY FOR HIS PORTION OF THE WORK.

EXHIBIT "A"

Page No. 19 of 20

Case No. ADM-2022-8313-DB-PHP-
VHCA



1505 border avenue
torrance ca 90503
T 310.782.0553 F 310.787.9291



DATE 1-4-2022
SCALE AS SHOWN
DRAWN BY STEPHANIE OBERC
CHECKED BY ART ALANZ

REVISIONS/PLAN LOG

NO.	DATE	DESCRIPTION
1	8-24-2022	UPDATED PLAN PER ARCHITECT

PROJECT AND CLIENT NAME

RESIDENTIAL

8767 AIRDROME ST.
LOS ANGELES, CA

SHEET DESCRIPTION

IRRIGATION PLAN

SHEET NUMBER L-2.0 OF 7
PROJECT NUMBER

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Case No. AQM-2022-8313-DB-PHP-VHCA

COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



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

OPTION 1: Online Appeal Portal

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

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check. Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

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

Metro DSC

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

Van Nuys DSC

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

West Los Angeles DSC

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

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

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