REQUEST & FINDINGS
--- ZONE VARIANCE ---

1549 SOUTH BEVERLY DRIVE

REQUESTS

The instant request is a zone variance to permit roof structures for the housing of elevators to exceed the building height limit by 16 feet, in lieu of 10 feet as otherwise permitted pursuant to LAMC Sec. 12.21.1-B,3(a)(2nd par.).

BACKGROUND & PROJECT DESCRIPTION

The subject property is presently improved with a three-story, 12-unit multifamily apartment building with at-grade parking. The building was constructed in 1951, according to the records of the Los Angeles County Assessor, and contains approximately 14,068 square feet of floor area. It is configured in a horseshoe shape, with two wings extending from the rear of the building, enclosing a central open court area.

The site is located on the west side of South Beverly Drive between Cashio Street on the north and Monte Mar Drive on the south. It has a frontage of approximately 100 feet on Beverly Drive and a depth of approximately 130 feet. It contains approximately 12,999 square feet of lot area, according to ZIMAS. It is in the [Q]R3-1VL-O Zone, and is designated for Medium Residential Density land use in the West Los Angeles Community Plan.

The properties in the vicinity of the subject site, from Cashio Street on the north (and north thereof as well) to approximately 180 feet south of the subject property are also in the [Q]R3-1VL-O Zone, and developed at various densities with multifamily and single family dwellings. These buildings are typically older, and two stories in height, or two stories above ground-level garages. These properties, including those north of Cashio Street, are located within a surrounding expanse of properties zoned R1-1 and R1-1-O, and developed with single family dwellings.
Zoning and subdivision history.

- In November, 1990, pursuant to Ordinance No. 166311, the subject property was rezoned from R4-1VL-O to [Q]R3-1VL-O, as part of the General Plan / Zoning Consistency Program. The [Q] Condition limited density to one dwelling per 1200 square feet of lot area. As noted supra, the property was developed with the existing building in 1951, with 12 dwelling units on the 14,068 square-foot lot. The zone change rendered the building slightly nonconforming.

- In March, 1991, pursuant to Ordinance No. 166677. The properties along both sides of South Beverly Drive, from approximately 180 feet south of the subject site to Cashio Street to the north, were rezoned to the [Q]R3-1VL-O Zone, with seven [Q] Conditions, including the retention of a limit on density of one dwelling per 1200 square feet of lot area, and a height limit of 36 feet (in lieu of 45 feet otherwise permitted in the 1VL Height District).

- In March, 2000, under Tentative Tract No. 53033, a new residential condominium was approved, to contain 10 dwelling units. As of 2007, that approval had not been utilized.

- In August, 2007, under Tentative Tract Modification No. 53033-M1, the subdivision approval was modified to permit 14 residential condominiums. This was a by-right grant, pursuant to the density bonus provisions of California Government Code Section 65915 (as amended by SB 1818). The grant was based on one dwelling unit being provided which is to be Very Low Income, with the remaining 13 units to be market rate.

Under the provisions of LAMC Sec. 12.22-A,25, in providing the Very Low Income dwelling unit, the developer was granted two Incentives of its choice (in addition to the basic density bonus). These were: 1) A 32.5 percent increase in Floor Area Ratio to a maximum of 4:1 (in lieu of a 3:1 ratio); and 2) A 32.5 percent increase in the height of the building, to a maximum of 46 feet (in lieu of 36 feet pursuant to the [Q] Condition). The tract map was recorded in April, 2008.

Proposed development. The applicant proposes to do the following:

- Construct a four-story residential building above two levels of parking (the upper garage level will be semi subterranean and the lower level will be entirely subterranean). Required parking would be 30 spaces; 35 spaces will be provided.

- According the architect’s plans, the lot area is approximately 12,966 square feet (slightly less than the 12,999 square feet stated in ZIMAS).

  - Based on that lot area figure, the calculated base by-right dwelling density would be 10.8 units which, multiplied by the Density Bonus Incentive of 32.5 percent, yields 14.3 dwellings.
VARIANCE FINDINGS PURSUANT TO LAMC SEC. 12.27-D:

THE STRICT APPLICATION OF THE PROVISIONS OF THE ZONING ORDINANCE WOULD RESULT IN PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS INCONSISTENT WITH THE GENERAL PURPOSES AND INTENT OF THE ZONING REGULATIONS.

- As described in the preceding Background & Project Description section, in August, 2007, the subdivision approval (Tentative Tract No. 53033-M1) was modified to permit 14 residential condominiums. This was a by-right grant, pursuant to the density bonus provisions of California Government Code. The grant was based on one Very Low Income dwelling unit being provided, with the remaining 13 units to be market rate.

Under the provisions of Zoning Code, in providing the Very Low Income dwelling unit, the developer was granted two Incentives of its choice (in addition to the density bonus). These were: a 32.5 percent increase in Floor Area Ratio to a maximum of 4:1; and a 32.5 percent increase in the height of the building, to a maximum of 46 feet (in lieu of 36 feet under the [Q] Condition). The tract map was recorded in April, 2008.

- The instant request is a necessary follow-up to that by-right approval. LAMC Sec. 12.21.1-B,3(a)(2nd par.) permits roof structures for the housing of elevators to exceed the building height limit by 10 feet, where the height is limited to 30 feet or 45 feet. In this case, a [Q] Condition limits building height to 36 feet, and the density bonus approval limits height to 46 feet. (The Code permits a building limited to a height of 75 feet to have elevator housings up to 20 feet in height. The instant case does not meet the threshold qualification of a 75-foot allowed height).

The present request is to allow the elevator housings to be 16 feet above the height limit. This is a height 60 percent above the Code limit, and thus requires a height variance rather than a zoning administrator adjustment.

The instant request is not a deviation from the density bonus provisions in the Code. It is rather a deviation from the Roof Structures and Equipment accessory use provisions. The 46-foot height is the maximum by-right Incentive which the density bonus provisions would allow in this case, and that height is sufficient for the primary needs of the development. Any height above that, for the purpose of a further density bonus, would require a conditional use filing with the City Planning Commission. Since the applicant is not seeking an additional density bonus beyond the by-right level, such a filing would be unnecessary and inappropriate for the instant purpose.

Strict application of the provisions of the zoning ordinance. Strict application of the zoning ordinance would result in practical difficulties or unnecessary hardships because:
• The elevators in this case, in addition to serving the residential and parking floors within the building, will provide access to the roof, where Code-required multifamily open space will be located. Thus, the floor of the elevator must align with the floor level of the roof.

• The elevators require an interior cabin height (floor to ceiling) of 8 feet, which is standard and mandatory. The thickness of the ceiling structures is typically slightly more than 10 inches, for a total height for the elevator car of almost 9 feet from the floor to the exterior roof.

• In buildings which require more than five stops, the type of elevator lift mechanism which must be used is the traction type, which requires room for a motor at the top of the elevator shaft. The subject building will have seven stops (two garage levels, four residential floors and the roof). Another type of lift mechanism (employing hydraulic jacks) is not sufficient with more than five stops. The required space above the elevator car for the motor and related equipment is approximately 6 feet. Above that, an additional foot, approximately, is needed for the roof over the elevator shaft.

• Thus, the total height necessary for the elevator housing above the floor level of the roof is 16 feet: 9 feet for the elevator cabin and cabin roof, and 7 feet for the motor equipment area and elevator shaft roof.

The project nonetheless conforms with the general purposes and intent of the zoning regulations because:

• The planned project is consistent with all provisions of the General Plan, the Subdivision Map Act, State law governing density bonuses, and the sections of the Zoning Code which govern the R3 Zone and density bonuses.

• The project will be consistent with the development in the immediate vicinity located in the [Q]R3-1VL-O Zone, in that it will comprise multifamily residential land use at a medium density range.

• The proposed rooftop elevator housings will be located in the center of the roof and, at their nearest point, will be approximately 45 feet from the front wall of the building. They will not be visible from the street, or from the majority of adjacent properties.

• The project will provide more parking spaces than required under the subdivision approval and State density bonus law. A total of 30 parking spaces would be required for the project; 35 parking spaces will be provided.

• Lighting for the subject property and noise generation will be typical for the quiet enjoyment of multifamily residential living.
The general purposes and intent of the Zoning Code, pertinent to the instant application, are to designate and restrict the location and use of buildings and land, including residential; to regulate and limit the height and size of buildings; and to regulate the size of yards and other open spaces, in order to provide adequate open spaces for light and air (extracted from LAMC Sec. 12.02). Such regulations, however, are written on a citywide basis and cannot take into account individual unique characteristics of a specific property. In the instant case, the requested deviation is necessary to accommodate the required mechanical equipment to serve the building. The property will therefore continue to be consistent with the general purposes and intent of the zoning regulations, and thus the strict application of the zoning regulations in this instance would result in practical difficulties and unnecessary hardships.

THERE ARE SPECIAL CIRCUMSTANCES APPLICABLE TO THE SUBJECT PROPERTY SUCH AS SIZE, SHAPE, TOPOGRAPHY, LOCATION OR SURROUNDINGS THAT DO NOT APPLY GENERALLY TO OTHER PROPERTY IN THE SAME ZONE AND VICINITY.

These special circumstances include:

- The subdivision tract modification approval described in the previous finding included a by-right grant, based on the density bonus provisions of the Zoning Code. The developer was granted two Incentives, including a building height of 46 feet (10 feet above the [Q] Condition limitation of 36 feet).

- The elevators in this case will serve the roof's open space, in addition to the floors within the building. Because of the number of stops needed (seven), the elevators will necessitate the use of traction lift mechanisms, which require room for a motor at the top of the shaft. The combined necessary height for the elevator cabin openings, roofs and lifting equipment will be 16 feet.

THE VARIANCE IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF A SUBSTANTIAL PROPERTY RIGHT OR USE GENERALLY POSSESSED BY OTHER PROPERTY IN THE SAME ZONE AND VICINITY BUT WHICH, BECAUSE OF THE SPECIAL CIRCUMSTANCES AND PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS, IS DENIED TO THE PROPERTY IN QUESTION.

- The applicant is simply seeking parity with property owners who have established uses within a zone, which permits the uses as a matter of right, and which have operated without adverse impacts upon neighboring properties or occupants. In this
instance, the planned project, which is a residential condominium containing market rate dwelling units and one Very Low Income dwelling unit, is consistent with all provisions of the General Plan, the Subdivision Map Act, State law governing density bonuses, and the sections of the Zoning Code which govern the R3 Zone and density bonuses.

- The project will not have adverse impacts on other property in the same zone or vicinity, as described in a subsequent finding.

- There are other cases within the vicinity of the subject property in which deviations have been approved for building heights exceeding Code-permitted limitations:

  o 9315 W. Alcott Street (0.24 miles northeast of the subject property): In March, 2008, under Case No. ZA 2007-4367(ZAA), a zoning administrator approved a height of 47 feet, 9 inches in lieu of 45 feet otherwise permitted, in conjunction with the construction of a 14-unit multifamily residential building in the [Q]R3-1-O Zone.

  o 9600-9636 W. Pico Boulevard (0.26 miles northwest of the subject property): In November, 1994, under Case No. ZA 1994-0768(ZV)(YV), a zoning administrator approved a height of 59.5 feet for two of three architectural towers, in lieu of 45 feet otherwise permitted in the C4-1VL Zone.

  o 1167-1177 S. Beverly Drive (0.33 miles north of the subject property): In December, 1997, under Case No. ZA 1997-0803(CUZ)((ZV)(SPR), a zoning administrator approved a conditional use for a hotel within 500 feet of an R zone, and multiple variances, including a variance to permit a mansard roof to increase the height of the building by 6.50 feet to 9.75 feet above the existing nonconforming height of 77.5 feet in the C4-1VL-O and C2-1VL-O Zones.

In addition, while perhaps the majority of the existing older multifamily buildings along Beverly Drive on the subject block are two or three stories in height, many are four stories in height, with parking at the ground level, and approximately 45 feet in height. A building approximately 150 feet north of the subject property (1529 South Beverly Drive) also appears to have an elevator housing on the roof which exceeds the height limit in the [Q]R3-1VL-O Zone.
THE GRANTING OF THE VARIANCE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE, OR INJURIOUS TO THE PROPERTY OR IMPROVEMENTS IN THE SAME ZONE OR VICINITY IN WHICH THE PROPERTY IS LOCATED.

The following will contain some discussion contained in preceding findings, but is repeated here in order to make the instant finding:

- In this instance, the planned project, which is a residential condominium containing market rate dwelling units and one Very Low Income dwelling unit, is consistent with all provisions of the General Plan, the Subdivision Map Act, State law governing density bonuses, and the sections of the Zoning Code which govern the R3 Zone and density bonuses.

- The project will be consistent with the development in the immediate vicinity located in the [Q]R3-1VL-O Zone, in that it will comprise multifamily residential land use at a medium density range. The original 10-unit subdivision approval would have contained a density of one dwelling per 1297 square feet of net lot area (consistent with the [Q] Condition limiting density to one dwelling per 1200 square feet of lot area). The present four additional dwellings, to a total of 14 dwellings, will be by-right under the density bonus provisions. Therefore, the additional density will also be consistent with the [Q] Condition. (The actual density of the project, with 14 units, will be one dwelling per 926 square feet of lot area, still a lesser density than the maximum permitted in the R3 Zone.)

- The proposed rooftop elevator housings, which are the subject of the instant request, will be 6 feet higher than otherwise permitted by the Zoning Code. They will be located in the center of the roof and, at their nearest point, will be approximately 45 feet from the front wall of the building. They will not be visible from the street, or from the majority of adjacent properties. The building will have a front-facing appearance of a four-story building with a semi subterranean parking level.

- The project will provide more parking spaces than required under the subdivision approval and State density bonus law. A total of 30 parking spaces would be required for the project; 35 parking spaces will be provided.

- Lighting for the subject property and noise generation will be typical for the quiet enjoyment of multifamily residential living.

In light of the above described elements, the granting of the variance will not be materially detrimental to the public welfare, or injurious to the property or improvements in the same zone or vicinity in which the property is located.
THE GRANTING OF THE VARIANCE WILL NOT ADVERSELY AFFECT ANY ELEMENT OF THE GENERAL PLAN.

There are eleven elements of the General Plan. Each of these elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these elements are in the form of code requirements within the Los Angeles Municipal Code (LAMC). Except for the entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code.

The Land Use Element of the City’s General Plan divides the City into 35 Community Plan areas. The subject property is located within the West Los Angeles Community Plan, which designates the subject property for Medium Residential Density land use, with corresponding zones including the R3 Zone. The site is not subject to any specific plans or interim control ordinances. The request is consistent with the adopted plan in that the site will contain a multifamily apartment building in correspondence with the designation and density of the plan. The request is therefore consistent with the use permitted in the adopted plan. The project, which is a residential condominium containing market rate dwelling units and one Very Low Income dwelling unit, is consistent with all other provisions of the General Plan, the Subdivision Map Act, State law governing density bonuses, and the sections of the Zoning Code which govern the R3 Zone and density bonuses.
MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. 2015-4113-CE  Existing Zone CQTB3-IVL-0  District Map 129-B-165
APC WEST LOS ANGELES Community Plan WEST LOS ANGELES
Census Tract 2691-00  APN 4306-014-104  Case Filed With [BSC Staff] [Date] 11-10-15

CASE NO. ZA-2015-4112-2V
APPLICATION TYPE Zone Variance
(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE
Street Address of Project 1549 S. Beverly Drive  Zip Code 90035
Legal Description: Lot LT 1 Block  Tract TR 53033-C
Lot Dimensions 130' x 100' Lot Area (sq. ft.) 12,966.3 Total Project Size (sq. ft.)

2. PROJECT DESCRIPTION
Describe what is to be done: Zone Variance to allow elevator housing to exceed the height limit (56' 46' + 10' for housing)
by 6 feet for a new, 14-unit condominium (13 market-rate units, 1 very low income unit) with 2 levels of
subterranean parking. Total proposed height is 62 feet. Existing 12-unit apartment building to be demo'd.

Present Use: Apartment  Proposed Use: 14-unit condominium

Plan Check No. (if available)  Date Filed: 

Check all that apply:  New Construction  Change of Use  Alterations  Demolition

Commercial  Industrial  Residential  Tier 1 LA Green Code

Additions to the building:  Rear  Front  Height  Side Yard

No. of residential units: Existing 12 To be demolished 12 Adding 13 Total 13

3. ACTION(S) REQUESTED
Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.21.1-B.3(a)  Code Section which authorizes relief: 12.27-D
Zone Variance to allow elevator housing to exceed the height limit (56' 46' + 10' for housing) by 6 feet for a new,
14-unit condominium (13 market-rate units, 1 very low income unit) with 2 levels of subterranean parking.
Total proposed height is 62 feet.

Code Section from which relief is requested: 

Code Section which authorizes relief: 

Code Section from which relief is requested: 

Code Section which authorizes relief: 

List related or pending case numbers relating to this site:
4. OWNER/APPLICANT INFORMATION

Applicant's name: Beverly Dr. Associates LP

Company

Address: PO Box 2016

Telephone: (310) 657-9780 Fax: (310) 657-6862

Beverly Hills, CA

Zip: 90213

E-mail:

Property owner's name (if different from applicant),

Address: Telehpone: Fax: 

Zip:

E-mail:

Contact person for project information: John J. Parker

Company: Pacific Crest Consultants

Address: 2197 Stacy Lane

Telephone: (805) 388-3355 Fax: (818) 591-1230

Camarillo, CA

Zip: 93012

E-mail: JParker@PCCLA.com

5. APPLICANT’S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).

b. The information presented is true and correct to the best of my knowledge.

c. In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature: Beverly Dr. Associates LP

Print: Rose Wolfe

a California Limited Partnership

By: Cedar Properties, Inc

a California Corporation

By: Rose Wolfe

On before me, personally appeared (Insert Name of Notary Public and Title) who, on my basis of satisfactory evidence to be the person(s) whose name(s) 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)

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Contact the appropriate Special Instructions handout. Provide on attached shee(t(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee Reviewed and Accepted by Date

Receipt No. Deemed Complete by Date

CP-7771 (09/09/2011)
ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

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 October 23, 2015 before me, Agustin Rivera - Corado, Notary Public, personally appeared Rose Wolfe, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.

[Notary Public Signature]

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproduceable. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
  - Securely attach this document to the signed document with a staple.
DENMAR-BEVERLY
1549 BEVERLY DR. LOS ANGELES, CA 90035
Lot 1 Tract 53033

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CONTACT: SHANT MINAS

SCHEDULE OF WORK:
NEW 14 UNITS CONDOMINIUM BUILDING INCLUDING 13 UNITS AT MARKET RATE AND 1 VERY LOW INCOME UNIT, WITH TWO LEVELS OF SUBTERRANEAN PARKING GARAGE
SEPARATE PLAN CHECKS AND PERMITS:
- GRADING
- SHORING
- RETAINING WALL, BLOCKS WALL
- ELECTRICAL, MECHANICAL AND PLUMBING
- FIRE SPRINKLER SYSTEM
- DEMOLITION

SCOPE OF WORK:
NEW 14 UNITS CONDOMINIUM BUILDING INCLUDING 13 UNITS AT MARKET RATE AND 1 VERY LOW INCOME UNIT, WITH TWO LEVELS OF SUBTERRANEAN PARKING GARAGE
SEPARATE PLAN CHECKS AND PERMITS:
- GRADING
- SHORING
- RETAINING WALL, BLOCKS WALL
- ELECTRICAL, MECHANICAL AND PLUMBING
- FIRE SPRINKLER SYSTEM
- DEMOLITION

PROJECT ADDRESS
1549 BEVERLY DR
LOS ANGELES, CA 90035
LOT 1 TRACT 53033
PARKING CHART

MARKET RATE UNITS
2 SPACES / 3 BEDROOM UNITS
2 1/2 SPACES / 4 BEDROOM UNITS
V-LOW INCOME UNITS
1 SPACE / UNIT
STANDARD PARKING REG.
12'-0"
COMPACT PARKING REG.
10'-6"
STORAGE
15'-0"
ELECTRIC CAR CHARGER UNIT 201
10'-3"
ELECTRIC CAR CHARGER UNIT 202
9'-0"
ELECTRIC CAR CHARGER UNIT 204
8'-10"
GUEST PARKING
PER LA DENSITY BONUS ORDINANCE SB 1818
PARKING GUEST IS ALREADY INCLUDED IN PREVIOUS CALCULATIONS.

PARKING CALCULATION
(7) 3 BEDROOMS
14 SPACES
(6) 4 BEDROOMS
15 SPACES
15 SPACES
TOTAL ON SITE PARKING @ LOWER LEVEL PARKING
35 SPACES
14 UNITS TOTAL = 14 DWELLING UNIT SPACES
TOTAL PARKING REQUIRED
30 SPACES
TOTAL ON SITE PARKING PROPOSED
35 SPACES
STANDARD PARKING
11 STANDARDS
COMPACT PARKING
5 COMPACTS
TOTAL PARKING @ LOWER LEVEL PARKING
16 STANDARDS
TOTAL PARKING @ UPPER LEVEL PARKING
2 ADA
4 STANDARDS
5 COMPACTS
TOTAL PARKING SPACES PER PARKING LEVELS
19 TOTAL
BYCICLE PARKING REQUIRED
ONE SPACE PER 10 DWELLING UNITS
LONG TERM PARKING
ONE SPACE PER DWELLING UNIT
14 UNITS TOTAL + 2 SPACES
BYCICLE PARKING PROPOSED
2 SPACES
LONG TERM PARKING
14 SPACES
ONE SPACE PER 10 DWELLING UNITS
SHORT TERM PARKING
2 SPACES
DENMAR-BEVERLY
1549 BEVERLY DR. LOS ANGELES, CA 90035
Lot Tract 53033
Lot Tract 53033
10.27.2015
Not For Construction
ROOM CHART

<table>
<thead>
<tr>
<th>TYPE OF UNIT</th>
<th>NUMBER OF ROOMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIRST FLOOR</td>
<td></td>
</tr>
<tr>
<td>ONE (1) VERY LOW INCOME UNIT</td>
<td>GREATER THAN 2000 SF</td>
</tr>
<tr>
<td>THREE (3) UNITS @ MARKET RATE</td>
<td>GREATER THAN 1200 SF</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td></td>
</tr>
<tr>
<td>FOUR (4) UNITS @ MARKET RATE</td>
<td>GREATER THAN 1200 SF</td>
</tr>
<tr>
<td>THIRD FLOOR</td>
<td></td>
</tr>
<tr>
<td>TWO (2) UNITS @ MARKET RATE</td>
<td>GREATER THAN 1200 SF</td>
</tr>
<tr>
<td>FOURTH FLOOR</td>
<td></td>
</tr>
<tr>
<td>FOUR (4) UNITS @ MARKET RATE</td>
<td>GREATER THAN 1200 SF</td>
</tr>
</tbody>
</table>

FOURTEEN (14) UNITS TOTAL

THIRTEEN UNITS (13) @ MARKET RATE
ONE (1) VERY LOW INCOME UNIT
EIGHT (8) UNITS WITH THREE (3) BEDROOMS
SIX (6) UNITS WITH FOUR (4) BEDROOMS
ONE (1) VERY LOW INCOME UNIT
TWO (2) UNITS WITH THREE (3) BEDROOMS
FOUR (4) UNITS WITH THREE (3) BEDROOMS
FOUR (4) UNITS WITH FOUR (4) BEDROOMS

DENMAR-BEVERLY
1549 BEVERLY DR. LOS ANGELES, CA 90035
Lot 11 Tract 53033
1.00 ACRE

10.27.2015

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