



Motion to support proposed LA County Pharmaceutical and Sharps Collection and Disposal Stewardship Ordinance

Agenda Item: GB021617-13

Date: 16 February 2017

Proposed By: Westside Regional Alliance of Councils

Background

Please see the attached summary of the proposed LA County ordinance that would create a collection and safe disposal system for medication and sharp medical items.

The 1/5/2016 draft ordinance includes the following key provisions:

- a. **Residents throughout the county will have access to a secure collection system** for all unwanted medications and sharps used in the home, with convenient collection sites distributed throughout the county, as well as options for prepaid mailers upon request.
- b. **All unwanted medications used in homes, for people and pets, will be accepted**, both prescription and over-the-counter, and including prescription drugs that are controlled substances.
- c. **Manufacturers of medicines and sharps have the primary responsibility for secure collection and safe disposal of their products as a cost of doing business.** Visible fees cannot be charged to consumers at point of purchase or at disposal. This approach recognizes that industry has a key role in managing the society impacts and end-of-life consequences of their products, and that externalizing all the costs onto other stakeholders and local governments is not fair or sustainable. Manufacturers can include the modest cost of a safe take-back program – a penny for every \$10 prescribed as stipulated in the Alameda Supreme Court case – in the cost of medicines and sharps without significantly impacting consumers.
- d. **Security protections are required** that will give consumers confidence that the take-back system for their leftover medications and sharps is safe and confidential.
- e. **Manufacturers must promote the stewardship program to residents and the health care community, and expressly discourage the stockpiling of unwanted pharmaceuticals/sharps and discourage disposal into the trash or by flushing into a sewer.**
- f. **The ordinance requires secure handling and environmentally sound disposal of all collected pharmaceuticals and sharps** in compliance with all relevant state and federal regulations.
- g. **The stewardship plan review process includes public comment opportunities** and gives the county the option of forming a technical advisory committee to assist with plan review to ensure local stakeholders are heard in the planning process.
- h. **The ordinance has a clear definition for “Responsible Steward” that focuses responsibility on the manufacturer of the medicine or sharp,**

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and also clearly defines who the county can hold responsible as the steward if the manufacturer cannot be identified.

Proposed Motion

The South Robertson Neighborhoods Council supports creating a county-wide stewardship program for the safe and convenient disposal of unwanted medicines from households. Ensuring easy access to collection sites providing secure and environmentally sound disposal of leftover medicines and sharps will reduce risks of medicine abuse and poisonings, help prevent dangerous and costly needle sticks, and protect our waterways and environment. We support the provisions of the 1/5/16 draft language, and strongly urge the county to adopt this legislation.

Considerations

Committee review:
(highly recommended)

Votes For: 0

Against: 0

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

Arguments for:

Arguments against:

Summary of Draft LA County Pharmaceutical and Sharps Collection and Disposal Stewardship Ordinance

What does the Draft Ordinance do?

LA County's Pharmaceuticals and Sharps Collection and Disposal Stewardship ordinance has been created to address the problem of unwanted medicines and sharps through an Extended Producer Responsibility program. Unwanted medicines and sharps pose a growing risk to people's health and safety when stored in homes, can pollute the environment when disposed as trash or flushed through the sewer system, and jeopardize the health of waste collection and recycling workers exposed to used sharps (needles).

The Ordinance establishes Pharmaceutical and Sharps Stewardship Plans that:

(1) Allow for the safe, convenient and sustainable collection and disposal of unwanted Drugs and Sharps by County residents, and

(2) Protect, maintain, restore and/or enhance the environment and its natural resources

The Stewardship Plans established under the ordinance will be designed, operated and funded by "Responsible Stewards", with oversight by the Director of the County's Department of Public Health.

Who is a Responsible Steward?

A Responsible Steward is defined by the Ordinance as— (a) A Person who Manufactures Covered Drugs or Sharps; or (b) If the Manufacturer is beyond the County's jurisdiction, the first Person who repackages or distributes the Covered Drug or Sharps in or into the County, including but not limited to a Wholesaler or Repackager; or (c) if the Persons described in (a) and (b) are beyond the County's jurisdiction, the first Person who sells or offers for sale the Covered Drug or Sharps in or into the County.

What is a Covered Drug?

A Covered Drug includes **prescription, nonprescription, brand name, and generic drugs sold or distributed for use in LA County.**

Covered Drugs do not include vitamins or supplements, herbal-based and homeopathic remedies, and personal care products that are regulated as both cosmetics and nonprescription drugs by the Federal government.

What are Responsible Stewards required to do?

Mandatory participation is required by all Responsible Stewards, who must notify the Director of their intent to operate or participate in a Stewardship Plan within 6 months of the effective date of the Ordinance or 6 months after the Covered Drugs or Sharps are first sold. Responsible Stewards can participate in Stewardship Plans either by: **(1) operating, individually or jointly with other Responsible Stewards; or (2) entering into an agreement with a Stewardship Organization.**

A Responsible Steward must submit a Stewardship Plan within 9 months of the effective date of the ordinance or 9 months after the Covered Drugs or Sharps are first sold. Stewardship Plans must be approved by the Director and include contact information for an official point of contact for the plan. The Stewardship Plan must be implemented within **3 months of the Directors approval**, and thereafter, any substantive changes made to the plan must be submitted to the Director at least every 3 years.

Within 6 months of the effective date of the Ordinance or 6 months after the Covered Drugs or Sharps are first sold and annually thereafter, Responsible Stewards are required to notify the following Persons, of the opportunity to participate in the Stewardship Plan by serving as Collectors:

1. All retail Pharmacies, hospitals/clinics with on-site Pharmacies, and other Potential Authorized Collectors;
2. Persons other than Potential Authorized Collectors, such as retail establishments, that could potentially host Collection Sites for Sharps; and
3. All law enforcement agencies in the County.

Additionally, any Person who is not a Responsible Steward, such as a Person providing Covered Drugs or Sharps free of charge, can also participate in the Program. Such Person may operate individually, jointly with a Responsible Steward or group of Responsible Stewards, or through a Stewardship Organization. Any Responsible Steward, group of Responsible Stewards, or Stewardship Organization must in good faith consider allowing such Person to participate in its Stewardship Plan.

What must a Stewardship Plan consist of?

A Stewardship Plan must consist of the name of each Responsible Steward participating in the plan and the Covered Drug and type of Sharp manufactured or purchased by the Responsible Steward. The plan must have the contact information for an official Point of Contact to whom the Director can direct all inquiries regarding a Responsible Steward's compliance.

A Stewardship Plan must describe the collection system designed to provide safe, convenient and continuous collection services for Covered Drugs and Sharps from County Residents. The description should include a list of - all collection methods, participating and potential collectors, and collection sites; a description of where and how periodic collection events will be held; and a description of how any Mail-Back Services will be provided to County Residents.

The plan must also describe the handling and disposal system (including the person retained to transport the collected item and the Hazardous Waste Disposal Facility to be used). The plan must take into consideration: 1) the use of existing providers of waste pharmaceutical services; 2) separation of Covered Drugs and Sharps from packaging to reduce transportation and disposal cost; and 3) recycling of Drug and Sharp packaging to the extent possible.

A Stewardship Plan must ensure that any patient information appearing on Drug and Sharp packaging will be kept secure and promptly destroyed. It must also include a strategy (including short-term and long-term plans) to educate the public and promote the plan.

How are the Covered Drugs and Sharps Collected?

The ordinance **does not require mandatory participation of any Person as a Collector**. A Person can volunteer to be a Collector and may or may not be compensated by Responsible Stewards or a Stewardship Organization.

A Collection Plan must offer ongoing, convenient and equitable access for all County residents in the Service Area regardless of the racial, cultural, or socioeconomic composition of the neighborhoods within which the Collection Sites are located. In each participating Unincorporated Community and City with at least one Potential Authorized Collector, each Stewardship Plan shall provide at least one Collection Site for each Unwanted Covered Drugs and Unwanted Sharps. For every 30,000 County residents at least one additional Collection Site should be provided for each Unwanted Covered Drugs and Unwanted Sharps.

Collection sites must be geographically distributed to ensure that every resident within the Service Area is **within 2.5 miles** of a Collection Site for each Unwanted Covered Drugs and Unwanted Sharps. Additionally, there must be **at least 10 collection sites** for each Unwanted Covered Drugs and Unwanted Sharps in each County Supervisorial District.

In areas, where a collection system with the above requirements cannot be met, Responsible

Stewards or the Stewardship Organization must provide monthly collection events and/or Mailers to be distributed to consumers. The Mailers and Mail-Back Services, should be provided free of charge, to residents in the Service Area upon request through the Stewardship Plan's 24-hour, toll-free phone number and website.

Collection systems must **maintain patient confidentiality** by destroying patient information on packaging. Responsible Stewards must also provide for distribution of FDA-compliant Sharps containers for the safe handling of Sharps to the **consumer free of charge**, preferably at the point of sale of the injectable Drug or at the time the consumer otherwise receives the Sharps for usage. Additionally, Responsible Stewards or the Stewardship Organization should provide FDA-compliant Sharps collection receptacles to any hosts of Collection Sites for Sharps.

How are the collected Covered Drugs and Sharps Disposed of?

Covered Drugs collected under a Stewardship Plan must be disposed of at a **permitted Hazardous Waste Disposal Facility**. Sharps collected under a Stewardship Plan must be disposed of in accordance with California Health and Safety Code Section 118286 or any successor legislation.

If the Director deems the use of a Hazardous Waste Disposal Facility to be infeasible for the Stewardship Plan based on cost, logistics, or other considerations, the Director may grant approval for a Stewardship Plan to dispose of some or all collected Covered Drugs at a permitted large municipal waste combustor.

Alternatively, a Stewardship Plan may petition the Director for approval to use final disposal technologies that provide superior environmental and human health protection, by providing superior expectations in– (1) monitoring of any emissions or waste; (2) worker health and safety; (3) reduction or elimination of air, water or land emissions contributing to persistent, bioaccumulative, and toxic pollution; and (4) overall impact on the environment and human health.

Who bears the cost of the Stewardship Program?

Each Responsible Steward, group of Responsible Stewards or Stewardship Organization participating in a Stewardship Plan must pay for the preparation and implementation of their Stewardship Plan. Responsible Stewards are not required to pay for costs of staff time at Collection Sites provided by Collectors volunteering to participate in a Stewardship Plan.

Responsible Stewards or Stewardship Organizations are prohibited by the Ordinance from charging customers a point-of-sale fee or a specific point-of-sale collection fee, to recoup the cost of the Stewardship Plan.

What are the penalties of non-compliance or violating the Ordinance?

A Person found in non-compliance or violation of the Ordinance would be notified by the Director, and has 45 days after the date of mailing to come into compliance or correct the violation. Any Person who knowingly and willfully violates the requirements of the Ordinance is guilty of a misdemeanor and is punishable by a fine between fifty dollars (\$50) and one thousand dollars (\$1,000) for each day per violation, or by imprisonment for a period not to exceed six months, or by both such fine and imprisonment. Additionally, any Person in violation of the Ordinance shall be liable to the County for a civil penalty of a maximum of one thousand dollars (\$1,000) per day per violation. Each day in which the violation continues shall constitute a separate violation.

The appropriate penalty is determined by the Director depending on the extent of harm caused by the violation, the nature and persistence of the violation, the frequency of past violations, any action taken to mitigate the violation, and the financial burden to the violator. County Counsel, the District Attorney, and any applicable City Attorney can also bring a civil action against a Person found in violations or out of compliance with the Ordinance.

How will the Public be educated about this Program?

Any Person selling Covered Drugs or Sharps to the public has to post display materials approved

by the Director explaining how and where members of the public may safely and lawfully dispose of Unwanted Covered Drugs and Unwanted Sharps at no cost to the consumer. These materials shall be legible and easily understandable by the average person and can be in English, Spanish, and any other language as determined by the Department of Public Health. Stewardship Plans are also required to **establish a 24-hour, toll-free phone number and single website** where information can be obtained regarding collection options and current locations of Collection Sites

Stewardship Plans are required to develop a system of promotion, outreach and public education. The system must promote the collection options provided under the plan to residents and the health care community through educational and outreach materials that include- (1) promoting safe storage practices of drugs and sharps, (2) describing where and how unwanted drugs and sharps should be returned, (3) discouraging stockpiling of drugs and sharps, and, (4) discouraging disposal of unwanted drugs and sharps through trash or a plumbing or septic system.

The education and outreach materials must be provided to Pharmacies, retailers of Covered Drugs and Sharps, health care practitioners, health care facilities, veterinary facilities, and other prescribers for their own education as well as for dissemination to residents. Responsible Stewards or Stewardship Organizations must work with Collectors to develop clear, standardized instructions, signage and promotional materials for residents on the use of collection receptacles and a readily-recognizable, consistent design of collection receptacles.

Within six months of the effective date of the Ordinance and biennially thereafter Responsible Stewards and Stewardship Organizations are required to conduct a survey of residents, pharmacists, veterinarians, retailers, and health professionals who interact with patients on the use of Drugs and Sharps after the first full year of operation of the plans. These surveys should include questions that - (1) assess the awareness of the County's Stewardship Program, the Stewardship Plans in operation, and the location of all available Collection Sites; (2) assess to what extent Collection Sites and other collection methods are safe, convenient, easy to use, and utilized by residents; and (3) assess knowledge and attitudes about risks of abuse, poisonings and overdoses from prescription and nonprescription Drugs used in the home.



Motion to call for equal protection for all travelers to the U.S.

Agenda Item: GB021617-14
Date: 16 February 2017
Proposed By: Doug Fitzsimmons

Background

On February 1, the Palms Neighborhood Council passed the a resolution making the following points:

Whereas, the United States was founded by immigrants fleeing religious and political persecution; and

Whereas, Palms and its 45,475 residents exemplify the diversity of people, creeds, and cultures that makes Los Angeles and the United States strong and proud; and

Whereas, our core American values and due process rights were called into question by executive order on January 27, 2017; and

Whereas, this order has led to the detention and/or deportation of otherwise legal permanent residents, individuals with approved refugee applications, and authorized non-citizens upon arrival at LAX; and

Whereas, the United States Constitution's 14th amendment grants "equal protection of the laws" to every person, citizen or non-citizen, within the United States; and

Whereas, the California State Governor, the California State Senate, the Mayor of Los Angeles, the Los Angeles City Attorney, and multiple City Councilmembers have issued statements or resolutions condemning this executive overreach.

SORO NC is home to a large population of Iranian and other Middle Eastern immigrants, many of whom, despite being integral to the fabric of our community, do not hold full citizenship or have family and friends in the targeted countries.

The restrictions placed by the current administration unfairly affect their ability to travel based not on personal behavior, but on place of birth. Further, by creating exemptions specifically for minority religions in Muslim-dominant countries, the order creates a privileged class based solely on religious belief. This is antithetical to our history and our founding beliefs as a nation.

Proposed Motion

The South Robertson Neighborhoods Council joins our fellow Neighborhood Councils as well as State and City representatives in urging that any individual who enters United States airspace or has entered United States territory, including at every stage of arrival within an airport, sea port or land crossing, be treated with equal protection of our laws, regardless of origin.

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Considerations

Committee review: Votes For: 0 Against: 0
(highly recommended)

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

Arguments for: **Arguments against:**



Motion of support for the Neighborhood Council Budget Advocates 2017 white paper

Agenda Item: GB031617-3
Date: 16 March 2017
Proposed By: NC Budget Advocates

Background

Council File CF-17-0600

An important (and Charter-mandated) role of the NC system is to provide input on the City's annual budget. The NC Budget Advocates invest hundreds of volunteer hours and solicit City-wide feedback in preparing their annual white paper. They are presented to the Mayor and specific recommendations are often incorporated in the final budget presented to the City Council.

The recommendations from the NC Budget Advocates for this year's budget are available for download at <http://ncbala.com/wp-content/uploads/2016/08/SEmpowerLA117030812520.pdf>.

Proposed Motion

The South Robertson Neighborhoods Council hereby supports the works of the Neighborhood Council Budget Advocates and their White Paper dated 3/8/2017 and approves the filing of a Community Impact Statement for Council file 17-0600.

Considerations

Committee review: Votes For: 0 Against:
(highly recommended)

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

Arguments for:

This is the collective work of the NC system, and represents a consensus viewpoint.

Arguments against:

We may not agree with individual recommendations.

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Motion to support the creation of an LA Cannabis Licensing Commission

Agenda Item: GB031617-4
Date: 16 March 2017
Proposed By: Doug Fitzsimmons

Background

Council File 14-0366-S5

In the wake of the passage of Proposition 64, which decriminalizes adult recreational use of cannabis in California and creates a licensing framework for non-medical cannabis activity, and Measure M, which authorizes the City to tax and create new local regulations for cannabis businesses, Los Angeles faces a rapidly-approaching deadline.

Prop. 64 creates a dual system that requires operating licenses from both the City and State. As the State is mandated to begin issuing licenses by January 1, 2018, the City effectively has the same deadline. Nine months out, LA's administrative structure for that does not yet exist.

In the first of a series of proposed cannabis ordinances, the City's Rules, Elections, Intergovernmental Relations, and Neighborhoods (REIGN) Committee has proposed the creation of a new commission and supporting department. The goal is to have the department up and running by July 1 to develop processes and procedures, the commission by Sept. 1 to begin hearing applications, and licenses issued beginning Jan. 1. It is an aggressive schedule, and may require emergency hiring appointments.

The proposal includes provision for the appointment of at least one NC board member on the commission to ensure that neighborhood voices are included in the licensing process.

Future ordinances will tackle land-use and business operation issues.

Proposed Motion

The South Robertson Neighborhoods Council supports the 3/8/17 recommendations of the City's Rules, Elections, Intergovernmental Relations, and Neighborhoods Committee to establish the administrative structure for adult-use and medical cannabis business licensing, including:

- I. The creation of a new Cannabis Licensing Commission with the authority to administer the cannabis license and hearing process, as well as renewals, revocation, inspection co-ordination, and audits:
 - a. Commission comprised of five members with 4-year staggered terms;
 - b. No member may have been a registered lobbyist within the City for any cannabis-related activities for the 12 months prior to appointment;
 - c. Three appointments by the Mayor and two appointments by the City Council;

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- d. Minimum of one Commission appointee by the Mayor to be an elected member of a Neighborhood Council at the time of the appointment.
- II. The hiring of an Executive Director by July 1, 2017 to oversee Commission staff.
- III. Requiring the CAO to immediately prepare budget and staffing plans to allow the Commission to be fully operational by Sept. 1, 2017, and conduct a fee study to achieve full cost recovery for cannabis regulations.
- IV. The establishment of an online cannabis licensing program.

Considerations

Committee review:
(highly recommended)

Votes For: 0

Against:

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

Arguments for:

It's a strong first step to controlling commercial cannabis activity in LA. Being ready on Jan 1 will help the industry comply with regulations and discourage grey-area businesses.

Requiring an NC member on the Commission is an unprecedented step and a major win for NCs.

Arguments against:

The timeline is too tight to get the Commission up and running. We should delay issuing licenses until we're ready.

The Commission should be larger to ensure quorum.

RECOMMENDATIONS

1. REQUEST the City Attorney, with the assistance of the Chief Legislative Analyst (CLA), the City Administrative Officer (CAO), and the Chair of the Rules, Elections, Intergovernmental Relations, and Neighborhoods (REIGN) Committee, to prepare and present a draft ordinance that would create a new City Commission entitled the **"Cannabis Licensing Commission"** (CLC) and that the new Commission would include the following elements and responsibilities:
 - a. Five-member Commission composed of residents of the City of Los Angeles
 - i. 4-year staggered terms
 - ii. Provide that no member can have been a registered lobbyist with the City of Los Angeles for any cannabis-related activities for the 12 months prior to appointment, and all members must abide by City of Los Angeles conflict of interest and ethics laws
 - iii. Provide that the Mayor has three appointments and the Council has two appointments
 - iv. Require a minimum of one appointee of the Commission by the Mayor to be an elected member of a Neighborhood Council at the time of appointment
 - b. Provide that all Commission staff is overseen and hired by an Executive Director which is a civil service exempt position. Furthermore, REQUEST the Mayor's Office, with the advice and consent of the City Council, to fill the position of Executive Director by July 1, 2017.
 - c. Require that all Commission activities will be full cost recovery (including inspections and enforcement) by the 2018-19 Fiscal Year.
 - d. Grant authority to the Commission to administer the cannabis license and public hearing process, including applications made available beginning September 1, 2017, renewal, and revocation, as well as coordinate inspections, audits, and other duties as necessary related to cannabis.
 - e. Administer an inspection (pre-inspection, annual inspection, impromptu inspection, etc.) process in coordination with other relevant City departments.
 - f. Develop further regulations for Council and Mayor consideration and approval, after initial regulations adopted, to implement State law and make adjustments pursuant to future State regulations.

2. INSTRUCT the CAO, with the assistance of the CLA and other relevant City departments including the Personnel Department, to provide recommendations to the City Council and Mayor's Office by April 7, 2017 with regard to a comprehensive budget and staffing plan for the Commission that will be available to be included in the FY 2017-18 Budget and assumes a July 1, 2017 start date. This plan should include all necessary positions to staff the Commission, as well as the necessary steps to hire through emergency appointments or other means to allow for the Commission to be fully operational by September 1, 2017.
3. INSTRUCT the CAO, with the assistance of the CLA and other relevant City departments, to conduct a fee study (to be transmitted to City Council for consideration no later than May 15, 2017) with regard to all administrative fees necessary to allow for full implementation of cannabis regulations and achieve full cost recovery including, but not limited to: initial license permit fee, renewal permit fee, inspection fee, audit fee, public hearing notice fee, business registration/cashiering fee, public hearing fee, security/public safety plan review fee, etc. The study should include a fee structure for any and all license categories available to cannabis businesses under State law, regardless of what licenses the City will make available to the public.
4. INSTRUCT the CLA, with the assistance of the CAO and the Information Technology Agency (ITA), to report back in 30 days with options to develop and implement an online platform and software for an interactive License Application program and Commission website, to be activated and live on September 1, 2017.
5. INSTRUCT the City Clerk to keep Council File No. 14-0366-S5 active and all reports on file pending for potential future action by the REIRN Committee.



Motion to request baseline data on population density and zoning capacities for growth

Agenda Item: GB031617-5

Date: 16 March 2017

Proposed By: Westside Regional Alliance of Councils

Background

Council File CF-16-0422

The attached Planning Department letter dated 1-27-2017 regarding CF-16-0422 [COMMUNITY PLANS, GENERAL PLAN AMENDMENT BATCHING, EIR CONSULTANTS] details future Community Plan updates and the Westside region is not on the schedule for at least 2 years according to the map on page 6.

Pragmatically speaking, delay opens a window for more spot zoning of development projects throughout the Westside.

It should be noted that all spot zoning is not *necessarily* illegal as courts look very closely at context when spot zoning cases are litigated. *However, the potential for inappropriately sited projects is greater under present pressures to define underlying zoning as deficient to contemporary needs when there is a significantly older Community Plan governing growth in place.*

Adopted Community Plans within the WRAC area include:

- a Brentwood-Pacific Palisades, last amended 1998
- b Bel Air-Beverly Crest, last amended 1996
- c Westwood, last amended 1999
- d West Los Angeles, last amended 1999
- e Palms Mar Vista Del Rey, last amended 1998
- f Venice, adopted 2000
- g Westchester Playa Del Rey, adopted 2004
- h West Adams-Baldwin Hills-Leimert, adopted 2016

The City has implemented newer zoning tools for density bonuses, accessory dwelling units and mixed uses since these plans were adopted.

Therefore, in order to prepare for a robust, inclusive, and *comprehensive* Community Plan update process across WRAC's area in approximately 2 years' time, baseline facts and data on present zoning capacities for growth and population density figures are needed.

That way, WRAC councils—and the vibrant communities they represent—will be fully informed and prepared to actively partner with Planning in future Community Plan updates.

Proposed Motion

The South Robertson Neighborhoods Council formally requests:

- I. That LA City Planning compute the maximum build out under existing zoning for low, medium and high-density residential zones as well as commercial

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zones. These calculations shall include the highest possible SB 1818 and JJJ density bonuses, as well as Accessory Dwelling units ('granny flats') for each of the neighborhood and community councils in the Westside Regional Alliance of Councils area.

- II. Updated current figures on population and population density in the Westside Regional Alliance of Councils area and including a comparison to 2010 figures.

Considerations

Committee review:
(highly recommended)

Votes For: 0

Against:

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

Arguments for:

We need the info to have a common understanding of the current build-out capacity on the Westside to prepare for upcoming Community Plans

Arguments against:

The information requested (particularly around density bonuses) suggests a slow-growth agenda

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January 26, 2017

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**RE: CF-16-0422 – COMMUNITY PLANS, GENERAL PLAN AMENDMENT BATCHING,
EIR CONSULTANTS**

The following report is provided as a follow-up to the Department's initial May 2016 report, and subsequent August 2016 report on the topics of Community Plans, batching of General Plan Amendments (GPA), and Environmental Impact Reports (EIR) for private development applications. Specifically, this report addresses the following:

1. Provides a status of Community Plan updates currently underway, with an overview of the current ten-year Citywide community plan update cycle, plus a discussion of an accelerated six-year Citywide community plan update cycle;
2. Provides a more refined process for batching General Plan Amendment applications; and
3. Provides recommendations for the implementation of EIR Option 2 pertaining to the use of EIR consultants.

Community Plans

Seven of the 35 Community Plans are currently undergoing an update process within the City. The Community Plan program as it exists today covers roughly 60 square miles of the City, anticipates growth of just under 200,000 people, and nearly 100,000 housing units, and touches neighborhoods surrounding nearly 40 fixed rail transit stations.

West Adams-Baldwin Hills - Leimert

The "West Adams" Community Plan was adopted by the City Council in July of 2016. The Community Plan's various zone changes, amendments to the Crenshaw Corridor Specific Plan,

and adoption of the Community Plan Implementation Overlay (CPIO) are pending final adoption following completion of the City Attorney's transmittal of the final ordinances.

San Pedro

Adoption anticipated first half of 2017

The San Pedro Community Plan was recommended for approval by the City Planning Commission in December of 2016. A finalization of the Community Plan's Final Environmental Impact Report (EIR) is currently underway. Once the Final EIR is completed, adoption of the Community Plan, and its corresponding zone changes and Community Plan Implementation Overlay (CPIO), among other changes, will be transmitted for Council consideration in Winter, 2017.

South Los Angeles and Southeast Los Angeles

Adoption anticipated second half of 2017

The Draft EIR for both Community Plans was circulated for public review in November 2016, and will be available for public comment into February, 2017. A series of public hearings was held in early December, 2016 and was attended by roughly 500 people, and staff are currently compiling stakeholder comments in anticipation of providing a report to the City Planning Commission in Spring, 2017.

Hollywood

Adoption anticipated second half of 2017

Compilation of a Draft EIR is currently underway. Following the EIR's release, the Department will hold public hearings and prepare a Final Impact Report in anticipation of bringing the Community Plan before the City Planning Commission and City Council in Fall, 2017.

Boyle Heights

Compilation of a Draft EIR is currently underway, anticipated for circulation in Fall, 2017. Following the EIR's release, the Department will hold public hearings and prepare a Final Impact Report in anticipation of bringing the Community Plan before the City Council in 2018.

Central City and Central City North

Compilation of a draft Community Plan, and comprehensive re-zoning program is currently underway following a successful downtown outreach effort. It is anticipated that following the completion of a draft Community Plan an EIR will be released for public review in 2018.

Community Plan Ten-Year Cycle

Having received six-month funding for the initial roll-out of the expanded Community Plan program envisioned within the FY16/17 Community Plan Program Budget, the Department has begun staffing various positions related to the launch of a group of geographically contiguous Community Plans within the City, consistent with the strategy discussed in the Department's May 2016 report. This program will update all 35 community plans within a ten-year timeframe, with three geographic teams working across the City's geographic areas. The development and adoption cycle for each set of individual plans is anticipated to take 36 months.

Options for an Accelerated Community Plan Six-Year Cycle

Members of the City Council have expressed an interest in accelerating the Community Plan program so that all 35 Community Plans would be updated within a six-year timeframe. To accomplish this, the Department has recommended that the three-team scenario envisioned in its May 2016 report be expanded to five teams, and is developing a detailed work program and funding proposal.

- The currently proposed, and initially funded, three-team approach allows for one team to launch a new group of Community Plans in 2017, while existing staff wrap up current Community Plans during 2017 and 2018, at which point subsequent groups would be launched.
- The five-team approach would allow for two teams to launch in 2017, and a third in 2018, while existing staff wrap up current Community Plans during 2017 and 2018, at which point two subsequent groups would be launched.

The Department is working with the CAO in preparing recommendations for funding the accelerated five-team approach, and authorizing the necessary staff positions and consultant resources. A more detailed report with recommendations is anticipated for February 2017.

Batching of General Plan Amendments

The City Council has expressed an interest in batching private-party applications for General Plan Amendments (GPAs) so that they may be considered more comprehensively. With consideration to the various complexities involved with timing and review of such applications, the Department has recommended, and is prepared to begin instituting, a procedure whereby GPA applications are batched by geography at the time of application filing. A hypothetical arrangement of such a batching process is shown below:

Geography (Area Planning Commission area)	Window 1	Window 2
Harbor & South	January	July
West	February	August
Central	March	September
East	April	October
South Valley	May	November
North Valley	June	December

The Department presented preliminary administrative procedures in its August 2016 report (attached) that can be instituted to begin batching GPA applications. Certain types of GPAs would be excluded from these limitations, including public improvement projects, hospitals, museums, roadway projects, 100% affordable housing projects, and homeless service facilities.

Preparation of Environmental Impact Reports

In its May, 2016 report to PLUM, the Department prepared a range of four options to address the manner in which consultant-prepared environmental studies are used in the preparation of City EIRs for private development applications. Four options were presented to PLUM, and are summarized below:

- Option 1: Applicant's consultant prepares materials that are then reviewed by City staff and signed off by City staff. Option 1 represents the City's current process.
- Option 2: Applicant selects and hires from a City list of CEQA consultants that are pre-qualified by the City. The City retains the right to remove consultants from the pre-qualified list for not meeting criteria or performance.
- Option 3: City selects the CEQA consultant for the applicant from a list of consultants that are pre-qualified by the City, and the applicant pays the consultant.
- Option 4: City hires the CEQA consultant directly and bills the applicant. The City includes a 15 percent administrative surcharge to cover management expenses.

In its August, 2016 report to PLUM, the Department presented revised administrative procedures related to the implementation of Option 2. The Department is prepared to begin implementing Option 2 following the completion of a Request For Qualifications (RFQ) process intended to ensure that an adequate array of environmental consultants are available on the Department's on-call list. An RFQ process is slated to commence during Spring 2017.

DEPARTMENT RECOMMENDATION

Community Plan Acceleration

If a six-year plan update timeframe is desired, direct the Department to identify necessary resources and funding options and report back with an implementation plan.

General Plan Batching

To implement the batching procedure, the Director of Planning has the authority to issue a memorandum outlining the required procedures and timeframes. On a parallel track, the Council may also seek to initiate an amendment to the zoning code to codify the program. Such an amendment would be developed by the Department for consideration by the City Planning Commission, City Council, and Mayor.

Honorable Members of the City Council
January 26, 2017
Page 5

Preparation of Environmental Impact Reports

To implement the EIR procedures, the Director of Planning has the authority to issue a memorandum outlining the required procedures and begin the RFQ process for the selection of qualified consultants.

Sincerely,

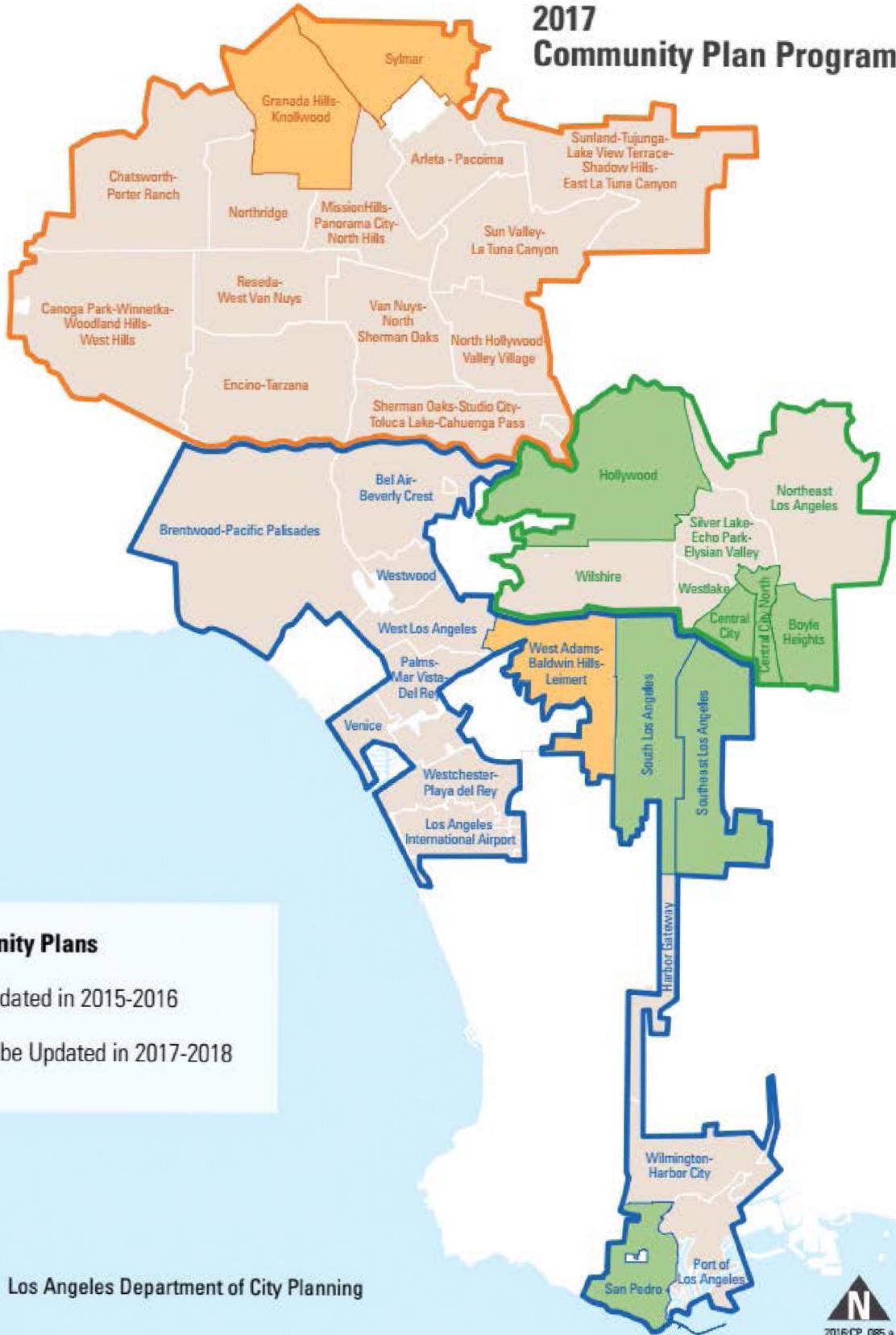
A handwritten signature in black ink, appearing to read "Kevin J. Keller". The signature is fluid and cursive, with a long horizontal stroke at the end.

KEVIN J. KELLER, AICP
Deputy Director of Planning

Attachments

KJK:CW:mn

2017 Community Plan Program



Community Plans

- Updated in 2015-2016
- To be Updated in 2017-2018



Los Angeles Department of City Planning

DRAFT EIR CONSULTANTS DRAFT MEMO “OPTION 2”

This advisory is for projects that have received a consultation with Department of City Planning staff where it was determined that an Environmental Impact Report (EIR) is required. Such evaluation is mandated by the California Environmental Quality Act (CEQA) when the project involves a discretionary action and when there is a potentially significant environmental impact the proposed project may cause. The purpose of the environmental review is to:

- Inform the decision-makers and the public of the potential environmental effects of the proposed and activities.
- Identify the ways that significant environmental impacts can be avoided or significantly reduced.
- Prevent environmental degradation resulting from land developments by requiring changes in projects through the use of alternatives and/or mitigation measures.
- Disclose to the public the reasons why the City approved the project in the manner chosen if significant environmental effects remain.

The goal of these procedures is to assure the quality and objectivity of the EIR being produced.

A master list of qualified environmental consultants will be maintained by Department of City Planning and is available at the Development Services Center Counters at Figueroa Plaza and Van Nuys, the Major Projects Section in Room 750 of City Hall, and on the Department’s website at <http://planning.lacity.org> by clicking on the Environmental Review tab. Companies on the list have been evaluated by the Department as meeting core competencies in the environmental field, having knowledge and staff expertise of legal requirements for CEQA documents and technical competency for evaluating environmental impacts.

The proponent/applicant for the proposed project must enter into a contract with one of the consultants on the master list to prepare the EIR and notify the Department of City Planning, in writing, of the selection. The proponent/applicant is responsible for paying the consultant for their services. The environmental consultant prepares the EIR for the City under the direction of the Department of City Planning. The environmental consultant will be responsible for all document reproduction, filing and mailing expenses and the generation of the 500 foot owners and occupants mailing list and map.

The environmental consultant will be responsible for the following documents and tasks:

Initial Study, Notice of Preparation (NOP) and Scoping Meeting

The consultant will prepare the Initial Study (IS) evaluating what topics are required to be analyzed in the Draft EIR. Upon review and approval of the IS by the Department, the consultant will prepare the NOP and after Department of City Planning review and approval will release the NOP to interested parties and owners and occupants within 500 feet of the project site. Copies of the IS and NOP are sent to Agencies by direct mail and through the State Clearinghouse. The NOP must also be filed with the Los Angeles County Clerk. The release of the NOP starts the 30-day comment period. If a scoping meeting is held, the consultant will be responsible for attendance, including

ATTACHMENT 2
DRAFT MEMO – INCLUDED FOR REFERENCE ONLY

the attendance of any subcontractors, and will be required to secure a meeting facility that complies with City requirements and provide all necessary equipment (display boards, sign-in sheets, comment forms, directional signage, etc.) for use during the meeting. All costs associated with the scoping meeting are at the expense of the proponent/applicant. This is a City sponsored meeting and Department of City Planning staff will be in attendance to facilitate the meeting and direct the consultant staff.

Draft EIR (DEIR)

The consultant will evaluate all comments received during the NOP comment period and discuss with Department of City Planning staff the final scope and content of the EIR. Upon agreement from the Department, the consultant conducts and/or coordinates investigations and studies and prepares the necessary analysis according to established methods, models and protocols approved by the Department of City Planning. The overall organization of the DEIR shall be prepared in accordance with the CEQA Guidelines and follow the format specified by the Department.

Department staff will review administrative drafts of the DEIR prepared by the consultant and provide comments and edits. After the Department of City Planning approves the release of the DEIR, the consultant is directed to produce the 500 foot owners and occupants mailing list and may reproduce copies of the DEIR for distribution. The Department of City Planning will publish the Notice of Availability (NOA) in the Los Angeles Times. Publication costs will be billed to the proponent/applicant.

The consultant will mail copies of the NOA to the Owners and Occupants, Agencies and Interested Parties Lists approved by the Department of City Planning. Copies of the DEIR and a Notice of Completion will be provided to the State Clearinghouse for distribution to State agencies, the Libraries and the Administrative file. The release of the NOA and filing with the Los Angeles County Clerk starts the 45 day comment period.

Final EIR (FEIR)

The consultant will evaluate all DEIR comments and prepare responses to the comments received in a format approved by the Department of City Planning. The consultant will notify Department staff of any comments that raise issues that the analysis in the DEIR requires re-evaluation prior to starting any new analyses. Should recirculation of the DEIR be required, the consultant will follow the steps for the development and release of the Recirculated DEIR noted above under "Draft EIR (DEIR)". The Department of City Planning will review administrative drafts of the FEIR prepared by the consultant and provide comments and edits. After release of the FEIR is approved, the consultant is directed to produce the 500 foot owners and occupants mailing list and may reproduce copies of the FEIR for distribution. The consultant will mail copies of the Notice of Completion (NOC) of a Final EDR to the Owners and Occupants, Agencies and Interested Parties Lists. Copies of the NOC and FEIR will be provided to all persons or entities that submitted a comment, the State Clearinghouse for distribution to State agencies, the Libraries and the Administrative file.

Questions regarding this process may be directed to Major Projects staff at (213) 978-1332.



Motion to support the LAPD Back to Basic Car proposal

Agenda Item: GB031617-6

Date: 16 March 2017

Proposed By: Westside Regional Alliance of Councils

Background

Council File 17-0078

WHEREAS, basic patrol duties are universally considered to be the core function of law enforcement, and cities like Los Angeles with large police departments are no exception; and

WHEREAS, despite strong public support for maintaining a police force of 10,000 officers, neighborhoods throughout the City of Los Angeles continue to lack the most basic police patrol presence and experience response times that are exceedingly long, while crime continues to increase; and

WHEREAS, an abundance of evidence suggests that the strength of LAPD's field patrol force has not increased in almost a half century, despite the addition of thousands of sworn officers to the ranks of the police department and the addition of three new community police station areas in the last decade; and

WHEREAS, the historic pattern of understaffing our neighborhood police patrols by LAPD's top brass — especially in light of the significant increases to the overall size of the force — suggests that field patrol duties are neither a priority, nor viewed as a core mission within the police department; and

WHEREAS, the lack of consistent police patrols endangers our community by increasing response times and sends a dangerous message to the criminal element that our homes and businesses lack adequate protection; and

WHEREAS, neighboring cities with significantly smaller police departments have demonstrated that it is possible to provide comprehensive law enforcement services, while also providing robust neighborhood patrols, maintaining fast response times, and building strong police-community relationships using regularly assigned patrol officers; and

WHEREAS, all Angelenos, especially the South Robertson Neighborhood Council, have the expectation that our police department make every effort to ensure the most efficient and effective use of sworn personnel, which means deploying as many able-bodied police officers back to patrol car beats as possible; and

WHEREAS, residents, rank and file police officers, HOAs, neighborhood councils, business owners, community leaders, neighborhood watches, local schools, religious institutions, labor groups – including the LA Police Protective League, business associations, business improvement districts and chambers of commerce from throughout Los Angeles have united around a single cause: more police patrols.

Proposed Motion

The South Robertson Neighborhoods Council supports the “Back to Basic Car” proposal authored by Councilmember Mike Bonin and co-sponsored by Councilmember Joe Buscaino — a smart, sensible and achievable neighborhood

Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

Martin Epstein
Corresponding Secretary

**South Robertson
Neighborhoods Council**

PO Box 35836
Los Angeles, CA 90035

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

soronc.org





police patrol enhancement strategy that would result in a larger and more robust LAPD patrol force, and would greatly improve the safety of neighborhoods throughout Los Angeles.

Considerations

Committee review:
(highly recommended)

Votes For: 0

Against:

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

Arguments for:

While the Basic Car system has generally worked, the area covered by the westside in particular is so large that response times have lagged.

Community Policing is a priority for LA, and adding Senior Lead Officers is a great step forward.

Arguments against:

Cost. Backfilling administrative jobs with civilians will be expensive.

Operationally integrating Metro (and potentially, LAX) officers deserves further study.



MIKE BONIN'S 10-POINT PLAN

- 1 **Reinvigorate Patrol** - *Currently undervalued, underprioritized and understaffed - provide increased promotional paths and incentives for officers assigned to this core function.*
- 2 **Establish Minimum Patrol Staffing Levels** - *Set a more realistic Citywide minimum patrol staffing level to meet daily workload demands and improve response times.*
- 3 **Decentralize Personnel** - *Redeploy sworn officers from headquarters, administrative assignments, less-essential specialized units and details back to our neighborhoods.*
- 4 **Establish "Constant Staffing" Overtime** - *Similar to the Fire Department, utilize an overtime system or staffing pool to fill all temporarily vacant basic car positions, ensuring that no neighborhood is left without a patrol car when an officer is unable to report to work.*
- 5 **Add Basic Car Districts and Senior Lead Officers** - *Initiate an "Impact Study" to re-boundary basic car districts to create smaller patrol areas that better conform to identifiable neighborhood boundaries, with the goal of tailoring police services to better meet the needs of individual neighborhoods.*
- 6 **Add Redundant Radio Cars** - *The original Basic Car Plan deployed an additional radio car within each basic car district for redundancy and ensured that officers were not pulled out of their primary area of responsibility, unless absolutely necessary.*
- 7 **Improve Operational Flexibility** - *No uniformed officer on the streets should be exempt from responding to urgent radio calls and backing up fellow officers simply due to their unique mission or area of specialty (i.e. Metro Officers).*
- 8 **Develop Geographic Coverage Protocols** - *Similar to the Fire Department, during unusual incident activity, heavy call-load, or significant personnel shortages, systematically move-up resources from outside divisions to balance Citywide geographic patrol coverage and maintain adequate response times.*
- 9 **Enhance Community Policing** - *Restore the Basic Car as the primary community and proactive policing delivery mechanism, with sufficient divisional deployment levels to enable officers to walk beats and directly interact with the neighborhoods they serve.*
- 10 **Improve Non-Emergency Responsiveness** - *Assign redeployed sworn personnel to radio cars specifically designated to respond to lower-level calls for service.*

“Back to Basic Car”

Historical Overview and Recommendations for Improving LAPD’s Patrol Function

A significant factor behind the continued public support for maintaining a police force of 10,000 sworn officers is the expectation that the number officers hired directly correlates to the number of officers patrolling the streets. However, all too often, constituents contact their City Council office to echo a common concern that their neighborhood lacks a consistent police presence. In several cases constituents have shared their personal experience and discomfort with inadequate LAPD response times. In one recent case, a resident reported waiting over an hour for a police response to his 9-1-1 call for a man actively attempting to enter the front door of his home. Such reports raise legitimate questions regarding the adequacy of current LAPD deployment and community policing strategies, the overall number of officers assigned to patrol neighborhoods throughout the City, and the ability to quickly respond to a life-threatening emergency.

In 1969, LAPD Chief of Police Ed Davis created the “Basic Car Plan” with the goal of bringing police officers and citizens closer together under his new concept of community policing. The plan subdivided LAPD’s geographic community police divisions into smaller neighborhood areas, each with at least one, and often two dedicated radio cars permanently assigned and staffed with a regular contingent of patrol officers. Nearly 900 officers were assigned to this new program under the guiding philosophy that police officers would be more effective if they were familiar with the neighborhoods they served, built relationships, and established trust within the community. To coordinate each Basic Car area, the Senior Lead Officer (SLO) rank was created. The Basic Car Plan was a key component of Chief Davis’ decentralized policing strategy between 1969 and 1978 — initially accomplished with a force of roughly 6,200 officers. This strategy was so successful that as crime rose 55% nationwide, crime actually fell by 1% in Los Angeles during this same period.

The Basic Car Plan continues to serve as the foundation of LAPD’s field patrol function and 9-1-1 response model. There are currently 168 Basic Car areas spread over the LAPD’s 21 geographic divisions. Unfortunately, far too often, not all 168 areas are continuously staffed with even one dedicated patrol car. A recent 12:00 p.m. “Logged On Units Report” indicated that only 133 Basic Cars and 19 “extra” patrol cars were deployed Citywide. It has been observed that West LA Division is often only able to deploy as few as two patrol cars at certain hours of the day in a geographic area that encompasses 64 square miles, 544 street miles, and is allocated an already meager seven Basic Cars. In fact, the sheer size of many LAPD divisions relative to the number of Basic Car areas currently allotted also raises questions as to the adequacy of the baseline patrol deployment footprint Citywide – particularly given the significant population growth, new development, traffic, and the overall increase in 9-1-1 calls for police service over the last several decades.

In 1988, the LAPD replaced the Uniform Deployment Formula used to determine patrol deployment with a new computer program and formula known as “Patrol Plan”, which calculates the specific number of patrol cars necessary for each geographical police area to be able to respond within 7

minutes — a key component of the “7/40 Mandate.” This City Council established performance mandate requires officers to respond to all emergency calls within 7 minutes and to devote 40% of their available time to proactive policing. While the 7/40 Mandate remains in place today, it does not appear that the LAPD has been meeting either component of this policy. A recent survey conducted by the Police Protective League indicated that 87% of the 1,200 LAPD officer respondents did not believe divisional deployment was sufficient to respond to 9-1-1 calls in a timely manner, and 89% did not believe deployment was sufficient to conduct community policing.

As the LAPD’s sworn workforce has increased from roughly 7,000 officers in the late 1970’s to nearly 10,000 today, it is not clear how many of these additional positions have been allocated to patrol duties and how the current figure impacts response times. In 1978, Chief Daryl Gates moved a significant number of the LAPD’s 7,016 officers away from patrol duties in favor of bolstering specialized units. In the early 1980’s, citizen groups became concerned about police response times, prompting the City Council to request an outside study. In 1988, an outside consultant concluded that the LAPD did not commit enough of its 7,250 officers to actually patrolling the City, did not respond quickly enough to citizen calls for help, and diverted too many of its patrol officers to special assignments. In 1992, a special commission headed by former FBI Director William H. Webster determined that only 350 of the LAPD’s 7,800 officers were on patrol duty at any given time and urged Chief Willie Williams to reassign specialized units to patrol. In 1995, after expanding the force to 8,391 officers, it was revealed that the patrol ranks had only grown by 27 positions. In 2003, Chief William Bratton’s staff indicated that the 9,200 officer force would need to increase by at least 600 personnel in order to reduce response times to seven minutes. Today, with more officers than at any time in the LAPD’s history, patrol deployment levels do not appear to have increased and response times do not appear to have improved.

The vision, strategies, and organizational priorities put forward by the LAPD Command Staff ultimately influence the overall level of field patrol deployment Citywide. The recent decision to create a new a social media oriented division and bolster an elite unit add credence to the widely held belief that specialization continues to be emphasized over basic patrol duties. Additionally, the current deployment system is too heavily subject to the scheduling unpredictability of officers in any one division, on any given day, and on any specific watch. The LAPD’s own reports on Patrol Plan compliance have routinely indicated that the prescribed baseline patrol staffing plans for the individual geographic patrol areas are not consistently met due to vacancies resulting from illnesses, injuries, and the temporary loaning of officers to other assignments. The backfilling of these vacancies is not only essential to achieving compliance with Patrol Plan, but also to strengthening the overall patrol force. A revamped staffing model based on the Fire Department’s “Constant Staffing” overtime policy would greatly improve the LAPD’s ability to maintain a stable baseline patrol deployment level at all times. Finally, while the LAPD argues that the current watch schedules and associated patrol staffing levels attempt to mirror the peaks and valleys of daily call volume, an increase in the overall number of officers assigned to patrol duties around the clock would greatly enhance community policing efforts, increase the daily police presence in neighborhoods, move towards compliance with the 7/40 Mandate, and provide an improved level of service.

Timeline

Community Policing and Patrol Staffing History

1965 - A special commission headed by former CIA Director John McCone to investigate the 1965 Watts Riots provided several recommendations - most notably to expand police-community relations programs. These recommendations ultimately lead to the creation of the Basic Car Plan and the Neighborhood Watch Program.

1969 - Chief Ed Davis creates the Basic Car Plan with a force of 6,194 officers -- 3,127 of which are assigned to the patrol force, with an average of 325 officers on the street at any given time. He also develops the Neighborhood Watch Program.

1973 - Chief Davis decentralizes LAPD by creating four geographic bureaus, each headed by a Deputy Chief *“charged with responsibility for all operational law enforcement functions and for opening new avenues of communication with the residents, civic groups and businessmen within their jurisdictions.”*

1978 - Chief Daryl Gates moves a significant number of the LAPD’s 7,016 officers away from Basic Car patrol duties in favor of increasing specialized units. According to the LA Times, *“Many of Davis’ innovations were deemphasized or dismantled when Daryl F. Gates took over as chief in 1978... Davis tried to bring the community into the department. Gates shut it out.”* A subsequent study by the LA Police Protective League stated that police-community relations seemed to have slipped to an all-time low.

1981 - An audit conducted by the City Administrative Officer is critical of the LAPD’s inefficient use of sworn personnel and specialized units. At a news conference, Chief Gates throws the report to the ground and stomps on it.

1985 - Citizen groups grow concerned about police response times, prompting the City Council approve an outside study and the Police Commission to eventually hire an outside consultant to study the issue.

1988 - The outside consultant concludes that with 7,250 officers, the LAPD does not commit enough of its 3,000 officer patrol force to actually patrolling the City, does not respond quickly enough to calls for help, and diverts too many of its patrol officers to special assignments. The consultant warns that *“special units . . . can develop a life of their own.”*

1988 - In response to the consultant’s report, the LAPD implements a new computer program and deployment formula known as “Patrol Plan”, and adopts the “7/40 Mandate”, which requires officers to respond to calls within 7 minutes and to devote 40% of their available time to proactive policing.

1988 - LAPD estimates that it needs 9,000 officers to respond to emergency calls in five minutes or less and still have enough forces for adequate routine patrol.

1991 - A special commission headed by Warren Christopher following the Rodney King Beating calls for community-based policing and indicates that the department can do more with the officers it already has on the force. The commission also indicates that police officers see patrol duty as a dead end for career advancement, and that officers try to get out of patrol work as quickly as possible.

1992 - A special commission headed by former FBI Director William H. Webster to investigate the LAPD's response to the 1992 Civil Unrest determines that only about 350 (4%) of the Police Department's 7,800 officers were on patrol duty at any given time. The commission's first recommendation: *"adopt new priorities that place renewed emphasis on basic patrol duties."*

1992 - A series of LA Times articles determine that the LAPD patrol force is down to 279 officers in radio cars on an average shift, while more than 400 officers are assigned to jobs that do not require police skills and powers, including teaching physical fitness and Spanish.

1993 - Chief Willie Williams describes patrol as *"the last place where resources are invested and the first place from which they are taken."* Chief Williams vows to put more of the LAPD's 7,618 officers on the streets by redeploying personnel from specialized units and increasing hiring.

1995 - LA Times indicates that while the LAPD increased the sworn ranks by 773 in two years to 8,391 officers, the patrol force only grew by 27. Mayor Richard Riordan states: *"I think the people of Los Angeles have a right to know why these numbers are so low and where the officers have been placed if not in the field."*

2000 - Report of the Rampart Independent Review Panel cites a *"continued failure by the Department's management to treat the communities it polices as full partners in its mission."* The Panel further indicates that *"...officers and citizens repeatedly told us that officers frequently 'rotate' out of patrol at the earliest opportunity... In part, this is due to a widespread perception among officers that patrol work is not valued and is not an avenue for promotion... As a result, community members complain throughout the City that they rarely see the same officer twice in relation to any particular problem..."*

2002 - LA Times reports that Chief Bernard Parks *"has deliberately allowed vacancies to soar in [specialized] divisions so they don't stack up in another, more critical area: patrol."* This results in *"more officers on patrol than in 1993--a year in which the LAPD's force was a similar size."*

2003 - LA Times reports that the number of police officers patrolling LA streets hits a near five-year low, stating: *"Even as the number of LAPD officers has grown slightly, the number of police assigned to patrol has dropped."* The staff of newly appointed Chief William Bratton's indicates the 9,200 officer force would need to increase by at least 600 personnel to reduce response times to seven minutes.

2006 - Chief William Bratton creates the Entertainment Trademarks Unit, with the aim *"to restore and protect the Department's image."* This specialized unit focuses on investigating and regulating works that include LAPD references, such as the *'To Serve and to Protect'* motto.

2007 - LAPD Office of Operations releases the Optimal Area Staffing Reengineering Proposal that proposes an ideal staffing model at area police stations. This proposal acknowledges that the patrol force *"bears the brunt of harvesting practices that strip divisions of resources and expertise."*

2008 - City Controller audit identifies 565 positions that could potentially be filled by civilians. The audit also finds that *"in one Area station, of the 154 authorized patrol positions, only about 100 officers were actually deployed to patrol in a particular deployment period."*

2011 - LA Times reports that *"700 police officers work in the LAPD's Counter-Terrorism and Special Operations Bureau... That's more than twice as many officers as are assigned to any police station in the city, even those in the highest-crime areas."*

2014 - LA Times investigation reveals that the LAPD seriously underreported violent crimes. In response, Chief Charlie Beck creates the Data Integrity Unit in order to retrain hundreds of officers in how to classify crimes. This new unit also conducts spot checks of crime reports.

2015 - Chief Charlie Beck increases the size of Metro Division by 229 officers (from 250 to 479 officers) - an increase of 92 percent. This is accomplished by redeploying officers from throughout the Police Department, and many positions are taken directly from patrol.

2016 - In February, Chief Beck indicates that the 9,900 officer force needs to increase to 12,500 officers in order to bolster the size of patrol.

2016 - In March, the LAPD command staff confirms through a City Controller audit that nearly all of the positions and/or functions previously recommended for civilianization in 2008 are still being performed by sworn personnel.

2016 - In July, the Police Department formally transfers 52 regular sworn positions to the recently established Community Relationship Division - a centrally located special unit that makes sporadic appearances throughout the City and heavily utilizes social media, while having no familiarity or ties with any one community.

2016 - The December 8, 2016 LAPD "Logged On Units Report" reveals that only 311 officers are on patrol Citywide at 12:00 pm.

LAPD Patrol Deployment Comparison 1969 vs. 2016

1969 - Average Deployment			December 8, 2016 - Snapshot		
DAY SHIFT			12:00 PM		
Division	Patrol Cars	Patrol Officers	Division	Patrol Cars	Patrol Officers
Central	9	18	Central	8	16
Rampart	13	23	Rampart	7	14
University	12	23	Southwest	12	24
Hollenbeck	10	20	Hollenbeck	8	16
Harbor	6	12	Harbor	8	14
Hollywood	13	26	Hollywood	8	16
Wilshire	9	18	Wilshire	6	12
West LA	14	28	West LA	6	12
Van Nuys	15	30	Van Nuys	7	14
West Valley	11	11	West Valley	8	16
Highland Park	9	18	Northeast	7	13
77th Street	14	28	77th Street	10	20
Newton Street	9	16	Newton	6	12
Venice	10	20	Pacific	5	10
N. Hollywood	9	12	N. Hollywood	8	16
Foothill	10	20	Foothill	8	16
Devonshire	8	14	Devonshire	9	16
TOTAL	181	337	Southeast	6	12
			Mission	8	16
			Olympic	9	16
			Topanga	5	10
			TOTAL	159	311
1969		2016			
Total Sworn Officers	6,194*	Total Sworn Officers	9,885**		
Patrol Officers on the Street	337	Patrol Officers on the Street	311		
Patrol Cars on the Street	181	Patrol Cars on the Street	159		
Patrol Divisions	17	Patrol Divisions	21		
Basic Car Areas	83	Basic Car Areas	168		
City Population	2,935,300	City Population	4,031,000		
<i>*Sworn strength as of December 31, 1969</i>		<i>**Sworn strength as of November 2016</i>			

SORO NC Board Applicant Statements

16 March 2017

Candidates for Zone 3 Representative

Interim appointment expiring at the next NC election

Carlo Matricardi

Good Afternoon Board and fellow SORO neighbors,

I think I would be a strong addition to the SORO NC Board as a Zone Rep for my area, Zone 3, because I am a concerned stakeholder, neighbor, father, husband, brother, son and incredible uncle. Personally, it would be a supreme honor to serve the community I grew up in and have now returned to start my own family.

We've recently welcomed a new addition to my own family. By taking daily walks around the area with my wife and baby daughter, I not only get to see the community through fresh eyes, but I also get the chance to continue meeting more of my neighbors.

If provided the opportunity to serve our neighborhood I would thoughtfully and diligently pursue the best outcomes for our neighbors. Please feel free to contact me for more info and I look forward to working with you all.

Steve Chocron



Motion to support condo project at 1415-1421 Reeves St & 9573 Alcott St

Agenda Item: GB0321617-10
Date: March 16, 2017
Proposed By: LUED Committee

Background

To obtain approval to build a condo project, the applicant must first submit a tract map. The application process for the subdivision of land or a tract map involves a public hearing wherein it is determined whether the project is consistent with the applicable General Plan and zoning. Although a project may be “by right”, the approval of the condo is discretionary and allows the public the opportunity to weigh in on the project.

The applicants and their team presented this 25-unit condo project to the Land Use and Economic Development committee at their March 7, 2017 meeting. The project at 1415-1421 Reeves St & 9573 Alcott St is either at or below the allowable height, density, and floor area ration (FAR) and either at or above the required parking and open space. The project application does not request any adjustments or variances. Below is a breakdown of the project.

- Height: 45 feet allowed/proposed.
- Density: 27 units allowed. 25 units proposed.
- FAR: 3:1 FAR & 50,800sf allowed. 49,300sf proposed.
- Parking: 2.3 spaces per unit allowed/proposed.
- Open Space: 3,675sf required. 5,950sf proposed.

Proposed Motion

Submit a letter of support to City Planning Department case manager to be included in case file for a 25-unit condo project at 1415-1421 Reeves St & 9573 Alcott St; VTT-74137-CN; ENV-2016-4588-EAF.

Considerations

Committee review: Votes For: 7 Against: 0
(highly recommended)

Arguments for:

Not requesting any variances or adjustments in their application.

Besides committee member Charlie Stein, no neighbors attended the LUED meeting to voice an opinion on the project.

Arguments against:

Existing rental units will be demolished.

Street parking in neighborhood is difficult and construction of the project could exacerbate the problem.

Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

**South Robertson
Neighborhoods Council**

PO Box 35836
Los Angeles, CA 90035

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

soronc.org

PROJECT

A NEW 4-STORY 25-UNIT ON 1 LEVEL OF GARAGE (BASEMENT) RESIDENTIAL BUILDING

1415-1421 REEVES & 9753 ALCOTT, LOS ANGELES, CA 90033

ABBREVIATIONS

- A.B. ANCHOR BOLT
- A.C. AIR CONDITIONING
- ALUM. ALUMINUM
- ANCG. AVERAGE NATURAL GRADE
- ARCHT. ARCHITECTURAL
- BD. BOARD
- BLDG. BUILDING
- BLK. BLOCK
- BKG. BACKING
- B.W. BACK OF WALL
- C. CENTERLINE
- C.L. CENTERLINE
- C.O. CLEAR OUT
- CONC. CONCRETE
- CONT. CONTINUOUS
- CSB. CONCRETE SPLASH BLOCK
- D. DRYER
- DBL. DOUBLE
- DN. DOWN
- DWG. DRAWING
- DWP. DRAIN-OUT
- DWR. DRAWER
- EL. ELEVATION
- EXIST. (E) EXISTING
- EXT. EXTERIOR
- F.F. FINISHED FLOOR
- F.G. FIXED GLASS
- FIN. FINISH/FINISHED
- F.O.S. FACE OF STUD OR STRUCTURE
- F.P. FINISHED PANEL
- F.S. FINISHED SURFACE
- FT. FOOT/FEET
- G.A. GALVE
- GALV. GALVANIZED
- GR. GRADE
- GYP. GYPSUM
- H.C. HOLLOW CORE
- HORIZ. HORIZONTAL
- INT. INTERIOR
- INT. MANFG. MANUFACTURING
- INT. MANUF. MANUFACTURER
- MAX. MAXIMUM
- MECH. MECHANICAL
- MIN. MINIMUM
- M.T. METAL THRESHOLD
- (N) NEW
- N.G. NATURAL GRADE
- N.L. NOT IN CONTRACT
- N.T.S. NOT TO SCALE
- O.H. OVERHANG
- P.C. PULL CORP.
- P.L. PROPERTY LINE
- P&S. POLE AND SHELF
- PYWD. PLYWOOD
- REC. RECREATION
- REIN. REINFORCED
- RM. ROOM
- R.S. ROUGH SWAN
- S. STANDARD
- S.C. SCHEDULE
- SCH. SCHEDULE
- SIM. SIMILAR
- STD. STANDARD
- STL. STEEL
- STL.C. STRUCTURAL
- SQ. SQUARE
- T.C. TOP OF CURB
- T&G. TONGUE & GROOVE
- THRU. THROUGH
- T.O.P. TOP OF PLATE
- T.O.S. TOP OF SLAB
- T.W. TOP OF WALL
- THICAL. TYPICAL
- VERT. VERTICAL
- W. WASHER
- W/IN. WITHIN
- W/O. WITHOUT
- WD. WOOD
- WP. WATERPROOF OR WEATHERPROOF

LEGEND

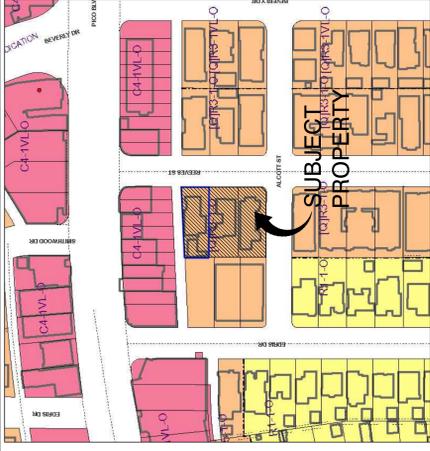
- WALL LINE NUMBERS VERTICAL
- LETTERS HORIZONTAL
- DOOR SYMBOL NUMBERS
- WINDOW TYPE - LETTERS
- DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN
- SECTIONAL DETAIL SHEET WHERE DETAIL IS DRAWN
- SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN
- ELEVATION IDENTIFICATION INTERIOR ELEVATION
- SHEAR WALL LETTERS REVISION NUMBERS CLOUD AROUND REVISION OPTICAL
- MATCH LINE SHAGED PORTION IS THE SIDE CONSIDERED
- WORK POINT
- NEW OR FINISHED CONTOURS
- EXISTING CONTOURS
- PROPERTY LINE
- CENTERLINE

MATERIALS

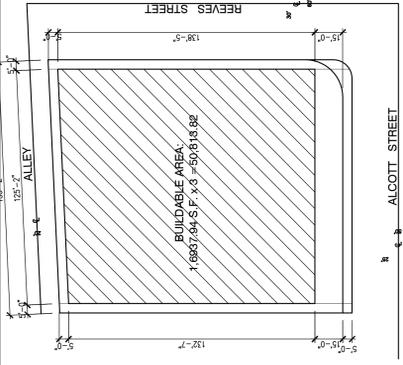
- EARTH
- SAND, MORTAR, PLASTER
- CONCRETE
- BRICK
- CONC. BLOCK
- STONE
- METAL
- METAL LATH
- WOOD FINISH
- WOOD FRAMING (THRU MEMBER)
- WOOD FRAMING (INTERRUPTED MEMBER)
- PLYWOOD
- GLASS
- GYPSUM BOARD
- INSULATION, BATT
- INSULATION, RIGID

PROJECT SCHEMATIC ELEVATION

VICINITY



BUILDABLE AREA CALCULATION AND DIAGRAM



UNIT MIX SUMMARY

OCCUPANT LOAD & CALCULATIONS

STRUCTURAL

PROJECT DATA

THIS PROJECT IS 100% PRIVATELY FUNDED.
THIS IS NOT A HOUSING FACILITY OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL.
APPLICABLE CODE: 2013 LOS ANGELES BUILDING CODE
2014 LOS ANGELES CITY GREEN BUILDING CODE
INFORMATION:
LOTS 11, 12 & 13 OF TRACT NO. 7882 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 98 PAGES 5 THROUGH 6 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

ZONING: OJRS-1-O
ALLOWABLE BUILDING HEIGHT PER ZONE: 45 FEET
TOP OF DECK @ FIRST FLOOR: 102.59
TOP OF PARAPET @ ROOF: 146.07
ACTUAL BLDG HEIGHT PER CBC:

LOT AREA: 20,907 S.F. + 1,351 S.F. (1/2 OF SIDE ALLEY) = 22,258 S.F.
BUILDABLE AREA: 16,887.94 x 3 = 50,613.82 S.F.

FOR TYPE IIA
ALLOWABLE AREA: 24,000 S.F. FOR 1-STORY
MULTI-STORY: 48,000 S.F.

TOTAL NO. OF UNITS PROPOSED: 25 UNITS
NO. OF ALLOWABLE UNITS = LOT AREA ÷ 20,907 S.F. + 1,351 S.F. (1/2 OF SIDE ALLEY)
DENSITY = 22,258 S.F. ÷ 27.8 ~ 27
800

PARKING COMPUTATION
TOTAL PARKING REQUIRED: 25 UNITS (2 BD'S/BD RMS) x 2 = 50
OF HC PARKING REQUIRED:
FOR RESIDENT = 50 x 2% = 1 SPACE(S)
FOR GUEST = 0 x 5% = 0 - 0 SPACE(S) (NOT REQUIRED)

TOTAL # OF PARKING REQUIRED W/ BICYCLE ORDINANCE (10% REDUCTION) = 45 SPACES
50 SPACES x 10% = 5 SPACES

TOTAL PARKING PROVIDED: 58 SPACES
STANDARD: 27 + 2 HC = 29
COMPACT: 25 + 4 = 29

REQUIRED VEHICLE CHARGING STATION: 58 x 5% = 2.9 ~ 3 STATIONS
REQUIRED LONG-TERM BICYCLE PARKING: 25 (UNITS) x 1 = 25 PARKING
REQUIRED SHORT-TERM BICYCLE PARKING: 25 x 10% ~ 2 PARKING

TYPE OF CONSTRUCTION: III-A OVER (2 LEVELS) TYPE I-A
BUILDING AND GARAGE FULLY SPRINKLERED YES - NFPA 13
(SYSTEM TO BE APPROVED PRIOR TO INSTALLATION)
SPRINKLER IS USED TO INCREASE THE HEIGHT OF BUILDING (ROOF TOP DECK) YES
FIRE ALARM YES

FLOOR AREA SUMMARY:

FLOOR	# OF UNITS	ZONING CODE	BUILDING CODE (R2 OCC)	SCHOOL DIST. (R2 OCC)	AREA PER (R2 OCC)
PARKING LOWER	7	12,203.92 S.F.	12,757.53 S.F.	13,387.74 S.F.	
FIRST	7	12,619.89 S.F.	13,112.38 S.F.	12,688.51 S.F.	
SECOND	5.5	12,882.28 S.F.	13,005.41 S.F.	12,583.19 S.F.	
THIRD	5.5	11,476.16 S.F.	11,267.68 S.F.	11,689.95 S.F.	
FOURTH	25	49,161.03 S.F.	50,700.96 S.F.	50,317.69 S.F.	
TOTAL					

OPEN SPACE REQUIRED PER DIR-2014-01-14-DB: 3,675 S.F.
14 UNITS (6-HAB RM) @ 126 S.F. + 10 UNITS (4-HAB RM) @ 175 S.F. = 3,675 S.F.
+ 1 UNIT (6-HAB RM) @ 175 S.F. = 3,675 S.F.

OPEN SPACE PROVIDED: 5,958 S.F.
20 BAL @ 50 S.F. = 1,000 S.F.
COURTYARD = 658 S.F.
COURTYARD/POOL AREA = 1,534 S.F.
ROOF DECK (1,049+463+526+728) = 2,766 S.F.

ARCHITECTURAL

- A0 COVERSHEET
- T1-T5 GENERAL NOTES
- ANI-AN4 ACCESSIBILITY NOTES
- AD1-AD2 ACCESSIBILITY DETAILS
- REF1 O-CONDITION & SOIL REPORT
- REF4 MANUFACTURA SPEC SHEET
- C1 MANDATORY GREEN BUILDING SURVEY
- A1 SITE PLAN & CALCULATION
- A2 PARKING PLAN
- A3 FIRST FLOOR PLAN
- A3.1 ENLARGED UNIT 101-104
- A3.2 ENLARGED UNIT 105-107
- A4 SECOND FLOOR PLAN
- A4.1 ENLARGED UNIT 202, 203, 204, 205
- A4.2 ENLARGED UNIT 201, 206, 207
- A5 THIRD FLOOR PLAN
- A5.1 ENLARGED UNIT 304-404, 305-405, 306-406
- A5.2 ENLARGED UNIT 302 & 307-407
- A6 FOURTH FLOOR PLAN
- A6.1 ENLARGED UNIT 401
- A6.2 ENLARGED UNIT 402
- A7 ROOF PLAN
- A8 EAST & WEST ELEVATION
- A8.1 NORTH & SOUTH ELEVATION
- A9 SECTIONS
- A10 DOOR & WINDOW SCHEDULE
- D1 WALL DETAILS
- D2-D3 ARCHITECTURAL DETAILS
- D4 ELEVATOR DETAILS
- D5-D6 ARCHITECTURAL DETAILS
- D7 FLOOR-ASSEMBLY DETAILS

SHEET INDEX

STRUCTURAL

LANDSCAPE

OWNER:	1400 REEVES, LP	4811 ALAMEDA ST. LOS ANGELES, CA 90058	(213) 280-7449	APPLIED EARTH SCIENCE	4742 SAN FERNANDO ROAD, GLENDALE, CA 91204	(818) 552-6000
ARCHITECT:	SG DESIGN	9049 ALCOTT ST. #205, LOS ANGELES, CA 90035	(310) 430-1976	ENERGY CONSULTANT:		
SURVEYOR:	TALA & ASSOCIATES	1916 COLBY AVE. LOS ANGELES, CA 90025	(310) 837-1617	ELECTRICAL ENGINEER:	ABRARI & ASSOCIATES	1713 STANDARD AVE, GLENDALE, CA 91201 (818) 956-1900
STRUCT. ENGINEER:	BERKOZ & ASSOCIATES	5537 CORBIN AVE., STE. 355, TARZANA, CA 91356	(714) 542-1214	LANDSCAPE ARCHITECT:		

No.	Revision	date

LEICHER ARCHITECT
CHARLES HEFNER
No. C 28886
STATE OF CALIFORNIA

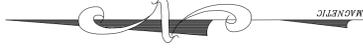
SAM GHANOUNI
DESIGNER
1400 REEVES, LP
4811 S. ALAMEDA STREET
LOS ANGELES, CA 90035

OWNER
1400 REEVES, LP
4811 S. ALAMEDA STREET
LOS ANGELES, CA 90035

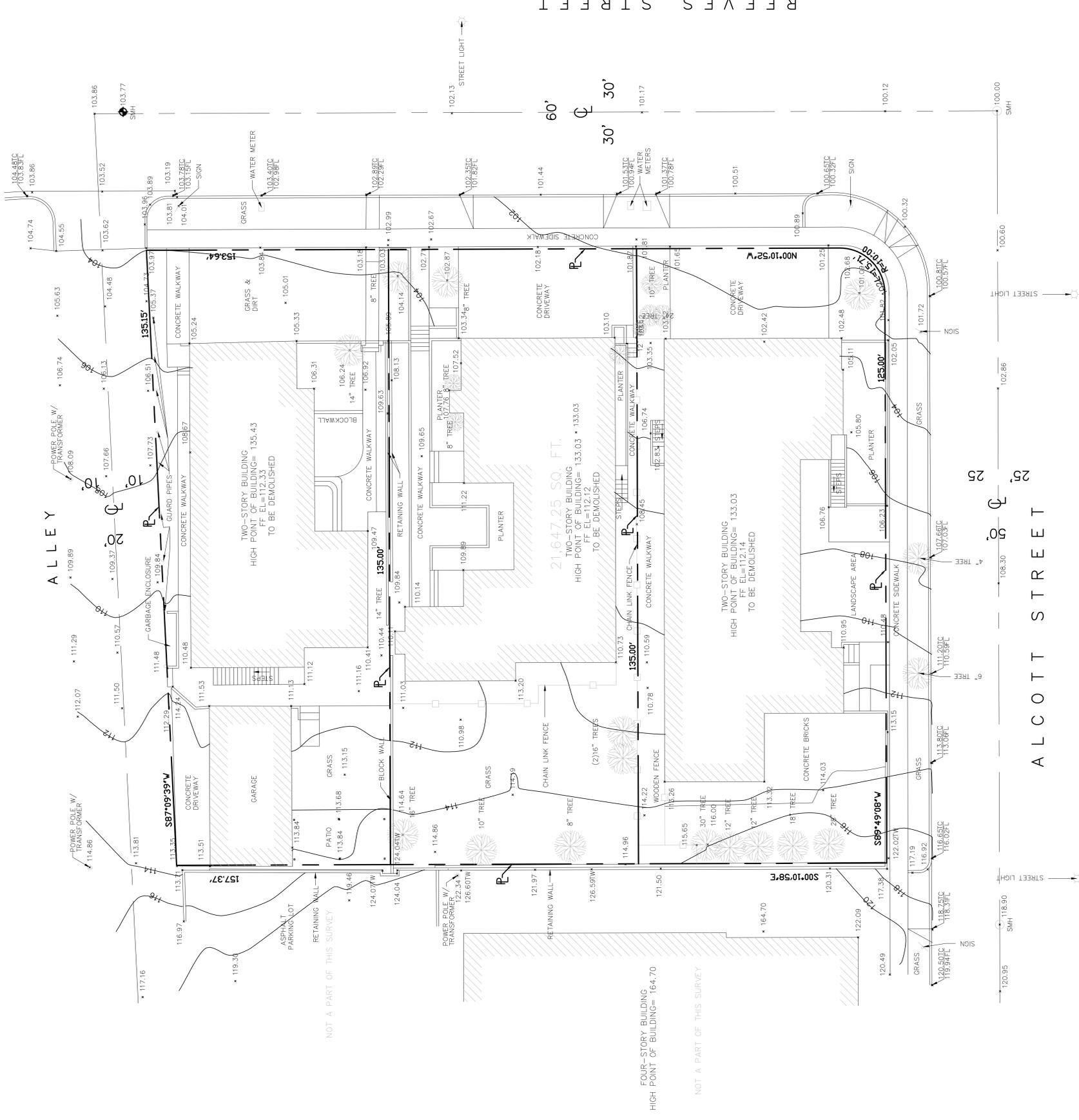
PROJECT
1415-1421 REEVES STREET
& 9753 W. ALCOTT STREET
LOS ANGELES, CA 90035

DRAWING TITLE
SITE PLAN

date: 11/02/16
scale: N.T.S.
drawn: S.G.S.A.
job: A003-2015
sheet: A0
of sheets



SCALE: 1"=10'



SITE ADDRESS:
 11514 1/2 ALCOTT STREET
 & 9575 W. ALCOTT STREET
 LOS ANGELES, CA 90035

LEGAL DESCRIPTION:
 LOTS 11, 12 & 13 OF TRACT NO. 7862, IN THE CITY OF LOS ANGELES,
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP
 RECORDED IN BOOK OF MAPS 5 THROUGH 6 OF MAPS, IN THE OFFICE
 OF COUNTY RECORDER OF SAID COUNTY.

NOTES:
 NO TITLE REPORT HAS BEEN PROVIDED.
 NO EASEMENT HAS BEEN PLOTTED.

NOTE:
 THIS SURVEY IS INTENDED FOR DESIGN PURPOSES ONLY
 AND NOT FOR CONSTRUCTION. BOUNDARY STAKING MUST
 BE CONDUCTED PRIOR TO ANY CONSTRUCTION IN ORDER
 TO JUSTIFY THE PROPER LEGAL SET BACKS, IF ANY, OR
 THE NEWLY PLANNED CONSTRUCTION. "EYE-BALLING" OR
 GUESSING THE BOUNDARY LOCATIONS HAS NO
 JUSTIFICATION AND ANY PERFORMED CANCEL THE VALIDITY
 AND ACCURACY OF THIS SURVEY.

BENCHMARK
 TOP OF SEWER MANHOLE
 AS SHOWN ON PLAN
 ELEV. 103.77'

TOPOGRAPHY SURVEY

TALA ASSOCIATES
 1916 COLBY AVENUE
 LOS ANGELES, CA 90025 (424) 832-3455

DATE: 05-06-15
 SCALE: AS SHOWN
 DRAWN: KK
 CHECKED: RDR
 SHEET: 1 OF 1
 JOB NO.: 2351
 R.E.T. DE RANA R.G.E. 29108 EXP. 3-31-17



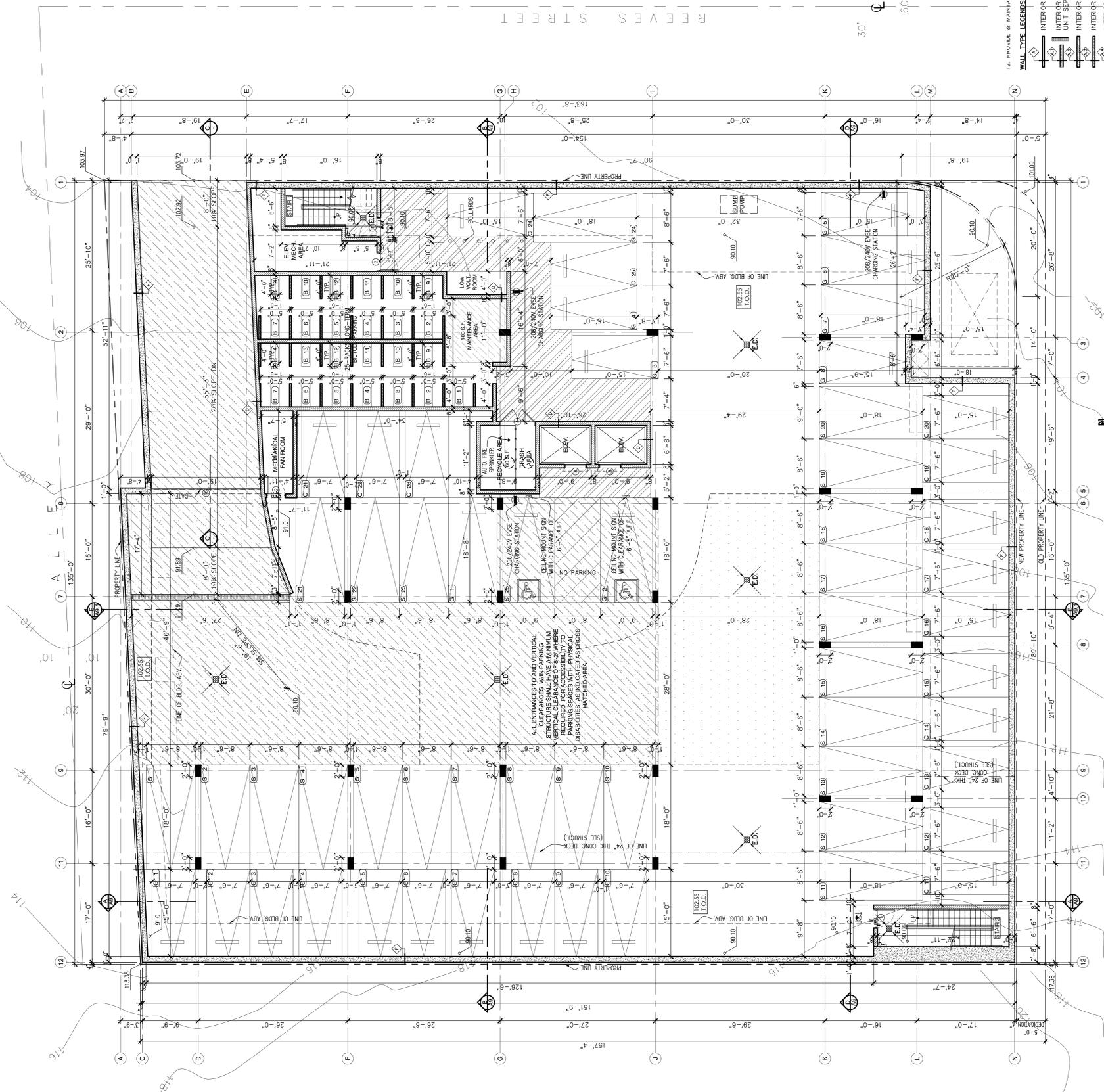
SAM GHANOUNI
DESIGNER
1400 REEVES, LP
4811 S. ALAMEDA STREET
LOS ANGELES, CA 90058

OWNER
1400 REEVES, LP
4811 S. ALAMEDA STREET
LOS ANGELES, CA 90058

PROJECT
1415-1423 REEVES STREET
& 9575 W. ALCOTT STREET
LOS ANGELES, CA 90035

DRAWING TITLE
PARKING PLAN

DATE: 11/18/2016
SCALE: 1/8" = 1'-0"
DRAWN: S.G.S.A.
JOB: A003-2015
SHEET: A2
of sheets



BASEMENT PARKING PLAN
SCALE: 1/8" = 1'-0"

- PARKING PROVIDED:**
24 VANS
COMPACT
STANDARD - 5 SPACES
TOTAL 58 SPACES
- PARKING TOTALS IS ASSIGNED PARKING:**
2. DOUBLE STRIPPING OF STALLS SHALL BE PER IBC CODE SEC. 1221.4.5, PART NO. 5.
3. SPRINKLER SYSTEM SHALL BE PROVIDED IN ALL AREAS.
4. SPRINKLER SYSTEM SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
5. ACCESS TO BI-CYCLE PARKING FACILITIES IN ACCORDANCE WITH SECTION 1221.4.5.5.0.
6. 208/240 VOLT BRANCH CIRCUIT RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING STATION.
7. 208/240 VOLT BRANCH CIRCUIT RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING STATION.
- FLOOR PLAN LEGENDS:**
SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
6" THK. CONC. BLK. WALL, 3 HOUR - SEE STRUCT.
STAMPING, CLASS

- WALL TYPE LEGENDS:**
INTERIOR 1 HR. WOOD STUD WALL - SEE 2/D1
INTERIOR 1 HR. WOOD STUD WALL-STC 50 - SEE 3/D1
UNIT SEPARATION FIRE PARTITION
INTERIOR 1 HR. METAL STUD WALL-STC 50 - SEE 116/D1
INTERIOR 1 HR. METAL STUD WALL - SEE 116/D1
CORRIDOR WALL FIRE PARTITION
INTERIOR 1 HR. METAL STUD WALL-STC 50 - SEE 8/D1
INTERIOR 1 HR. METAL STUD WALL-STC 50 - SEE 8/D1
EXTERIOR TWO HOUR WOOD STUD WALL - SEE 9/D1
FIRE RETARDANT 0-BLAZE BY VANCE, LLC ICC ESR# 2645, LARR 24502
EXTERIOR TWO HOUR WOOD STUD WALL - SEE 9/D1
INTERIOR TWO HOUR WOOD STUD WALL - SEE 6/D1
SHAFT ENCLOSURE, FIRE BARRIER
246 STUD PLUMBING WALL
244 STUD PLUMBING WALL
6" / 12" CONC. BLK. WALL, 3 HOUR - SEE STRUCT.
6" THK. CONC. BLK. WALL, 3 HOUR - SEE STRUCT.
CONC. BLK. WALL, 3 HOUR - SEE STRUCT.

ALCOTT STREET

REEVES STREET

No.	Revision	date



SAM GHANOUNI
DESIGNER
1400 REEVES, LP
4811 S. ALAMDA STREET
LOS ANGELES, CA 90058

OWNER
1415-1423 REEVES STREET
& 9575 W. ALCOTT STREET
LOS ANGELES, CA 90035

PROJECT
THIRD FLOOR PLAN

DATE: 11/18/2016
SCALE: 1/8" = 1'-0"
DRAWN: SG/S.A.
JOB: A003-2015
SHEET: A5
of sheets

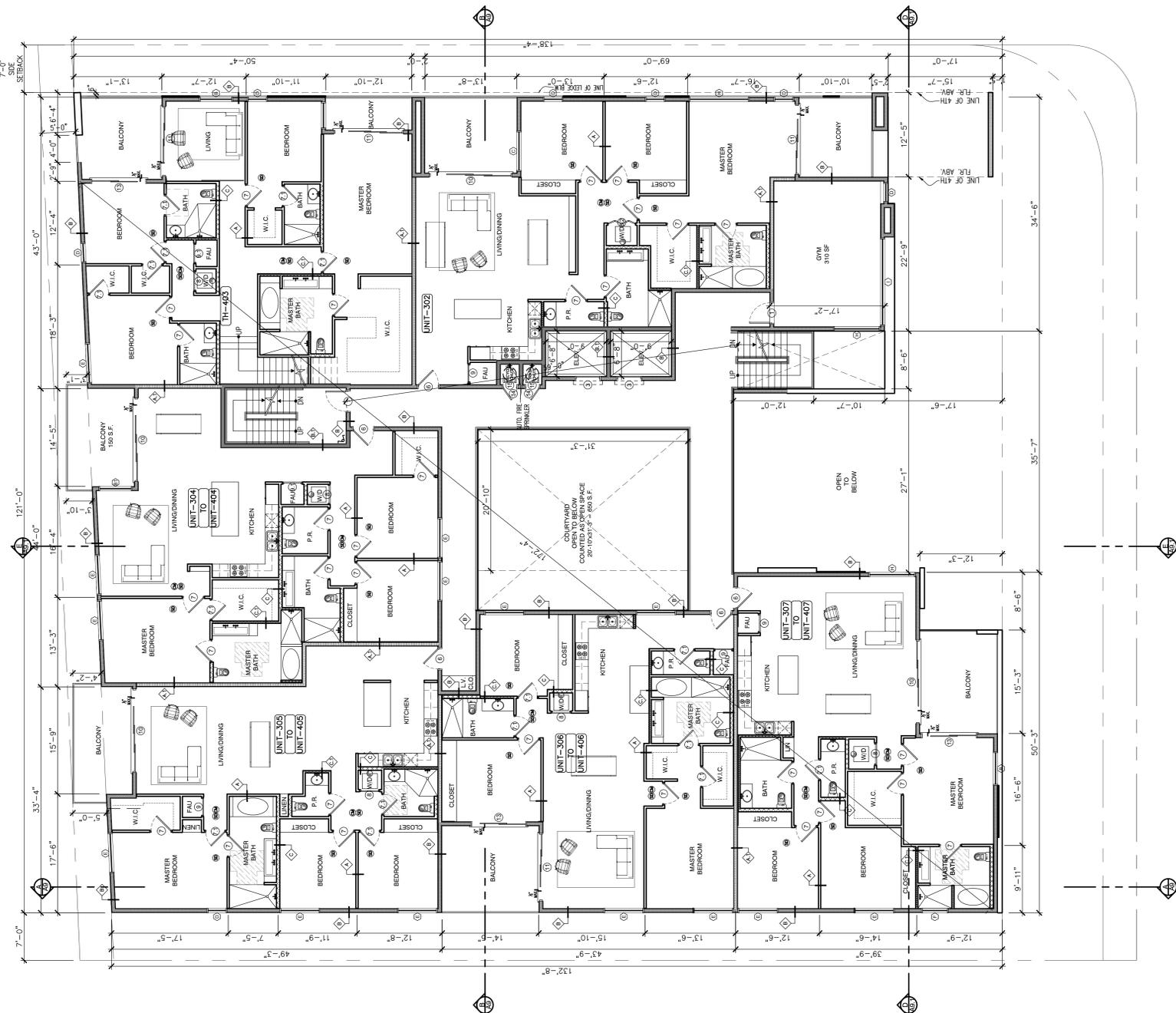
FLOOR PLAN LEGENDS:

- ◇ EXPOSED DOWNSPOUT
- ◇ EXHAUST SHAFT/CORRIDOR VENT SHAFT
- ◇ PROVIDE AN APPROVED STAIRWAY SIGN INDICATING THE FLOOR LEVEL, TERMINUS OF THE TOP OF THE STAIRWAY, AND THE LOCATION OF THE STAIRWAY. THE SIGN SHALL BE PROMINENTLY LOCATED APPROXIMATELY 6 FT. ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION. (1022.8)
- * PROVIDE WATER CURTAIN BY MEANS OF APPROVED ADDITIONAL FIRE SPRINKLER HEADS
- ◇ VIRUS CHINA UNDER MOUNTED LAVATORY.
- ◇ ELONGATED LOW FLUSH, 1.6 GALLON PER FLUSH, FLOOR MOUNTED WATER CLOSET.
- ◇ CAST IRON 30"xTUB/SHOWER COMBINATION WITH DRAIN AS SHOWN - WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL, 70" ABOVE THE DRAIN AT THE TUB/SHOWER ENCLOSURE
- ◇ SHOWER STALL, GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II, SWING THE DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. INCH OF FLOOR AREA AND ENCOMPASS 30"Ø CIRCLE - PROVIDE SHATTER-RESISTANT MATERIALS FOR TUB/SHOWER ENCLOSURE
- ◇ STAINLESS STEEL UNDER MOUNT KITCHEN SINK
- ◇ MOUNT KITCHEN SINK
- ◇ REFRIGERATOR (PROVIDE ICE MAKER CONNECTION)
- ◇ MIRROR/MEDICINE CABINET
- ◇ QUIET EXHAUST FAN WITH MINIMUM 5 AIR EXCHANGES PER HOUR. FANS SHALL BE LOCATED OUTSIDE OF THE BUILDING AND BE CONDUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. -FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- ◇ HARD WIRE SMOKE DETECTOR WITH BATTERY BACK UP & LOW BATTERY ALERT. DETECTOR SHALL BE INSTALLED IN EACH SLEEPING AREA OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
- ◇ CARBON MONOXIDE
- ◇ EXIT SIGN. SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 30MIN. IN CASE OF PRIMARY POWER LOSS.
- ◇ FIRE EXTINGUISHER
- ◇ WASHERY/ DRYER, N.I.C.
- ◇ CLOSET SINGLE-POLE AND DOUBLE SHELF ABOVE
- ◇ 24" BY 36" ROOF & ATTICS ACCESS HATCH
- ◇ DROP CEILING @ 8'-0" ABOVE F.F.
- ◇ STANDPIPE, CLASS I, SINGLE 2 1/2" OUTLET

- NOTES:**
1. FIRE SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
 2. FLAME-SPREAD CLASSIFICATION & INDEX FOR MATERIAL IN ENCLOSED VERTICAL EXIT WAYS & OTHER EXIT WAYS & ROOMS/ AREAS SHALL BE ACCORDING TO TABLE 607.1.1, FLAME-SPREAD INDEX 0-25 IN ENCLOSED VERTICAL EXIT WAYS
 3. CLASS II, FLAME-SPREAD INDEX 26-75 IN OTHER VERTICAL EXIT WAYS
 4. CLASS III, FLAME-SPREAD INDEX 76-200 IN OTHER VERTICAL EXIT WAYS
 5. ALL SHOWER HEADS AND WATER CLOSETS SHALL BE OF LOW CONSUMPTION TYPE AS REQUIRED AND APPROVED BY LOCAL GOVERNMENT AGENCIES
 6. FINISH FLOOR SURFACE SHALL BE OF SLIP RESISTANT MATERIAL
 7. FINISH FLOOR SURFACE SHALL BE OF SLIP RESISTANT MATERIAL FOR EXTERIOR SIDE AND C.L.
 8. FINISH FLOOR SURFACE SHALL BE OF SLIP RESISTANT MATERIAL FOR EXTERIOR SIDE AND C.L. OF STUD FOR INTERIOR WALLS UNLESS NOTED OTHERWISE
 9. FOR TYPICAL UNIT PLANS SEE SHEET A4.1, A4.2 & A5.1 TO A5.5
 10. FOR STAIRS ENLARGED PLAN & SECTIONS SEE SHEET A11
 11. DO NOT SCALE PLANS
 12. DECK & BALCONY WATERPROOFING MEMBRANE SHALL BE "DEK-O-TEX" AS MANUFACTURED BY DEK-O-TEX CERTIFIED TO MEET ANSI A118.10 SPECS-LARR 2380, ESR-11757
 13. PROVIDE SMOKE & FIRE DAMPERS FOR ALL OPENINGS TO 1 HR. RATED CORRIDOR ENCLOSURE
 14. PROVIDE & MAINTAIN ROOMS TEMPERATURE OF MIN. 70°F ABOVE 3' FROM FLOOR

WALL TYPE LEGENDS:

- ◇ INTERIOR 1 HR. WOOD STUD WALL - SEE 2/D1
- ◇ INTERIOR 1 HR. WOOD STUD WALL-STC 50 - SEE 3/D1
- ◇ UNIT SEPARATION FIRE PARTITION - SEE 3/D1
- ◇ INTERIOR 1 HR. METAL STUD WALL-STC 50 - SEE 11b/D1
- ◇ INTERIOR 1 HR. METAL STUD WALL - SEE 11a/D1
- ◇ INTERIOR 1 HR. WOOD STUD WALL-STC 50 - SEE 3/D1
- ◇ CORRIDOR WALL FIRE PARTITION
- ◇ INTERIOR 1 HR. METAL STUD WALL-STC 50 - SEE 8/D1
- ◇ INTERIOR TWO HOUR WOOD STUD WALL - SEE 9/D1
- ◇ EXTERIOR TWO HOUR WOOD STUD WALL - SEE 7/D1
- ◇ LARR 24502
- ◇ INTERIOR TWO HOUR WOOD STUD WALL - SEE 7/D1
- ◇ INTERIOR TWO HOUR WOOD STUD WALL - SEE 6/D1
- ◇ FIRE RETARDANT D-BLAZE BY VANCE, LLC ICC ESR# 2645, LARR 24502
- ◇ INTERIOR TWO HOUR WOOD STUD WALL - SEE 6/D1
- ◇ SHAFTENCLOSURE, FIRE BARRIER
- ◇ 246 STUD PLUMBING WALL
- ◇ 244 STUD PLUMBING WALL
- ◇ 8" / 12" CONC. BLK. WALL, 3 HOUR - SEE STRUCT.
- ◇ 6" THK. CONC. BLK. WALL, 3 HOUR - SEE STRUCT.
- ◇ CONC. BLK. WALL, 3 HOUR - SEE STRUCT.



3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

No.	Revision	date



SAM GHANOUNI
DESIGNER
1400 REEVES, LP
4811 S. ALAMDA STREET
LOS ANGELES, CA 90058

OWNER
1400 REEVES, LP
4811 S. ALAMDA STREET
LOS ANGELES, CA 90058

PROJECT
1415-1423 REEVES STREET
& 9575 W. ALCOTT STREET
LOS ANGELES, CA 90035

DRAWING TITLE
FOURTH FLOOR PLAN

date: 11/18/2016
scale: 1/8" = 1'-0"
drawn: SG/S.A.
job: A003-2015
sheet: A6
of sheets

FLOOR PLAN LEGENDS:

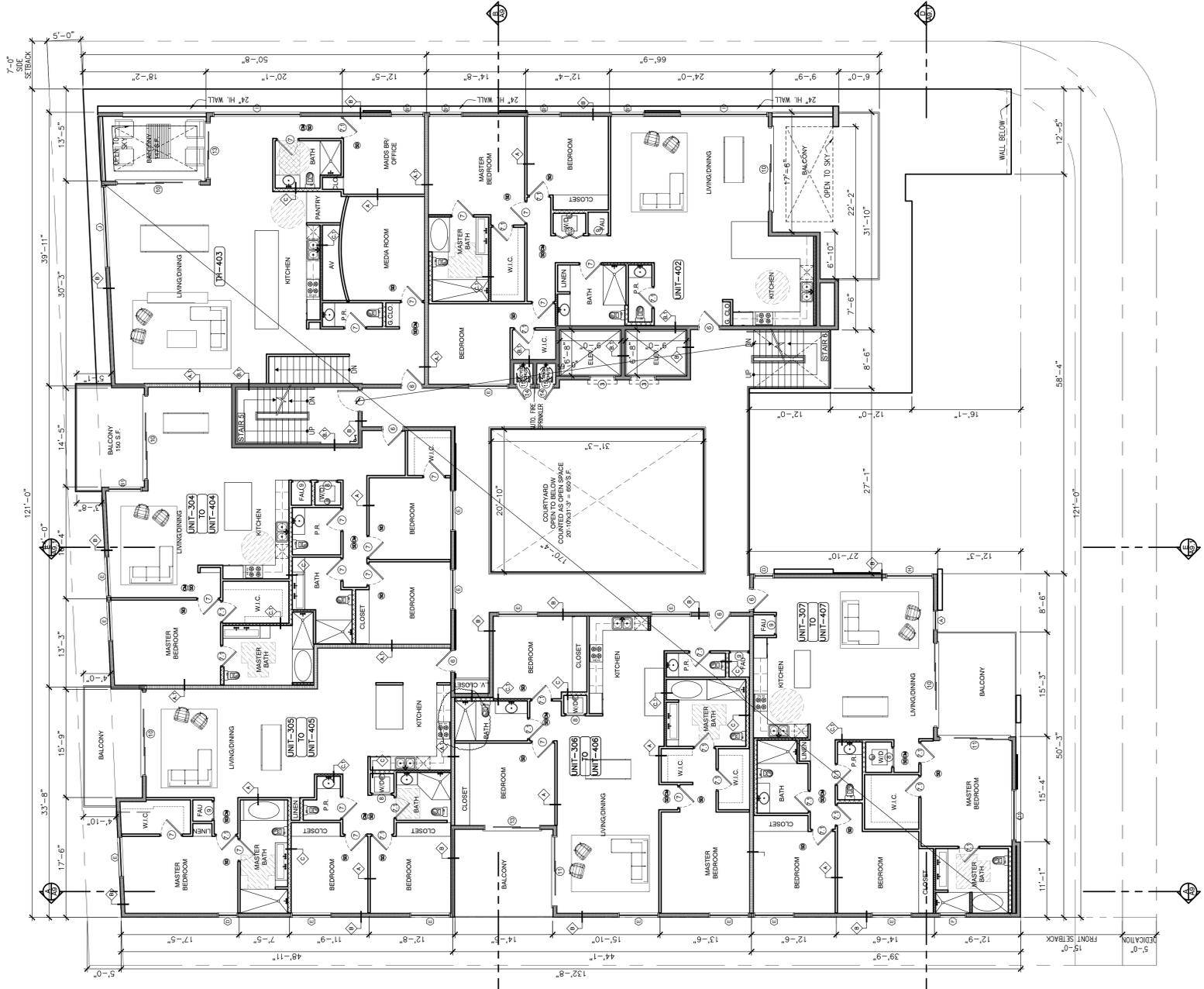
- ◇ EXPOSED DOWNSPOUT
- ◇ EXHAUST SHAFT/CORRIDOR VENT SHAFT
- ◇ PROVIDE AN APPROVED STAIRWAY SIGN INDICATING THE FLOOR LEVEL, TERMINUS OF THE TOP OF THE STAIRWAY, AND THE LOCATION OF THE STAIRWAY. THE SIGN SHALL BE PROMINENTLY LOCATED APPROXIMATELY 6 FT. ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAIR DOORS ARE IN AN OPEN OR CLOSED POSITION. (1022.8)
- * PROVIDE WATER CURTAIN BY MEANS OF APPROVED ADDITIONAL FIRE SPRINKLER HEADS
- ◇ VIRUS CHINA UNDER MOUNTED LAVATORY.
- ◇ ELONGATED LOW FLUSH, 1.6 GALLON PER FLUSH, FLOOR MOUNTED WATER CLOSET.
- ◇ CAST IRON 30"xTUB/SHOWER COMBINATION WITH DRAIN AS SHOWN - WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL, 70" ABOVE THE DRAIN AT THE TUB/SHOWER ENCLOSURE
- ◇ SHOWER STALL, GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II, SWING THE DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1024 SQ. INCH OF FLOOR AREA AND ENCOMPASS 30"Ø CIRCLE - PROVIDE SHATTER-RESISTANT MATERIALS FOR TUB/SHOWER ENCLOSURE
- ◇ STAINLESS STEEL UNDER MOUNT KITCHEN SINK
- ◇ STOVE
- ◇ REFRIGERATOR (PROVIDE ICE MAKER CONNECTION)
- ◇ MIRROR/MEDICINE CABINET
- ◇ QUIET EXHAUST FAN WITH MINIMUM 5 AIR EXCHANGES PER HOUR.
- ◇ -FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- ◇ HARD WIRE SMOKE DETECTOR WITH BATTERY BACK UP & LOW BATTERY SIGNAL AND BATTERY REPLACEMENT AND BATTERY CHARGING SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
- ◇ CARBON MONOXIDE
- ◇ EXIT SIGN, SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 30MIN. IN CASE OF PRIMARY POWER LOSS.
- ◇ FIRE EXTINGUISHER
- ◇ WASHERY/ DRYER, N.I.C.
- ◇ CLOSET SINGLE-POLE AND DOUBLE SHELF ABOVE
- ◇ 24" BY 36" ROOF & ATTICS ACCESS HATCH
- ◇ DROP CEILING @ 8'-0" ABOVE F.F.
- ◇ STANDPIPE, CLASS I, SINGLE 2 1/2" OUTLET

NOTES:

1. SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
2. FLAME-SPREAD CLASSIFICATION & INDEX FOR MATERIAL IN ENCLOSED VERTICAL EXIT WAYS & OTHER EXIT WAYS & ROOMS/ AREAS SHALL BE ACCORDING TO TABLE 605.1, FLAME-SPREAD INDEX 0-25 IN ENCLOSED VERTICAL EXIT WAYS
3. CLASS II, FLAME-SPREAD INDEX 26-75 IN OTHER VERTICAL EXIT WAYS
4. ALL SHOWER HEADS AND WATER CLOSETS SHALL BE OF LOW CONSUMPTION TYPE AS REQUIRED AND APPROVED BY LOCAL GOVERNMENT AGENCIES
5. FINISH FLOOR SURFACE SHALL BE OF SLIP RESISTANT MATERIAL
6. FINISH FLOOR SURFACE SHALL BE OF SLIP RESISTANT MATERIAL
7. FOR STAIRS ENLARGED PLAN & SECTIONS SEE SHEET A4.1, A4.2 & A5.1 TO A5.5
8. FOR WALL STUD SIZES REFER TO STRUCTURAL DRAWINGS.
9. DO NOT SCALE PLANS
10. DECK & BALCONY WATERPROOFING MEMBRANE SHALL BE "DEK-O-TEX" AS MANUFACTURED BY DEK-O-TEX CERTIFIED TO MEET ANSI A118.10 SPECS-LARR 2380, ESR-1757
11. PROVIDE SMOKE & FIRE DAMPERS FOR ALL OPENINGS TO 1 HR. RATED CORRIDOR ENCLOSURE
12. PROVIDE & MAINTAIN ROOMS TEMPERATURE OF MIN. 70°F ABOVE 3' FROM FLOOR

WALL TYPE LEGENDS:

- ◇ INTERIOR 1 HR. WOOD STUD WALL - SEE 2/D1
- ◇ INTERIOR 1 HR. WOOD STUD WALL-STC 50 - SEE 3/D1
- ◇ UNIT SEPARATION FIRE PARTITION - SEE 11a/D1
- ◇ INTERIOR 1 HR. METAL STUD WALL-STC 50 - SEE 11b/D1
- ◇ INTERIOR 1 HR. METAL STUD WALL - SEE 11a/D1
- ◇ INTERIOR 1 HR. WOOD STUD WALL-STC 50 - SEE 3/D1
- ◇ CORRIDOR WALL FIRE PARTITION
- ◇ INTERIOR 1 HR. METAL STUD WALL-STC 50 - SEE 8/D1
- ◇ EXTERIOR TWO HOUR WOOD STUD WALL - SEE 9/D1
- ◇ EXTERIOR TWO HOUR WOOD STUD WALL - SEE 7/D1
- ◇ INTERIOR TWO HOUR WOOD STUD WALL - SEE 9/D1
- ◇ INTERIOR TWO HOUR WOOD STUD WALL - SEE 6/D1
- ◇ INTERIOR TWO HOUR WOOD STUD WALL - SEE 6/D1
- ◇ 246 STUD PLUMBING WALL
- ◇ 244 STUD PLUMBING WALL
- ◇ 8" / 12" CONC. BLK. WALL, 3 HOUR - SEE STRUCT.
- ◇ 6" THK. CONC. BLK. WALL, 3 HOUR - SEE STRUCT.
- ◇ CONC. BLK. WALL, 3 HOUR - SEE STRUCT.



4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROCEDURE FOR ESTABLISHMENT OF ELEVATION POINTS FOR APARTMENT HOUSE CONSTRUCTION

Elevation monuments shall be established by a Registered Land Surveyor on the site of the proposed building. The location of each building site on which an apartment house is to be erected.

A minimum of four monuments shall be shown in the approved building plans. The monuments shall be established by excavation of footings is given.

The elevation monuments shall be identified and marked showing the grade from which all required building elevations shall be taken. The monuments shall be established by excavation of footings not more than ten feet from the building or structure to be erected. Additional monuments may be required if the contour of the ground is such that the monuments cannot be established. The monuments shall be of durable construction and accurately hold their position until the Certificate of Occupancy for the building or structure is issued.

The Department may waive these requirements when sufficient data is submitted establishing the grades and elevations for the building site.

Inspection staff will ensure that the approved plans indicate a minimum of four monuments shall be established by excavation of footings. The approved plan does not specify the height measurement location inspection staff shall refer the property representative to the surveyor to establish the monuments. A Licensed Survey Report will be provided at the time of excavation, at the first above grade structural floor levels, at the time of the final framing inspection, and at the time of issuance of a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy. The final framing inspection will not be approved until the Licensed Survey Report is provided. All monuments shall be established by excavation of footings. The Engineer of record, The final amendment to our procedure is that prior to the issuance of a Certificate of Occupancy a Licensed Survey Report shall be submitted to the Department that the building height is in conformance with the approved set of plans shall be provided.

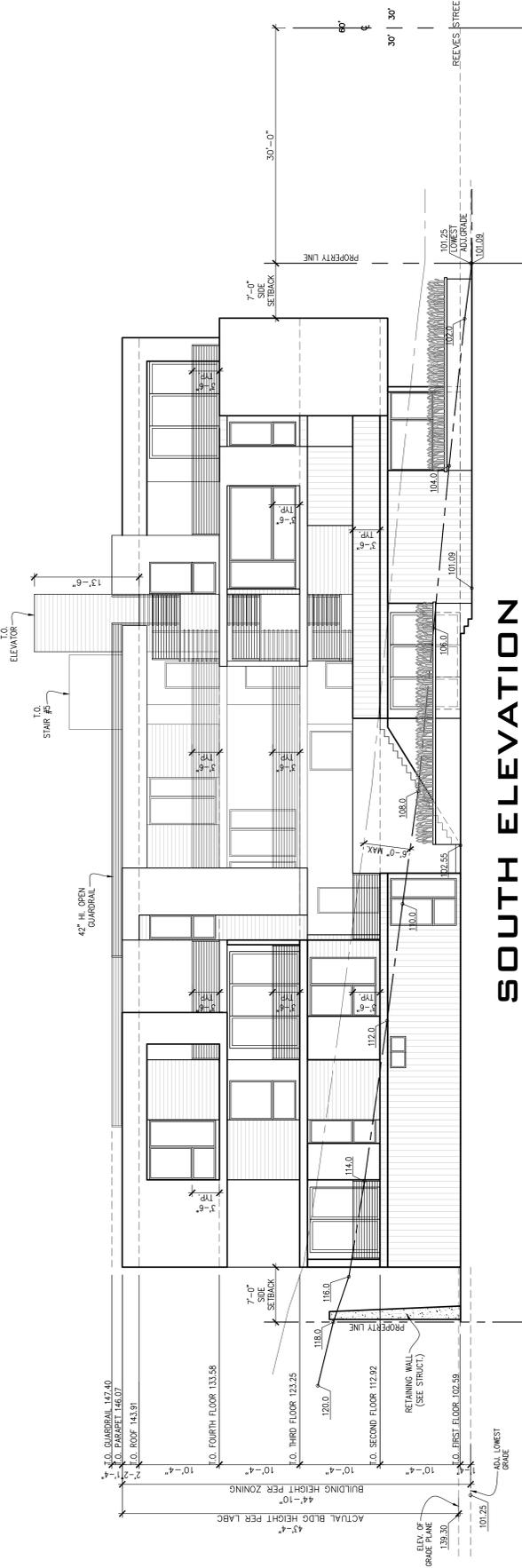
ELEVATION MATERIAL:

- 1. SMOOTH SAND FINISH, CEMENT PLASTER, COLOR MEDIUM GRAY
- 2. ZINC PANEL WITH VERTICAL RIBS
- 3. STONE VENEER, COLOR URBAN GRAY
- 4. ALUM. FRAME DOOR/WINDOW
- 5. GALV. PIPE DOWNSPOT & LEADERHEAD
- 6. BRUSHED STAINLESS BUILDING ADDRESS
- 7. 12"x4" NUMBERS
- 8. STUCCO CONTROL JOINTS
- 9. 42" HI. WROUGHT IRON RAILING - COLOR GRAY
- 10. PRECAST CONCRETE MOLDING
- 11. PAINTED METAL ROLL-UP GARAGE DOOR, COLOR GRAY
- 12. 3'-4"x6'-0" EXTERIOR IRON GATE WITH 4'-6" FIXED FENCE

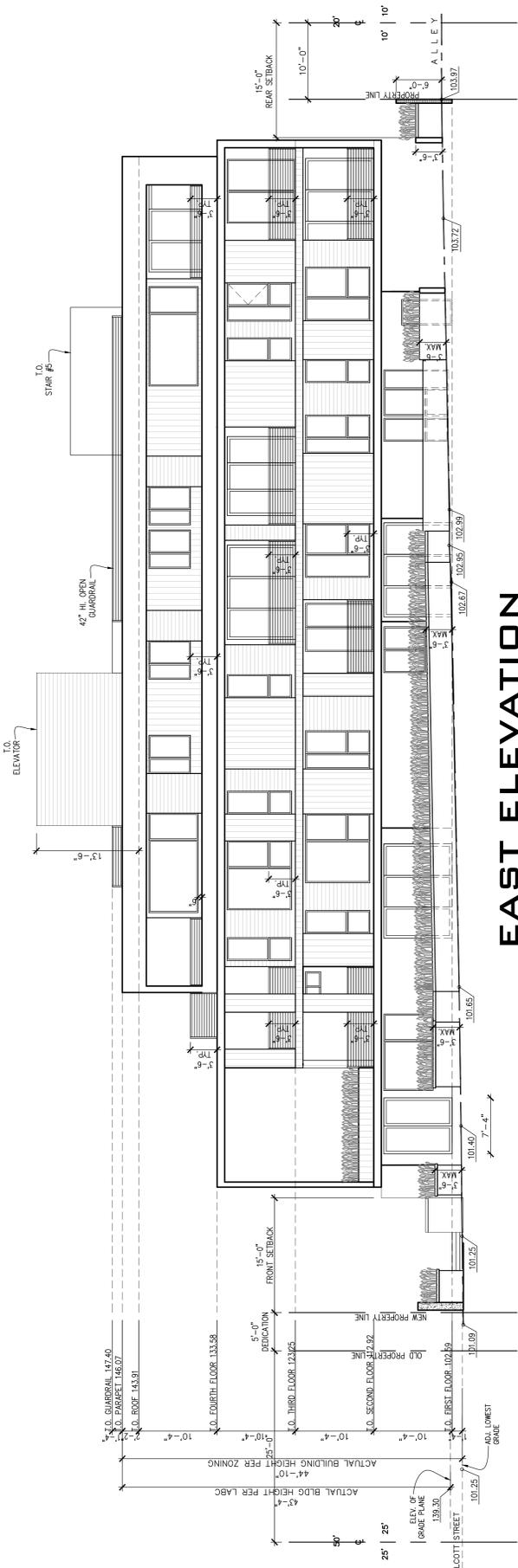
NOTE:
NON-CODE APPROVED ANTI-GRAFFITI COATING OVER THE NINE-FOOT BOTTOM PORTION OF ALL WALLS, COATING AS MANUF. BY "GENESIS COATING INC.", ULTRASHIELD CLEAR, RESEARCH REPORT NO. RR25042

CALCULATION FOR WALL OPENINGS:

- REAR IS FULLY SPRINKLERED UNSPRINKLERED OPENINGS COULD BE AS MUCH AS PROTECTED PER 705.8.10
- 1. SOUTH FRONT ELEVATION**
DISTANCE TO CENTER LINE = 18' (FROM SETBACK) + 25' (2 ALCOTT ST.) = 43' > 30'
= NOT REQUIRED
= NO CALCULATIONS NEEDED
- 2. EAST ELEVATION**
DISTANCE TO CENTER LINE = 7' (SIDE SETBACK) + 30' (2 REEVES ST.) = 37' > 30'
= NOT REQUIRED
= NO CALCULATIONS NEEDED
- 3. NORTH ELEVATION**
DISTANCE TO PROPERTY = 5' (SETBACK) + 10' (ALLEY) = 15' < 20' = 75%
1ST FLOOR WALL AREA = 17'-6"x10'-4" = 123.77 x 75% = 90.32 SF
WALL OPENINGS # 1ST FLOOR = 14'-2" x 11'-9" + 11'-9" x 11'-9" = 756.43 x 91.02% = 688.68 SF
2ND FLOOR WALL AREA = 12'-2" x 10'-4" = 125.18 x 75% = 93.86 SF
WALL OPENINGS # 2ND FLOOR = 14'-2" x 11'-9" + 11'-9" x 11'-9" = 756.43 x 91.02% = 688.68 SF
3RD FLOOR WALL AREA = 12'-2" x 10'-4" = 125.18 x 75% = 93.86 SF
WALL OPENINGS # 3RD FLOOR = 14'-2" x 11'-9" + 11'-9" x 11'-9" = 756.43 x 91.02% = 688.68 SF
4TH FLOOR WALL AREA = 11'-7" x 10'-4" = 116.37 x 75% = 87.28 SF
WALL OPENINGS # 4TH FLOOR = 10'-9" x 9'-9" + 11'-2" x 6'-6" + 6'-6" x 11'-2" + 5'-9" x 7'-7" + 7'-7" x 5'-9" + 11'-2" x 6'-6" + 6'-6" x 11'-2" + 5'-9" x 7'-7" + 7'-7" x 5'-9" = 87.04 x 134.44 + 15.91 x 147.69 = 6017 < 1102.31 DK
- 4. WEST ELEVATION**
DISTANCE TO PROPERTY = 7'-0" < 10'-0" = 25%
1ST FLOOR WALL AREA = 12'-2" x 10'-4" = 123.77 x 25% = 30.94 SF
WALL OPENINGS # 1ST FLOOR = 14'-2" x 11'-9" + 11'-9" x 11'-9" = 756.43 x 25.00% = 189.11 SF
2ND FLOOR WALL AREA = 12'-2" x 10'-4" = 125.18 x 25% = 31.29 SF
WALL OPENINGS # 2ND FLOOR = 14'-2" x 11'-9" + 11'-9" x 11'-9" = 756.43 x 25.00% = 189.11 SF
3RD FLOOR WALL AREA = 12'-2" x 10'-4" = 125.18 x 25% = 31.29 SF
WALL OPENINGS # 3RD FLOOR = 14'-2" x 11'-9" + 11'-9" x 11'-9" = 756.43 x 25.00% = 189.11 SF
4TH FLOOR WALL AREA = 12'-2" x 10'-4" = 125.18 x 25% = 31.29 SF
WALL OPENINGS # 4TH FLOOR = 14'-2" x 11'-9" + 11'-9" x 11'-9" = 756.43 x 25.00% = 189.11 SF



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
FIRE SEPARATION DISTANCE: 45'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"
FIRE SEPARATION DISTANCE: 97'-0"

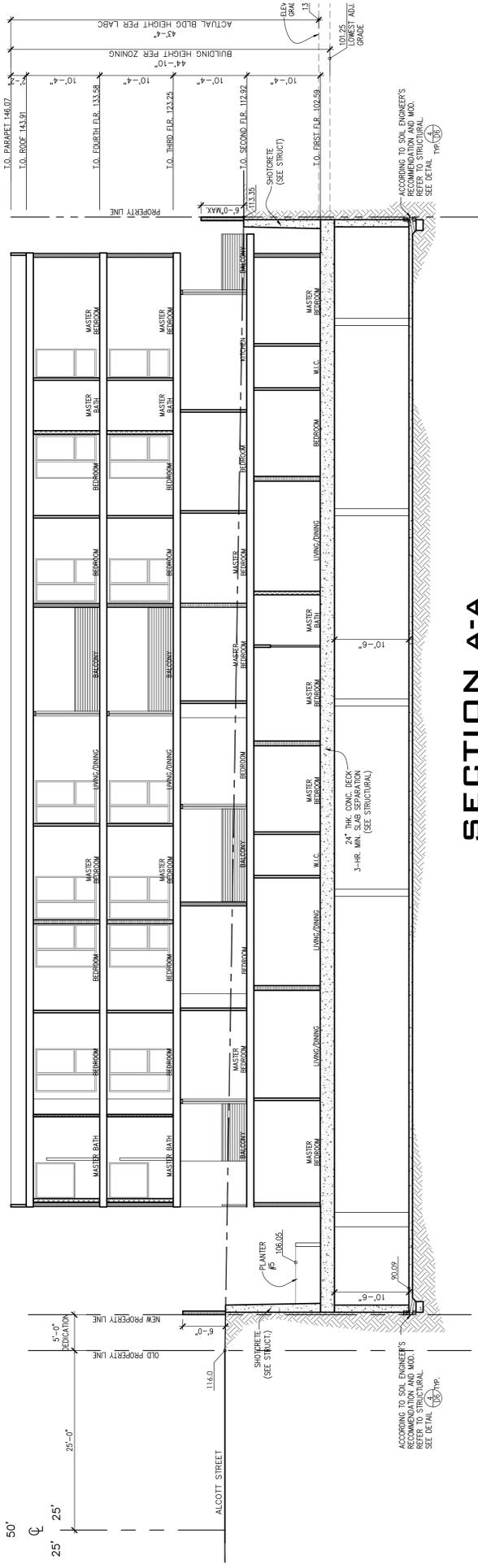


SAM GHANOUNI
DESIGNER
1400 REEVES, LP
4811 S. ALAMEDA STREET
LOS ANGELES, CA 90035

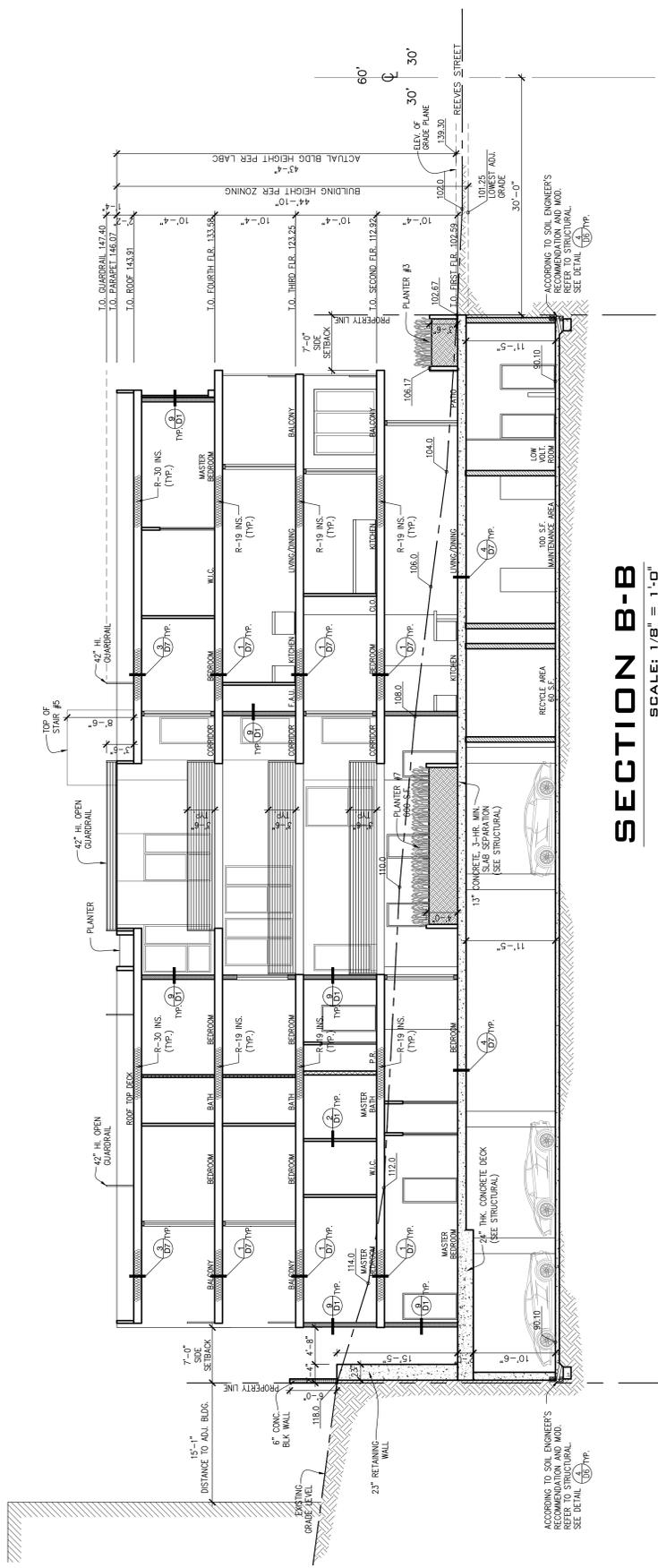
OWNER
1400 REEVES, LP
4811 S. ALAMEDA STREET
LOS ANGELES, CA 90035

PROJECT
1415-1423 REEVES STREET
& 9575 W. ALCOTT STREET
LOS ANGELES, CA 90035

DRAWING TITLE
SECTIONS A-A & B-B



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



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







Motion to amend Bylaws regarding qualifications for Executive Officer positions

Agenda Item: GB031617-11
Date: March 16, 2017
Proposed By: Ken Blaker

Background

This motion will add a few words to the SORO NC Bylaws, in order to qualify the requirement that Executive Officers of the Board must be Board members.

The pertinent section is the first paragraph of Article V, Section 3, which reads:

Section 3: Selection of Officers. Elections for all executive officer, committee chairs and other Board appointed NC representative liaison positions shall be held no later than the second official General Board meeting following a public Board election or selection. Officers, chairs and liaisons are appointed by simple majority vote by the Board members present. They serve at the pleasure of the Board and may be removed in the same manner in which they were appointed.

This motion will add the following words after “selection” at the end of the first sentence and “Officers” at the beginning of the second sentence:

“Officers shall be chosen from among the members of the Board.”

Proposed Motion

In order to clarify the qualifications for Board Officer positions, Article V, Section 3 of the SORO NC Bylaws shall be amended with the sentence “Officers shall be chosen from among the members of the Board.” This new sentence will be inserted after the first sentence, which currently ends with “selection,” and before the current second sentence which begins with “Officers.”

Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

Martin Epstein
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Considerations

Committee review: <i>(highly recommended)</i>	Votes For:	NA	Against:	NA
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Amount previously allocated in Committee's working budget: <i>(applies to funding motions only)</i>	\$0
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Arguments for:

This motion clarifies who can serve as a Board Officer, which will avoid confusion should a stakeholder run for an Officer position, as has happened in the past.

Allowing non-Board members to serve as officers can also create Ethics and Brown Act confusion.

Arguments against:

One goal of the NC is to be inclusive. With inclusivity in mind, we should always encourage greater extend that participation to non-Board members.

Compliance issues can be addressed by requiring that all Officers who are not Board members undergo the same training, and sign the same commitments as Board members.



Motion to revise the Bylaws section regarding removal of board members

Agenda Item: GB031617-12
Date: March 16, 2017
Proposed By: Ken Blaker

Background

Article V, Section 9 of the SORO NC Bylaws requires that the board consult with the Office of the City Attorney throughout the process of removing any board member.

The clear intent of the wording is to avoid potential legal pitfalls in cases of removal that are contentious.

While contentious cases are certainly possible, they are rare, and the requirement to consult with the Office of the City Attorney “throughout” the process is onerous to time-strapped volunteer Board members and seems to suggest that the Board is incapable of acting properly without supervision.

This motion eliminates the requirement for continual consultation and allows the board to act responsibly, in keeping with the demonstrated history of acting responsibly.

Proposed Motion

At the beginning of Article V, Section 9 of the SORO NC Bylaws, the sentence reading “The Council shall consult with the Office of the City Attorney throughout any Board removal process” shall be struck.

The final sentence of that section currently reads “If the vote for removal is affirmative, the position shall be deemed vacant and filled via the Council’s vacancy clause.” A sentence shall be added before the final sentence, stating “The Council shall inform the Office of the City Attorney and the Department of Neighborhood Empowerment of any pending removal motion at the time it is scheduled for General Board action.”

Considerations

Committee review: <i>(highly recommended)</i>	Votes For:	NA	Against:	NA
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Amount previously allocated in Committee’s working budget: <i>(applies to funding motions only)</i>	\$0
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Arguments for:

In contradiction to the chartered mission of empowering our neighborhood through this council, the current wording disempowers the council.

Arguments against:

By requiring the Board to consult throughout all removal cases the Board is forced to act responsibly regardless of the circumstances of a particular removal.

Requiring consultation with the Office of

Questionable behavior by the Board in

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the City Attorney creates unnecessary work both for the Board and for the Office of the City Attorney in non-contentious cases.

a removal process can lead to a great expense of time and legal fees, and the current requirement prevent such expenses.

Removal of a *requirement* to consult with the Office of the City Attorney in all circumstances does not prevent the Board from consulting when contentious circumstances arise, and the Board has a demonstrated history of securing such council when needed. By removing the requirement, the board is empowered to act both decisively and responsibly.



Motion to update Bylaws Article V, section 4

Agenda Item: GB031617-13
Date: March 16, 2017
Proposed By: Ken Blaker

Background

The current Bylaws separates the board into two groups of seats for the sake of term expirations, with approximately half being up for re-election each two years. The wording is as follows:

“The following seats shall run in 2016 for a term of office with a duration of four (4) years or until a successor is elected or appointed. Subsequent terms of office shall be four (4) years.”

With 2016 behind us it is proposed that we edit the section to reflect that Group A elections occur on in leap years. For Group B the wording would then reflect election in even numbered non-leap years.

Proposed Motion

SORO NC bylaws shall be updated to reflect that the next election for seats in Group A shall be in leap years, and Group B in even numbered non-leap years. The specific wording for Group A shall be:

“The following seats shall be elected each leap-year (e.g. 2020, 2024, etc) for a term of office with a duration of four (4) years or until a successor is elected or appointed.”

The wording for Group B shall be:

“The following seats shall be elected each even number non-leap-year (e.g. 2018, 2022, etc.) for a term of office with a duration of four (4) years or until a successor is elected or appointed. “

Considerations

Committee review:
(highly recommended)

Votes For: 0NA

Against: NA

Amount previously allocated in Committee's working budget: \$0
(applies to funding motions only)

Arguments for:

The current reference to 2016 is outdated and therefore potentially unclear regarding when the next elections for that group will occur.

Arguments against:

The current schedules ignore the fact that appointed seats are subject to re-election at the next election, rather than the year designated here, and therefore this section creates an inherent contradiction unless specific adjustments.

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Motion to fund \$215 for website hosting for WRAC

Agenda Item: GB031617-14

Date: 16 March 2017

Proposed By: Executive

Background

SORO NC is a charter member of the Westside Regional Alliance of Councils (WRAC), and has taken leadership positions throughout its history.

As a non-governmental group, WRAC has no budget or funds of its own. In the past, it's relied on personal or NC support for operational expenses.

Having its own web hosting account minimizes the risk that an NC dispute would shut down the WRAC site. Two years ago, Palms NC paid for WRAC's website hosting. It's now up for renewal.

Proposed Motion

The South Robertson Neighborhoods Council will fund \$215 for two years of website hosting for the Westside Regional Alliance of Councils.

Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

Beth Hirsch
Secretary

Martin Epstein
Corresponding Secretary

Considerations

Committee review:
(highly recommended)

Votes For: 0

Against:

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

Arguments for:

It's our turn. And moving the site would be a pain.

Arguments against:

Somebody else should do it. Or we can host it for free on our server.

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