



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

Central Area Planning Commission

Date: October 10, 2017
Time: After 4:30 p.m.*
Place: Los Angeles City Hall
200 N. Spring Street, Room 1070
Los Angeles, CA 90012

Public Hearing: Required
Appeal Status: Appealable to City Council
Expiration Date: October 24, 2017

Case No.: TT-74883-CN-1A
CEQA No.: ENV-2017-1261-CE
Incidental Cases: None
Related Cases: None
Council No.: 5 – Koretz
Plan Area: Hollywood
Specific Plan: None
Certified NC: Mid City West
GPLU: Low Medium II Residential
Zone: [Q]R3-1XL

Appellants: Lucille Saunders, La Brea
Willoughby Coalition
Applicant: Dan Lamy, Martel, LLC

PROJECT LOCATION: 829 North Martel Avenue

PROJECT: Demolition of an existing duplex; and the construction, use and maintenance of a three-story, five-unit condominium with subterranean parking containing 12 residential parking spaces and one (1) guest parking space, on a lot that is 7,013.2 square feet in size for a total building height of 32-feet, 6-inches.

REQUESTS: Appeal of the Deputy Advisory Agency's determination to approve Tentative Tract Map No. TT-74883-CN.

RECOMMENDED ACTIONS:

1. **Deny** the appeal.
2. **Sustain** the action of the Advisory Agency in approving Tentative Tract Map No. TT-74883-CN; and the action of the Advisory Agency in approving a Zoning Administrator Adjustment to allow a building height increase of 30-inches above the permitted height of 30 feet in Height District 1XL.
3. **Adopt** the Findings of the Advisory Agency.
4. **Affirm** Categorical Exemption No. ENV-2017-1261-CE as the environmental clearance for the project pursuant to 15332 of the State CEQA Guidelines.

VINCENT P. BERTONI, AICP
Advisory Agency



SHANA BONSTIN
Principal City Planner



KEVIN S. GOLDEN
Deputy Advisory Agency



JANE J. CHOI, AICP
Senior City Planner



JASON HERNÁNDEZ
Planning Assistant, 213.978.1276

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Area Planning Commission Secretariat, 200 North Spring Street, Room 532, Los Angeles, CA 90012* (Phone No.213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission 10 days prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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7. Parcel Profile Report
8. Appeal Documents

STAFF APPEAL REPORT

Background

The subject property is a level, rectangular-shaped parcel of land with a frontage of 50 feet along Martel Ave and a uniform depth of 140 feet. The subject site is 7,013 square feet in size, zoned [Q]R3-1XL and currently designated for Medium Residential land uses in the Hollywood Community Plan.

The subject site is developed with a duplex, constructed in 1924. All structures on the site will be demolished. According to the City's database, ZIMAS, the property is subject to the Rent Stabilization Ordinance (RSO). The site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or Survey LA.

The surrounding area is generally characterized by low-to medium-density residential uses. The subject site is located mid-block, at a point where buildings transition between one- to three-story single- and multi-family residential uses. The site has an existing easement on the northeast corner of the lot along Martel Ave. The proposed project is a three-story, five (5) unit residential condominium measuring 30 feet with an additional height adjustment of 30-inches above the 30 feet if the request is permitted. Based on the R3 Zone, Height District 1XL, and the lot size, five (5) units and a structure 30 feet in height are permitted on the site.

The approved subdivision will result in five (5) residential condominium units. The Applicant is providing 13 enclosed residential parking spaces, meeting the parking requirement of two (2) spaces per unit and a minimum ¼ guest space per unit.

Included as part of the subdivision request was a request for a Zoning Administrator Adjustment, per LAMC Section 17.53.J, to allow an overall building height of 32-feet, 6-inches in lieu of the of the otherwise permitted maximum height of 30 feet. The adjustment was to provide railing for maintenance safety procedures as it pertained to roof top Air Conditioning equipment. This request was approved.

The Applicant is providing 12 residential parking spaces and one (1) guest parking space, five (5) long-term bicycle parking spaces and one (1) short-term bicycle space located in the subterranean parking level. There are no protected trees on the site, as confirmed in a letter prepared by Bruce Malinowski, a registered Landscape Architect dated March 24, 2017.

PUBLIC HEARING

A public hearing was held for the Tentative Tract Map on June 27, 2017. The Project's representative spoke at the hearing. No persons from the public were present or spoke against the proposed Project

The Project's representative identified that the project complies with all of the intent of the Small Lot Ordinance and is only requesting a height adjustment for guard railing purposes which will be 100 percent transparent.

The Deputy Advisory Agency approved the Tentative Tract Map and approved the height adjustment on July 27, 2017.

APPEAL POINTS AND STAFF RESPONSE

There is one appeal of the project. The appellant Lucille Saunders, representing the La Brea Willoughby Coalition, is appealing the decision of the Advisory Agency in approving the height adjustment and lack of sufficient public hearing noticing. The following is a summary of the appeals and staff's response.

Appellant: Lucille Saunders, representing the La Brea Willoughby Coalition

Appellant's Statement:**Objection No. 1.**

The lack of sufficient Department of City Planning public hearing notice to the La Brea Willoughby Coalition resulted in denial of citizens' due process rights.

Staff's Response:

All Tentative Tract cases require noticing to Owners and Occupants within a 500-foot radius. The Applicant paid Better Technology Corporation (BTC) on January 31, 2017, BTC ID # VO17-111, to have all public hearing notifications sent to Owners, Occupants, designated Neighborhood Council, and Council District. Los Angeles Municipal Code Section 17.06 A.1 states "the Department shall notify all persons shown on the required list and map provided by the subdivider. Such notification shall be in writing and mailed not less than ten days prior to the Tentative Map being considered by the Advisory Agency." BTC certified mailing was completed on July 12, 2017, 15 days before the public hearing date. Lucille Saunders of the La Brea Willoughby Coalition requested via email on April 4, 2017 to be notified of the proceedings of the proposed project. A hearing notice was not sent to LWC. However, Lucille Saunders was made aware on June 26, 2017, via email, that the public hearing pertaining to the subject case was to be held on July 27, 2017. The present appeal was also properly noticed, thereby providing another opportunity for a public hearing.

Objection No. 2.

The failure of notification resulted in an inability to rightly challenge project requested "adjustment."

Staff's Response:

The Appellant contends that the approval of the height adjustment sets an adverse precedent counter to the neighborhood's long held concern and hard fought zoning regulations. There were no persons from the public present at the public hearing on July 27, 2017, to challenge the adjustment request from the Applicant. Due to no opposition and the roof railing being 100 percent transparent, the Advisory Agency did not find it detrimental to the environment or surrounding area to deny the adjustment request. At present, the proposed building is 30 feet tall, and with the clear railings, the total structure will be 32-feet, 6-inches tall. The approval of the adjustment was appropriate to ensure the safety of those installing and maintaining the mechanical equipment on the roof of the new building.

Staff's Recommendation:

In consideration of the foregoing, it is submitted that the Advisory Agency acted reasonably in approving Tentative Tract Map TT-74883-CN and in approving an Adjustment to allow a building height of 32-feet, 6-inches in lieu of the permitted height of 30 feet in Height District 1XL. Staff recommends that the Central Area Planning Commission deny the appeals, sustain the action of the Advisory Agency in approving TT-74883-CN and in approving a Zoning Administrator Adjustment for an increase in building height, adopt the Findings of the Advisory Agency, and affirm that Tentative Tract Map No. TT-74883-CN is Categorically Exempt from CEQA pursuant to Class 5332 of the State CEQA Guidelines.

EXHIBIT 1

Vicinity Map
TT-74883-CN-1A



Address: 829 N MARTEL AVE
 APN: 5526005006
 PIN #: 141B181 120

Tract: TR 5665
 Block: None
 Lot: 105
 Arb: None

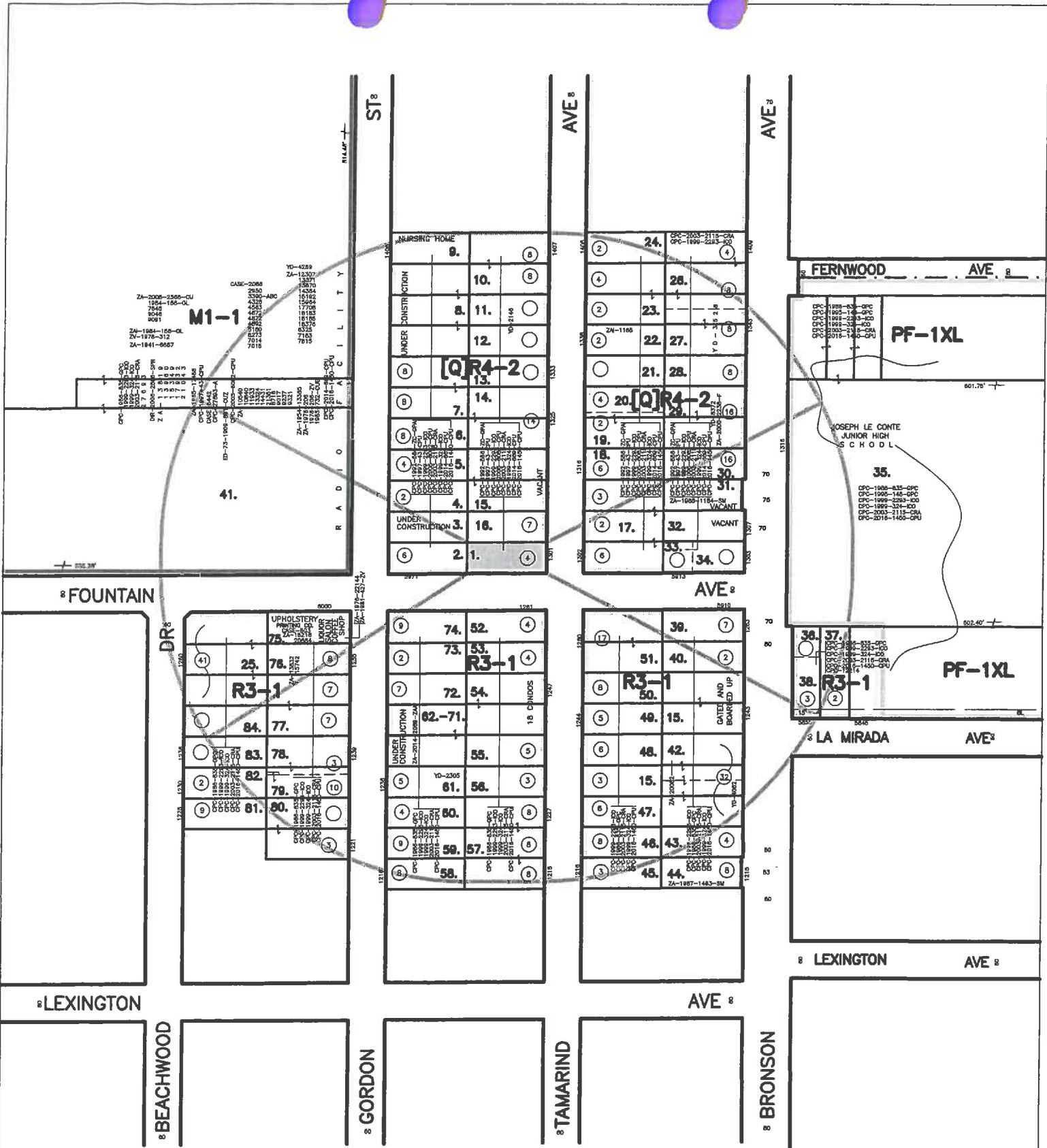
Zoning: [Q]R3-1XL
 General Plan: Medium Residential



EXHIBIT 2

Radius Map

TT-74883-CN



LEGAL: LOT 120, GRIDER AND HAMILTONS HOLLYWOOD TRACT, M.B. 9-12

NEW T.B.
 PAGE 593
 GRID G-5

C.D. 13 -O'FARRELL
 C.T. 1909.02
 P.A. HOLLYWOOD

VESTING TENTATIVE TRACT #74907-SL

CAD GRAPHICS BY
JPL Zoning Services
 6257 Van Nuys Bl, Ste 101
 Van Nuys, CA 91401
 (818)781-0016

CASE NO:
 DATE: 02-21-2017
 DRAWN BY: JPL ZONING SERVICES
 D.M. OR CAD: 1448189, 147A191

SCALE: 1"=100'
 USES: FIELD

CONTACT PERSON: CAROLYN WILSON
 PHONE NO: 323-677-2500

NET ACRES
 = 0.154 Acres

NORTH

JPL- 8048RM

EXHIBIT 3

Tentative Tract Map

TT-74883-CN

TENTATIVE TRACT NO. 74883

OWNER/SUBDIVIDER:

Martel LLC
P.O. BOX 4792
Westlake Village, CA 91362

NOTES:

1. A.P.N: 5526-005-006
2. THE BUILDING IS UNDERCONSTRUCTION AS AN APARTMENT.
3. EXISTING AND PROPOSED ZONING: (Q) R3-1 XL
4. DISTRICT MAP: M B 60-97
5. THOMAS GUIDE: 593- GRID C6
6. HILLSIDE GRADING AREA: NO
7. HILLSIDE ORDANCE AREA: NO
8. COMMUNITY REDEVELOPMENT AREA: NO
9. PLANNING AREA AND COMMUNITY NAME: Hollywood
10. PROPOSED SETBACKS ARE IN COMPLIANCE WITH THE CODES. REQUESTING 30 INCH HEIGHT ADJUSTMENT FOR RAILING PURPOSES
11. MAXIMUM HIGHT: 30 FEET
12. PROPOSED HEIGHT WITH ADJUSTMENT 30 FEET 30 INCHES
13. PROPOSED PROJECT: 5 ATTACHED TOWNHOMES WITH TOTAL OF 13 COVERED PARKING.
14. GENERAL PLAN DESIGNATION: MEDIUM RESIDENTIAL
15. SITE AREA:

GROSS AREA: 7,013.2
DEDICATION: 2 FEET FRONT OF PROPERTY
NET AREA AFTER DEDICATION: 6,913.2

16. SITE ADDRESS:

829 N. MARTEL AVE.,
LOS ANGELES, CA 90046

17. TITLE INFORMATION

18. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS AND/OR GEOLOGICALLY HAZARDOUS AREA ON OR NEAR SITE: NONE

19. PROJECT TO BE CONNECTED TO PUBLIC SEWER SYSTEM.

20. FRONT, SIDE, AND REAR LOT LINE IDENTIFICATION SYMBOLS:

21. THERE ARE NO EXISTING OAK, CALIFORNIA BAY, WESTERN SYCAMORE, OR ANY PROTECTED TREE.

EARTH WORK QUANTITIES:

REMOVAL AND RECOMPACTION

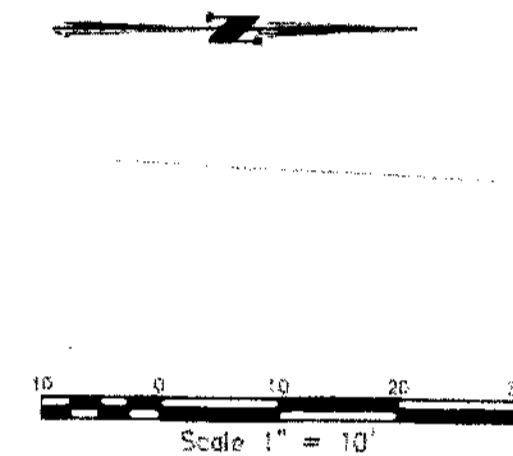
CUT VOLUME: 2023 C.Y.
FILL VOLUME: 0 C.Y.
REMOVAL & RECOMPACTION: 500 C.Y.
EXPORT: 2023 C.Y.

TOTAL EXPORT: 2023 C.Y.

LEGAL DESCRIPTION:

LOT 5 OF TRACT MAP NO. TR 5665,
RECORDED IN BOOK 60 OF MAPS, PAGES 97 OF
THE LOS ANGELES COUNTY OFFICIAL RECORDS.

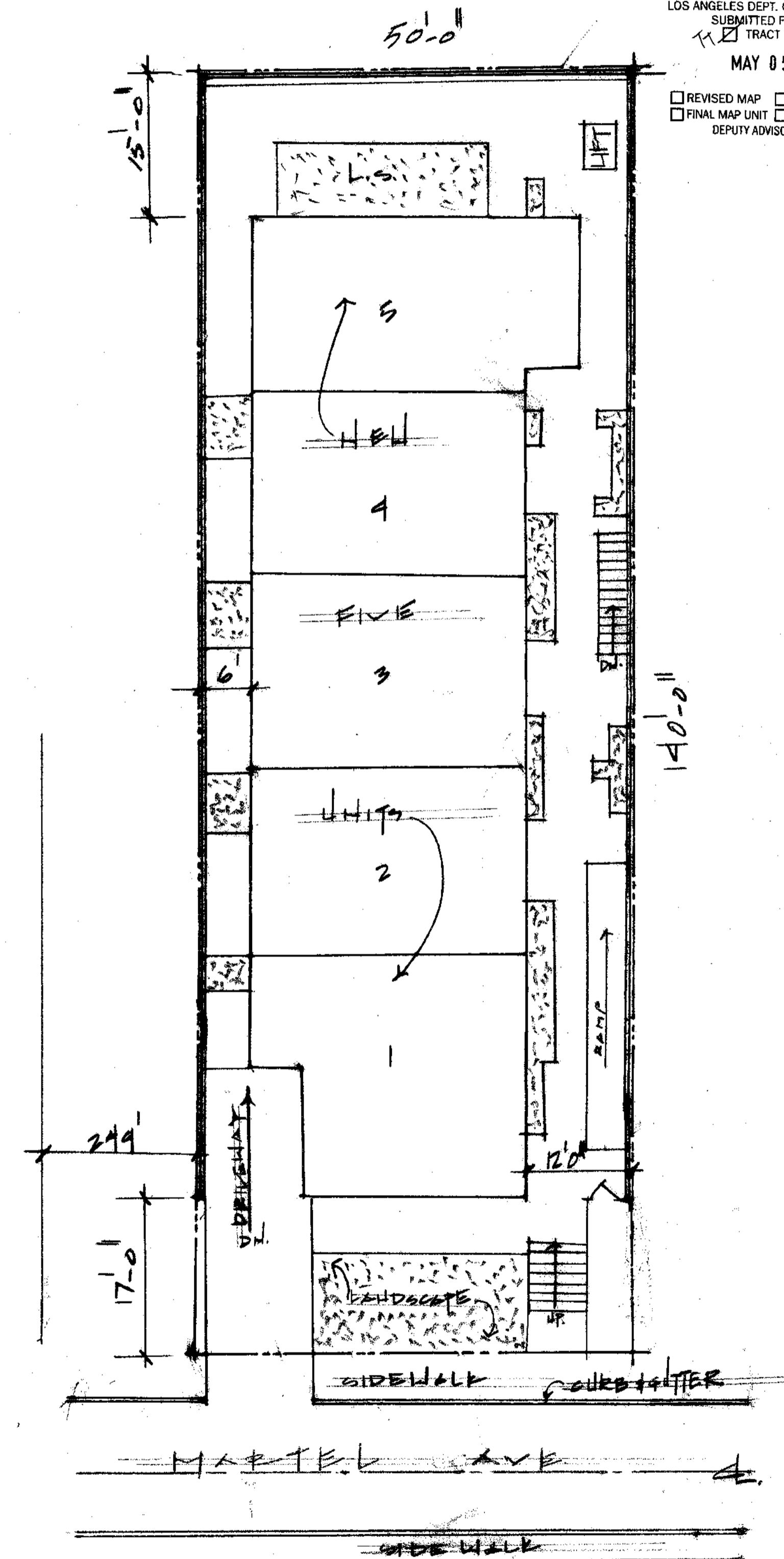
IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDO SUBDIVISION PURPOSES
PROPOSED 5 UNITS WITH 1/2 COVERED
OFFSTREET PARKING STALLS
AND 1 COVERED GUEST PARKING STALL
TOTAL: 13 SPACES



VICINITY MAP

SETBACK MATRIX

LOT	FRONT	REAR	NORTHSIDE	SOUTHSIDE	BUILDING CLEARANCE
1	15'	15'-6"	6'	12'	N/A

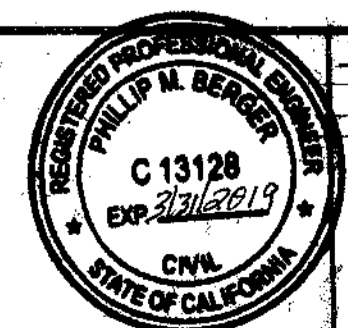


LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TRACT MAP
MAY 05 2017
 REVISED MAP EXTENSION OF TIME
 FINAL MAP UNIT MODIFIED
DEPUTY ADVISORY AGENCY

REVISIONS	BY

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF SHEETS

Phillip M. Berger
5/3/2017



CIVIL ENGINEER
Phillip M. Berger
Innovative Engineering Design, Inc.
6250 Canoga Ave Suite 465
Woodland Hills, CA 91367
Phone # 818-346-9929
Fax # 818-346-9962

PROJECT:
TENTATIVE TRACT NO. 74883
829 N. MARTEL AVE LB.

PREPARED BY:
WEST COAST TECHNICAL CONSULTANTS
1197 E. LOS ANGELES, C115
CA 90065
TEL: 818/214-0504

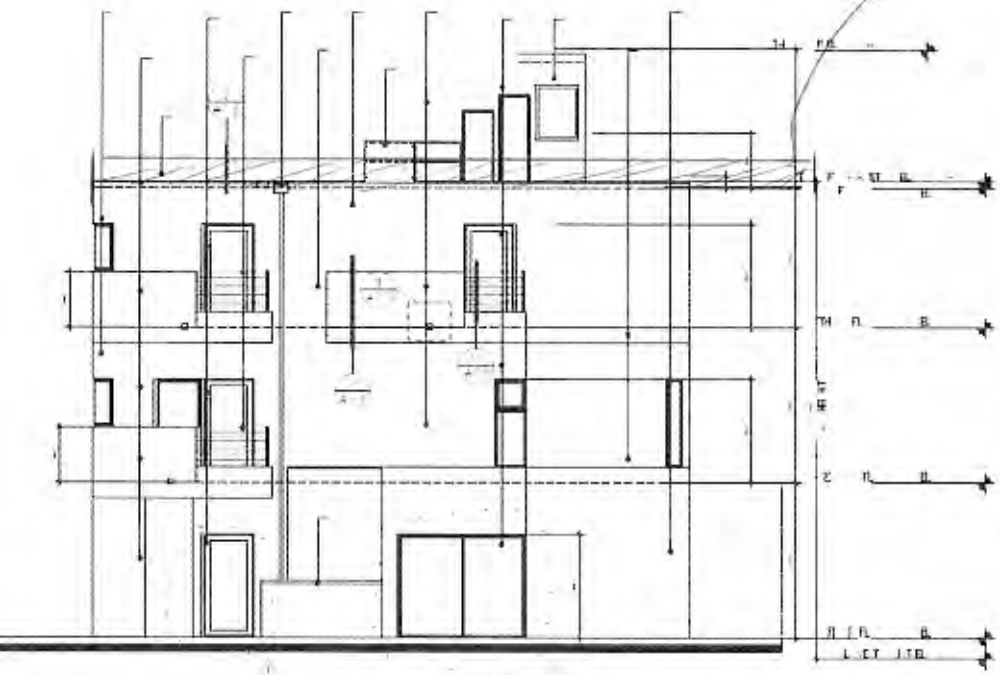
OWNER:
MARTEL LLC
P.O. BOX 4792 HOLLYWOOD CA 91362
TEL: 818/901-7788

EXHIBIT 4

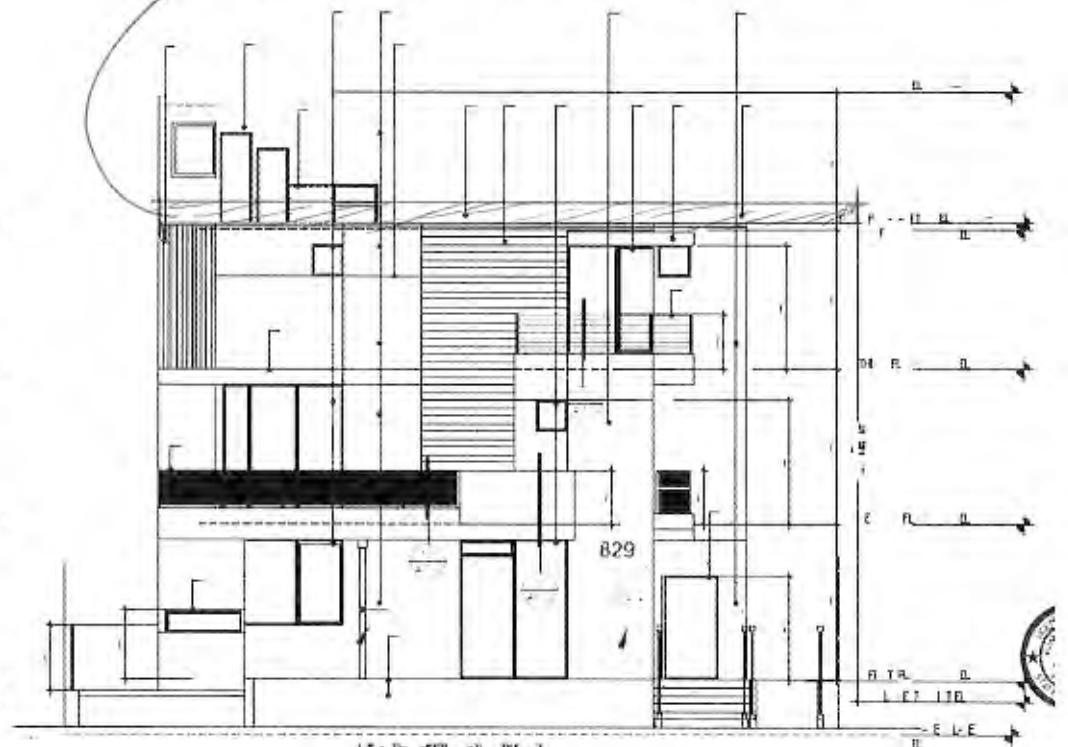
Plans

TT-74883-CN

OPEN GUARDRAIL
MIN 80% OPEN (TYP)



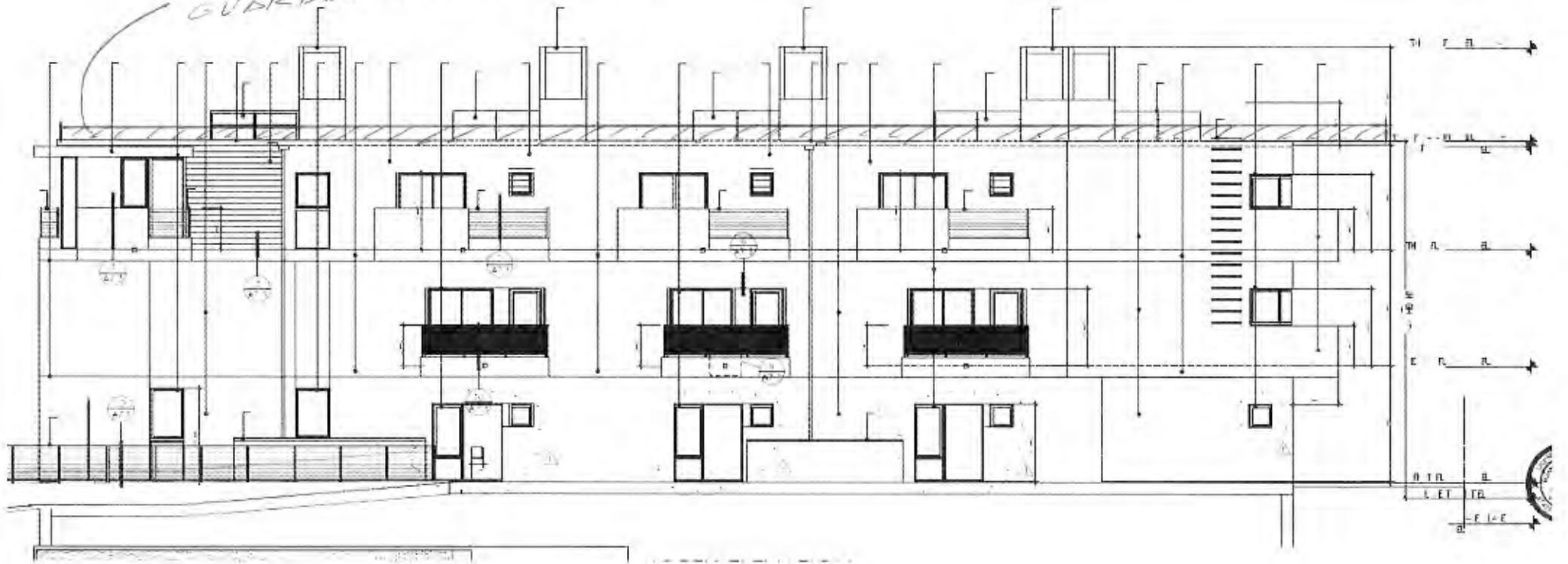
WEST ELEVATION



EAST ELEVATION

15-TH - FEB - 2016
- CHECK - ALL
- 1 - 1 - 1

OPEN
GUARDRIL MIN. 80% OPEN (TYP.)



829 NORTH MARTEL AVENUE, LOS ANGELES, CA 90277

ISSUED:
PLAN CHECK
PERMIT SET

ABBREVIATIONS	LEGEND	PROJECT SUMMARY	CONSULTANTS																																																																																																																																
<p>A.B. ANCHOR BOLT A/C AIR CONDITIONING ALUM. ALUMINUM ARCH. ARCHITECTURAL</p> <p>BD. BOARD BLDG. BUILDING BLK. BLOCK BLK'G. BLOCKING B.W. BACK OF WALK</p> <p>C. COMPACT C.O. CLEAN OUT CONC. CONCRETE CONT. CONTINUOUS CSB. CONCRETE SPLASH BLOCK</p> <p>D. DRYER DBL. DOUBLE DN. DOWN DWG. DRAWING D.S. DOWN SPOUT DWR. DRAWER</p> <p>EL. ELEVATION EXIST'G. EXISTING EXT. EXTERIOR</p> <p>F.F. FINISHED FLOOR F.G. FIXED GLASS FIN. FINISH/FINISHED FL. FLOOR F.O.S. FACE OF STUD OR STRUCTURE F.P. FIXED PANEL F.S. FINISHED SURFACE FT. FOOT/FEET</p> <p>GA. GAUGE GALV. GALVANIZED GR. GRADE GYP. GYPSUM</p> <p>H.C. HOLLOW CORE HORIZ. HORIZONTAL</p> <p>INT. INTERIOR INV. INVERT MANFG. MANUFACTURING MANUF. MANUFACTURER MAX. MAXIMUM MECH. MECHANICAL MIN. MINIMUM M.T. METAL THRESHOLD</p> <p>N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE</p> <p>O.H. OVERHANG</p> <p>P.C. PULL CORD PL.P.L. PROPERTY LINE P&S. POLE AND SHELF PYWD. PLYWOOD</p> <p>REC. RECREATION REINF. REINFORCED R'M. ROOM R.S. ROUGH SWAN</p> <p>S.C. SOLID CORE SCH. SCHEDULE SIM. SIMILAR STD. STANDARD STL. STEEL STRUC. STRUCTURAL SQ. SQUARE</p> <p>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 TYP. TYPICAL</p> <p>VERT. VERTICAL</p> <p>W. WASHER W/ WITH WD. WOOD WP. WATERPROOF OR WEATHERPROOF</p>	<p>WALL LINE: NUMBERS VERTICAL LETTERS HORIZONTAL</p> <p>DOOR SYMBOL NUMBERS</p> <p>WINDOW TYPE - LETTERS</p> <p>DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN</p> <p>SECTIONAL DETAIL IDENTIFICATION SHEET WHERE DETAIL IS DRAWN</p> <p>SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN</p> <p>ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN</p> <p>SHEAR WALL - LETTERS REVISION NUMBERS CLOUD AROUND REVISION OPTICAL</p> <p>MATCH LINE SHADED PORTION IS THE SIDE CONSIDERED</p> <p>WORK POINT</p> <p>NEW OR FINISHED CONTOURS EXISTING CONTOURS</p> <p>PROPERTY LINE CENTER LINE</p> <p>EARTH</p> <p>SAND, MORTAR, PLASTER</p> <p>CONCRETE</p> <p>BRICK</p> <p>CONC. BLOCK</p> <p>STONE</p> <p>METAL</p> <p>METAL LATH</p> <p>WOOD FINISH</p> <p>WOOD FRAMING (THRU MEMBER)</p> <p>WOOD FRAMING (INTERRUPTED MEMBER)</p> <p>PLYWOOD</p> <p>GLASS</p> <p>GYPSUM BOARD</p> <p>INSULATION, BATT</p> <p>INSULATION, RIGID</p>	<p>PROPERTY ADDRESS: 829 NORTH MARTEL AVENUE, LOS ANGELES, CA, 90046</p> <p>OWNER: MARTEL LLC P.O. BOX 4792 WESTLAKE VILLAGE, CA, 91362</p> <p>LEGAL DESCRIPTION: LOT 105 OF TRACT MAP NO. TR 5665, RECORDED IN BOOK 60 OF MAPS, PAGES 97 OF THE LOS ANGELES COUNTY OFFICIAL RECORDS. AIN: 5526-005-006</p> <p>BUILDING CODE: CBC 2013 / 2014 LABC ZONE: QR3-1XL BUILDING TYPE: V-B(1ST,2ND,3RD FLOOR) / I-A(BASEMENT) SPRINKLERS: THE BUILDING SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, NFP13, IN ACCORDANCE WITH SECTION 903.3.1.1 "SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION"</p> <p>FIRE ZONE: VHFHS</p> <p>LOT AREA: 7003 SF NO. OF STORIES: 3 STORY / OVER BASEMENT</p> <p>BUILDING OCCUPANCY GROUP: R2/S2 ALLOWABLE BUILDING HEIGHT: 30'-0"</p> <p>PARKING: REQUIRED: (5x2 PER UNIT) = 10</p> <p>PROVIDED: STANDARD STALL : 13 SPACES STANDARD STALL (H/C STALLS): 5 SPACES COMPACT STALL : 1 SPACES COMPACT STALL : 7 SPACES</p> <p>BUILDING AREA CALC. [PER CBC TBL 503] MAX ALLOWED PER STORY: 7000 S.F. MAX ALLOWED FOR WHOLE BUILDING: 14000 S.F.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>TOTAL AREA</th> <th>BUILDING CODE AREA (sqft)</th> <th>ZONING CODE AREA (sqft)</th> </tr> </thead> <tbody> <tr> <td>1ST FLOOR</td> <td>3,232</td> <td>3,232</td> </tr> <tr> <td>2ND FLOOR</td> <td>3,070</td> <td>3,005</td> </tr> <tr> <td>3RD FLOOR</td> <td>3,095</td> <td>3,095</td> </tr> <tr> <td>TOTAL AREA</td> <td>9,397</td> <td>9,332</td> </tr> <tr> <td>BASEMENT</td> <td>4,713</td> <td></td> </tr> </tbody> </table>	TOTAL AREA	BUILDING CODE AREA (sqft)	ZONING CODE AREA (sqft)	1ST FLOOR	3,232	3,232	2ND FLOOR	3,070	3,005	3RD FLOOR	3,095	3,095	TOTAL AREA	9,397	9,332	BASEMENT	4,713		<p>STRUCTURAL ENGINEER: HABIB SOLEYMANI 1917 PARNELL AVE. LA, CA 90025 (310) 475-8360</p> <p>TOPOGRAPHY SURVEY DANIELSON SURVEYING 13741 FOOTHILL BLVD., SUITE 200 SILMAR, CA 91342 TEL:(818) Tel: 362-8886 Fax: (818) 362-8000 email: info@danielsonsurveying.com www.danielsonsurveying.com</p> <p>SOIL ENGINEER: Applied Earth Sciences GEOTECHNICAL . GEOLOGY . ENVIRONMENTAL ENGINEERING CONSULTANTS www.aessoil.com (818) 552-6000</p> <p>LANDSCAPE ARCHITECT RICHARD W. CAMPBELL, ASLA, BSLA P. O. BOX 6192 THOUSAND OAKS CALIFORNIA 91359 PHONE (805) 375-1010 EMAIL: rwcampbellasla@verizon.net WEB: www.richardwcampbellasla.com</p> <p>CIVIL ENGINEER: WEST COAST TECHNICAL CONSULTANTS, INC. 1197 E. LOS ANGELES AVE., C115 SIMI VALLEY, CA 93065 T. 818.216.0504 F. 805.426.8254</p> <p>MECHANICAL ENGINEER: Plumbing & HVAC engineer Jay Maftoon & Associates, Inc. 18540 Ventura Blvd., #227 Tarzana, CA 91356 Tel: (818) 757-1171 Ext. 301 Fax: (818) 757-0112 WWW.maftooninc.com jay@maftooninc.com</p> <p>ELECTICAL ENGINEER: SEDAGHAT & ASSOCIATES 512 S. SAN VICENTE BLVD. SUITE 7 LOS ANGELES, CA 90048 TEL 323-653-4906 FAX 323-653-2501</p>																																																																																																														
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<p>VICINITY MAP</p>		<p>DRAWING INDEX</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">ARCHITECTURAL</th> <th colspan="2">LANDSCAPE</th> </tr> </thead> <tbody> <tr> <td>A 0.0</td> <td>TITLE SHEET</td> <td>LI-1</td> <td>LANDSCAPE IRRIGATION</td> </tr> <tr> <td>A 0.01</td> <td>GENERAL NOTE</td> <td>LP-1</td> <td>LANDSCAPE PLANTING</td> </tr> <tr> <td>A 0.02</td> <td>GENERAL NOTE</td> <td>LD-1</td> <td>LANDSCAPE DETAILS</td> </tr> <tr> <td>A 0.03</td> <td>GENERAL NOTE</td> <td>LD-2</td> <td>LANDSCAPE DETAILS</td> </tr> <tr> <td>A 0.04</td> <td>GREEN</td> <td></td> <td></td> </tr> <tr> <td>A 0.05</td> <td>GREEN NOTE</td> <td></td> <td></td> </tr> <tr> <td>A 0.06</td> <td>HC. SITE DETAILS</td> <td>S-1</td> <td>GENERAL NOTES</td> </tr> <tr> <td>A 0.07</td> <td>HC. DOOR & BATH</td> <td>S-1A</td> <td>GENERAL NOTES</td> </tr> <tr> <td>A 0.08</td> <td>HC. NOTE</td> <td>S-2</td> <td>FOUNDATION PLAN</td> </tr> <tr> <td>A 0.09</td> <td>E.S.S</td> <td>S-3</td> <td>FIRST FLOOR FRAMING PLAN</td> </tr> <tr> <td></td> <td></td> <td>S-3A</td> <td>FIRST FLOOR REINFORCING PLAN (E-W DIRECTION)</td> </tr> <tr> <td>A 1.0</td> <td>SITE PLAN</td> <td>S-3B</td> <td>FIRST FLOOR REINFORCING PLAN (N-S DIRECTION)</td> </tr> <tr> <td>A 2.0</td> <td>FIRST FLOOR PLAN</td> <td>S-4</td> <td>SECOND FLOOR FRAMING PLAN</td> </tr> <tr> <td>A 2.1</td> <td>SECOND FLOOR PLAN</td> <td>S-5</td> <td>THIRD FLOOR FRAMING PLAN</td> </tr> <tr> <td>A 2.2</td> <td>THIRD FLOOR PLAN</td> <td>S-6</td> <td>ROOF FRAMING PLAN</td> </tr> <tr> <td>A 2.3</td> <td>ROOF PLAN</td> <td>S-7</td> <td>HIGH ROOF FRAMING PLAN</td> </tr> <tr> <td>A 2.4</td> <td>BASEMENT PLAN</td> <td>S-8</td> <td>TYPICAL DETAILS</td> </tr> <tr> <td>A 3.0</td> <td>WEST & EAST ELEVATIONS</td> <td>S-9</td> <td>TYPICAL DETAILS</td> </tr> <tr> <td>A 3.1</td> <td>SOUTH ELEVATIONS</td> <td>S-10</td> <td>TYPICAL DETAILS</td> </tr> <tr> <td>A 3.2</td> <td>NORTH ELEVATIONS</td> <td>S-11</td> <td>TYPICAL DETAILS</td> </tr> <tr> <td>A 4.0</td> <td>SECTION A-A</td> <td>S-12</td> <td>TYPICAL DETAILS</td> </tr> <tr> <td>A 4.1</td> <td>SECTION B-B</td> <td>S-13</td> <td>TYPICAL DETAILS</td> </tr> <tr> <td>A 5.0</td> <td>DOOR & WINDOW SCHEDULE</td> <td>S-14</td> <td>TYPICAL DETAILS</td> </tr> <tr> <td>A 6.0</td> <td>STAIR DETAILS</td> <td>S-15</td> <td>TYPICAL DETAILS</td> </tr> <tr> <td>A 7.0</td> <td>DETAILS</td> <td>S-16</td> <td>TYPICAL DETAILS</td> </tr> <tr> <td>A 7.1</td> <td>DETAILS</td> <td>S-17</td> <td>TYPICAL DETAILS</td> </tr> <tr> <td>A 7.2</td> <td>DETAILS</td> <td>S-18</td> <td>TYPICAL DETAILS</td> </tr> <tr> <td>A 7.3</td> <td>DETAILS</td> <td>SH-1</td> <td>SHORING PLAN</td> </tr> <tr> <td>M 8</td> <td>TITLE 24 COMPLIANCE</td> <td>SH-2</td> <td>SHORING ELEVATIONS</td> </tr> <tr> <td>M 9</td> <td>TITLE 24 COMPLIANCE</td> <td>SH-3</td> <td>SHORING ELEVATION & DETAILS</td> </tr> <tr> <td></td> <td></td> <td>SH-4</td> <td>SHORING SECTIONS DETAILS</td> </tr> </tbody> </table> <p>SURVEY SURVEY SURVEY</p>		ARCHITECTURAL		LANDSCAPE		A 0.0	TITLE SHEET	LI-1	LANDSCAPE IRRIGATION	A 0.01	GENERAL NOTE	LP-1	LANDSCAPE PLANTING	A 0.02	GENERAL NOTE	LD-1	LANDSCAPE DETAILS	A 0.03	GENERAL NOTE	LD-2	LANDSCAPE DETAILS	A 0.04	GREEN			A 0.05	GREEN NOTE			A 0.06	HC. SITE DETAILS	S-1	GENERAL NOTES	A 0.07	HC. DOOR & BATH	S-1A	GENERAL NOTES	A 0.08	HC. NOTE	S-2	FOUNDATION PLAN	A 0.09	E.S.S	S-3	FIRST FLOOR FRAMING PLAN			S-3A	FIRST FLOOR REINFORCING PLAN (E-W DIRECTION)	A 1.0	SITE PLAN	S-3B	FIRST FLOOR REINFORCING PLAN (N-S DIRECTION)	A 2.0	FIRST FLOOR PLAN	S-4	SECOND FLOOR FRAMING PLAN	A 2.1	SECOND FLOOR PLAN	S-5	THIRD FLOOR FRAMING PLAN	A 2.2	THIRD FLOOR PLAN	S-6	ROOF FRAMING PLAN	A 2.3	ROOF PLAN	S-7	HIGH ROOF FRAMING PLAN	A 2.4	BASEMENT PLAN	S-8	TYPICAL DETAILS	A 3.0	WEST & EAST ELEVATIONS	S-9	TYPICAL DETAILS	A 3.1	SOUTH ELEVATIONS	S-10	TYPICAL DETAILS	A 3.2	NORTH ELEVATIONS	S-11	TYPICAL DETAILS	A 4.0	SECTION A-A	S-12	TYPICAL DETAILS	A 4.1	SECTION B-B	S-13	TYPICAL DETAILS	A 5.0	DOOR & WINDOW SCHEDULE	S-14	TYPICAL DETAILS	A 6.0	STAIR DETAILS	S-15	TYPICAL DETAILS	A 7.0	DETAILS	S-16	TYPICAL DETAILS	A 7.1	DETAILS	S-17	TYPICAL DETAILS	A 7.2	DETAILS	S-18	TYPICAL DETAILS	A 7.3	DETAILS	SH-1	SHORING PLAN	M 8	TITLE 24 COMPLIANCE	SH-2	SHORING ELEVATIONS	M 9	TITLE 24 COMPLIANCE	SH-3	SHORING ELEVATION & DETAILS			SH-4	SHORING SECTIONS DETAILS
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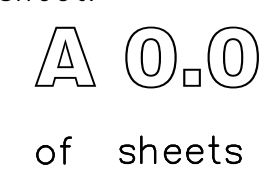
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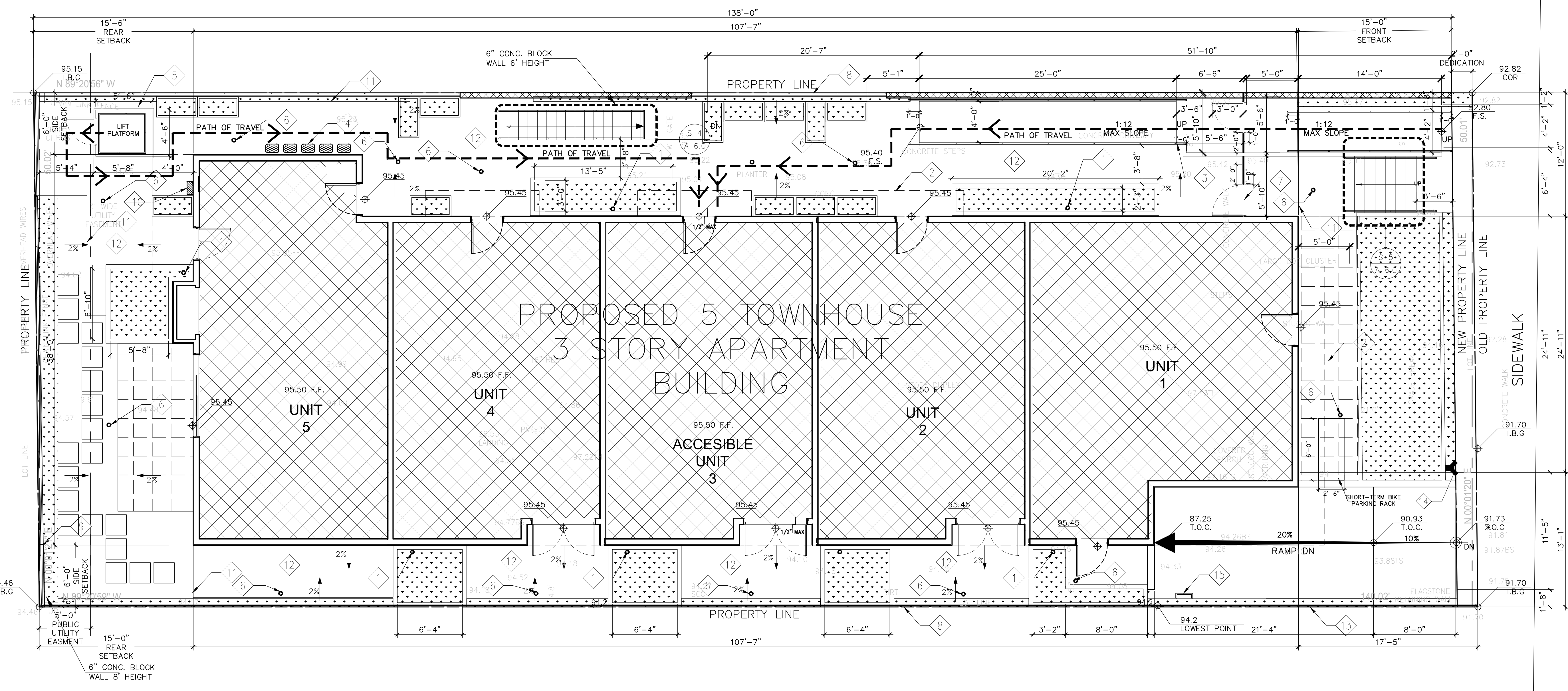
TITLE SHEET



bd bijan & associates
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 1323655.6404
 architecture, planning, sustainable design, engineering, interior design
 109 SIERRA STREET, EL SEGUNDO, CA, 90245
 1323655.6499

date: MAR. 2017
 scale:
 drawn: SMR
 job: 716AR418
 sheet:



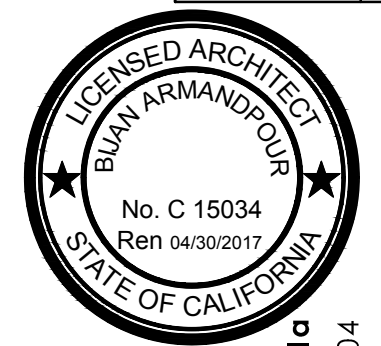


MARTEL STREET

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SITE PLAN

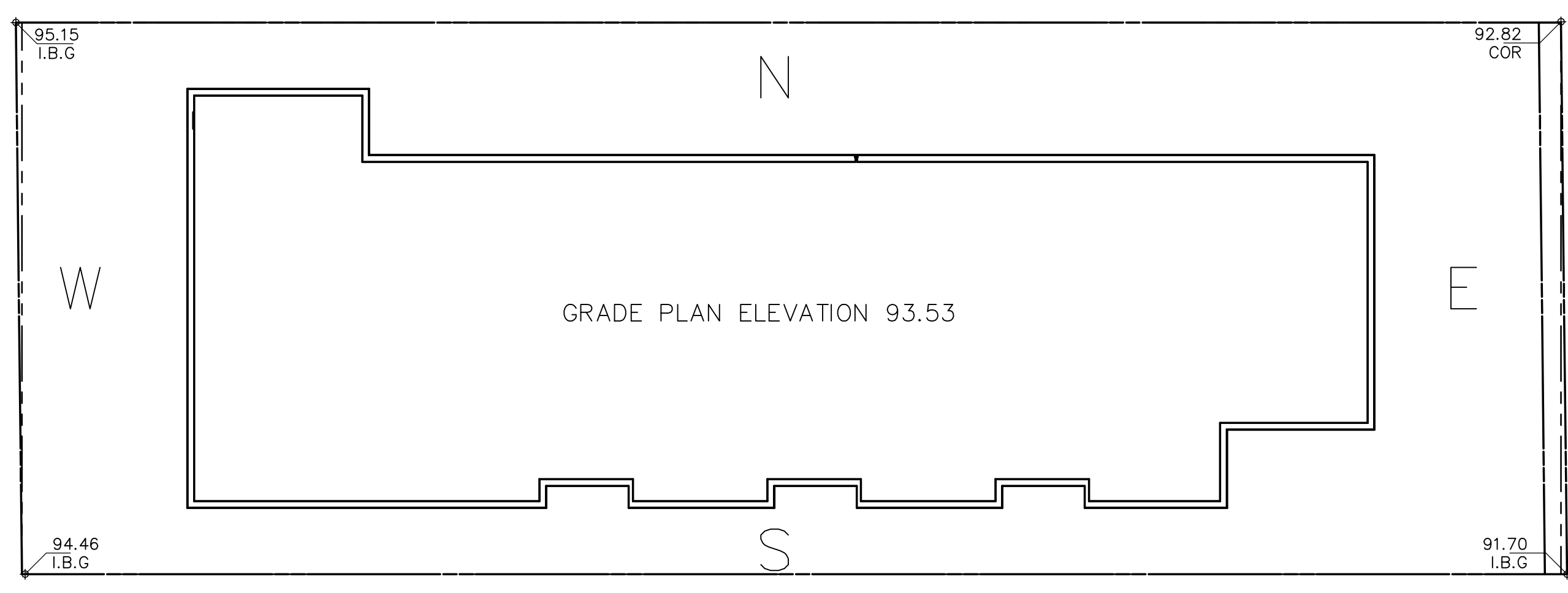
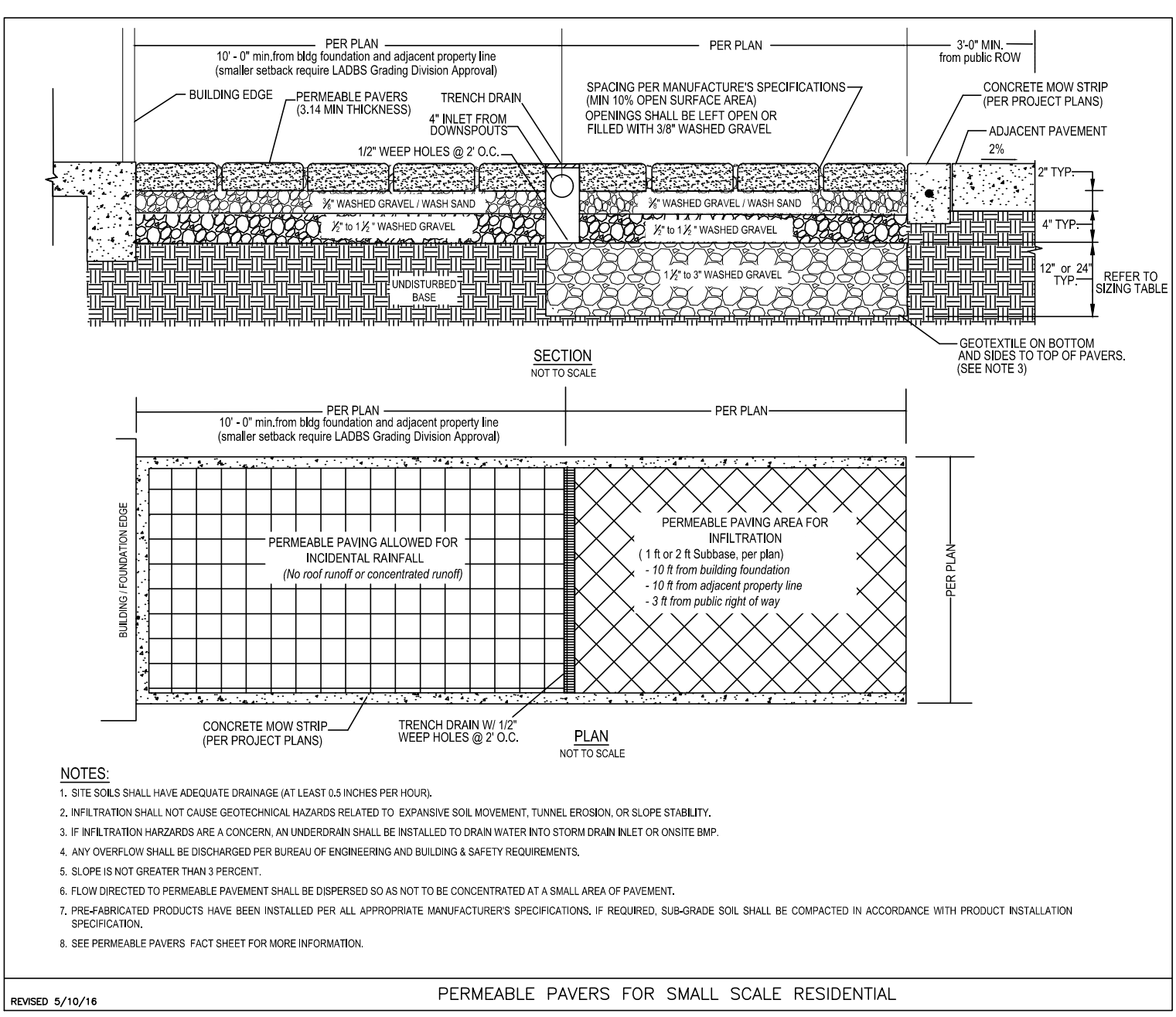


-ALL DOWNSPOTS TO DRAIN TO (PROPOSED BMP).SEE (REFERENCE SHEETS).
 -ALL ROOF RUNOFF TO DRAIN TO (PROPOSED BMP).SEE (REFERENCE SHEETS).
 -ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BEST MANAGEMENT PRACTICE(S) (BMPs) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP(S).

SITE PLAN

FRONT YARD PERMEABLE CALCULATION
 REQUIRED 759 S.F.X 50% = 379.5 S.F.
 PROVIDED 410 S.F.

FOR BALANCE OF DRAINAGE INFO. SEE LI-1



GRADE PLANE CALCULATION
 AVERAGE GRADE ELEVATION, EACH SIDE

NORTH:	$(95.15 + 92.82) / 2 = 93.98$
EAST:	$(92.82 + 91.70) / 2 = 92.26$
SOUTH:	$(91.70 + 94.46) / 2 = 93.08$
WEST:	$(94.46 + 95.15) / 2 = 94.80$

ELEVATION OF GRADE PLANE = $374.12 / 4 = 93.53$

KEYNOTES

- 1 ROOF DRAIN DOWNSPOUT TO LID PLANTER
- 2 BALCONY LINE ABOVE
- 3 METAL GUARDRAIL, SEE STAIR DETAIL
- 4 GAS METERS
- 5 LIFT GUARDRAIL BY LIFT COMPANY
- 6 AREA DRAIN, PROVIDE 1/4"/FT MIN. SLOPE TOWARD DRAIN
- 7 6' HIGH FENCE AND GATE
- 8 6' HIGH FENCE ON PROPERTY LINE
- 9 PROVIDE 8' HIGH 6' LONG BLOCK WALL FOR ELECTRICAL PULL BOX- SEE ELEC. PLANS
- 10 WEATHER OR SOIL- BASED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS
- 11 BASEMENT LINE BELOW
- 12 HARDSCAPE-UNCOLORED CONCRETE
- 13 42" HIGH FENCE
- 14 FIRE DEPARTMENT CONNECTION MUST BE WITHIN 150' OF A FIRE HYDRANT CFC 507.5.1.1.
- 15 LADDER CONNECTED TO WALL FOR 30" UNOBSTRUCTED ACCESS AROUND THE BUILDING

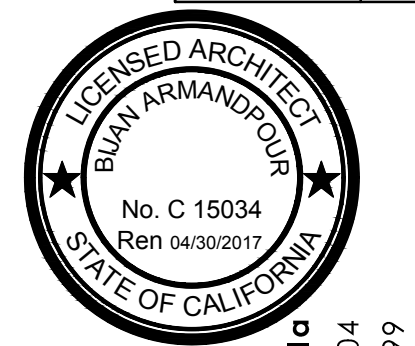
PROVIDED PATHWAYS WITH UNCOLORED CONCRETE=1000 S.F.
 REQUIRED 2336X25%=584 S.F.

GRADE PLANE CALCULATION

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 109 SIERRA STREET, EL SEGUNDO, CA, 90245
 date: MAR. 2017
 scale: 3/16"=1'-0"
 drawn: SMR
 job: 716AR418
 sheet:
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ISSUED:
PLAN CHECK
PERMIT SET

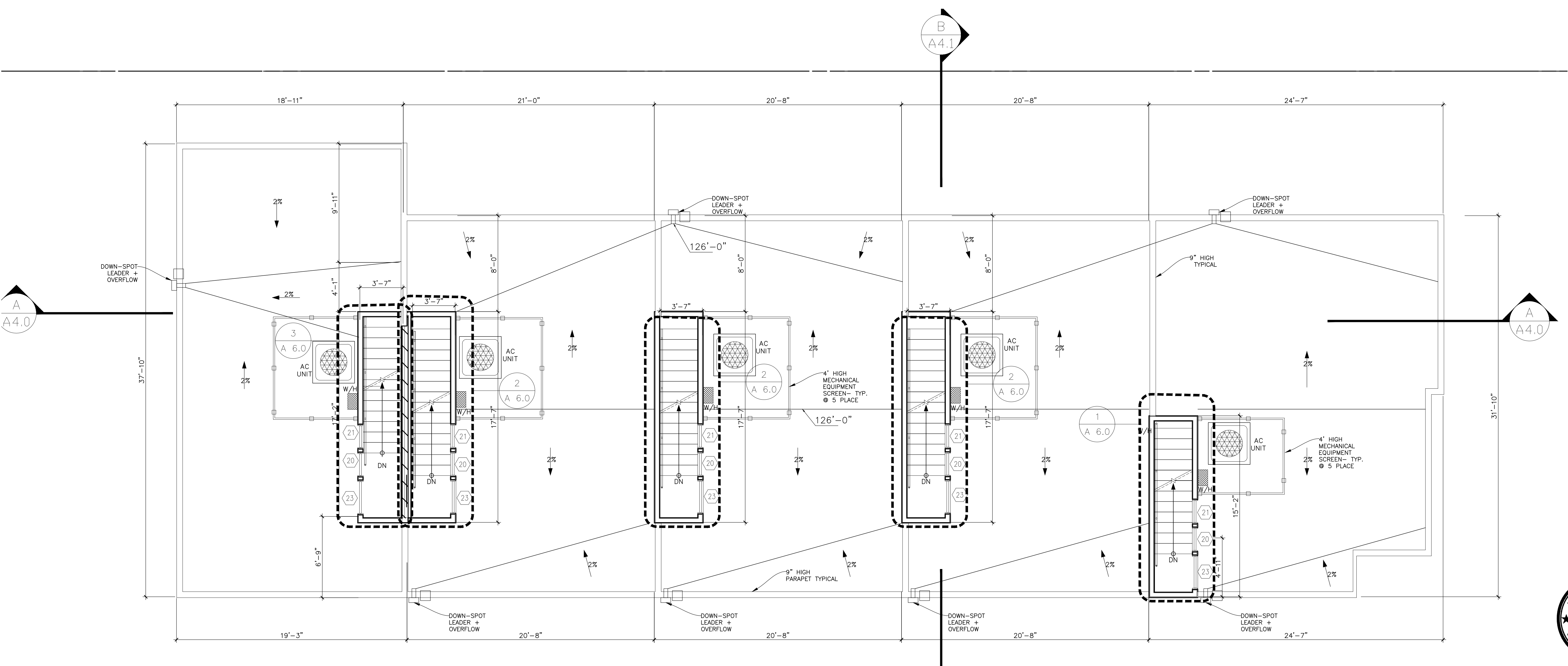
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ROOF PLAN



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1323655.6404
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date: NOV. 2016
scale: 1/4"=1'-0"
drawn: SMR
job: 716AR418
sheet: A 2.3

of sheets



ROOF PLAN

ROOF NOTES

POLYFRESKO G, COOL ROOF MODIFIED BITUMEN ROOFING MEMBRANE: BT POLYGLASS USA, INC-polyglass.com (888)410 1375, WHITE COLOR, CLASS A, ICC-ESR-3706

2- SOLAR PANEL REQUIREMENT

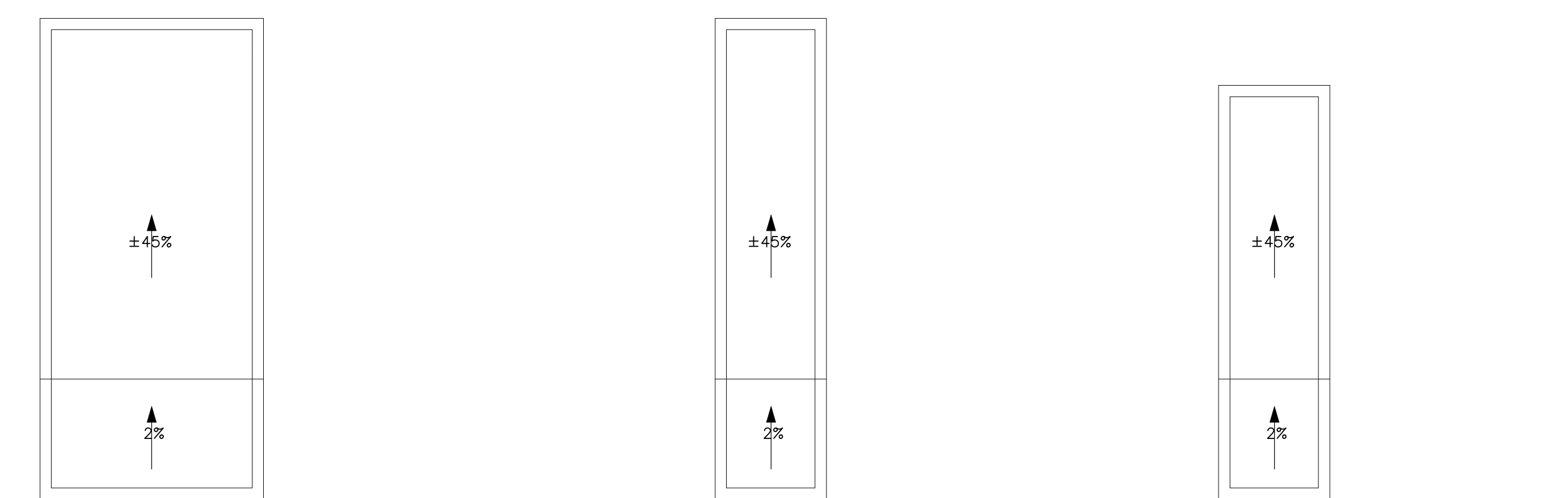
EXCEPTION 4 TO SECTION 110.10(B)1B: LOW-RISE AND HIGH-RISE MULTIFAMILY BUILDINGS MEETING THE FOLLOWING CONDITIONS:

A. ALL THERMOSTATS IN EACH DWELLING UNIT COMPLY WITH REFERENCE JOINT APPENDIX JAS AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.

B. ALL APPLICABLE REQUIREMENTS OF SECTION 150.0(K), EXCEPT AS REQUIRED BELOW:

I. ALL PERMANENTLY INSTALLED INDOOR LIGHTING IN EACH DWELLING UNIT IS HIGH EFFICACY AS DEFINED IN TABLE 150.0-A OR 150.0-B AND IS INSTALLED IN KITCHENS, BATHROOMS, UTILITY ROOMS, AND PRIVATE GARAGES AT A MINIMUM.

II. ALL PERMANENTLY INSTALLED LIGHTING IN BATHROOMS IS CONTROLLED BY A VACANCY SENSOR.



STAIR ROOF
UNIT 5

STAIR ROOF
UNIT 2, 3, & 3

STAIR ROOF
UNIT 1

POLYFRESKO® G

PRODUCT DESCRIPTION
Polyfresko G is a premium APF modified bitumen roofing membrane specifically designed for torch applications. Featuring patent pending CURE Technology®, Polyfresko G has a highly reflective granule surface which meets, or exceeds most standards for "cool roofing" and is listed with the Cool Roof Rating Council (CRRC) with an SR of 90.

Polyfresko G is constructed with a high performance polyester reinforcement resulting in a roofing membrane with exceptional tensile strength and dimensional stability. CURE Technology features an innovative film technology contributing to Polyfresko's exceptional granule retention, stain and discoloration resistance and UV stabilization for long term durability and performance. Polyfresko G with CURE Technology is solvent free and is environmentally friendly.

Polyfresko G membrane can be used as part of a Polyglass warranted multiply system, or as a roofing membrane in all applicable specifications in accordance with recommended installation practices.

USES

- Designed for heat-welded applications
- For application directly over acceptable substrates and/or part of multiply systems
- Ideal for new roofing, re-roofing, and for flashing details

FEATURES AND BENEFITS

- Suitable for most "cool roof" specifications; exceeds requirements of CA Title 24
- Premium membrane construction for exceptional durability and puncture resistance
- Smooth resistant surface
- Exceptional granule retention

TECHNICAL DESCRIPTION

TEST METHOD	PROPERTY	NOMINAL VALUE
ASTM D5147	Thickness, typical, mm (in)	4.5 (1/8)
ASTM D5147	Peak Load @ 23+/-2°C (73.4+/-3.6°F), W/D and X/D, min. kN/m (lb/in.)	8.8 (50)
ASTM D5147	Elongation @ 23+/-2°C (73.4+/-3.6°F), W/D and X/D, min. (%)	23
ASTM D5147	Tear Strength @ 23+/-2°C (73.4+/-3.6°F), min. N (lb)	311 (70)
ASTM D5147	Low Temperature Flexibility, max. C (F)	0 (32)
ASTM D5147	Granule Embedment, g	2

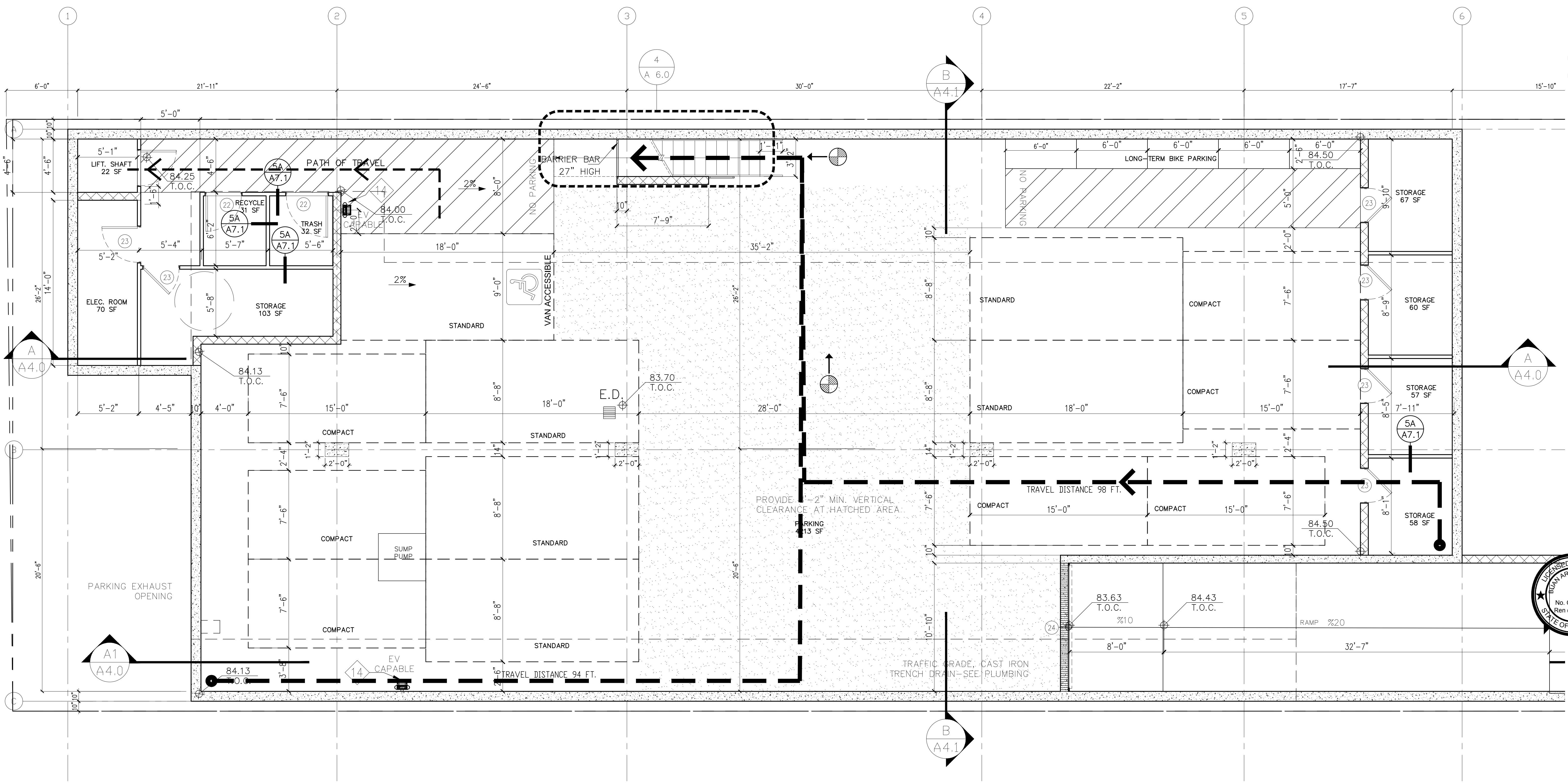
AVAILABLE COLORS
Highly Reflective White

	Initial	Weathered
Solar Reflectance	0.74	Pending
Thermal Emittance	0.85	Pending
Solar Reflectance Index (SRI)	90	Pending
Rated Product ID Number	06160001a	
Licensed Seller ID Number	0616	

CRRC
Cool Roof Rating Council

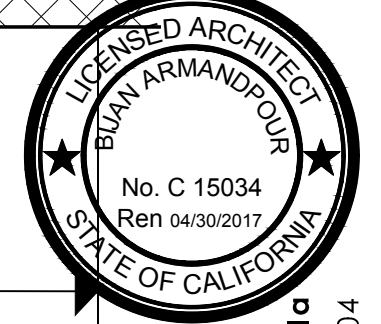
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BASEMENT PLAN



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BASEMENT PLAN

- 14 FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE):
- PROVIDE MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIL SERVICE OR A SUB-PANEL AND TERMINATED IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
 - SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY, TO INSTALL LEVEL 2 EVSE, SHALL BE PROVIDED.
 - A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUB-PANEL AND NEXT TO THE RACEWAY TERMINATION POINT.

BICYCLE PARKING NOTES

- BICYCLE PARKING STALL SHALL PROVIDE A MEANS OF SECURING THE BICYCLE FRAME AT TWO POINTS TO A SECURELY ANCHORED RACK, EXCEPT IN THE CASE OF LOCKERS AND COMMERCIAALLY OPERATED ATTENDED BICYCLE PARKING
- INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER WITHIN BICYCLE ROOMS OR BICYCLE CAGES THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER
- RACKS SHALL ALLOW FOR THE BICYCLE FRAME AND AT LEAST ONE WHEEL TO BE LOCKED TO THE RACKS
- THE BICYCLE RACK SHALL ALLOW FOR THE USE OF A CABLE AS WELL AS A U-SHAPED LOCK
- RACKS SHALL BE SECURELY ANCHORED TO A PERMANENT SURFACE

OCCUPANT LOAD TABLE

DESCRIPTION	AREA (SQ. FT.)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
LEVEL P1			
PARKING	4,213	1/200	21.07
STORAGE & MECHANICAL	500	1/300	1.66
TOTAL	4,713		23

FLOOR PLAN LEGEND

- NON RATED WALL X4 WOOD STUD
- NON RATED WALL X6 WOOD STUD
- ONE-HOUR RATED PARTY WALL, SEE 4/A7.1
- ONE-HOUR RATED PARTY WALL, SEE 4/A7.1
- ONE-HOUR RATED METAL STUD WALL, SEE 5A/A7
- CONCRETE WALL - SEE STRUCTURE
- CONCRETE WALL - SEE STRUCTURE

2% ROOF & RAILWAY SLOPE

"DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5."

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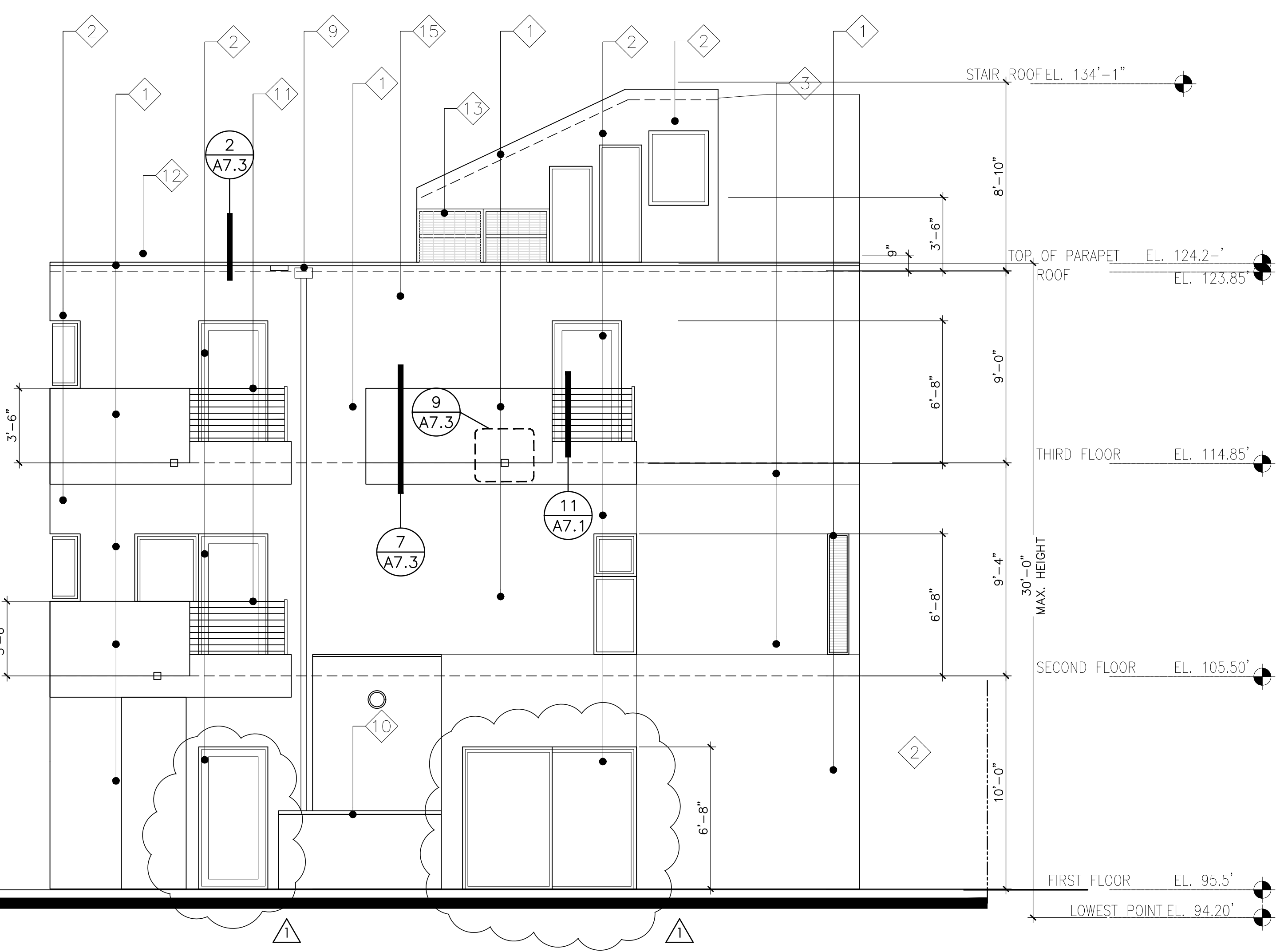
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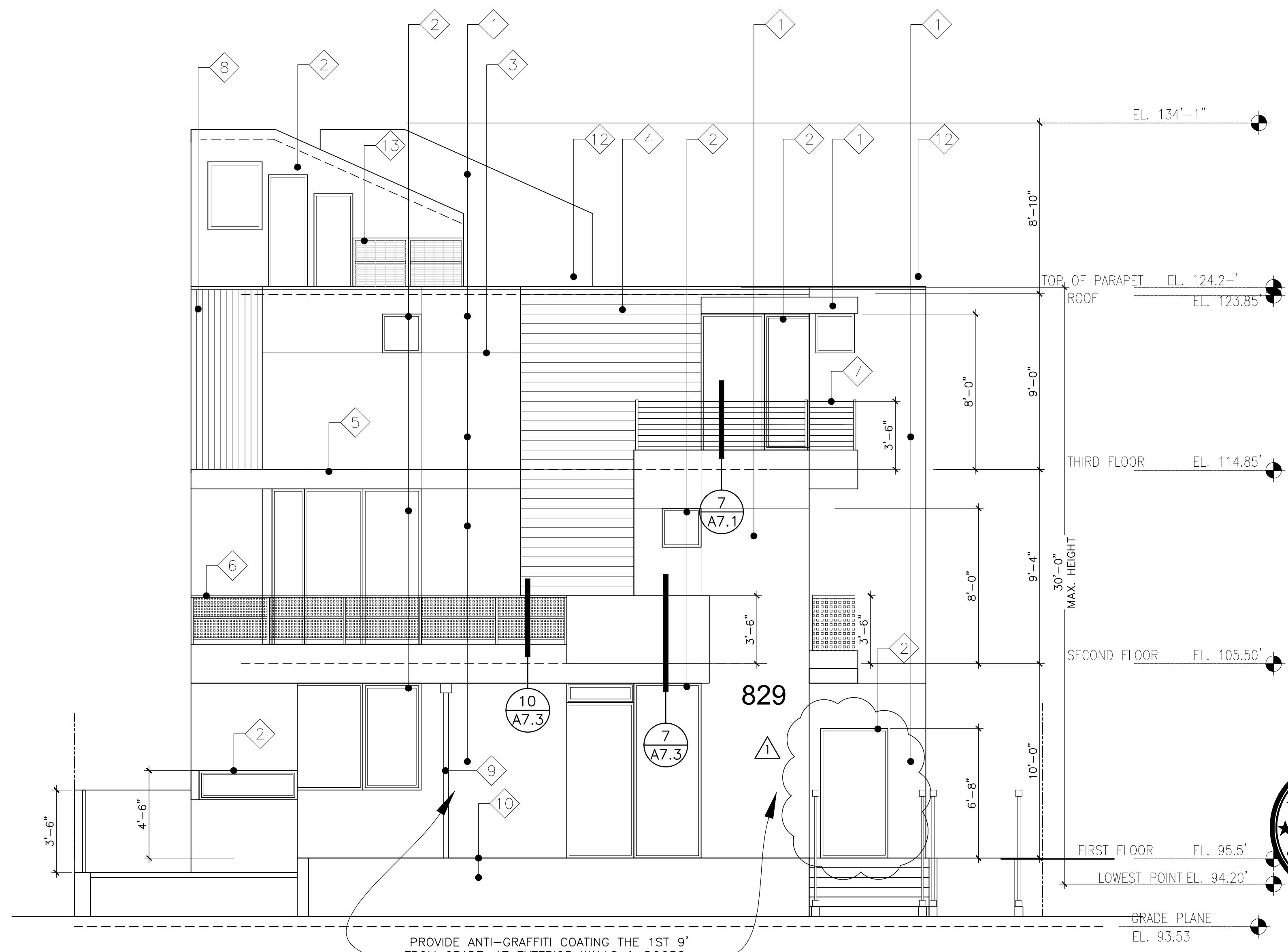
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date: MAR. 2017
scale: 1/4"=1'0"
drawn: SMR
job: 716AR418
sheet:
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WEST ELEVATION



EAST ELEVATION

MATERIAL LEGEND:

- | | |
|---|--|
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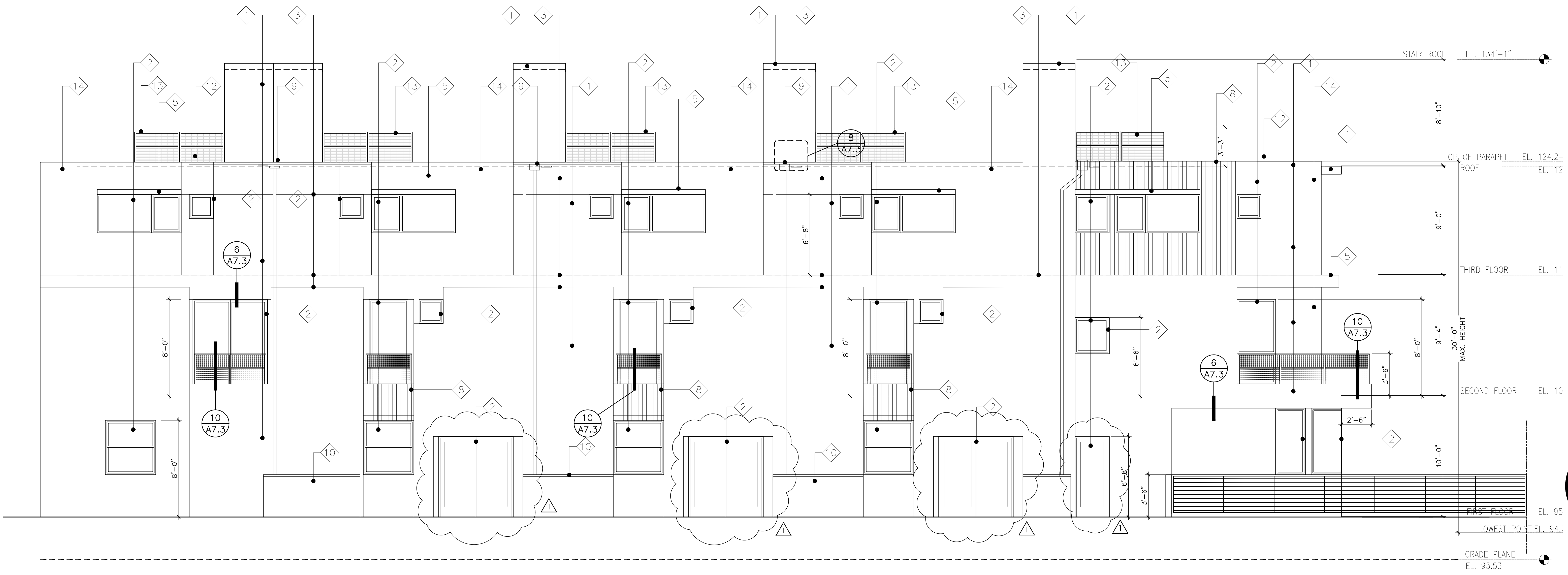
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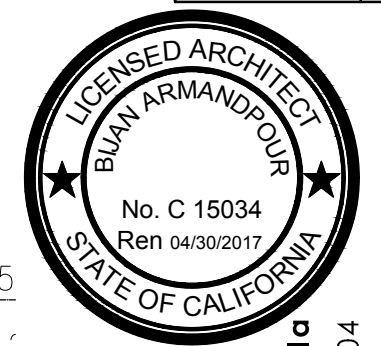
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ISSUED:	
PLAN CHECK	
PERMIT SET	
REVISION	△
APR 2017	



829 NORTH MARTEL AVE.
 LOS ANGELES, CA, 90046
 ELEVATIONS



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 1323655.6499

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 109 SIERRA STREET, EL SEGUNDO, CA, 90245
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SOUTH ELEVATION

MATERIAL LEGEND:

- | | |
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ISSUED:	
PLAN CHECK	
PERMIT SET	
REVISION	△
APR 2017	

829 NORTH MARTEL AVE.
LOS ANGELES, CA, 90046

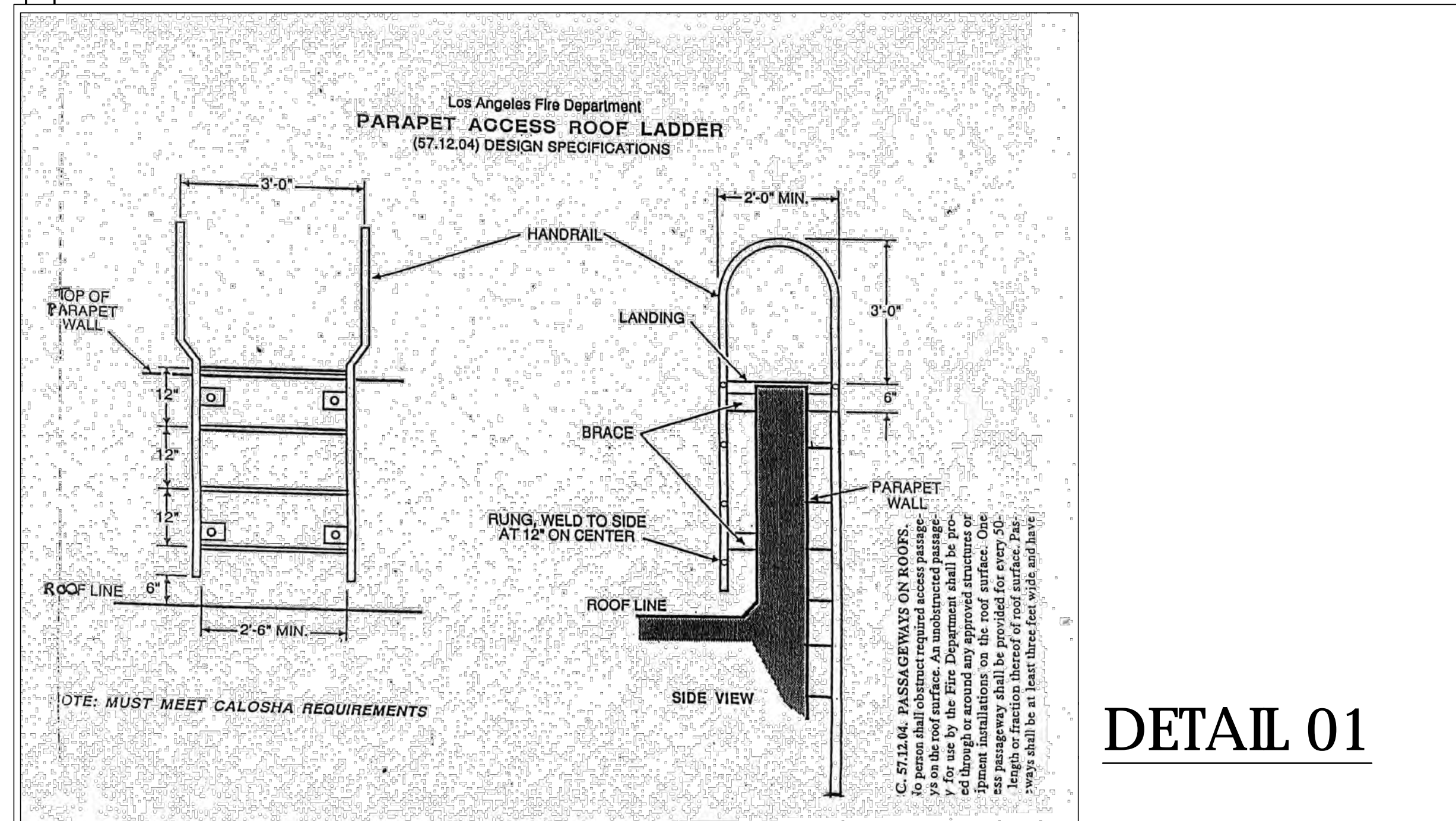
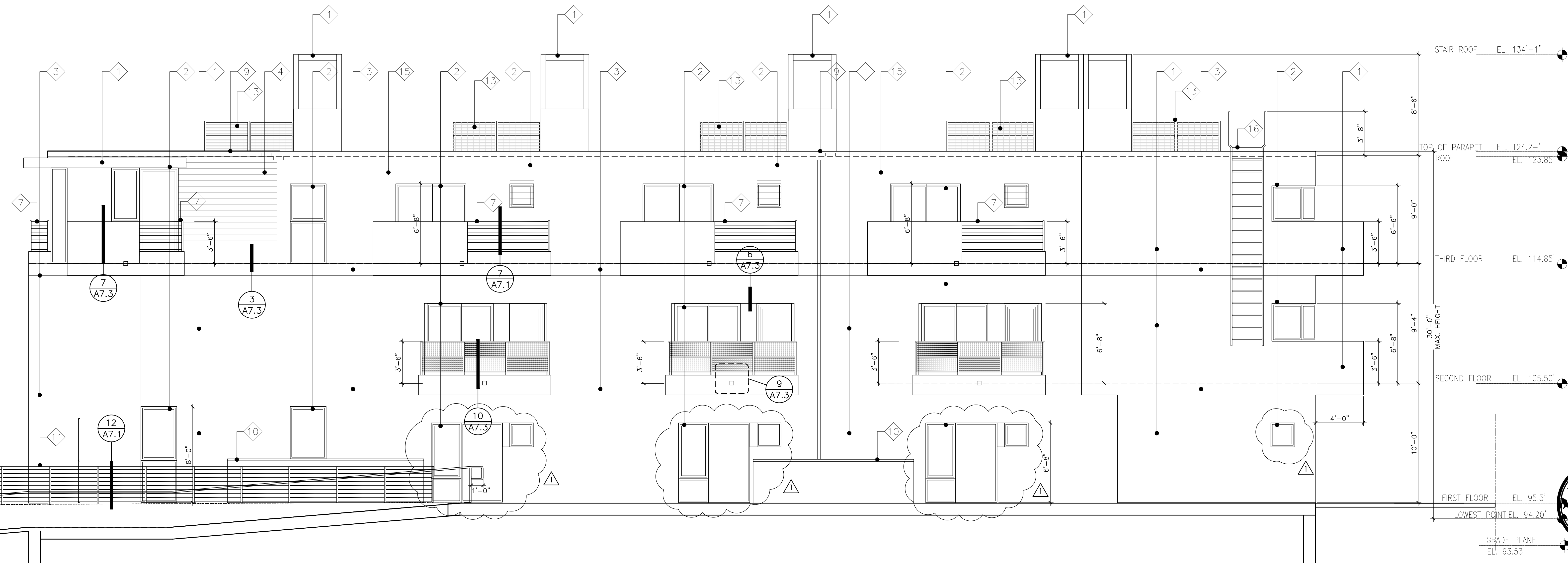
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architect/planning/sustainable design/engineering/interior design
109 SIERRA STREET, EL SEGUNDO, CA, 90245

date: MAR. 2017
scale: 1/4"=1'-0"
drawn: SMR
job: 716AR418
sheet:
A 3 of 2
of sheets



NORTH ELEVATION

MATERIAL LEGEND:

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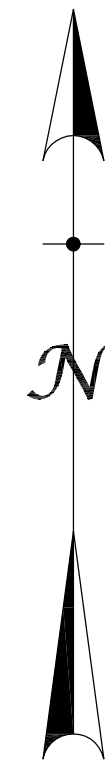
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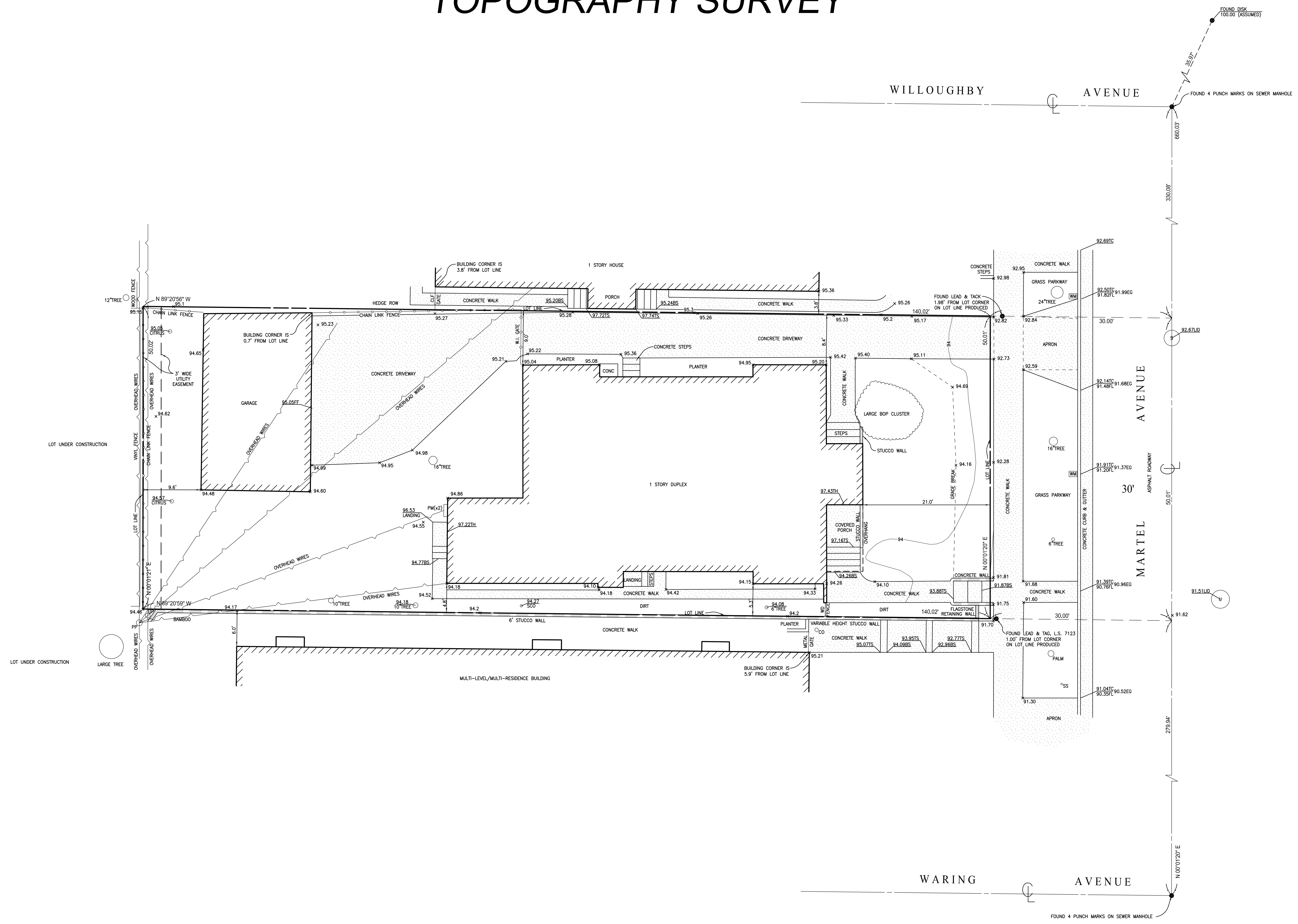
TOPOGRAPHY SURVEY



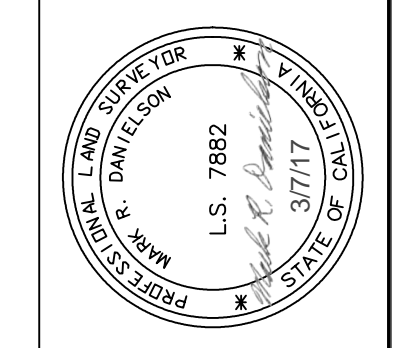
Scale: 1" = 8'



- LEGEND:**
- BOP = BIRD OF PARADISE
 - BS = BOTTOM OF STEP
 - CLF = CHAIN LINK FENCE
 - CO = CLEAN OUT
 - CONC = CONCRETE
 - EG = EDGE OF GUTTER
 - FF = FINISH FLOOR
 - FL = FLOWLINE
 - FM = POWER METER
 - SCO = SEWER CLEAN OUT
 - SS = STREET SIGN
 - TS = TOP OF STEP
 - UP = UTILITY POLE
 - WM = WATER METER
 - CL = CENTERLINE
 - S = SEWER MANHOLE
 - U = UTILITY MANHOLE
 - = FOUND MONUMENT AS NOTED



<p>Plan Prepared For: Martel LLC P.O. Box 4750 Westlake Village, CA 91362</p> <p>Site Address: 829 N. Martel Avenue Los Angeles</p>	<p>Legal Description: Lot 105, Tract No. 5665, M.B. 60, Pg. 97</p> <p>Area: 7,003 Square Feet 0.16 Acres</p> <p>Date Of Survey: July 20, 2016</p>	<p>Bench Mark: The elevation of 100.00' was assumed as the found benchmark at the northeast corner of Willoughby Avenue & Martel Avenue as shown hereon and was used as datum for this survey.</p> <p>Job No. 6239-0002</p> <p style="text-align: right;">Sheet 1 of 1</p>	<p>Revisions:</p> <ol style="list-style-type: none"> 1. Add spot elevations per client's request <p style="text-align: right;">3-7-17</p>
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DS Danielson Surveying
 Mark R. Danielson, PLS 7882

17741 Foxhill Blvd., Suite 200
 Sylmar, CA 91788
 Tel: (818) 362-8886
 Fax: (818) 362-8886
 E-mail: info@danielsonsurveying.com
 www.danielsonsurveying.com

EXHIBIT 5

Letter of Determination

TT-74883-CN

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: August 15, 2017

Las Day to Appeal: August 30, 2017

Martel LLC (O)
1316 Pathfinder Ave
Westlake Village, CA 91362

Dan Lamy (R)
1316 Pathfinder Ave
Westlake Village, CA 91362

RE: Tentative Tract Map No. TT-74883-CN
Related Case: N/A
829 NORTH MARTEL AVENUE
Hollywood Planning Area
Specific Plan Subarea: N/A
Zone: [Q]R3-1XL
Council District: 5
CEQA: ENV-2017-1261-CE
Legal Description: Lot 105; TR 5665

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted a Categorical Exemption from the environmental review pursuant to Article 19, Class 15332 of the CEQA State Guidelines, and approved Tentative Tract No. 74883 composed of one lot, located at 829 N Martel Ave for a maximum five (5) unit condominium as shown on map stamp-dated May 5, 2017 in the Hollywood Community Plan. A Zoning Administrator's Adjustment to allow a height increase of 30-inches above the otherwise permitted height of 30 feet in Height District 1XL was approved. This unit density is based on the R3-1XL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more **agencies** must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING

1. That a 2-foot wide strip of land be dedicated along Martel Avenue adjoining the subdivision to complete a 32-foot wide half public street right-of-way in accordance with **Modified Collector** Standards of LA Mobility Plan.
2. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

3. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in the correspondence dated May 18, 2017 and attached to the case file for Tract No. 74883.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

4. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of [Q] condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
 - b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirement shall be rechecked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.

Notes:

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A.4(a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

Backup space for parking space with less than 26' 8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Huang at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

5. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

6. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

DEPARTMENT OF WATER AND POWER

7. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

8. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

DEPARTMENT OF RECREATION AND PARKS

9. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

10. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of five (5) dwelling units.

- b. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit, plus $\frac{1}{4}$ guest parking spaces per dwelling. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (201 N. Figueroa Street, 4th Floor).

- c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- d. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- h. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting

a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

11. That the subdivider shall record and execute a Covenant and Agreement to comply with [Q]/(Q) Condition(s) per CPC-86-831-GPC, Ordinance No. 164707.

Tenant Relocation Conditions

12. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the

applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

13. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

- C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.
- In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.
- C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment/commercial building. However, prior to issuance of a building permit for apartments/commercial building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the

building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1 (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the

City Council with the final map.

- (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2 That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3 That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
 - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - (f) Construct access ramps for the handicapped as required by the City Engineer.
 - (g) Close any unused driveways satisfactory to the City Engineer.

- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Martel Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - 1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway or a 10-foot full-width concrete sidewalk with tree wells.
 - 2) Suitable surfacing to join the existing pavements and to complete a 22-foot half roadway.
 - 3) Any necessary removal and reconstruction of existing improvements.
 - 4) The necessary transitions to join the existing improvements.

NOTES:

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Section 15332 of the CEQA State Guidelines.

The project includes the demolition of a duplex; and the construction, use and maintenance of a three-story, five (5) unit residential development with subterranean parking. As new construction not exceeding five (5) dwelling units within an urbanized area, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

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

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

The project meets all of the Criteria for the Class 32 Exemption. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies. The site is zoned [Q]R3-1XL and has a General Plan Land Use Designation of Medium Residential. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.16 acres. Lots adjacent to the subject site are developed with the following urban uses: low- to medium-density single and multi-residential uses. The site is not, and has no value as, a habitat for endangered, rare or threatened species. The site is previously disturbed and surrounded by development. There are no protected trees on the site, as identified in a letter prepared by Bruce Malinowski, a registered Landscape Architect dated March 24, 2017. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Similarly, the project will not result in significant impacts related to air quality because it falls below interim thresholds established by DCP staff, based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The Proposed Site will be adequately served by all public utilities and services given that the construction of a five (5) unit residential development will be on a site which has been previously developed and is consistent with the General Plan. Therefore, it can be found that the project meets the qualifications of the Class 32 Exemption.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a five (5) unit residential building in an area zoned and designated for such development. All adjacent lots are developed with one- to three-story single- and multi-family residential uses, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.3:1 on a site that is permitted to have a maximum FAR of 3:1. The project size, density and height is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential development in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. According to Appendix B of the City of Los Angeles Mobility Plan, the subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located near the Proposed Site. Furthermore, according to Envirostor, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The Proposed Site has not been identified as a historic resource by local or state agencies, nor been determined to be eligible for listing in the

National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 74883, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Hollywood Community Plan designates the subject property for Medium Residential Use with the corresponding zone of R3. Per the requirements of the R3 Zone, every lot must have a minimum lot width of 50 feet and a minimum area of 5,000 square feet. Ordinance No. 164707 set forth a [Q] Qualified Classification limiting a minimum area of 1,200 square feet per dwelling unit. The proposed map has a lot area of 7,013 square feet and a lot width of 50 feet. The project proposes five (5) residential units, which does not exceed the density allowed per the underlying zone. Additionally, parking is located within a subterranean garage, and not within the required front yard setback. With approval of the height adjustment to allow a 30-inch height increase over the otherwise permitted 30-foot height, the project will be still remain consistent with the Hollywood Community Plan in that it contributes to a distinctive residential character that will be compliant with the permitted density of the site, allows opportunities for home ownership, and provides adequate common and private open space per the Specific Plan regulations.

- b) **THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Hollywood Community Plan designates the subject property for Medium Residential land uses. The property contains approximately 6,913 net square feet and is presently zoned [Q]R3-1XL. The proposed subdivision for five (5) residential units is allowable under the current adopted zone, overlay, and the land use designation.

The Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject tract and found no potential problems to the City's structures or potential maintenance problems. The project conforms with both the specific provisions and the intent of the Hollywood Community Plan. Therefore, the design is consistent with the intent and purpose of the applicable General Plan.

- c) **THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.**

The adjacent properties to the north, south, east, and west are zoned R3-1XL and consist of single and multi-family residential dwellings consistent with the general characteristic of the surrounding neighborhood.

The project site is not located in a Methane Zone, Landslide Zone, Liquefaction Zone, Hazardous Waste Zone, and is located 1.84 km from the Hollywood Fault. The Grading

Division of the Department of Building and Safety concluded on May 18, 2017 that a geology and soils report is not required prior to planning approval of the Tract Map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault rupture hazard zone; and does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. Therefore, the site is physically suitable for the proposed project.

- d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The project site consists of a single parcel located along the westerly side of Martel Ave, between Warning Ave and Willoughby Ave. The lot has a width of approximately 50 feet and a uniform depth of 140 feet, for a total lot size of 7,013 square feet. The proposed subdivision for five (5) residential units is allowable under the current [Q]R3-1XL zone, overlay, and the land use designation.

The Department of Building and Safety, Grading Division has reviewed the project and determined that the site is physically suitable for the proposed type of development. Per the requirements of the [Q]R3-1XL Zone, the site is sufficient in size for the proposed subdivision. Therefore, the site is physically suitable for the proposed density of development.

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

This subdivision is part of a class of projects which the City Council has determined will not have a significant effect upon the environment. Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to CEQA State Guidelines Section 15332.

- f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

An easement exists on the northeast corner of the lot along Martel Ave that will be maintained. No conflict will occur with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)
- 1) In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
 - 2) Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
 - 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
 - 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
 - 5) In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

FINDINGS OF FACT (ADJUSTMENT):

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

1. **While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The subject property is a level, rectangular-shaped lot fronting Martel Ave located between Warning Ave and Willoughby Ave. The property is zoned [Q]R3-1XL, designated for Medium Residential land uses and located in the Hollywood Community Plan Area. The subject property has an existing duplex and an existing easement on the northeast corner of the lot along Martel Ave. The Applicant is requesting a 30-inch height adjustment over the otherwise permitted maximum height of 30 feet. The proposed building height is 30 feet and the additional 30-inches is only for railing purposes. The height increase will not cause any detrimental impact. Therefore, the proposed project will conform with the intent of the applicable zoning regulations.

2. **In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The proposed project would not change the character of the area given that the 30-inch increase above the permitted 30 feet will not create a visually obtrusive scenario. Adjacent properties are developed with one to three-story, residential buildings. The project is for a three-story, five (5) unit residential condominium. The proposed project will not result in a development that is out of scale

with surrounding improvements and the additional 30-inches is only for railing purposes. The project will be compatible and no adverse affect will be made on the surrounding neighborhood.

3. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The property is located in the Hollywood Community Plan area which designates the subject property for Medium Residential density, with corresponding zone of [Q]R3 and Height District No. 1XL. The property is not currently located within the area of any specific plan. As noted, the proposed project is in substantial conformance with provisions of the Community Plan. Goal 4A of the Hollywood Community Plan is to provide an equitable distribution of housing opportunities by type and cost accessible to all residents of the City. The proposed development will be in substantial conformance with the above mentioned Goal and with the purpose, intent and provisions of the General Plan.

These findings shall apply to both the tentative and final maps for Tract No. 74883.

VINCENT P. BERTONI, AICP
Advisory Agency



Kevin S. Golden
Deputy Advisory Agency



Jane Choi, AICP
Senior City Planner

VPB:KSG:JC:JH

Note:

If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

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

Forms are also available on-line at <http://cityplanning.lacity.org>

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

(04-11-17)
Residential Condos

EXHIBIT 6

Environmental Report
TT-74883-CN

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

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(213) 978-1300



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DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Class 32 Categorical Exemption for ENV-2017-1261-CE

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Section 15332 of the CEQA State Guidelines.

The project includes the demolition of a duplex; and the construction, use and maintenance of a three-story, five (5) unit residential development with subterranean parking. As new construction not exceeding five (5) dwelling units within an urbanized area, and a project which is characterized as infill development, the project qualifies for the Class 32 Categorical Exemption.

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

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

The project meets all of the Criteria for the Class 32 Exemption. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies. The site is zoned [Q]R3-1XL and has a General Plan Land Use Designation of Medium Residential. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.16 acres. Lots adjacent to the subject site are developed with the following urban uses: low- to medium-density single and multi-residential uses. The site is not, and has no value as, a habitat for endangered, rare or threatened species. The site is previously disturbed and surrounded by development. There are no protected trees on the site, as identified in a letter prepared by Bruce Malinowski, a registered Landscape Architect dated March 24, 2017. The project will be subject to Regulatory Compliance Measures (RCMs), which

require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Similarly, the project will not result in significant impacts related to air quality because it falls below interim thresholds established by DCP staff, based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The Proposed Site will be adequately served by all public utilities and services given that the construction of a five (5) unit residential development will be on a site which has been previously developed and is consistent with the General Plan. Therefore, it can be found that the project meets the qualifications of the Class 32 Exemption.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a five (5) unit residential building in an area zoned and designated for such development. All adjacent lots are developed with one- to three-story single- and multi-family residential uses, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.3:1 on a site that is permitted to have a maximum FAR of 3:1. The project size, density and height is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential development in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. According to Appendix B of the City of Los Angeles Mobility Plan, the subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located near the Proposed Site. Furthermore, according to Envirostor, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The Proposed Site has not been identified as a historic resource by local or state agencies, nor been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

EXHIBIT 7

Parcel Profile Report

TT-74883-CN



City of Los Angeles Department of City Planning

9/27/2017 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

831 N MARTEL AVE
829 N MARTEL AVE

ZIP CODES

90046

RECENT ACTIVITY

VTT-74883-CN

CASE NUMBERS

CPC-2016-1450-CPU
CPC-1986-831-GPC
CPC-18473-B
ORD-183497
ORD-164707
ORD-161687
TT-74883-CN
ENV-2017-1261-CE
ENV-2016-1451-EIR

Address/Legal Information

PIN Number	141B181 120
Lot/Parcel Area (Calculated)	7,013.2 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID C6
Assessor Parcel No. (APN)	5526005006
Tract	TR 5665
Map Reference	M B 60-97
Block	None
Lot	105
Arb (Lot Cut Reference)	None
Map Sheet	141B181

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	1920.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]R3-1XL
Zoning Information (ZI)	None
General Plan Land Use	Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	Yes
Rent Stabilization Ordinance (RSO)	Yes
Transit Oriented Communities (TOC)	Tier 1
CRA - Community Redevelopment Agency	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Poinsettia Recreation Center
Assessor Information	
Assessor Parcel No. (APN)	5526005006
Ownership (Assessor)	
Owner1	MARTEL LLC
Address	1316 PATHFINDER AVE WESTLAKE VILLAGE CA 91362
Ownership (Bureau of Engineering, Land Records)	
Owner	MARTEL LLC
Address	1316 PATHFINDER AVE WESTLAKE VILLAGE CA 91362
APN Area (Co. Public Works)*	0.161 (ac)
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val.	\$969,000
Assessed Improvement Val.	\$408,000
Last Owner Change	09/08/2016
Last Sale Amount	\$1,350,013
Tax Rate Area	67
Deed Ref No. (City Clerk)	1738578 1582225 1076768
Building 1	
Year Built	1924
Building Class	D55
Number of Units	2
Number of Bedrooms	5
Number of Bathrooms	3
Building Square Footage	1,942.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.8411444
Nearest Fault (Name)	Hollywood Fault

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	702
Fire Information	
Bureau	West
Batallion	5
District / Fire Station	41
Red Flag Restricted Parking	No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-18473-B
Required Action(s):	B-PRIVATE STREET MODIFICATIONS (2ND REQUEST)
Project Descriptions(s):	CONTINUATION OF CPC-18473-A. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	TT-74883-CN
Required Action(s):	CN-NEW CONDOMINIUMS
Project Descriptions(s):	PURSUANT TO LAMC SECTION 17.00 A TENTATIVE TRACT MAP FOR (N) RESIDENTIAL CONDOMINIUMS.
Case Number:	ENV-2017-1261-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PURSUANT TO LAMC SECTION 17.00 A TENTATIVE TRACT MAP FOR (N) RESIDENTIAL CONDOMINIUMS.
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN

DATA NOT AVAILABLE

ORD-183497
ORD-164707
ORD-161687

EXHIBIT 8

Appeal Documents

TT-74883-CN



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

- Area Planning Commission
- City Planning Commission
- City Council
- Director of Planning

Regarding Case Number: ENV-2017-1261-EAF/TT-74883-CN

Project Address: 829 N MARTEL AVE 90046

Final Date to Appeal: AUGUST 31, 2017

- Type of Appeal:
- Appeal by Applicant/Owner
 - Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 - Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): LA BREA WILLOUGHBY COALITION

Company: _____

Mailing Address: 843 NORTH DETROIT STREET

City: LOS ANGELES State: CA Zip: 90046

Telephone: 323.939.2754 E-mail: labreacoalition@gmail.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

- Self
- Other: Neighborhood organization

- Is the appeal being filed to support the original applicant's position? Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): LUCILLE SAUNDERS

Company: LA BREA WILLOUGHBY COALITION

Mailing Address: 843 NORTH DETROIT STREET

City: LOS ANGELES State: CA Zip: 90046

Telephone: 323.939.2754 E-mail: labreacoalition@gmail.com

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part

Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: *Paula Saunders*

Date: 28 Aug 2017

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <u>\$89.00</u>	Reviewed & Accepted by (DSC Planner): <u>Sarah Goldman</u>	Date: <u>8/28/2017</u>
Receipt No: <u>0101781618</u>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)



August 28, 2017

RE: ENV-2017-1261-EAF/TT-74883-CN/829 N MARTEL AVE APPEAL JUSTIFICATION

AGGRIEVED PARTY:

The La Brea Willoughby Coalition ("LCW"), a recognized neighborhood advocacy association's area includes the above cited project ("project") address. When the project application was noted on the Department of City Planning ("DCP") "Early Notification Report," LWC notified:

- 1) the DCP planner, "LWC ... critical "interested party" in ... project, requests DCP to please advise when case has been assigned to DCP planner and place this neighborhood organization on all mailing, notices, hearings, and the like lists immediately and ongoing throughout the planning process " and
- 2) the project contact, LWC stated, " the LWC land use committee would appreciate meeting with you and project representatives to learn the scope of the project and note how the neighborhood zoning codes and regulations protect our community at the earliest mutual convenience." Further, LWC requested "[send your] project plans/design for [LWC] review.

HOW LWC AGGRIEVED

DCP did not give sufficient Tract public hearing notice to the LWC, and the project contact did not send plans/designs nor did he correspond further with LWC.

POINTS AT ISSUE

Lack of DCP sufficient Tract public hearing notice to the LWC resulted in denial of citizens' due process rights, and resulted in citizens' inability to rightly challenge project requested "adjustment."

DECISION MAKER ERRED

Decision Letter approved the unchallenged adjustment which set an adverse precedent counter to the neighborhood's long held concern and hard fought zoning codes and regulations.

To sincerely serve, protect, and respect,

Lucille Saunders, President,

La Brea Willoughby Coalition

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE PRESIDENT

CAROLINE CHOE

RICHARD KATZ

JOHN W. MACK

SAMANTHA MILLMAN

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
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(213) 978-1272

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DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Decision Date: August 15, 2017

Las Day to Appeal: August 30, 2017

Martel LLC (O)
1316 Pathfinder Ave
Westlake Village, CA 91362

Dan Lamy (R)
1316 Pathfinder Ave
Westlake Village, CA 91362

RE: Tentative Tract Map No. TT-74883-CN
Related Case: N/A
829 NORTH MARTEL AVENUE
Hollywood Planning Area
Specific Plan Subarea: N/A
Zone: [Q]R3-1XL
Council District: 5
CEQA: ENV-2017-1261-CE
Legal Description: Lot 105; TR 5665

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency adopted a **Categorical Exemption** from the environmental review pursuant to Article 19, Class 15332 of the CEQA State Guidelines, and approved Tentative Tract No. 74883 composed of one lot, located at 829 N Martel Ave for a maximum five (5) unit condominium as shown on map stamp-dated May 5, 2017 in the Hollywood Community Plan. A Zoning Administrator's Adjustment to allow a height increase of 30-inches above the otherwise permitted height of 30 feet in Height District 1XL was approved. This unit density is based on the R3-1XL Zone. (The subdivider is hereby advised that the LAMC may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which will legally interpret the Zoning Code as it applies to this particular property.) The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING

1. That a 2-foot wide strip of land be dedicated along Martel Avenue adjoining the subdivision to complete a 32-foot wide half public street right-of-way in accordance with Modified Collector Standards of LA Mobility Plan.
2. That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

3. That prior to issuance of a grading or building permit, or prior to recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in the correspondence dated May 18, 2017 and attached to the case file for Tract No. 74883.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

4. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
 - a. Provide a copy of [Q] condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
 - b. Show all street dedication as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirement shall be rechecked as per net lot area after street dedication. Front yard requirements shall be required to comply with current code as measured from new property lines after dedication.

Notes:

The submitted Map may not comply with the number of parking spaces required by Section 12.21 A.4(a) based on number of habitable rooms in each unit. If there are insufficient numbers of parking spaces, obtain approval from the Department of City Planning.

The submitted Map may not comply with the number of guest parking spaces required by the Advisory Agency.

The existing or proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

Backup space for parking space with less than 26' 8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Eric Huang at (213) 482-6876 to schedule an appointment.

DEPARTMENT OF TRANSPORTATION

5. That the project be subject to any recommendations from the Department of Transportation.

FIRE DEPARTMENT

6. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submittal of plot plans for Fire Department review and approval prior to recordation of Tract Map Action.

DEPARTMENT OF WATER AND POWER

7. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c).)

BUREAU OF STREET LIGHTING – SPECIFIC CONDITIONS

8. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

DEPARTMENT OF RECREATION AND PARKS

9. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

10. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of five (5) dwelling units.

- b. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit, plus ¼ guest parking spaces per dwelling. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

If guest parking spaces are gated, a voice response system shall be installed at the gate. Directions to guest parking spaces shall be clearly posted. Tandem parking spaces shall not be used for guest parking.

In addition, prior to issuance of a building permit, a parking plan showing off-street parking spaces, as required by the Advisory Agency, be submitted for review and approval by the Department of City Planning (201 N. Figueroa Street, 4th Floor).

- c. That prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- d. The applicant shall install an air filtration system(s) to reduce the effects of diminished air quality on occupants of the project.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider consider the use of natural gas and/or solar energy and consult with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- h. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting

a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

- 11. That the subdivider shall record and execute a Covenant and Agreement to comply with [Q]/(Q) Condition(s) per CPC-86-831-GPC, Ordinance No. 164707.

Tenant Relocation Conditions

- 12. That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the

applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation of the covenant and agreement.

13. Within 10 days after the time to appeal has expired, the applicant shall execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to the affirmative duty to abide by all provisions of the Ellis Act (Government Code §§ 7060, et seq.) and §§ 151.22 – 151.28 of the Los Angeles Municipal Code.

DEPARTMENT OF CITY PLANNING - STANDARD CONDOMINIUM CONDITIONS

- C-1 That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. Where the existing zoning is (T) or (Q) for multiple residential use, no construction or use shall be permitted until the final map has recorded or the proper zone has been effectuated. If models are constructed under this tract approval, the following conditions shall apply:
1. Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Section of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
 2. All other conditions applying to Model Dwellings under Section 12.22A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.
- C-2 Prior to the recordation of the final map, the subdivider shall pay or guarantee the payment of a park and recreation fee based on the latest fee rate schedule applicable. The amount of said fee to be established by the Advisory Agency in accordance with Section 17.12 of the Los Angeles Municipal Code and to be paid and deposited in the trust accounts of the Park and Recreation Fund.
- C-3 That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any permit. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.
- In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.
- C-4 In order to expedite the development, the applicant may apply for a building permit for an apartment/commercial building. However, prior to issuance of a building permit for apartments/commercial building, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the

building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1 (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.
- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
- (e) That drainage matters be taken care of satisfactory to the City Engineer.
- (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
- (g) That any required slope easements be dedicated by the final map.
- (h) That each lot in the tract comply with the width and area requirements of the Zoning Ordinance.
- (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
- (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the

City Council with the final map.

- (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2 That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3 That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
 - (b) Construct any necessary drainage facilities.
 - (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
 - (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
 - (f) Construct access ramps for the handicapped as required by the City Engineer
 - (g) Close any unused driveways satisfactory to the City Engineer.

- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - a. Improve Martel Avenue being dedicated and adjoining the subdivision by the construction of the following:
 - 1) A concrete curb, a concrete gutter, and a 5-foot concrete sidewalk and landscaping of the parkway or a 10-foot full-width concrete sidewalk with tree wells.
 - 2) Suitable surfacing to join the existing pavements and to complete a 22-foot half roadway.
 - 3) Any necessary removal and reconstruction of existing improvements.
 - 4) The necessary transitions to join the existing improvements.

NOTES:

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA)

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Section 15332 of the CEQA State Guidelines.

The project includes the demolition of a duplex; and the construction, use and maintenance of a three-story, five (5) unit residential development with subterranean parking. As new construction not exceeding five (5) dwelling units within an urbanized area, and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

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

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

The project meets all of the Criteria for the Class 32 Exemption. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies. The site is zoned [Q]R3-1XL and has a General Plan Land Use Designation of Medium Residential. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.16 acres. Lots adjacent to the subject site are developed with the following urban uses: low- to medium-density single and multi-residential uses. The site is not, and has no value as, a habitat for endangered, rare or threatened species. The site is previously disturbed and surrounded by development. There are no protected trees on the site, as identified in a letter prepared by Bruce Malinowski, a registered Landscape Architect dated March 24, 2017. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. Similarly, the project will not result in significant impacts related to air quality because it falls below interim thresholds established by DCP staff, based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The Proposed Site will be adequately served by all public utilities and services given that the construction of a five (5) unit residential development will be on a site which has been previously developed and is consistent with the General Plan. Therefore, it can be found that the project meets the qualifications of the Class 32 Exemption.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 15332: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a five (5) unit residential building in an area zoned and designated for such development. All adjacent lots are developed with one- to three-story single- and multi-family residential uses, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.3:1 on a site that is permitted to have a maximum FAR of 3:1. The project size, density and height is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential development in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. According to Appendix B of the City of Los Angeles Mobility Plan, the subject site is not designated as a state scenic highway, nor are there any designated state scenic highways located near the Proposed Site. Furthermore, according to Envirostor, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The Proposed Site has not been identified as a historic resource by local or state agencies, nor been determined to be eligible for listing in the

National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT)

In connection with the approval of Tentative Tract No. 74883, the Advisory Agency of the City of Los Angeles, pursuant to Sections 66473.1, 66474.60, .61 and .63 of the State of California Government Code (the Subdivision Map Act), makes the prescribed findings as follows:

- a) **THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Hollywood Community Plan designates the subject property for Medium Residential Use with the corresponding zone of R3. Per the requirements of the R3 Zone, every lot must have a minimum lot width of 50 feet and a minimum area of 5,000 square feet. Ordinance No. 164707 set forth a [Q] Qualified Classification limiting a minimum area of 1,200 square feet per dwelling unit. The proposed map has a lot area of 7,013 square feet and a lot width of 50 feet. The project proposes five (5) residential units, which does not exceed the density allowed per the underlying zone. Additionally, parking is located within a subterranean garage, and not within the required front yard setback. With approval of the height adjustment to allow a 30-inch height increase over the otherwise permitted 30-foot height, the project will be still remain consistent with the Hollywood Community Plan in that it contributes to a distinctive residential character that will be compliant with the permitted density of the site, allows opportunities for home ownership, and provides adequate common and private open space per the Specific Plan regulations.

- b) **THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.**

The adopted Hollywood Community Plan designates the subject property for Medium Residential land uses. The property contains approximately 6,913 net square feet and is presently zoned [Q]R3-1XL. The proposed subdivision for five (5) residential units is allowable under the current adopted zone, overlay, and the land use designation.

The Bureau of Sanitation has reviewed the sewer/storm drain lines serving the subject tract and found no potential problems to the City's structures or potential maintenance problems. The project conforms with both the specific provisions and the intent of the Hollywood Community Plan. Therefore, the design is consistent with the intent and purpose of the applicable General Plan.

- c) **THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.**

The adjacent properties to the north, south, east, and west are zoned R3-1XL and consist of single and multi-family residential dwellings consistent with the general characteristic of the surrounding neighborhood.

The project site is not located in a Methane Zone, Landslide Zone, Liquefaction Zone, Hazardous Waste Zone, and is located 1.84 km from the Hollywood Fault. The Grading

Division of the Department of Building and Safety concluded on May 18, 2017 that a geology and soils report is not required prior to planning approval of the Tract Map as the property is located outside of a City of Los Angeles Hillside Area; is exempt or located outside of a State of California liquefaction, earthquake induced landslide, or fault rupture hazard zone; and does not require any grading or construction of an engineered retaining structure to remove potential geologic hazards. Therefore, the site is physically suitable for the proposed project.

- d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.

The project site consists of a single parcel located along the westerly side of Martel Ave, between Warning Ave and Willoughby Ave. The lot has a width of approximately 50 feet and a uniform depth of 140 feet, for a total lot size of 7,013 square feet. The proposed subdivision for five (5) residential units is allowable under the current [Q]R3-1XL zone, overlay, and the land use designation.

The Department of Building and Safety, Grading Division has reviewed the project and determined that the site is physically suitable for the proposed type of development. Per the requirements of the [Q]R3-1XL Zone, the site is sufficient in size for the proposed subdivision. Therefore, the site is physically suitable for the proposed density of development.

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

This subdivision is part of a class of projects which the City Council has determined will not have a significant effect upon the environment. Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorical Exempt from the environmental review pursuant to CEQA State Guidelines Section 15332.

- f) THE DESIGN OF THE SUBDIVISION OR TYPE OF IMPROVEMENTS IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There appears to be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

An easement exists on the northeast corner of the lot along Martel Ave that will be maintained. No conflict will occur with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)
- 1) In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.
 - 2) Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.
 - 3) The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.
 - 4) The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.
 - 5) In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

FINDINGS OF FACT (ADJUSTMENT):

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

1. **While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The subject property is a level, rectangular-shaped lot fronting Martel Ave located between Warning Ave and Willoughby Ave. The property is zoned [Q]R3-1XL, designated for Medium Residential land uses and located in the Hollywood Community Plan Area. The subject property has an existing duplex and an existing easement on the northeast corner of the lot along Martel Ave. The Applicant is requesting a 30-inch height adjustment over the otherwise permitted maximum height of 30 feet. The proposed building height is 30 feet and the additional 30-inches is only for railing purposes. The height increase will not cause any detrimental impact. Therefore, the proposed project will conform with the intent of the applicable zoning regulations.

2. **In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The proposed project would not change the character of the area given that the 30-inch increase above the permitted 30 feet will not create a visually obtrusive scenario. Adjacent properties are developed with one to three-story, residential buildings. The project is for a three-story, five (5) unit residential condominium. The proposed project will not result in a development that is out of scale

with surrounding improvements and the additional 30-inches is only for railing purposes. The project will be compatible and no adverse affect will be made on the surrounding neighborhood.

3. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

The property is located in the Hollywood Community Plan area which designates the subject property for Medium Residential density, with corresponding zone of [Q]R3 and Height District No. 1XL. The property is not currently located within the area of any specific plan. As noted, the proposed project is in substantial conformance with provisions of the Community Plan. Goal 4A of the Hollywood Community Plan is to provide an equitable distribution of housing opportunities by type and cost accessible to all residents of the City. The proposed development will be in substantial conformance with the above mentioned Goal and with the purpose, intent and provisions of the General Plan.

These findings shall apply to both the tentative and final maps for Tract No. 74883.

VINCENT P. BERTONI, AICP
Advisory Agency



Kevin S. Golden
Deputy Advisory Agency



Jane Choi, AICP
Senior City Planner

VPB:KSG:JC:JH

Note:

If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

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

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

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

Forms are also available on-line at <http://cityplanning.lacity.org>

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

(04-11-17)
Residential Condos