**EXHIBIT L**

**APPEAL APPLICATION AND ATTACHMENTS**

**DATED AUGUST 23, 2023**

APPLICATIONS

# APPEAL APPLICATION
Instructions and Checklist

## RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

## PURPOSE

This application is for the appeal of Los Angeles City Planning determinations, as authorized by the LAMC, as well as first-level Building and Safety Appeals.

## APPELLATE BODY

**Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.**

☐ Area Planning Commission (APC) ☐ City Planning Commission (CPC) ☒ City Council

☐ Zoning Administrator (ZA) ☐ Director of Planning (DIR)

## CASE INFORMATION

**Case Number:** ADM-2023-4274-DB-VHCA-ED1

**Project Address:** 8217 N. Winnetka Avenue

**Final Date to Appeal:** N/A

## APPELLANT

**For main entitlement cases, except for Building and Safety Appeals:**

**Check all that apply.**

☐ Person, other than the Applicant, Owner or Operator claiming to be aggrieved

☒ Representative ☒ Property Owner ☒ Applicant ☐ Operator of the Use/Site

**For Building and Safety Appeals only:**

**Check all that apply.**

☐ Person claiming to be aggrieved by the determination made by **Building and Safety**[1]

☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

[1] Appellants of a Building and Safety Appeal are considered the Applicant and must provide the Noticing Requirements identified on page 4 of this form at the time of filing. Pursuant to LAMC Section 12.26 K, an appeal fee shall be required pursuant to LAMC Section 19.01 B.2.

## APPELLANT INFORMATION

**Appellant Name:**

**Company/Organization:** 8217 Winnetka LLC & Bedrock Properties Group, LLC (c/o Leon Benrimon)

**Mailing Address:** 9220 Winnetka Ave

**City:** Chatsworth **State:** CA **Zip Code:** 91311

**Telephone:** (310) 980-7206 **E-mail:** leon@uncommondevelopers.com

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

☒ Self ☐ Other:

Is the appeal being filed to support the original applicant's position? ☒ **YES** ☐ **NO**

## REPRESENTATIVE / AGENT INFORMATION

**Representative/Agent Name (if applicable):** Dave Rand, Olivia Joncich

**Company:** Rand Paster & Nelson, LLP

**Mailing Address:** 633 W. Fifth Street, 64th Fl

**City:** Los Angeles **State:** CA **Zip Code:** 90071

**Telephone:** (213) 557-2703 **E-mail:** dave@rpnllp.com, olivia@rpnllp.com

## JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? ☒ **Entire** ☐ **Part**

Are specific Conditions of Approval being appealed? ☐ **YES** ☒ **NO**

If Yes, list the Condition Number(s) here:

On a separate sheet provide the following:

☒ Reason(s) for the appeal

☒ Specific points at issue

☒ How you are aggrieved by the decision

☒ How the decision-maker erred or abused their decision

## APPLICANT'S AFFIDAVIT

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

**Appellant Signature:** **Date:** 8/18/2023

## GENERAL NOTES

*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.*

*The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.*

### THIS SECTION FOR CITY PLANNING STAFF USE ONLY

**Base Fee:** _____

**Reviewed & Accepted by (DSC Planner):** _____

**Receipt No.:** _____ **Date :** _____

☐ Determination authority notified ☐ Original receipt and BTC receipt (if original applicant)

## GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our Online Application System (OAS).

## APPEAL DOCUMENTS

**1. Hard Copy**

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

- ☒ Appeal Application
- ☒ Justification/Reason for Appeal
- ☒ Copy of Letter of Determination (LOD) for the decision being appealed

**2. Electronic Copy**

- ☒ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/ Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

**3. Appeal Fee**

- ☒ *Original Applicant.* The fee charged shall be in accordance with LAMC Section 19.01 B.1(a), or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- ☐ *Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

**4. Noticing Requirements (Applicant Appeals or Building and Safety Appeals Only)**

- ☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. Appellants for BSAs are considered Original Applicants.
- ☐ *BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

  See the Mailing Procedures Instructions (CP-2074) for applicable requirements.

# SPECIFIC CASE TYPES
# ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

## DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITES (TOC)

Appeal procedures for DB/TOC cases are pursuant to LAMC Section 12.22 A.25(g).

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

  ☐ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

## WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to LAMC Section 12.37 I.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

## [VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant LAMC Section 17.54 A.

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

## BUILDING AND SAFETY APPEAL

**First Level Appeal**

Procedures for an appeal of a determination by the Los Angeles Department of Building and Safety (LADBS) (i.e., Building and Safety Appeal, or BSA) are pursuant LAMC Section 12.26 K.1.

- The Appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.

1. Appeal Fee

   ☐ Appeal fee shall be in accordance with LAMC Section 19.01 B.2 (i.e., the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code, plus surcharges).

2. Noticing Requirement

   ☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 12.26 K.3. Appellants for BSAs are considered Original Applicants.

☐ *BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions (CP-2074) for applicable requirements.

**Second Level Appeal**

Procedures for a appeal of the Director's Decision on a BSA Appeal are pursuant to LAMC Section 12.26 K.6. The original Appellant or any other aggrieved person may file an appeal to the APC or CPC, as noted in the LOD.

1. Appeal Fee

   ☐ *Original Applicant.* Fees shall be in accordance with the LAMC Section 19.01 B.1(a).

2. Noticing Requirement

   ☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per LAMC Section 12.26 K.7. Appellants for BSAs are considered Original Original Applicants.

   ☐ *BTC Receipt.* Proof of payment by way of a BTC Receipt must be submitted to verify that mailing fees for the appeal hearing notice have been paid by the Applicant to City Planning's mailing contractor (BTC).

See the Mailing Procedures Instructions (CP-2074) for applicable requirements.

## NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to LAMC Section 12.27.1 C.4. Nuisance Abatement/Revocations cases are only appealable to the City Council.

1. Appeal Fee

   ☐ *Applicant (Owner/Operator).* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(a).

   For appeals filed by the property owner and/or business owner/operator, or any individuals/ agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under LAMC Section 19.01 B.1(a) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

   ☐ *Aggrieved Party.* The fee charged shall be in accordance with the LAMC Section 19.01 B.1(b).

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August 14, 2023

**VIA ELECTRONIC SUBMISSION**

Los Angeles City Council
201 N. Spring Street, 4th Floor
Los Angeles, CA 90012

**Re: Appeal Pursuant to Government Code Section 65943(c)**
**Case No. ADM-2023-4274-DB-VHCA-ED1 / 8217 N. Winnetka Avenue**

To the Los Angeles City Council:

Our firm represents 8217 Winnetka LLC and Bedrock Properties Group, LLC, the property owner and applicant, respectively, (collectively referred to as the "Applicant"), of the proposed 360-unit 100 percent affordable housing development located at 8217 N. Winnetka Avenue (the "Project") in the Winnetka community of the City of Los Angeles ("City"). The Project seeks to use the City's streamlined ministerial approval process for 100 percent affordable projects granted by the Mayor's Executive Directive No. 1 ("ED 1"), originally issued on December 16, 2022. Accordingly, pursuant to Government Code Section 65941.1 and ED 1's implementing guidelines published by the City ("ED 1 Guidelines"), the Applicant submitted a Housing Crisis Act ("HCA") preliminary application ("HCA Preliminary Application") for the Project on March 15, 2023, thereby vesting the Project against subsequent changes in City ordinances, policies, and standards, subject to a timely filing of the Project's application materials as required by ED 1. On June 23, 2023, the Applicant timely filed these application materials for the Project with the Department of City Planning ("DCP") and the Project was assigned case number ADM-2023-4274-DB-VHCA-ED1 ("Case Filing").[1] On June 12, 2023, the Mayor issued a revised version of ED 1 ("Revised ED 1") that no longer permitted 100 percent affordable projects proposed to be located on single-family zoned properties with General Plan land use designations that permit multifamily development to be eligible for streamlined ministerial processing.

On June 30, 2023, DCP issued a letter to the Applicant and this firm titled "Status of Project Review: Application Incomplete and Case Processing on Hold," which listed eight items that were required to be provided or revised to proceed with the processing of the case (attached as Exhibit A). On July 6, 2023, DCP issued a second letter to the Applicant and this firm that was not titled, but included language stating: "The proposed project located at 8217 N. Winnetka Avenue has an RA-1 zone on one parcel and is not eligible for ED1 processing". The July 6, 2023 letter is herein referred to as the "Notice

[1] The case number ADM-2023-4274-DB-VHCA-ED1 includes the following suffixes as defined by DCP's website: "DB" meaning Density Bonus, "VHCA" meaning Vesting Housing Crisis Act, and "ED1" meaning Executive Directive 1.

of Ineligibility" (attached as Exhibit B). The Notice of Ineligibility states that other entitlement options ***may be available*** to the Applicant to pursue the Project, but does not provide specific options or directions on how to proceed with processing and clearly states that the Project may no longer use ED 1. Curiously, the Notice of Ineligibility also makes no reference to the Applicant's previously filed HCA Preliminary Application and provides no explanation as to why the Project is not vested under the City's regulations in place at that time – including the original ED 1 which unquestionably applied to single family zoned properties with General Plan/Community Plan land use designations that permit multi family development such as the Project site.

On August 4, 2023, the City issued a letter titled "Second Status of Project Review: Application Incomplete and Case Processing on Hold" ("Second Status of Project Review Letter") which is attached as Exhibit C. In this letter, the City references the Notice of Ineligibility to justify the conversion of the case to a "regular entitlement process" using case number CPC-2023-4274-DB-PHP-VHCA, along with an explanation that the case was considered converted as of July 6 (the date of the Notice of Ineligibility) to a discretionary City Planning Commission review process based on the procedures specified in LAMC Section 12.22.A.25 for off-menu density bonus incentives and waivers. The Second Status of Project Review Letter asks the Applicant to pay $35,256.86 of additional fees to continue the discretionary entitlement processing of the Project and to provide the materials referenced in the June 30, 2023 "Status of Project Review: Application Incomplete and Case Processing on Hold" letter in addition to "materials related to needed CEQA analysis." Importantly, the Second Status of Project Review Letter states that the "project remains vested in the LAMC provisions and land use plans in effect on the date of your complete Preliminary Application." Despite acknowledging the Preliminary Application vesting, the City cites the narrow vesting of the "LAMC provisions and land use plans" instead of the "ordinances, policies, and standards" which may be vested through a HCA Preliminary Application.[2] ED 1, a formally issued executive order, is a policy which may be vested such that the Project is still eligible for ED 1 ministerial processing based on the date of the HCA Preliminary Application prior to the revision of ED 1.

Based on the content of the Notice of Ineligibility, the discontinuation of ministerial case processing efforts by DCP, and the forced conversion of the case to a discretionary City Planning Commission case, the City has effectively denied this 100% affordable housing Project's ministerial Case Filing. However, as a matter of State law the HCA Preliminary Application filed for the Project grants vesting protections that require the City's continued ED 1 processing of the Case Filing, as the Project became vested prior to the issuance of the Revised ED 1. As such, this appeal is filed pursuant to Government Code Section 65943(c) to request that the City rescind the Notice of Ineligibility, rescind the Second Status of Project Review Letter, convert the entitlement case number back to an ED 1 case, acknowledge that the Project has State law vested rights to utilize ED 1 based on the filing of the HCA Preliminary Application, and reinstate processing of the Project's Case Filing under ED 1, consistent with the express provisions and intent of the HCA and the Housing Accountability Act ("HAA").

## I. ED 1 AND PROJECT BACKGROUND

### A. Overview of ED 1's Provisions.

[2] Government Code Section 65589.5(o)(1). Refer to Section II.B of this letter for further discussion of the importance of this distinction.

On December 12, 2022, pursuant to Los Angeles Administrative Code Section 8.29, the City's Mayor declared the existence of a local emergency in the City due to the City's ongoing homelessness crisis ("Emergency Declaration").[3] Shortly thereafter, on December 16, 2022, the Mayor issued ED 1 – a formal Executive Order – which authorized the expedited ministerial issuance of all necessary City approvals for the construction of temporary shelters and 100 percent affordable housing projects meeting certain criteria. Specifically, ED 1 established the following relevant provisions:

- Applications for 100 percent affordable housing projects or shelters are deemed exempt from discretionary review processes otherwise required by the Los Angeles Municipal Code ("LAMC"), as long as such plans do not require any zoning change, variance, or General Plan amendment.

- All City departments are directed to process all plans for such 100 percent affordable housing projects or shelters using the streamlined ministerial review process currently used for projects eligible under Government Code section 65913.4 (i.e., the ministerial review process created by Senate Bill 35).

- An application for the development of a 100 percent affordable housing project or shelter may use the density permitted for that site either by the applicable zoning or the General Plan Land Use Designation, consistent with state law. In addition, a project may utilize the State Density Bonus and LAMC bonuses, incentives, waivers and concessions if such are in compliance with the applicable requirements.

On February 9, 2023, the City's Planning, Building and Safety, and Housing Departments promulgated the ED 1 Guidelines, which provide guidance for applicants seeking to file an application for projects that are eligible for ED 1's ministerial approval process. Specifically, the ED 1 Guidelines established the following relevant guidance:

- A "100 percent affordable housing project" is defined as a housing project with five or more units, and with all units affordable either at 80 percent of Area Median Income ("AMI") or lower under U.S. Department of Housing and Urban Development ("HUD") rent levels, or at mixed income with up to 20 percent of units at 120 percent AMI (California Department of Housing and Community Development ["HCD"] rent levels) and the balance at 80 percent AMI or lower (HUD rent levels). (ED 1 Guidelines p. 2.)

- Projects requiring a legislative action (e.g., General Plan Amendment, Zone Change, Height District Change), seeking a deviation from development standards (e.g., adjustment, variance, specific plan exception, waiver of dedication/Improvement), or that require consideration of a Coastal Development Permit or are subject to the Subdivision Map Act are ineligible for ED 1's ministerial approval process. (ED 1 Guidelines p. 2.)

[3] Los Angeles Administrative Code Section 8.29 authorizes the Mayor at times of emergencies to "promulgate, issue and enforce rules, regulations, orders and directives which the [Mayor] considers necessary for the protection of life and property." Such rules, regulations, orders and directives shall take effect immediately upon their issuance, and copies thereof shall be filed in the Office of the City Clerk.

- ED 1 projects ***shall utilize*** the maximum allowable base density under the zoning ordinance, specific plan or zoning overlay, or General Plan land use designation. (ED 1 Guidelines p. 10, emphasis added.)

- Through the ED 1 Ministerial Approval Process, City Planning will review only the objective development standards of the Zoning Code and of any applicable Specific Plans, Redevelopment Plan, Historic Preservation Overlay Zone, Community Plan Implementation Overlay or other Zoning Overlay areas. Any requested State Density Bonus and LAMC bonuses, incentives, waivers and concessions that are allowable through the incentive programs may be used to achieve compliance with applicable objective zoning standards. (ED 1 Guidelines p. 4.)

- ***An ED 1 project may qualify for vesting of City ordinances, policies, and standards through either the submittal of plans sufficient for a complete plan check to LADBS, consistent with LAMC §12.26-A.3 or the submittal of a complete HCA Vesting Preliminary Application prior to case filing***.[4] (ED 1 Guidelines p. 11.) (Emphasis added).

- Projects eligible for the ED 1 Ministerial Approval Process shall be exempt from California Environmental Quality Act (CEQA) as a ministerial project and from Site Plan Review procedures, pursuant to LAMC §16.05 (or Project Review, pursuant to LAMC §13 B.2.4, as the Site Plan Review process will be referred to after the July 2023 operative date of Chapter 1A of the new Zoning Code). In addition, no public hearings will be required, and the Administrative Compliance Letter will not be subject to appeals. (ED 1 Guidelines p. 4.)

- Pre-application referrals within the [Planning] department shall be reviewed concurrently for ED 1 projects, provided that the request for the referrals along with the applicable materials are submitted through the City Planning's Online Application System (OAS) (https://plncts.lacity.org/oas). City Planning ***affordable housing referral forms***, Redevelopment Project referral forms, Project Planning referral forms, Historic Preservation Overlay Zone referral forms, and ***Housing Crisis Act Vesting Preliminary Applications*** shall be assigned to staff for review within two (2) business days of receipt of all required documents and payment of fees (when applicable). Within ten (10) business days of receiving a complete set of information, staff will either issue the applicable referrals or provide the applicant with all information required in order to issue the referrals. (ED 1 Guidelines p. 3, emphasis added.)

**B. City's Revision of ED 1 and Determination of Ineligibility for Processing Under ED 1**

[4] The ED 1 Guidelines provide the following additional direction to project applicants regarding HCA vesting protections: "***Most housing projects qualify to submit an optional HCA Vesting Preliminary Application, which 'locks in' local planning and zoning rules at the time the complete application is submitted.*** To initiate a request for HCA vesting rights, submit a Housing Crisis Act Vesting Preliminary Application (CP-4062) Form and the required materials through City Planning's Online Application Portal. Email Planning.HCA@lacity.org or visit City Planning's HCA implementation page (https://planning.lacity.org/development-services/housing-crisis-act) for more information." (ED 1 Guidelines p. 14, emphasis added.)

On June 12, 2023, the Mayor issued the Revised ED 1, which altered the originally issued ED 1, in relevant part, as follows (new language is shown in underline):

- Applications for 100% affordable housing projects, or for Shelter as defined in Section 12.03 of the Los Angeles Municipal Code (LAMC) (hereinafter referred to as Shelter), shall be, and hereby are deemed exempt from discretionary review processes otherwise required by either the zoning provisions of Chapter 1 of the LAMC or other Project Review including Site Plan Review as described in LAMC Section 16.05 and LAMC Section 13B.2.4, as long as such plans do not require any zoning change, variance, or General Plan amendment, and in no instance shall the project be located in a single family or more restrictive zone. All City departments are directed to process all plans for such 100 percent affordable housing projects or Shelter using the streamlined ministerial review process currently used for projects eligible under Government Code section 65913.4, State Density Bonus law.

The Revised ED 1 was not accompanied by any explanation by the City of why these changes were being made, nor were the ED 1 Guidelines revised to reflect the changes. Moreover, the Revised ED 1 does not contain any new or revised language addressing vested rights.

**C. Project Application Using ED 1 and Density Bonus**

The Project involves the construction, use, and maintenance of a new seven-story residential building with 360 affordable multi-family apartment units with associated parking, open space and uses ancillary to the residential use. In conformance with ED 1's affordability requirements, of the 360 units, 72 units will be reserved for Moderate Income households, 287 units will be reserved for Low Income households, and one unit will be unrestricted for a manager. The Project site is located in the Canoga Park - Winnetka - Woodland Hills - West Hills ("Community Plan") area and is comprised of two lots with a total area of approximately 63,766.9 square feet. The Community Plan designates the Project site for Low Medium II Residential land uses and the Project site is zoned RD2-1 (Restricted Density Multiple Dwelling zone, Height District 1) and RA-1 (Suburban Zone, Height District 1). According to the Community Plan's General Plan Land Use Map, the Low Medium II Residential land use designation corresponds to the RD1.5, RD2, RW2, RZ2.5 zones, which accommodate a range of single and multi family residential densities ranging from two units per lot to one unit per 1,500 square feet of lot area.

As permitted by ED 1, the Project includes a request pursuant to State density bonus law ("DBL") codified at Government Code Section 65915 (as amended by Assembly Bill ["AB"] 1763, AB 2334, and AB 2345) and LAMC Section 12.22.A.25 for a Ministerial Density Bonus Compliance Review to permit unlimited density for a 100 percent affordable project with up to four development incentives/concessions and waivers. Consistent with DBL as amended by AB 2334 and the ED 1 Guidelines (p. 10), the Project may utilize the Project site's "maximum allowable residential density" to establish a base density calculation. Accordingly, pursuant to the Project site's Low Medium II Residential land use designation, the Project may utilize RD1.5 multi-family zoning density to establish a base density of 42.51 units, which rounds up to 43 units. Further pursuant to DBL as amended by AB 1763 and AB 2334 and the ED 1 Guidelines (pp. 4, 10, and 11), a 100 percent affordable housing development project located within one half mile of a major transit stop or located within a Very Low Vehicle Mile Travel Area ("Very Low VMT Area") may achieve unlimited density, as well as four development incentives/concessions and waivers. In addition, pursuant to DBL as amended by AB 2345 and the ED 1 Guidelines (pp. 10-11), as well as AB 2097, no minimum parking requirements shall apply

to a 100 percent affordable housing development project located within one-half mile of a major transit stop. The Site is located within one-half mile of a major transit stop and is in a designated Very Low VMT Area. Accordingly, the Applicant proposes to utilize these DBL and State law provisions, alongside ED 1's streamlined ministerial review process, to authorize the Project's proposed density, height, floor area, reduced parking and other development characteristics.

**D. Applicant Consultation with City and Project Submittals in Accordance with ED 1 and the HCA**

Out of an abundance of caution and to confirm that the Project's proposed entitlement strategy would be eligible for ED 1 processing, this firm and the Applicant communicated extensively with City and DCP staff regarding the applicability of ED 1 and DBL to the Project. In the course of these communications, City and DCP staff repeatedly and consistently confirmed that these requests would be accepted for ED 1 processing. After receiving these confirmations, the Applicant made a substantial investment in the Project site and proceeded with various submittals to seek approval of the Project. However, following the Mayor's issuance of the Revised ED 1, the City abruptly informed the Applicant that the Project was no longer eligible for ED 1 processing, notwithstanding its clear State law vested rights pursuant to the HCA.

The following is a timeline of the pertinent dates:

- January 5, 2023: The Applicant completed a Case Management meeting with DCP staff, where DCP staff confirmed that the Project may utilize ED 1.

- March 15, 2023: The Applicant submitted and paid for a HCA Preliminary Application for the Project, in accordance with the City's guidance and established procedures. The HCA Preliminary Application reflects a proposed density of 330 units and a total square footage of construction of 294,576 square feet (included in Exhibit D). Pursuant to the HCA, the Applicant's submittal and payment of fees for the HCA Preliminary Application established vesting rights for the Project against future changes in City ordinances, policies, and standards. These vesting rights would terminate if the Project's full entitlement application was not submitted to the City within 180 days of the HCA Preliminary Application filing date, or if the Project's number of units or total square footage of construction was revised by 20 percent or more. The HCA Preliminary Application also includes reference to the ED 1 request in multiple locations, including a box checked off by Planning staff.

- June 15, 2023: The Applicant received DCP approval of an Affordable Housing Referral Form reflecting the Project's proposed entitlement strategy as well as its eligibility for ED 1 processing (included in Exhibit D). This is a critical pre application form solely designed to confirm the Project's consistency with the State DBL. The form includes detailed information regarding Project density, height and parking. This form also includes an eligibility check box indicating that the Project is eligible for ED 1.

- June 23, 2023: The Applicant submitted and paid all required fees for the Case Filing, which reflects a total density of 360 units and a total square footage of construction of 290,679 square feet. The Project's vesting HCA Preliminary Application was acknowledged by DCP as part of the Case Filing, as evidenced by the "VHCA" suffix in the Case Filing number. The filing plans are included in Exhibit D.

- June 12, 2023: As noted above, the Revised ED 1 was issued, prohibiting all projects located in single-family zones from utilizing ED 1's streamlined ministerial process (even if the site's land use designation permits multifamily use and density).

- June 30, 2023: DCP issued a letter to the Applicant and this firm titled "Status of Project Review: Application Incomplete and Case Processing on Hold," which listed eight items required to be provided or revised to proceed with the processing of the case (attached as Exhibit A). After receiving this letter, the Applicant and this firm began working on compiling the requested items. Pursuant to the HCA, the Applicant has 90 days to submit the specific information needed to complete the application.

- July 6, 2023: DCP issued the Notice of Ineligibility (Exhibit B) to the Applicant, which states in part:

    - "Per the revised Executive Directive 1 (ED1) issued by Mayor Karen Bass on June 12, 2023, projects located in single-family or more restrictive zones cannot use the ED1 Ministerial Approval Process. This revision affects projects in the following zones: OS, A1, A2, RA, RE, RS, R1, RU, RZ, and RW1. The proposed project located at 8217 N. Winnetka Avenue has an RA-1 zone on one parcel and is not eligible for ED1 processing ."

    - The Notice of Ineligibility goes on to state: "To discuss other project review options or to revise the Affordable Housing Referral Form for the project, please contact the Affordable Housing Services Section at planning.priorityhousing@lacity.org, or schedule an appointment for a consultation via BuildLA. ***Please be aware that modification of entitlement requests will likely require updated and/or additional application materials including environmental clearance documentation***." (Emphasis added.)

To summarize, the Project submitted an HCA Preliminary Application during the effective period of the original ED 1, timely filed a full entitlement application within 180 days, has not revised the Project's number of units or total square footage of construction by 20 percent or more, and therefore has satisfied all requirements to maintain vested rights as of the date of the HCA Preliminary Application (March 15, 2023). All this effort occurred after many discussions with City Planning Department staff and receipt of approved pre-application forms – all that confirmed and re-confirmed the Project's eligibility for ministerial processing under ED 1. Despite these facts, the City has ignored the Project's State law vesting protections afforded by the completed HCA Preliminary Application and now refuses to process the project under ED 1. Instead, the City informed the Applicant that a different entitlement strategy must be pursued and then automatically converted the case to a discretionary process and sent an invoice requiring additional fees and materials necessary to process a discretionary case. The discretionary City Planning Commission density bonus process and the "other project review options" alluded to in the Notice of Ineligibility would all subject this 100 percent affordable housing project to discretionary and California Environmental Quality Act ("CEQA") review – substantially increasing processing time, cost and risk. The Applicant's decision to purchase the Project site and proceed with this Project was largely predicated on the expectation of ministerial and expedited processing under ED 1 with no associated discretionary or CEQA risk. The City's decision to abruptly issue the Notice of Ineligibility has now gravely threatened the Project's feasibility and viability. To ensure this catastrophic

outcome would not befall the Project, the Applicant intentionally filed an HCA Preliminary Application to lock in the rules and regulations in place at that time. As explained in detail below, the City cannot now conveniently choose to totally ignore State housing law's vesting protections and must grant this appeal and allow the Project's ministerial processing to continue.

## II. BASIS FOR APPEAL

### A. Government Code Section 65943(c)

As part of the HCA, Government Code Section 65943(c) provides an opportunity for appeal when an application for submittal has been determined not to be complete:

> *"(c) If the application together with the submitted materials are determined not to be complete pursuant to subdivision (b), the public agency shall provide a process for the applicant to appeal that decision in writing to the governing body of the agency or, if there is no governing body, to the director of the agency, as provided by that agency. A city or county shall provide that the right of appeal is to the governing body or, at their option, the planning commission, or both.*
>
> *There shall be a final written determination by the agency on the appeal not later than 60 calendar days after receipt of the applicant's written appeal. The fact that an appeal is permitted to both the planning commission and to the governing body does not extend the 60-day period. Notwithstanding a decision pursuant to subdivision (b) that the application and submitted materials are not complete, if the final written determination on the appeal is not made within that 60-day period, the application with the submitted materials shall be deemed complete for the purposes of this chapter."*

As described in detail above, the Project's completion of a HCA Preliminary Application and subsequent Case Filing established the Project's vested rights, including the use of ED 1 as it existed on the date of filing the HCA Preliminary Application. Notwithstanding, the City subsequently determined that no vesting protections applied to the Project, the Project was no longer eligible to utilize ED 1 due to its location within a single family zone, and the Case Filing application was therefore not complete and that updated and additional materials would be required to obtain entitlements to allow the Project.

As such, this appeal is filed in accordance with the procedure established by Government Code Section 65943(c) and must be routed to the City Council as the City's governing body for a determination within 60 days.

### B. Appeal Justification

The City's Notice of Ineligibility cites the Revised ED 1 as the justification for disallowing the Project from utilizing ED 1's review process, but does not acknowledge nor address the Project's HCA Preliminary Application or associated vesting protections. This action by the City represents a clear violation of the vesting protections provided by the HCA Preliminary Application filed for the Project and directly conflicts with the provisions and intent of the HAA as amended by the Housing Crisis Act of 2019 (i.e., Cal Gov. Code Section 65941.1). The City's attempt to claim in the Second Status of Review Letter that the HCA Preliminary Application vesting only applies to the "LAMC provisions and land use plans" is

a selective, overly narrow and erroneous interpretation that completes ignores the plain language of the HAA.

Specifically, the submittal of a complete HCA Preliminary Application pursuant to Government Code Section 65941.1 vests the right to develop a housing development project in accordance with the "ordinances, policies, and standards" in effect when a HCA Preliminary Application is submitted.[5] The plain language of the statute makes it clear that not just ordinances or legislative actions may be vested against – other existing "policies" and "standards" promulgated by a jurisdiction may also be vested. To ensure there is no doubt regarding the breadth of those local regulations that may be vested against, the HAA specifically, intentionally and very broadly defines "ordinances, policies, and standards" to include "general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, ***and any other rules, regulations, requirements, and policies of a local agency***."[6] Given this statutory provision, any attempt by the City to claim that ED 1 – a formal regulation promulgated pursuant to the Mayor's authority under the City's Administrative Code – cannot be vested against because it is not an ordinance directly contradicts the plain statutory language and crystal clear intent of both the HCA and HAA.

To allow a jurisdiction to apply a different set of development standards to a qualified 100 percent affordable housing development project in the middle of the entitlement process would undermine the clear benefit of a HCA Preliminary Application. Further, the HAA explicitly requires that the vested right obtained through the preliminary application "shall not be construed in a manner that would lessen the restrictions imposed on a local agency, or lessen the protections afforded to a housing development project, that are established by any other law, including any other part of this section."[7]

Furthermore, HCD has previously considered the issue of whether the vesting protections of a HCA Preliminary Application apply to a temporary set of circumstances, and has determined that vesting shall be maintained even when those circumstances change. Specifically, in a letter of technical assistance to this firm dated October 5, 2022, HCD determined that the submittal of a complete HCA Preliminary Application at a time that a jurisdiction does not have a compliant housing element would have the effect of vesting that jurisdiction's noncompliant status throughout the proposed project's entitlement process, regardless of whether the jurisdiction subsequently achieved compliance with State Housing Element Law during the entitlement process (which all jurisdictions are required to achieve).[8] Under this same logic, the filing of a HCA Preliminary Application for a qualifying project during the effective term of ED 1 would vest ED 1's provisions for the entire duration of the project's entitlement process, regardless of ED 1's subsequent revision or termination, or any claim by the City that ED 1 was of no further force or effect due to the expiration of the Mayor's Emergency Declaration.

The HAA is intended to encourage and protect housing development, and affordable housing in particular, to the greatest extent feasible, and thus it should not be construed to allow jurisdictions to weaken vested development rights for affordable housing development projects. The HAA identifies specific barriers to housing production, including ever-increasing costs of land and development fees, discrimination against low-income and minority households and shortsightedness of local agencies,

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[5] Government Code Section 65589.5(o)(1).
[6] Government Code Section 65589.5(o)(4).
[7] Government Code Section 65589.5(o)(5).
[8] HCD, October 5, 2022, Letter of Technical Assistance re: 3030 Nebraska Avenue, Santa Monica.

among others. It has been stated that the core purpose of the HAA is to provide "reasonable certainty to all stakeholders."[9] The HAA even declares that "[i]t is the policy of the state that [the HAA] be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing."[10] In no case are these foundational HCA principles more critically important than with 100 percent affordable housing projects.

Prior to approval of any affordable housing development project, developers must invest significant costs to design and perfect project plans, analyze potential environmental impacts, and submit applications, all the while incurring hefty consultant and legal fees. To allow the City to change applicable development standards mid-way through an approval process or to claim that a previously available entitlement process was no longer valid, after the filing of a HCA Preliminary Application, would invite manipulation and inject immeasurable uncertainty into the housing development process that would be inconsistent with the clear intent of the HAA.

To be clear, we wholeheartedly applaud Mayor Bass' extraordinary efforts to address Los Angeles' affordability crisis since being recently elected to office. ED 1 has been a massive success story – streamlining and spurring the production of the most needed type of housing in the City. Our firm has seen it first hand as numerous clients have enthusiastically seized this benefit to deliver 100 percent affordable housing projects in record time. We also completely understand the reasons behind the Mayor's decision to formally amend ED 1 to *prospectively* prohibit the ministerial and streamlined processing benefits to apply to projects filed on single family zoned properties *in the future*, notwithstanding the allowances and protections afforded by the State DBL. That is a rational and understandable policy decision, and unquestionably within the Mayor's authority. Our **only** issue and concern is ensuring that applicants who filed timely applications under the prior ED 1 (an official City regulatory order) and obtained a legal vested right under the HCA to proceed under the terms of that prior order do not have their investments completely upended and their projects substantially delayed and put at risk given the uncertainties and risks inherent in the discretionary review process.

For the above reasons and given the HAA's clear purpose of maximizing the production of housing, including the affordable housing so desperately needed in the City, the City's move to terminate the processing of this Project represents a clear violation of the HAA. We respectfully request that the City grant the appeal, reinstate the processing of the Project's Case Filing, and grant approval of the Project pursuant to the streamlined review procedures of ED 1.

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[9] *CaRLA v. City of San Mateo* (2021) 68 Cal App.5th 820, 842 [quoting Assem., 3d reading analysis of Assem. Bill No. 1515, as amended May 1, 2017, p. 2].

[10] Government Code Section 65589.5(f)(1).

Sincerely,

*Dave Rand*

Dave Rand
Partner
of RAND PASTER & NELSON, LLP

Attachments
Exhibit A – Status of Project Review Letter
Exhibit B – Notice of Ineligibility
Exhibit C – Second Status of Project Review Letter
Exhibit D – Project Documents

**EXHIBIT A**

STATUS OF PROJECT REVIEW LETTER

**DEPARTMENT OF CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

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VICE-PRESIDENT

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# CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

**EXECUTIVE OFFICES**
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June 30, 2023

*sent via email*

**Applicant**
Bedrock Properties Group, LLC
dba Uncommon Developers
c/o Leon Benrimon
9220 Winnetka Ave.
Chatsworth, CA 91311

**Owner**
8217 Winnetka LLC
c/o Jason Larian
9220 Winnetka Ave.
Chatsworth, CA 91311

**Representative**
Dave Rand and Olivia Joncich
Rand Paster & Nelson LLP
633 W. Fifth St., 64th Floor
Los Angeles, CA 90071

| | |
|---|---|
| **Case Number:** | ADM-2023-4274-DB-VHCA-ED1 |
| **CEQA:** | N/A |
| **Application Type:** | Density Bonus, ED1 |
| **Project Location:** | 8217 N. Winnetka Ave. |
| **Legal Description** | Lot 1 TR 22430, Lot PT 811 TR 1000 |
| **Planning Area:** | Canoga Park-Winnetka-Woodland Hills-West Hills |
| **Specific Plan Overlay:** | N/A |
| **Council District:** | 3 - Blumenfield |

**Status of Project Review: Application Incomplete and Case Processing on Hold**

The above referenced case was filed on June 23, 2023. I have determined that the case file materials are NOT complete and updated materials are required. Therefore, as provided for in Section 19.00 of the Los Angeles Municipal Code, your application has been placed on hold until the items in the table below are corrected or submitted.

An Optional HCA Vesting Preliminary Application was submitted on 3/15/23 under Case No. PAR-2023-1802-VHCA-ED1 and was deemed complete by Planning on 3/22/23. California Government Code Section 65941.1 states that if the public agency determines that the application for the development project is not complete pursuant to Section 65943, the development proponent shall submit the specific information needed to complete the application within 90 days of receiving the agency's written identification of the necessary information. If the development proponent does not submit this information within the 90-day period, then the preliminary application shall expire and have no further force or effect. As such, the specific information needed to deem Case No. ADM-2023-4274-DB-VHCA-ED1 complete must be submitted to Planning no later than 90 days from the date of this letter or September 28, 2023. Otherwise,

Case No. PAR-2023-1802-VHCA-ED1 shall expire and have no further force or effect. If vesting status is lost project eligibility for ED1 will need to be re-evaluated based on policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

Also, please be aware that Case No. PAR-2023-1802-VHCA-ED1 discloses a Project that is not consistent with other application forms and plans submitted on 6/23/23. For example, Case No. PAR-2023-1802-VHCA-ED1 discloses 330 dwelling units with a proposed FAR/RFAR of 235,764 square feet and 266 parking spaces. This is not consistent other application papers submitted (for example, the Department of City Planning Application discloses 360 units with 236,181 square feet of floor area and 269 parking stalls). Additionally, Case No. PAR-2023-1802-VHCA-ED1 discloses "…four incentives for averaging, two yard reductions and open space reduction, and waivers of development standards for height and FAR/RFAR." However, this is inconsistent with your Department of City Planning Application filed on 6/23/23 which discloses incentives for averaging, yard reductions, bicycle parking reduction and waivers for yards, height, floor area, open space, and compact parking. When finalizing your project description on your application forms and plans, be aware that any change in the residential unit count or in the building area are limited to less than 20% of the total proposed on the completed Preliminary Application to maintain vesting rights.

| No | Item for Correction | Correction Required | Date Corrected | Initials of Approval |
|---|---|---|---|---|
| 1 | Updated Department of City Planning Application Form No. CP-7771.1 | A Department of City Planning Application Form was provided but needs to amplified, corrected, clarified, and supplemented as follows:<br>• Section 2, Project Description states that the Project proposes 360 units (359 affordable + 1 market rate) with 269 parking stalls. This is not consistent with the Affordable Housing Referral Form which states that the project is providing 365 units (291 low income + 73 moderate income + 1 manager's/market rate) and 272 parking stalls. You must correct these application forms and make these materials consistent.<br>• Attachment A to Department of City Planning Application shows 360 affordable units (287 low income units and 72 moderate income units). You must correct Attachment A so that it is consistent with all other application forms and plans.<br>• Attachment A to the Department of City Planning Application shows that you are requesting a 30% reduction in bicycle parking. You must disclose the number of bicycle parking spaces required and provided on this attachment to the application. | | |

| No | Item for Correction | Correction Required | Date Corrected | Initials of Approval |
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| | | • Attachment A to the Department of City Planning Application shows that you are requesting a waiver of development standard for a reduction in the RA Zoned rear yard to allow a 15 foot rear yard in lieu of 25 feet. You must disclose the percentage of reduction requested on Attachment A.<br>• Attachment A to the Department of City Planning Application shows that you are requesting a waiver of development standard for an increase in height to permit 80 feet, 3 inches in lieu of the otherwise permitted 30 feet in the RA-1 Zone and 45 feet in the RD2-1 Zone. However, your Affordable Housing Referral Form, Sections 4 and 10B show that you are requesting a waiver of development standard to increase total height to 79 feet. These two application papers are not consistent and must be corrected for consistency.<br>• Attachment A to the Department of City Planning Application shows that you are requesting a waiver of development standards to permit a 73.2% reduction in the required open space to permit 10,031 square feet in lieu of 37,425 square feet as required by LAMC Section 12.21 G. However, your AHRF Sections 4 and 10B show that you are requesting a waiver of development standard for a 65% reduction in open space to provide 13,100 square feet of open space in lieu of the otherwise required 37,925 square feet. Attachment A and the AHRF are not consistent, and you are required to make corrections so that both forms are consistent.<br>• Attachment A to the Department of City Planning Application shows that you are requesting a waiver of development standards to permit up to 69% of the provided parking to be compact but this is not disclosed on your AHRF. Attachment A and the AHRF are not consistent and must be corrected for consistency.<br>• Landscaping must be corrected to show the number of landscape points are equivalent to 10% or more than otherwise required by LAMC Section 12.40 and Landscape | | |

| No | Item for Correction | Correction Required | Date Corrected | Initials of Approval |
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| | | Ordinance Guidelines O to qualify for on-menu reduced yard setbacks as requested on your Department of City Planning Application.<br><br>See Department of City Planning Application Form (lacity.org)<br><br>City_Planning_Application_Filing_Instructions.pdf (lacity.org) | | |
| 2 | Updated Affordable Housing Referral Form (Form No. CP-4043) | An Affordable Housing Referral Form (AHRF) was provided with your application materials under Case No. PAR-2023-924-AHRF-ED1 and signed by the Affordable Housing Services Section on 6/15/23 with an expiration date of 12/12/23. This form shall be amplified, corrected, clarified, and supplemented as follows:<br>• The Affordable Housing Referral Form states that the project is providing 365 units (291 low income + 73 moderate income + 1 manager's unit/market rate) and 272 parking stalls. This is not consistent with your other application forms (such as the Department of City Planning Application which states that the Project proposes 360 units (359 affordable + 1 market rate) with 269 parking stalls. This is not consistent with plans that state the project is providing 360 units (291 low income + 72 moderate income). You must correct your application materials so that all materials are consistent.<br>• Section 3 - The proposed number of dwelling units must be corrected if the Project is not proposing 365 units. Section 3 shows your Project is providing 291 low income units and 73 moderate income units but your Department of City Planning Application Attachment A shows 287 low income units and 72 moderate income units. All materials must be corrected for consistency.<br>• Section 7C – If the Project is not proposing 365 dwelling units, you must provide corrections to the table (breakdown by levels of affordability, number of affordable units, number of density bonus units, and percentages)<br>• Sections 4 and 10B show that you are requesting a 26% reduction in the front yard | | |

| No | Item for Correction | Correction Required | Date Corrected | Initials of Approval |
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| | | setback in the RA Zone as an off-menu incentive but your Section 3, Narrative Attachment A to Department of City Planning Application shows you are requesting a 27% reduction. Your Affordable Housing Referral Form must be corrected.<br>• Sections 4 and 10B do not disclose a 40% rear yard reduction in the RA Zone (the form is marked N/A). The form must be corrected to request a 40% rear yard reduction in the RA Zone if your project is providing a 15 feet rear yard in lieu of 25 feet.<br>• Your Affordable Housing Referral Form, Sections 4 and 10B show that you are requesting a waiver of development standard to increase total height to 79 feet. However, Attachment A to the Department of City Planning Application shows that you are requesting a waiver of development standards for an increase in height to permit 80 feet, 3 inches in lieu of the otherwise permitted 30 feet in the RA-1 Zone and 45 feet in the RD2-1 Zone. Attachment A and the AHRF are not consistent and must be corrected for consistency.<br>• Attachment A to the Department of City Planning Application shows that you are requesting a waiver of development standards to permit up to 69% of the provided parking to be compact but this is not disclosed on your AHRF. Your AHRF must disclose all waivers requested and must be corrected for consistency.<br>• Section 10B must be corrected to show the total number of waivers requested. This number must be consistent with other application forms and plans (for example, Attachment A discloses requests for 5 waivers).<br>• Once the AHRF form has been corrected, you need to obtain the review and signature of LACP DSC Affordable Housing Service Section (AHSS) Staff. Any modifications to the content(s) of this form after its authorization by AHSS Staff is prohibited. LACP reserves the right to require an updated Referral Form for the project if more | | |

| No | Item for Correction | Correction Required | Date Corrected | Initials of Approval |
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| | | than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.<br><br>See Affordable Housing Referral (lacity.org) | | |
| 3 | BOE R3 Letter | Your email exchange with BOE dated 3/15/23 discloses an R3 investigation in progress and your Department of City Planning Application and plans show a 5 foot dedication requirement on Winnetka for the RD2 portion of the site. Please provide a copy of the R3 Letter from BOE to show dedication and improvement requirements. | | |
| 4 | Preliminary Zoning Assessment (PZA) Form No. CP-4064 | The Preliminary Zoning Assessment (PZA) Form accompanied by architectural plans stamped by LADBS Plan Check are required and were not provided. You must provide this form and stamped plans.<br><br>See Preliminary Zoning Assessment Form March 2023 (lacity.org) | | |
| 5 | Plans – All Plans | Plans were provided but must be amplified, corrected, clarified, and supplemented as follows:<br>• All plans must be stamped and signed by LADBS Staff and provided with Form CP-4064. This is not in compliance with the Housing Crisis Act. Stamped plans and Form CP-4064 stamped by LADBS was not provided and must be provided.<br>• Plans cannot be read at the reduced size and must be corrected. An illegible or inadequate plan cannot be accepted. When reducing full-sized plans, font sizes and dimensions shall be made large enough so they can be read at the reduced size.<br>• Landscaping must be corrected to show the number of landscape points are equivalent to 10% or more than otherwise required by LAMC Section 12.40 and Landscape Ordinance Guidelines O to qualify for on-menu reduced yard setback.<br><br>See City_Planning_Application_Filing_Instructions.pdf (lacity.org) | | |

| No | Item for Correction | Correction Required | Date Corrected | Initials of Approval |
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| | | Preliminary Zoning Assessment Form March 2023 (lacity.org) | | |
| 6 | Site/Plot Plan | A project information sheet (Sheet G001 and Site Plan (Sheet A000) were provided but need to be amplified, corrected, clarified, and supplemented as follows:<br>• Both Sheets G001 and A000 cannot be read at the reduced size and must be corrected. An illegible or inadequate Site Plan cannot be accepted. When reducing full-sized plans, font sizes and dimensions shall be made large enough so they can be read at the reduced size.<br>• General Plan Land Use on p. G001 must be corrected from "Low Medium Residential" to "Low Medium II Residential"<br>• FAR and RFAR calculations need to be confirmed by LADBS as part of the PZA review and approval.<br>• You must disclose entitlements requested on the plans, and entitlements requested are not shown on Sheet G001.<br>• Sheets G001, A000, and other application materials are not consistent regarding the rear yard reduction requested. Plan Sheet G001 discloses a 40% off-menu reduction in the RA Zone. However, Attachment A to Department of City Planning Application discloses a request for a waiver of development standard for a reduction in the RA Zoned rear yard. The AHRF (Sections 4 and 10B) do not disclose a rear yard reduction in the RA Zone. Sheet A000 shows a 15 foot rear yard. All materials must be corrected for consistency.<br>• The provided density disclosed on Sheet G001 is inconsistent with other application materials and needs to be corrected for consistency. Sheet G001 shows 360 units (291 low income + 72 moderate). Attachment A to the Department of City Planning Application shows 360 units (287 low income + 72 moderate + 1 manager/unrestricted). The AHRF discloses 365 units (291 low income + 73 moderate income + 1 manager's unit/market rate). All plans and other | | |

| No | Item for Correction | Correction Required | Date Corrected | Initials of Approval |
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| | | application materials need to be corrected for consistency.<br>• Sheet G001 shows the project is providing 261 parking stalls but this is inconsistent with other application materials and needs to be corrected. The Department of City Planning Application, Section 2 shows the project is providing 269 parking stalls but the AHRF shows the project is providing 272 parking stalls. You must make these plans and application forms consistent.<br>• Incentives Requested on Sheet G001 is not consistent with other application materials and must be corrected for consistency. Sheet G001 discloses a total of four incentives as follows: averaging across the RD2 and RA Zones (on-menu); 20% south side yard reduction (on-menu); 30% reduction of bicycle parking (off-menu); 40% front yard reduction in RD2 Zone (off-menu). This is inconsistent with the Department of City Planning Application Attachment A which also discloses incentives for a front yard reduction in the RA Zone. This is also inconsistent with the AHRF which discloses requests for front yard reduction in the RA Zone as an off-menu incentive. The disclosure of requested incentives on Sheet G001 is also inconsistent with Preliminary Case No. PAR-2023-1802-VHCA-ED1 which requests "…four incentives for averaging, two yard reductions and open space reduction…" All materials must be corrected for consistency.<br>• Sheet G001 discloses the 7 waivers of development standards which is inconsistent with other application materials and must be corrected for consistency. Sheet G001 discloses the following requested waivers: front yard/building line reduction in the RA Zone; rear yard reduction in the RA Zone; total height of 80 feet 3 inches; reduction in open space; increase in FAR/RFAR; 20 24-inch box trees; and 65% compact parking stalls. However, the Department of City Planning Application, Attachment A, requests the following 5 waivers: reduction of rear yard in the RA Zone; increase of height of 80 feet 3 | | |

| No | Item for Correction | Correction Required | Date Corrected | Initials of Approval |
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| | | inches; increase in FAR/RFAR; reduction in open space; 65% compact parking. This is inconsistent with the AHRF which requests 3 waivers: increase in height to 79 feet; increase in FAR/RFAR; reduction in open space. Furthermore, this is inconsistent with Preliminary Case No. PAR-2023-1802-VHCA-ED1 which requests "…waivers of development standards for height and FAR/RFAR."<br>• Sheet G001 discloses 20 24-inch box trees but states that a total of 90 24-inch box trees will be required. Is the applicant requesting an incentive or waiver of landscaping requirements? If so, this must be disclosed and evaluated by Planning given the applicant's request for an on-menu incentive for reduced yard setbacks which requires increased landscaping.<br><br>See Plot_Plan_Instructions.pdf (lacity.org) | | |
| 7 | Floor Plans (see Form No. CP-7751) | Floor plans were provided but need to be amplified, corrected, clarified, and supplemented as follows:<br>• The floor plans provided cannot be read at the reduced size and must be corrected. An illegible or inadequate Floor Plan cannot be accepted. When reducing full-sized plans, font sizes and dimensions shall be made large enough so they can be read at the reduced size.<br>• The floor plans must show all dimensions of the premises and these dimensions are not shown.<br><br>See Form No. CP-7751 linked here: Microsoft Word - Floor Plan Instructions.docx (lacity.org) | | |
| 8 | Landscape Plan | A Landscape Plan (Sheets L1-L4) was provided but needs to be amplified, corrected, clarified, and supplemented as follows:<br>• Sheets L1-L4 cannot be read at the reduced size and must be corrected. An illegible or inadequate Landscape Plan cannot be accepted. When reducing full-sized plans, font sizes and dimensions shall be made large enough so they can be read at the reduced size. | | |

| No | Item for Correction | Correction Required | Date Corrected | Initials of Approval |
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| | | • The plans that were provided need to be certified by one or more Landscape Practitioners, as defined in LAMC Section 12.40 D, and stamped by the landscape professional with their license number.<br>• Label the names of streets surrounding the project site.<br>• Dimensions need to be provided for all important measurements, including setbacks, building or structure height, building footprints, open space areas, landscape (planting) areas, hardscape areas, and other key features, including Low Impact Development features, as applicable to the request. Refer to Plot Plan Instructions (CP-7752) for an example of how to properly dimension a site. These dimensions were not including and need to be shown on the landscape plans.<br>• Your landscape plans do not show the quantities of plant materials. This is required.<br>• To be eligible for an on-menu reduced yard setback, landscaping must be corrected to show the number of landscape points are equivalent to 10% or more than otherwise required by LAMC Section 12.40 and Landscape Ordinance Guidelines O to qualify for on-menu reduced yard setback.<br><br>See Landscape_Plan_Instructions.pdf (lacity.org) | | |
| 9 | Open Space Plans | An Open Space Plan was provided but needs to be amplified, corrected, clarified, and supplemented as follows:<br>• Sheet G012 cannot be read at the reduced size and must be corrected. An illegible or inadequate Open Space Plan cannot be accepted. When reducing full-sized plans, font sizes and dimensions shall be made large enough so they can be read at the reduced size.<br>• The Open Space Plan discloses that 20 24-inch box trees will be provided but states that a total of 90 24-inch box trees are required. Is the applicant requesting an incentive or waiver of landscaping requirements? If so, this must be disclosed on all application forms and plans (Department of City Planning Application, | | |

| No | Item for Correction | Correction Required | Date Corrected | Initials of Approval |
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| | | Vesting Housing Crisis Act Preliminary Application, AHRF, site plan/information sheet, open space plans).<br>• If a waiver of landscaping is requested, this must be evaluated by Planning given the Project's request for an on-menu incentive for reduced yard setbacks.<br>• Sheet G080, Working Draft of Survey, discloses trees on site and in the public right-of-way. How many and what type of trees are on site and in the public right-of-way? Are any of these trees protected? | | |
| 10 | Tree Disclosure Statement Form No. CP-4067 | A Tree Disclosure Statement Form No. CP-4067 was not provided and needs to be provided. If there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required.<br><br>Tree_Disclosure_Statement.pdf (lacity.org) | | |
| 11 | Transit Verification Form No. CP-4065 | This forms was provided in the plan set. Please provide a copy of this form signed by Planning staff in 8 ½ x 11 inch pdf format.<br><br>See Transit_Verification_Form.pdf (lacity.org) | | |
| 12 | Findings/Special Requirements for Density Bonus, Conditional Use, Public Benefit Project Housing Incentives Form No. CP-3251 | This form and required findings as stated on the form were not provided and are required.<br><br>See Forms \| Los Angeles City Planning (lacity.org) | | |

Provision of the uncompleted documentation is necessary in order to continue processing of your case. Department Forms and Instructions are available on line on the Department's Web page at www.planning4la.com. If you have any questions, I am happy to set up a meeting with you.

The Case file is located at my office location noted below, and arrangements to review the case file can be made.

It is the intent of the Department to carry out the entitlement request in a timely manner and therefore request that you provide the corrections within 30 days of the date of this letter. Please provide all materials to Valley Project Planning (Planner name and contact information below). In the event that all of the requested materials are not provided at that point, the Department may

initiate termination of the case file after subsequent outreach to you.

Thank you.

Laura Frazin-Steele

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Valley Project Planning
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Phone: 818.374.9919
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cc: Council District 3

**EXHIBIT B**

NOTICE OF INELIGIBILITY

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

MARIA CABILDO
ILISSA GOLD
MONIQUE LAWSHE
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LISA M. WEBBER, AICP
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July 6, 2023

**Applicant**
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9220 Winnetka Ave.
Chatsworth, CA 91311

**Owner**
8217 Winnetka LLC
c/o Jason Larian
9220 Winnetka Ave.
Chatsworth, CA 91311

**Representative**
Dave Rand and Olivia Joncich
Rand Paster & Nelson LLP
633 W. Fifth St., 64th Floor
Los Angeles, CA 90071

| | |
|---|---|
| **Case Number:** | ADM-2023-4274-DB-VHCA-ED1 |
| **CEQA:** | N/A |
| **Application Type:** | Density Bonus, ED1 |
| **Project Location:** | 8217 N. Winnetka Ave. |
| **Legal Description** | Lot 1 TR 22430, Lot PT 811 TR 1000 |
| **Planning Area:** | Canoga Park-Winnetka-Woodland Hills-West Hills |
| **Council District:** | 3 - Blumenfield |

Per the revised Executive Directive 1 (ED1) issued by Mayor Karen Bass on June 12, 2023, projects located in single-family or more restrictive zones cannot use the ED1 Ministerial Approval Process. This revision affects projects in the following zones: OS, A1, A2, RA, RE, RS, R1, RU, RZ, and RW1. The proposed project located at 8217 N. Winnetka Avenue has an RA-1 zone on one parcel and is not eligible for ED1 processing. However, there are other entitlement options available for your project to be considered for approval, none of which require a legislative act (e.g. General Plan Amendment or Zone Change). To discuss other project review options or to revise the Affordable Housing Referral Form for the project, please contact the Affordable Housing Services Section at planning.priorityhousing@lacity.org, or schedule an appointment for a consultation via BuildLA. Please be aware that modification of entitlement requests will likely require updated and/or additional application materials including environmental clearance documentation. If you have questions related to the status of your case, please contact Principal City Planner Blake Lamb at (818) 374-9914 or blake.lamb@lacity.org for questions regarding this matter.

Lisa M. Webber, AICP
Deputy Director

**EXHIBIT C**

SECOND STATUS OF PROJECT REVIEW LETTER

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

MARIA CABILDO
MONIQUE LAWSHE
HELEN LEUNG
KAREN MACK
JACOB NOONAN
ELIZABETH ZAMORA

# CITY OF LOS ANGELES
CALIFORNIA

KAREN BASS
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
DIRECTOR

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

August 4, 2023

*sent via email*

**Applicant**
Bedrock Properties Group, LLC
dba Uncommon Developers
c/o Leon Benrimon
9220 Winnetka Ave.
Chatsworth, CA 91311

**Representative**
Dave Rand and Olivia Joncich
Rand Paster & Nelson LLP
633 W. Fifth St., 64th Floor
Los Angeles, CA 90071

| | |
|---|---|
| **Updated Case No.:** | CPC-2023-4274-DB-PHP-VHCA |
| **Previous Case Number:** | ADM-2023-4274-DB-VHCA-ED1 |
| **CEQA:** | ENV-2023-5358-EAF |
| **Project Location:** | 8217 N. Winnetka Ave. |
| **Legal Description** | Lot 1 TR 22430, Lot PT 811 TR 1000 |
| **Planning Area:** | Canoga Park-Winnetka-Woodland Hills-West Hills |
| **Specific Plan Overlay:** | N/A |
| **Council District:** | 3 - Blumenfield |

**Second Status of Project Review: Application Incomplete and Case Processing on Hold**

This letter is to let you know that since the project does not qualify for ED1 processing as stated in our letter dated July 6, 2023, the project application will be considered converted as of July 6, 2023, to a regular entitlement process that will proceed according to the entitlement paths and procedures specified by the LAMC provisions and land use plans in effect on the date of your complete Preliminary Application submission. As a result, the existing case number ADM-2023-4274-DB-VHCA-ED1 is being converted to CPC-2023-4274-DB-PHP-VHCA. The new case number reflects: 1) the project does not qualify for ED1 processing by removal of the ED1 suffix; 2) a change from an administrative review process originally indicated by the "ADM" prefix, to a City Planning Commission review process based on the procedures specified in LAMC 12.22.A.25 for off-menu density bonus incentives and waivers, as specified by the new "CPC" prefix; 3) a density bonus under State law was pursued under the ADM case number and is also being pursued under the CPC case number by the suffix "DB"; 4) a new Priority Housing Program (PHP) suffix to denote that the project qualifies for PHP by providing at least 10 units and for setting aside at least 20 percent of rental units for Low Income households.; and 5) the project remains vested in the LAMC provisions and land use plans in effect on the date of your complete Preliminary Application by carrying over the "VHCA" suffix to the CPC case number. We have invoiced for the entitlement path associated with the CPC case number (invoice attached) and

will need your further assistance in order to apply the ADM case number application filing fees toward the CPC application case number filing fees. Please contact your assigned project planner who can refer you to planning staff at the Development Services Center to assist with any additional fees due and/or the submittal of additional required documents.

We will treat your existing application materials associated with the ADM case number, as now associated with the CPC case number, but need your assistance in formally converting those application materials. Please contact Laura Frazin Steele, who is your assigned project planner to resolve this issue.

This letter also serves as written notice under G.C. 65943 that the application materials for the CPC case number are incomplete for the reasons stated in the written determination of incompleteness dated June 30, 2023 associated with the ADM case number, and those incompleteness issues are raised in this letter by reference, without repeating them again here. Please contact your assigned project planner in this regard, and to submit further materials.

Please also provide materials related to needed CEQA analysis as follows:

> Please review and complete an Environmental Assessment Form (EAF) per CP-1204, including any required supplemental documents as illustrated on page 17 of the EAF.
>
> Please work with the Los Angeles City Planning Development Services Center in order to process the EAF, including any subject fees, and any other required materials or studies needed to supplement your case.

The above is necessary to continue the processing of your case. It is the intent of the Department to carry out the project review process in a timely manner and therefore request that you provide the information within **30 days** of the date of this letter. If <u>all</u> the requested materials are not provided at that date, the Department may initiate termination of the case file after subsequent outreach to you. Please note, additional requests for information or material may be made subsequent to this letter.

Thank you.

Claudia Rodriguez for

Laura Frazin Steele, City Planner
Department of City Planning
Valley Project Planning
6262 Van Nuys Boulevard, Room 430
Van Nuys, CA 91401

Phone: 818.374.9919
Email: laura.frazinsteele@lacity.org

cc: Council District 3

**Applicant Copy**
Office: Downtown
Application Invoice No: 89963

*6800189963*

City of Los Angeles
Department of City Planning

# City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

If you have questions about this invoice, please contact the planner assigned to this case. To identify the assigned planner, please the assigned planner, please visit https://planning.lacity.org/pdiscaseinfo/ and enter the Case Number.

Invoice is valid for 5 days, payment must be received by 08/09/2023. For appeal cases, your appeal is not valid unless the payment is received prior to 4:30PM on the last day of the appeal period.

| |
|---|
| Applicant: (BEDROCK PROPERTIES GROUP, LLC) |
| Representative: DAVE RAND AND OLIVIA JONCICH (RAND PASTER AND NELSON LLP) |
| Project Address: 8217 N WINNETKA AVE, 91306 |

| |
|---|
| NOTES: Not ED1 eligible; Conversion from the prior case number ADM-2023-4274-DB-VHCA-ED1 to CPC-2023-4274-DB-PHP-VHCA |

| CPC-2023-4274-DB-PHP-VHCA | | | |
|---|---|---|---|
| Item | Fee | % | Charged Fee |
| Application for Density Bonus including a request for an Incentive not included in the Menu of Incentives | $24,349.00 | 100 % | $24,349.00 |
| | | **Case Total** | **$24,349.00** |

| ENV-2023-5358-EAF | | | |
|---|---|---|---|
| Item | Fee | % | Charged Fee |
| EAF-Initial Study to ND/MND | $6,911.00 | 100 % | $6,911.00 |
| Publication Fee for ND/MND | $1,700.00 | 100 % | $1,700.00 |
| | | **Case Total** | **$8,611.00** |
| | | * Fees Subject to Surcharges | $31,260.00 |
| | | Fees Not Subject to Surcharges | $1,700.00 |
| | | Plan & Land Use Fees Total | $0.00 |
| | | Expediting Fee | $0.00 |
| | | Development Services Center Surcharge (3%) | $937.80 |
| | | City Planning Systems Development Surcharge (6%) | $1,875.60 |
| | | Operating Surcharge (7%) | $2,188.20 |
| | | General Plan Maintenance Surcharge (7%) | $2,188.20 |
| CREDIT INFORMATION | | | |
| INVOICE 88998 -- ADM-2023-4274-DB-VHCA-ED1 | | | |
| Item | Fee | % | Charged Fee |
| Administrative Review - Major | $(3,978.00) | 100 % | $(3,978.00) |
| | | **Case Total** | **$(3,978.00)** |
| | | Development Services Center Surcharge (3%) | $(119.34) |
| | | City Planning Systems Development Surcharge (6%) | $(238.68) |
| | | Operating Surcharge (7%) | $(278.46) |
| | | General Plan Maintenance Surcharge (7%) | $(278.46) |

| | |
|---|---|
| * Fees Subject to Surcharges | $27,282.00 |
| Fees Not Subject to Surcharges | $1,700.00 |
| | |
| Plan & Land Use Fees Total | $0.00 |
| Expediting Fee | $0.00 |
| Development Services Center Surcharge (3%) | $818.46 |
| City Planning Systems Dev. Surcharge (6%) | $1,636.92 |
| Operating Surcharge (7%) | $1,909.74 |
| General Plan Maintenance Surcharge (7%) | $1,909.74 |
| Grand Total | $40,149.80 |
| Total to be Credited | $(4,892.94) |
| Total Overpayment Amount | $0.00 |
| Total to be Paid (amount must equal sum of all checks) | $35,256.86 |

Council District: 3
Plan Area: Canoga Park - Winnetka - Woodland Hills - West Hills
Processed by NOAH MCCOY on 8/4/2023

Signature:

**EXHIBIT D**

PROJECT DOCUMENTS

(SB 330 HCA Preliminary Vesting Application signed by Planning, Affordable Housing Referral Form signed by Planning, Project Plans submitted with Case Filing)

PAR-2023-924-AHRF-ED1

REFERRAL FORM

# AFFORDABLE HOUSING REFERRAL FORM

This form is to serve as a referral to the Los Angeles City Planning's Development Services Center (DSC) for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation); and to the City of Los Angeles Housing Department (LAHD), Department of Building and Safety (LADBS), or other City agency for project status and entitlement need purposes. All Applicants are required to provide a complete set of architectural plans at the time that this form is submitted for review. Any application submitted that is missing any required materials will be considered incomplete and will not be reviewed until all materials are submitted.

This form shall be completed by the Applicant and reviewed and signed by City Planning DSC Afforable Housing Services Section (AHSS) Staff prior to filing an application for an entitlement, administrative review, or building permit. Any modifications to the content(s) of this form after its authorization by AHSS Staff is prohibited. City Planning reserves the right to require an updated Referral Form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

## THIS SECTION TO BE COMPLETED BY AHSS STAFF ONLY

**Planning Staff Name & Title:** Renata D. Dragland, City Planner

**Planning Staff Signature:** R Dragland

**Referral Date:** 6/15/2023 **Expiration Date:** 12/12/2023

**TRANSPORTATION QUALIFIERS (if applicable)**

☒ **Major Transit Stop** ☐ **Paratransit / Fixed Bus Route**

☐ **Other:** N/A

**Location of Transit:** Winnetka Ave. & Roscoe Blvd.

**Qualifier #1:** Metro Local Bus 152

**Service Interval #1:** EB: 420/32=13.1 **Service Interval #2:** WB: 420/30=14

**Qualifier #2:** LADOT DASH Canoga Park

**Service Interval #1:** At Least 15 Minutes **Service Interval #2:** At Least 15 Minutes

*Service Intervals are calculated by dividing 420 (the total number of minutes during the peak hours of 6 am to 9 am and 3 pm to 7 pm by the number of eligible trips.*

**Referral To:**

☐ **Planning DSC - Filing** ☐ **100% Affordable per AB 2345[1]** ☐ **SB 35**

☐ **AB 2162** ☐ **Measure JJJ**

☐ **Other:** _____

**Notes:**

Site located within 1/2 mile of a MTS. Provide details on plans to demonstrate compliance with Open Space requirements, including those in LAMC Section 12.21 G.2(a)(2). Provide landscape plans.

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

## APPLICANT INFORMATION

**Applicant Name:** Olivia Joncich

**Phone Number:** 213-557-2703

**Email:** olivia@rpnllp.com

# I. PROPOSED PROJECT

## 1. PROJECT LOCATION/ZONING

**Project Address(es):** 8217 N Winnetka Avenue

**Assessor Parcel Number(s):** 2107001067, 2107002074

**Community Plan:** Canoga Park - Winnetka - Woodland Hills - West Hills

**Existing Zone:** RD2-1, RA-1

**Land Use Designation:** Low Medium II Residential

**Number of Parcels:** 2

**Site Size (sf):** 63,766

☒ **ED1 Eligible[2]** ☐ **Specific Plan** ☐ **DRB/CDO** ☐ **HPOZ** ☐ **Enterprise Zone**

☐ **Redevelopment Project Area** ☐ **Q Condition/D Limitation (Ordinance No.):** _____

☐ **Other Pertinent Zoning Information (specify):** _____

[1] *AB 1763 incentives were amended by AB 2345.*

[2] *Refer to Executive Directive 1 for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.*

## 2. DETAILED DESCRIPTION OF PROPOSED PROJECT

New construction of a 100% affordable multifamily residential building with 365 units (80% Low Income, 20% Moderate Income, 1 manager's unit). Building will be 7 stories and 79 feet in height with 236,0181 sf (FAR/RFAR). Project includes Density Bonus request and use of Mayor's Executive Directive 1 to utilize maximum density per underlying land use (RD1.5).

## 3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

Existing improvements include an elementary school and day care; All existing buildings and improvements will be removed as part of the project.

| Existing Uses Dwelling Unit (DU) Square Footage (SF) | Existing No. of DUs or Non-Residential SF | Existing No. of DUs or Non-Residential SF to be Demolished | Proposed[3] No. of DUs or Non-Residential SF |
|---|---|---|---|
| **Guest Rooms** | | | |
| **Studios** | | | 75 |
| **One Bedrooms** | | | 253 |
| **Two Bedrooms** | | | 27 |
| **Three Bedrooms** | | | 10 |
| **____ Bedrooms** | | | |
| **Non-Residential SF** | 11,347 sf (School) | 11,347 sf (School) | |
| **Other** | | | |

[3] *Per AB 2556, replacement units shall be equivalent to the number of units and number of bedrooms of the existing development.*

## 4. APPLICATION TYPE

☐ Density Bonus (per LAMC Section 12.22 A.25 or Government Code Section 65915) with only **Base Incentives** filed in conjunction with another discretionary approval.

☒ Density Bonus with **On-Menu Incentives** (specify):

1) Averaging of open space, density, parking, vehicular access, FAR.
2) A 20% Reduction in the south side yard to permit 8 ft in the RA zone
3) 
4) 

☒ Density Bonus with **Off-Menu Incentives** (specify):

1) A 30% reduction in required bike parking spaces
N/A 2) ~~A 40% reduction in the front yard in the RD2 zone~~
3) Front yard reduction: 40% reduction in the RD2 zone and 26% reduction in the RA zone
4) 

☒ Density Bonus with **Waivers of Development Standards** (specify):

N/A 1) ~~A 27% reduction in the front yard/building line in the RA zone~~
2) Increase in total height of 79 feet across the RD2-1 / RA-1 zones
3) Increase in FAR to permit total of 236,181 sf FAR/RFAR
4) A 65% Reduction in open space to permit 13,100 sf in lieu of 37,925 sf

☐ Greater Downtown Housing Incentive Area per LAMC Section 12.22 A.29 ~~5) A waiver for a 40% reduction in the rear yard in the RA zone~~ N/A
☐ Affordable Housing per LAMC Section 11.5.11 (Measure JJJ)
☐ Public Benefit Project per LAMC Section 14.00 A.2
☐ General Plan Amendment per LAMC Section 11.5.6

Request: 

☐ Zone/Height District Change per LAMC Section 12.32

Request: 

☐ Conditional Use per LAMC Section 12.24 U.26
☐ Site Plan Review per LAMC Section 16.05
☐ Specific Plan Project Permit Compliance per LAMC Section 11.5.7 C
☐ Community Design Overlay per LAMC Section 13.08

☐ Coastal Development Permit per LAMC Section 12.20.2 or 12.20.2.1

☐ Tract or Parcel Map per LAMC Section 17.00 or 17.50

☐ Other (specify): _____

## 5. ENVIRONMENTAL REVIEW

☒ Project is Exempt[4]

☐ Not Yet Filed

☐ Filed (Case No.): _____

## 6. HOUSING DEVELOPMENT PROJECT TYPE

**CHECK ALL THAT APPLY:**

| | | | |
|---|---|---|---|
| ☒ For Rent | ☐ For Sale | ☐ Mixed-Use Project | ☐ Residential Hotel |
| ☐ Extremely Low Income | ☐ Very Low Income | ☒ Low Income | ☒ Moderate Income |
| ☒ Market Rate | ☐ Supportive Housing | ☐ Senior | |

☐ Special Needs (describe): _____

☐ Other Category (describe): _____

## 7. DENSITY CALCULATION

(Per AB 2334, RD1.5 is the "maximum allowable density" permitted by the land use designation, the zoning, and any applicable specific plan. This site is designated Low Medium II Residential by the Community Plan, which corresponds to RD1.5 density.)

**A. Base Density: Maximum density allowable per zoning**

| | | |
|---|---|---|
| Lot size (including any ½ of alleys)[5] | 63,766 | SF (a) |
| Density allowed by Zone | 1,500 | SF of lot area per DU (b) |
| No. of DUs allowed by right (per LAMC) | 42 | DUs (c) [c = a/b, round down to whole number] |
| Base Density | 43 | DUs (d) [d = a/b, round up to whole number] |

**B. Maximum Allowable Density Bonus[6]** 59 DUs (e) [e = dx1.35, round up to whole number]

Unlimited density per AB 2345, project located 1/2 mile of a MTS.

[4] *Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right").*

[5] *If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.*

[6] *Per AB 2345, 100% affordable housing developments may request an 80% density increase or unlimited density if the project site is within 0.5 miles of a Major Transit Stop.*

**C. Proposed Project:** Please indicate total number of DUs requested and break down by levels of affordability set by each category (California Department of Housing and Community Development [HCD] or United States Department of Housing and Urban Development [HUD]). For information on HCD and HUD levels of affordability please contact LAHD at lahd-landuse@lacity.org.

| | Total | HCD (State) | HUD (TCAC) |
|---|---|---|---|
| Market Rate | | N/A | N/A |
| Managers Unit(s) - Market Rate | 1 | N/A | N/A |
| Extremely Low Income (ELI) | | | |
| Very Low Income (VLI) | | | |
| Low Income (LI) | 291 | -- | 291 |
| Moderate Income | 73 | 73 | -- |
| Permanent Supportive Housing — ELI | | | |
| Permanent Supportive Housing — VLI | | | |
| Permanent Supportive Housing — LI | | | |
| Seniors — Market Rate | | N/A | N/A |
| Other | | | |
| Other | | | |
| Other | | | |
| Other | | | |

TOTAL No. of DUs Proposed 365 (f)

TOTAL No. of Affordable Housing DUs 364 (g)

No. of Density Bonus DUs 323 (h) [If f>c, then h=f-c; if f<c, then h= 0]

Percent of Density Bonus Requested 748% (i) {i = 100 x [(f/d) – 1]} (round down)

Percent of Affordable Set Aside 100% (j) [g/d, round down to a whole number]

## 8. SITE PLAN REVIEW CALCULATION

An application for Site Plan Review (SPR) may be required for projects that meet any of the SPR thresholds as outlined in LAMC Section 16.05 C, unless otherwise exempted per LAMC Section 16.05 D. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the SPR threshold for unit count. If the project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05 D, please confirm the exemption with City Planning's DSC AHSS.

42 units allowed by right (permitted by LAMC) – 0 existing units = 42 units

☐ **YES, SPR is required.**
Proposed by-right units minus existing units is equal to or greater than 50[7]

☒ **NO, SPR is not required.**
Base Density units minus existing units is less than 50

☐ **Exempt.**
Specify reason: _____

# II. DENSITY BONUS (LAMC SECTION 12.22 A.25, ORDINANCE NO. 179,681)

## 9. PARKING OPTIONS

**CHECK ALL THAT APPLY:**

☐ **Automobile Parking Reductions via Bicycle Parking for Residential Uses[8]. Choose only one of the options, if applicable:**

- ☐ 10%
- ☐ 15% (*Only for residential projects or buildings located within 1,500 feet of a Major Transit Stop*)
- ☐ 30% (*If selecting the 30% parking reduction, the project will be ineligible for any of the Parking Options listed below*)

If selecting the 30% parking reduction, provide the following information:

Required Parking per LAMC: _____

Required Parking after the 30% reduction: _____

[7] *Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in LAMC Section 16.05.*

[8] *Any project utilizing Parking Option 3 may not further reduce automobile parking via bicycle parking.*

☐ **Automobile Parking for Residential Uses (choose only one of the following options):**

*Note: Any fractional numbers are rounded up.*

☐ **Parking Option 1.** Based on # of bedrooms, inclusive of Handicapped and Guest parking.

| | # of DUs | Spaces/DU | Parking Required | Parking Provided |
|---|---|---|---|---|
| 0-1 Bedroom | | 1 | | |
| 2-3 Bedrooms | | 1.5 | | |
| 4 or more Bedrooms | | 2.5 | | |
| Stalls Reduced via Bike Parking | | | | Subtract: |
| TOTALS | | | | |

☐ **Parking Option 2.** Reduced only for Restricted Affordable Units and up to 40% of required parking for Restricted Affordable Units may be compact stalls.

| | # of DUs | Spaces/DU | Parking Required | Parking Provided |
|---|---|---|---|---|
| Market Rate (Including Senior Market Rate) | | Per Code | | |
| Restricted Affordable | | 1 | | |
| VLI/LI Senior or Disabled | | 0.5 | | |
| Restricted Affordable in Residential Hotel | | 2.5 | | |
| Stalls Reduced via Bike Parking | | | | Subtract: |
| TOTALS | | | | |

☒ **Parking Option 3 [AB 2345 (2020)].** Applies to two types of projects:

- 100% affordable housing developments consisting solely of affordable units, exclusive of a manager's unit(s), with an affordable housing cost to lower income families; or
- Mixed-income developments consisting of 11% VLI or 20% LI units.

☒ **100% Affordable Housing Developments.** There is no minimum parking requirement for any of the following 100% affordable housing developments described below. Check all that apply:

☒ A housing development located within 0.5 miles of a Major Transit Stop.
(Additionally, No parking is required per AB 2097)

☐ A housing development for individuals who are 62 years of age or older with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.

☐ **Special Needs Housing Development**, as defined in Section 51312 of the Health and Safety Code (H&SC), with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.

☐ **Supportive Housing Development,** as defined in Section 50675.14 of the H&SC.

☐ **Mixed-Income Developments** consisting of 11% VLI or 20% LI units.

| | Spaces/Unit | Parking Required | Parking Provided |
|---|---|---|---|
| Located within 0.5 miles of Major Transit Stop with unobstructed access to project | 0.5 | | 272 |

***Major Transit Stop*** *is defined as a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.*

***Bus Rapid Transit*** *is defined as public mass transit service provided by a public agency or by a public-private partnership that includes all of the following features:*

*1) Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.*

*2) Transit signal priority.*

*3) All-door boarding.*

*4) Fare collection system that promotes efficiency.*

*5) Defined stations.*

## 10. INCENTIVES

### A. Qualification for Incentives

Below is the minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application. Check only one:

| Incentives | % Very Low Income | % Low Income | % Moderate Income |
|---|---|---|---|
| **One** | ☐ 5% to <10% | ☐ 10% to <20% | ☐ 10% to <20% |
| **Two** | ☐ 10% to <15% | ☐ 20% to <30% | ☐ 20% to <30% |
| **Three** | ☐ 15% or greater | ☐ 30% or greater | ☐ 30% or greater |

☒ **100% Affordable Housing Developments may request up to four (4) incentives and one (1) Waiver of Development Standard.** Check this box if this applies to the project.

**B. Project Zoning Compliance & Incentives** (Only for projects requesting a Density Bonus with Incentives/Waivers)

| | Permitted w/o Incentives | Proposed per Incentives | On-Menu | Off-Menu |
|---|---|---|---|---|
| ☒ Yard/Setback (each yard counts as one incentive) | | | | |
| ☒ Front (1) | RD2 - 15 ft | RD2 - 9 ft | ☐ | ☒ (1 front yard incentive) |
| ☐ Front (2) | RA - 25 ft | RA - 18'4" ft | ☐ | ☐ |
| ☒ Side (1) | RA- 10 ft | RA -8 ft | ☒ | ☐ |
| ☐ Side (2) | | | ☐ | ☐ |
| ☒ Rear | RA - 25 ft | RA - 15 ft | ☐ | ☐ WAIVER |
| ☐ Lot Coverage | | | ☐ | ☐ |
| ☐ Lot Width | | | ☐ | ☐ |
| ☒ Floor Area Ratio[9] | RD2 3:1 FAR (81,881 sf) RA (6,381.6 sf) RFA | RD2 3.51:1 FAR (94,316 sf) RA (141,865 sf) RFA ~~Total Zoning Area of Project = 236,181 sf~~ | ☐ | ☐ WAIVER |
| ☒ Height/Stories[10] | | | ☐ | ☐ |
| ☒ Overall Height | RD2 45 ft / RA 30 ft | 79 ft (RD2 and RA) | ☐ | ☐ WAIVER |
| ☐ Transitional Height(s) | | | ☐ | ☐ |
| ☒ Open Space | 37,925 sf | 13,100 sf | ☐ | ☐ WAIVER |
| ☐ Density Calculation | | | ☐ | ☐ |

☒ Averaging (all count as one incentive — check all that are needed)

- ☒ FAR
- ☒ Density
- ☒ Parking
- ☒ Open Space
- ☒ Vehicular Access

☒ Other Off-Menu Incentives (specify): 1) Off Menu Incentive for 30% reduction in bike parking ~~2) Off Menu Incentive for 40% yard reduction in RD2 zone~~ (front yard, indicated above)

☒ Waiver of Development Standards (specify): ~~1) A 27% reduction in the front yard/building line in the RA zone,~~ 2) Increase in total height of 79 feet across the RD2-1 / RA-1 zones, 3) Increase in FAR to permit total of 236,181 sf FAR/RFAR 4) A 65% Reduction in open space to permit 13,100 sf in lieu of 37,925 sf 5) A 40% reduction in the rear yard in the RA zone

☐ 100% Affordable Housing Development shall receive a height increase of three additional stories up to 33 additional feet. Check the box if this applies to your project.

**TOTAL No. of Incentives Requested:** **On-Menu** 2 **Off-Menu** 2

**TOTAL No. of Waivers Requested:** ~~5~~ 3

[9] *See LAMC Section 12.22 A.25(l)(4) for additional requirements.*

[10] *See LAMC Section 12.22 A.25(l)(5) for additional requirements.*

## 11. COVENANT

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the LAHD's Occupancy Monitoring Unit **before** a building permit can be issued. For more information, please contact the LAHD at lahd-landuse@lacity.org.

# III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (LAMC SEC. 12.22 A.29, ORDINANCE NO. 179,076)

## 12. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

### A. Eligibility for Floor Area Bonus

NOTE: The affordability levels required are set by the HUD/TCAC. For information on HCD and HUD levels of affordability please contact the LAHD at lahd-landuse@lacity.org.

- ☐ 5% of the total number of DUs provided for VLI households; and
- ☐ One of the following shall be provided:
  - ☐ 10% of the total number of DUs for LI households; or
  - ☐ 15% of the total number of DUs for Moderate Income households; or
  - ☐ 20% of the total number of DUs for Workforce Income households, and
- ☐ Any DU or Guest Room occupied by a household earning less than 50% of the Area Median Income (AMI) that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan area in which it is located

### B. Incentives

NOTE: Must meet all three (3) eligibility requirements from 12.A above and provide a Covenant & Agreement (See #11).

**CHECK ALL THAT APPLY:**

- ☐ A 35% increase in total floor area
- ☐ Open Space requirement pursuant to LAMC Section 12.21 G reduced by one-half, provided that a fee equivalent to amount of the relevant park fee, pursuant to LAMC Section 19.17, shall be paid for all dwelling units. See LAMC Section 12.29 A.29(c) for exceptions
- ☐ No parking required for units for households earning less than 50% AMI
- ☐ No more than one parking space required for each dwelling unit

### C. Additional Incentives to Produce Housing in the GDHIA

- ☐ No yard requirements except as required by the Urban Design Standards and Guidelines
- ☐ Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)

☐ Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units

☐ No prescribed percentage of the required open space that must be provided as either common open space or private open space

## IV. MEASURE JJJ[11] (LAMC Sec. 11.5.11, Ordinance No. 184, 745)

### 13. AFFORDABLE REQUIREMENTS

A certain percentage of affordable units is required based on the total number of units in the project. **Fill out either A or B below:**

**A. Rental Projects**

☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:

☐ _____ % VLI **OR** ☐ _____ % LI

☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:

☐ 5% ELI **AND** ☐ 6% VLI **OR** ☐ 15% LI

☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:

☐ 5% ELI **AND** ☐ 11% VLI **OR** ☐ 20% LI

**Required Number of Affordable Units**

ELI _____ VLI _____ LI _____

**B. For Sale Projects**

☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:

☐ _____% VLI **OR** ☐ _____% LI **OR** ☐ _____% Moderate Income

☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35% or allows a residential use where not previously allowed:

☐ 11% VLI **OR** ☐ 20% LI **OR** ☐ 40% Moderate Income

**Required Number of Affordable Units**

VLI _____ LI _____ Moderate Income _____

[11] *All fractional amounts in Sections 13 and 14 shall be rounded up to the next whole number.*

## 14. ALTERNATIVE COMPLIANCE OPTIONS

In lieu of providing the affordable units on site, there are three (3) other options available to comply with Measure JJJ Affordable Requirements. Select one, if applicable; otherwise leave this section blank.

**A. Off-Site Construction –** Construction of affordable units at the following rate:

- ☐ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- ☐ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- ☐ Within 3 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

**Updated Required Number of Affordable Units**

ELI _____ VLI _____ LI _____ Moderate Income _____

**B. Off-Site Acquisition –** Acquisition of property that will provide affordable units at the following rate:

- ☐ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- ☐ Within 1 mile of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- ☐ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

**Updated Required Number of Affordable Units**

ELI _____ VLI _____ LI _____ Moderate Income _____

**C. In-Lieu Fee –** From the Affordability Gaps Study published by the Los Angeles City Planning

**Total In-Lieu Fee** _____ (Note: Final fee TBD if/when the project is approved)

## 15. DEVELOPER INCENTIVES

Please describe up to a maximum of three (3) incentives:

1) _____

_____

2) _____

_____

3) _____

_____

*Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with LADBS.*

# REFERRAL FORM

## HOUSING CRISIS ACT
## Vesting Preliminary Application

This form serves as the optional Housing Crisis Act Vesting Preliminary Application for projects creating one or more units seeking vesting rights pursuant to the Housing Crisis Act of 2019 (HCA). This form also serves as a referral to the Los Angeles City Planning (City Planning) Development Services Center (DSC) and to the Los Angeles Department of Building and Safety (LADBS) Plan Check for HCA vesting purposes. The HCA Vesting Preliminary Application (Preliminary Application) allows the applicant to vest to City ordinances, policies, and standards adopted and in effect on the day that a complete Preliminary Application is submitted. Please be advised that these vesting rights do not apply to changes in State law or to changes in building code.

The following project types are eligible to submit a Preliminary Application:

- Housing Development Projects requiring an application to City Planning; or
- Housing Development Projects not requiring a City Planning application and submitting for building permit Plan Check to LADBS on or after January 1, 2022.

For Submittal Instructions, refer to Section E of this form. Section G ("Retention of Vesting Rights") of this form may be referenced for additional guidance on HCA vesting rights. The "Housing Development Project Applicability Matrix" may also be used to identify whether the HCA applies to specified development types, and when a Preliminary Application applies.

### THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

☒ **ED1 Eligible**

**Case Number PAR-** 2023 - 1802 - VHCA -ED1

**Proposed No. of Dwelling Units[1]:** 330

**Proposed Building Area[1,2]:** 294,576 SF

**Submittal Completion Date[3]:** 3/22/2023

**Last Day to file City Planning Application/Submit to LADBS Plan Check[1]:** 9/18/2023

**Invoice No.:** 86870 **Payment Date:** 3/15/2023

**City Planning Staff Name and Title:** Maritza Lee, City Planner

**City Planning Staff Signature:** Maritza Lee Digitally signed by Maritza Lee Date: 2023.03.22 16:39:56 -07'00'

1 For information on retention of vesting rights, refer to Section G of this form.
2 Building Area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations) – California Government Code Section 65941.1(c). Refer to Appendix 2 for Building Area calculation instructions.
3 As part of the process to deem complete the submittal of this optional Preliminary Application, City Planning staff have affirmed neither the feasibility nor the entitlement review path of the proposed project.

This form shall be completed by the applicant and reviewed and signed by City Planning staff prior to filing the City Planning application, or the LADBS Plan Check application for projects that do not require a City Planning application. The signed Preliminary Application shall be submitted during the City Planning application filing, or the submission of an application for building permit and Plan Check. Any modifications to the content(s) of this form after its authorization by City Planning staff is prohibited. Further, any change to the proposed number of dwelling units or the proposed building area must be verified by City staff.

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

## A. SITE INFORMATION

### PROJECT LOCATION

**Street Address[4]:** 8217 N Winnetka Avenue

**Legal Description[5] (Lot, Block, Tract):** TR 22430 Lot 1 / TR 1000, PT 811

**Assessor Parcel Number(s):** 2107001067, 2107002074 **Site Area (sf):** 63,766

### EXISTING USE(S)

Describe in detail the existing uses on the project site, including any major physical alterations or soil disturbance that may have previously occurred.

Site is currently improved with four buildings which are used as an elementary school/day care and associated paved areas. At the rear of the site there is an in-ground pool.

## B. PROPOSED PROJECT

### PROPOSED USE(S)

Describe in detail the characteristics, scope and/or operation of the proposed project.

New construction of a 7-story, 330 unit 100% affordable residential housing project with 266 parking stalls and 235,764 sf (FAR/RFAR). Project will provide 80% of units as Low Income and 20% of units as Moderate Income in accordance with AB 1763. Project qualifies for ED 1 processing.

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

## AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS, AND PARKING REDUCTIONS

Will the project proponent seek incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915 (i.e., Density Bonus), the Transit-Oriented Communities (TOC) program, or any other affordable housing incentive program[6]?

☒ **YES** ☐ **NO**

**If "YES", please describe:**

Project will seek a density bonus and incentives per AB 1763 to permit unlimited density, zero parking, four incentives for averaging, two yard reductions and open space reduction, and waivers of development standards for height and FAR/RFAR.

## RESIDENTIAL DWELLING UNIT COUNT

Please indicate the total number of dwelling units proposed as well as a breakdown by levels of affordability.

| Affordability Levels | Total |
|---|---|
| Market Rate | 1 MGR |
| No. of Affordable Units Proposed | 329 |
| Extremely Low Income | - |
| Very Low Income | - |
| Low Income | 263 |
| Moderate Income | 66 |
| TOTAL No. of Units Proposed | 330 |

| Total Units | Total |
|---|---|
| No. of Units Allowed by Right (per LAMC) | 42 |
| No. of Bonus Units Proposed | 287 |
| TOTAL No. of Units Proposed | 330 |

**Other Notes on Units:**

[6] Projects proposing Density Bonus "On-Menu" incentives through a ministerial process or "Off-Menu" incentives, waivers, concessions and parking reductions through a discretionary process must be reviewed by the Los Angeles City Planning Affordable Housing Services Section and obtain a signed Affordable Housing Referral Form (CP-4043) prior to filing a City Planning application.

## FLOOR AREA

Provide the proposed floor area and square footage of residential and non-residential development:

**Floor Area**[7] 235,764 (FAR/RFA) **Building Area**[8] 294,576 sf

## PARKING

Provide the proposed number of automobile and bicycle parking spaces:

| **Automobile Parking** | **Total** |
|---|---|
| Residential | 266 |
| Non-Residential | -- |

| **Bicycle Parking** | **Total** |
|---|---|
| Residential Long Term | 133 |
| Residential Short Term | 13 |
| Non-Residential Long Term | -- |
| Non-Residential Short Term | -- |

## SUBDIVISION

Will the proposed project include a request for an approval pursuant to the Subdivision Map Act, including a Vesting or Tentative Tract Map, Preliminary Parcel Map, Condominium Map, Lot Line Adjustment, or Certificate of Compliance?

☐ **YES** ☒ **NO**

## ADDITIONAL INFORMATION

Does the project propose any point sources of air or water pollutants[9]?

☐ **YES** ☒ **NO**

**If "YES", please describe:**

[7] As defined by the LAMC.

[8] As defined by the California Building Standards Code (Title 24 of the California Code of Regulations) – California Government Code Section 65941.1(c). Refer to Appendix 1 for Building Area calculation instructions.

[9] A project that proposes point sources of air or water pollutants may trigger review and permitting by, but not limited to, the South Coast Air Quality Management District, the Los Angeles Regional Water Quality Control Board, or the Los Angeles Bureau of Sanitation.

## C. EXISTING SITE CONDITIONS

### HOUSING[10]

Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied:

| | Existing Residential Units | Demolished or To Be Demolished |
|---|---|---|
| **Occupied Units** | 0 | 0 |
| **Unoccupied Units** | 0 | 0 |
| **TOTAL Units** | 0 | 0 |

### ADDITIONAL SITE CONDITIONS

1. Is the project site located wholly or partially within:

a. A Very High Fire Hazard Severity Zone (VHFHSZ)[11]? ☐ **YES** ☒ **NO**

b. Wetlands, as defined in United States Fish and Wildlife (USFW) Service Manual, Part 660 FW 2 (June 21, 1993)? ☐ **YES** ☒ **NO**

c. A special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA? ☐ **YES** ☒ **NO**

d. Delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist? ☐ **YES** ☒ **NO**

e. Hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Section 25356 of the Health and Safety Code[12]? ☐ **YES** ☒ **NO**

[10] A Housing Development Project, as defined in California Government Code Section 65905.5(b)(3), is subject to the provisions of Government Code Section 66300, as amended by SB 8, and will require an SB 8 Replacement Unit Determination letter from the Los Angeles Housing Department or a No-Net-Loss Property Owner Declaration.

[11] Housing Development Projects located in a VHFHSZ are eligible to seek vesting rights pursuant to the HCA.

[12] The development shall not be located on a legal parcel that is a hazardous waste site except for sites the DTSC has cleared for residential use or residential mixed use.

2. Does the project site contain a designated or potentially historic and/or cultural resource[13]? ☐ **YES** ☒ **NO**

   **If "YES", please describe:**

   a. Does the project site contain any species of special concern such as special status flora or fauna, protected trees, or wildlife[14]? ☐ **YES** ☒ **NO**

      **If "YES", please describe and/or depict on the site plan:**

   b. Does the project site contain any recorded easement, such as easements for conservation, storm drains, water lines, and other public rights of way? ☒ **YES** ☐ **NO**

      **If "YES", please describe and/or depict on the site plan:**

      10 ft Stormdrain easement at north property line (See Sheet A000)

   c. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the California Fish and Wildlife Code, including creeks and wetlands? ☐ **YES** ☒ **NO**

      **If "YES", please describe and/or depict on the site plan:**

[13] Information regarding historic resources that have been identified by the City or another public agency can be found in SurveyLA, HistoricPlacesLA, or ZIMAS.

[14] An Arborist Report or a Biological Survey and Impact Assessment may be required following the filing of an application requesting approval of a discretionary action if the project site is on or adjacent to open space or previously undisturbed land in order to demonstrate whether the site provides habitat for any special status flora or fauna, including those identified in a Specific Plan or Zoning Overlay.

## D. COASTAL

1. Is the project site located wholly or partially within the Coastal Zone, as defined in Division 20 (commencing with Section 3000) of the Public Resources Code (PRC). If marked "NO", skip to section E. ☐ **YES** ☒ **NO**

2. Does the project site contain a/an:

   a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations[15]? ☐ **YES** ☒ **NO**

   b. Environmentally Sensitive Habitat Area (ESHAs), as defined in Section 30240 or the California PRC[16]? ☐ **YES** ☒ **NO**

   c. Tsunami run-up zone? ☐ **YES** ☒ **NO**

   d. Area used for public access to or along the coast? ☐ **YES** ☒ **NO**

## E. ADDITIONAL REQUIRED MATERIALS

In order to initiate a request for HCA vesting rights, an applicant must submit a Preliminary Application and the following materials and information through City Planning's Online Application Portal. An appointment is not required.

1. **HCA Vesting Preliminary Application** (CP-4062)

2. **Plot/Site Plan.** A legible plot plan drawn to scale is required. The plot plan must include all contiguous parcels under the applicants' ownership and any contiguous parcels proposed to be part of the project site. The plot plan should identify which parcels are/are not a part of the proposed project. The plot plan should include a summary of information table indicating the following:

   - Building area of each building that is to be occupied
   - Proposed land uses
   - Proposed number of dwelling units
   - Height of buildings
   - All measurements that establish the proposed location of the proposed buildings and structures, including property lines, yards, setbacks, space between buildings and structures, and building footprint dimensions.
   - Trees and Shrubs. Plans must clearly show all existing trees and shrubs on the project site and within the right-of-way adjacent to the property. Identify and label (by name and trunk diameter) the following protected trees and shrubs as identified on the Plot Plan Instructions (CP-7752).

[15] Wetlands may include a watercourse or a storm drain. A Wetlands Delineation Report may be required following the filing of an application requesting approval of a discretionary action in the Coastal Zone if the site contains a watercourse or a storm drain.

[16] ESHAs are mapped areas in the certified Venice Land Use Plan and the San Pedro Coastal Land Use Plan.

- Watercourses, storm drains, creeks streams, wetlands (as defined in the USFW Service Manual, Part 660 FW 2 (June 21, 1993) or as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations), or other resources that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Wildlife Code.
- Aerial Site Photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands. It may be provided on any relevant plan sheet, including a project information sheet.

Refer to the Plot Plan Instructions (CP-7752) for additional guidance.

3. **Elevation Plans.** Elevations must show the design, materials, color, textures, patterns, massing and height of each building under the project scope. Refer to the Housing Crisis Act Vesting Preliminary Application Elevations Instructions (Appendix 1 of this form, page 15) for additional guidance. The elevations plans shall be included as part of the set of plans.
4. **Building Area Analysis.** Refer to the Housing Crisis Act Vesting Preliminary Application Building Area Analysis Instructions (Appendix 2 of this form, page 16) for additional guidance. The building area plans shall be included as part of the set of plans.
5. **Sections** for projects located on multiple levels or subterranean floors (e.g., basements, subterranean parking, etc.) showing depth (linear feet) and amount (cubic yards) of proposed cut, fill, import, and export related to grading, excavation of earthwork. The sections shall be included in the set of plans.
6. **Filing Fee.** Fees must be paid online after the electronic invoice is received.

## F. ADDITIONAL RESOURCES

1. **Appendix 1:** Elevations Instructions for Vesting Pursuant to the Housing Crisis Act (page 15).
2. **Appendix 2:** Building Area Analysis for Vesting Pursuant to the Housing Crisis Act (page 16).

## G. RETENTION OF VESTING RIGHTS

A Preliminary Application must be deemed complete by City Planning in order to obtain vesting rights. A Preliminary Application is deemed complete at the time that all required forms, documents, and materials are submitted, and the final invoice has been issued and proof of payment is presented to City Planning. A Preliminary Application completed before January 1, 2030 is valid until January 1, 2034, provided that HCA vesting rights are maintained and have not otherwise lapsed or terminated.

To retain HCA vesting rights, the applicant must adhere to certain time limits and limitations on project scope changes. **If the time limits are not met or if the changes in the project scope exceed specified thresholds, the Preliminary Application shall expire and have no further force or effect.** During City Planning application filing or the submission of an application for building permit and Plan Check, as well as through the development process, City staff will verify whether a project has been able to maintain vesting rights. Refer to the "Housing Crisis Act Vesting Log" on page 11 for additional instructions.

## TIME LIMITS TO RETAIN VESTING RIGHTS

Once the Preliminary Application is complete, the City Planning application or the application for building permits and Plan Check must be submitted within 180 days of the date on which the Preliminary Application is deemed complete, in order to retain vesting rights.

If a City Planning application is required, the applicant must submit all outstanding information needed in order to deem the City Planning application complete within 90 days of receiving a hold or "deemed incomplete" letter from City Planning staff. The 90-day period does not apply to projects eligible to submit a building permit Plan Check application to LADBS without a City Planning application on or after January 1, 2022.

For all vested projects (ministerial or discretionary), construction of the Housing Development Project must commence within 2.5 years. For vested projects that are 100 percent affordable, the Housing Development Project must commence within 3.5 years.

If the project is discovered to require a City Planning application during the permitting process, the project may still use the Preliminary Application issued as long as the City Planning application is submitted within 180 days of the date a complete Vesting Preliminary Application was submitted. The submittal of the building permit application to LADBS would not be held against the project.

## PROJECT SCOPE THRESHOLDS TO RETAIN VESTING RIGHTS

In order to maintain vesting rights, any change in the residential unit count or in the Building Area is limited to *less than* 20 percent of the total proposed on the completed Preliminary Application, exclusive of any increase resulting from the receipt of a density bonus, concession, waiver, or similar provision.

## H. PROJECT TEAM INFORMATION (Complete all applicable fields)

**Applicant[17] Name:**

**Company/Firm:** Bedrock Properties Group, LLC (c/o Leon Benrimon)

**Address:** 9220 Winnetka Ave **Unit/Space Number:**

**City:** Chatsworth **State:** CA **Zip Code:** 91311

**Telephone:** (310) 980-7206 **E-mail:** leon@uncommondevelopers.com

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

**(Optional) Agent/Representative Name:** Olivia Joncich

**Company/Firm:** Rand Paster & Nelson LLP

**Address:** 633 W Fifth St **Unit/Space Number:** 64th Fl

**City:** Los Angeles **State:** CA **Zip Code:** 90071

**Telephone:** 213-557-2703 **E-mail:** olivia@rpnllp.com

**Primary Contact for Project Information[18]**
*(select only one)* ☒ Agent/Representative ☐ Applicant

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

[18] As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.37(A)(6). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

## THIS SECTION SHALL BE ADDED ONTO THE FINAL PLAN SET PERMITTED BY LADBS

## HOUSING CRISIS ACT VESTING LOG

This log is intended to be used by City staff to track compliance with the time limits and project scope changes (unit count), in order to retain vesting rights through the development process. If a vested Housing Development Project is associated with a City Planning application for its development, this page and the log shall be completed by the City Planning Case Processing Unit. Any modifications to the content(s) of this log by anyone other than City staff is prohibited. A copy of this page and the completed log must be included on the final set of plans for construction.

### CITY STAFF USE ONLY

**Case Number PAR-** _____

**Date Vested (Date Preliminary Application Submittal Complete):** _____

**Proposed No. of Dwelling Units**[19]: _____

**City Planning Staff Name and Title:** _____

[19] The proposed number of dwelling units should match the number of proposed dwelling units identified on page 1.

## TABLE A - HOUSING CRISIS ACT VESTING LOG
## THIS SECTION TO BE COMPLETED BY CITY PLANNING CASE PROCESSING UNIT ONLY

| Milestone | Date Due | Date Complete | Dwelling Units[20] | Determination[21] | Staff Name |
|---|---|---|---|---|---|
| **City Planning Application Filing**<br>Project submitted within 180 days of the HCA Vesting Preliminary Application being deemed complete.[22]<br>Project meets the time limits:<br>☐ **YES** ☐ **NO** | | | ☐ Project meets 20% threshold<br>☐ Project exceeds 20% threshold<br>Proposed Units: _____<br>Plan Sheet No.: _____ | ☐ The project meets the time limits (180 days) and limitations on project scope (unit count).<br>☐ The HCA Vesting Preliminary Application is expired and has no further force or effect. | |
| **Applicant Response to Deemed Incomplete Letter**<br>If a City Planning Application is Deemed Incomplete, the applicant must submit all information needed within 90 days of receiving the Deemed Incomplete Letter (applies ONLY to projects that are required to file a City Planning application)<br>Project meets the time limits:<br>☐ **YES** ☐ **NO** | | | ☐ Project meets 20% threshold<br>☐ Project exceeds 20% threshold<br>Proposed Units: _____<br>Plan Sheet No.: _____ | ☐ The project meets the time limits (90 days) and limitations on project scope (unit count).<br>☐ The HCA Vesting Preliminary Application is expired and has no further force or effect. | |

[20] Any change in the residential unit count is limited to less than 20 percent of what is indicated on the completed Preliminary Application, exclusive of any increase resulting from the receipt of a density bonus, concession, waiver, or similar provision.
[21] If the time limits are not met or if the changes in the project scope exceed specified thresholds, then the Preliminary Application shall expire and have no further force or effect.
[22] Once the Preliminary Application is complete, the City Planning application must be submitted within 180 days of the Preliminary Application completion date.

| Milestone | Date Due | Date Complete | Dwelling Units | Determination | Staff Name |
|---|---|---|---|---|---|
| **Date City Planning Application Deemed Complete** | N/A | | ☐ Project meets 20% threshold<br>☐ Project exceeds 20% threshold<br>Proposed Units: _____<br>Plan Sheet No.: _____ | ☐ The project meets the limitations on project scope (unit count).<br>☐ The HCA Vesting Preliminary Application is expired and has no further force or effect. | |
| **Date of Hearing** | N/A | | ☐ Project meets 20% threshold<br>☐ Project exceeds 20% threshold<br>Proposed Units: _____<br>Plan Sheet No.: _____ | ☐ The project meets the limitations on project scope (unit count).<br>☐ The HCA Vesting Preliminary Application is expired and has no further force or effect. | |
| **Date of Final Approval of City Planning Application**[23] | N/A | | ☐ Project meets 20% threshold<br>☐ Project exceeds 20% threshold<br>Proposed Units: _____<br>Plan Sheet No.: _____ | ☐ The project meets the limitations on project scope (unit count).<br>☐ The HCA Vesting Preliminary Application is expired and has no further force or effect. | |

[23] Final approval means that a project has obtained all necessary approvals to be eligible to apply for, and obtain, a building permit or permits, and all appeal periods or statutes of limitations have been exhausted or resolved in favor of the Housing Development Project (G.C. Sec. 65589.5(o)(2)(D)(ii)).

| Milestone | Date Due | Date Complete | Dwelling Units | Determination | Staff Name |
|---|---|---|---|---|---|
| **Date Construction Commenced** (within 2.5 years or 3.5 years of Final Decision)[24]<br>Project meets the time limits:<br>☐ **YES** ☐ **NO** | | | ☐ Project meets 20% threshold<br>☐ Project exceeds 20% threshold<br>Proposed Units:<br>_____<br>Plan Sheet No.:<br>_____ | ☐ The project meets the time limits (2.5 or 3.5 years) and limitations on project scope (unit count).<br>☐ The HCA Vesting Preliminary Application is expired and has no further force or effect. | |

**Notes:**

[24] Vested Housing Development Projects must commerce construction within two and one-half years, or three and one-half years for one hundred percent affordable Housing Development Projects.

# Appendix 1
## Elevations Instructions for Vesting Pursuant to the Housing Crisis Act

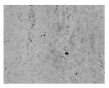
123 Example Blvd, Los Angeles, CA

**Materials, Textures and Colors**

Exterior Cement Plaster, Smooth, Cream

Balcony Door, Vinyl, White

Board Formed Concrete, Wood Grain, Misty Blue


Exterior Cement Plaster, Smooth, Pewter

Aluminum, Brushed Metal, Dark Grey

Elevations shall show the design, materials, color, massing, facade and height of each building under the project scope:

- **Scale:** The scale shall be no less than ⅛" = 1'-0" or a scale that produces a readable illustration.
- **Building Materials and Colors:** Elevations must identify all building materials types and colors. Include any sustainable features of the project as well as the material texture or pattern.
- **Location:** The elevations page must include the site address.
- **Labeling:** All views and major features shall be labeled, including which side of the project is being illustrated.
- **Dimensions:** Elevations shall be dimensioned in a manner that all relevant measurements can be read. Accessory structures shall have the same dimension requirements as the main structure. Include the dimensions for all heights. Required dimensions must include the following items:
  - The lowest elevation within 5 feet of the perimeter of the building;
  - The highest elevation for purposes of determining maximum building height as measured per Department of Building and Safety requirements and as defined by LAMC Section 12.03;
  - Height to the highest point of the roof and all roof structures;
  - Wireless facilities and transformers;
  - Projections proposed to be attached to a building facade;
  - Poles or signs including those attached to the facade or roof. Roof signs, pole signs and billboards must show both sides;
  - Facade texture, pattern, color and material changes to determine compliance with building articulation and design standards; and
  - Fences, walls, beams, barriers, including lighting fixtures, pillars, and gates on all sides.

Most City Planning processes involve a review of the project design. Applicants are encouraged to consult with the **LACP Urban Design Studio** regarding the design of the project early in the application process, ideally prior to filing. You may schedule a design review meeting online: planning.lacity.org/plans-policies/urban-design-studio/schedule-appointment.
Refer to Elevation Instructions (CP-7817) for additional guidance.

# Appendix 2
## Building Area Analysis for Vesting Pursuant to the Housing Crisis Act

The purpose of this Building Area analysis sample and instructions is to provide guidance with determining the total Building Area or "square footage of construction" of a Housing Development Project in order to vest pursuant to the Housing Crisis Act. The sample below broadly applies to all types of Housing Development Projects.

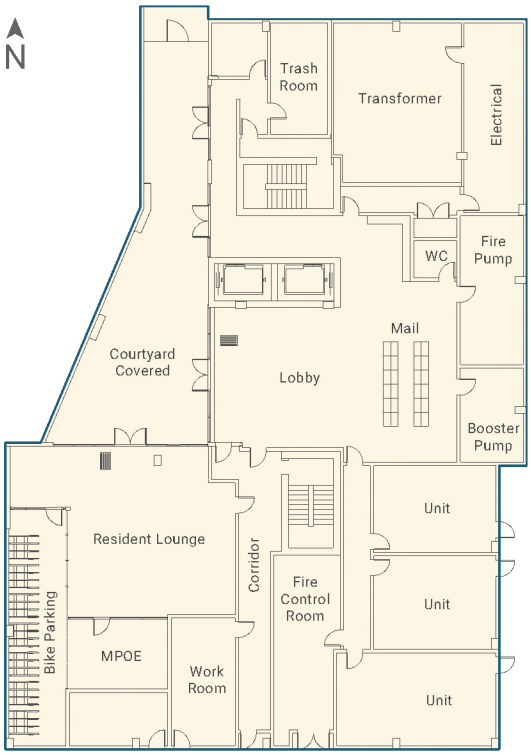
### Building Area Calculation Table – Example

| Level | Proposed |
|---|---|
| L2–L5 | 30,704 sf |
| L1 | 9,426 sf |
| Total | 40,130 sf |

### Building Area Definition

The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.
– California Government Code Section 65941.1(C)

### Building Area Diagram – Example




**Level 1** Building Area 9,426 sf

**Levels 2-5** Building Area 7,676 sf (per level)

### Instructions

- **Shaded and Dimensioned Diagram:** Set of plans shall include a shaded and dimensioned diagram indicating the total Building Area for each level, including any covered parking areas, elevator shafts and stairwells at each level.
- **Quantities Referenced Diagram:** Each area analysis must include a label or reference to its Building Area, expressed as square-footage.
- **Calculation Table:** The Building Area page should include a corresponding calculation table indicating the Building Area for each level, as well as the grand total.

# ARCHITECTURAL ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| @ | AT | FLR | FLOOR | ℄ | PROPERTY LINE |
| Ø | DIAMETER | FMC | FLOOR MATERIAL CHANGE | PIP | PROTECT IN PLACE |
| | | FOC | FACE OF CONCRETE | PLAM | PLASTIC LAMINATE |
| AB | ANCHOR BOLT | FOF | FACE OF FINISH | PT | PAINT |
| A/C | AIR CONDITIONING | FOM | FACE OF MASONRY | PTD | PAINTED |
| ACT | ACOUSTIC CEILING TILE | FOS | FACE OF STUD | | |
| ADA | AMERICANS WITH DISABILITIES ACT | FR | FIRE RESISTIVE | QTY | QUANTITY |
| | | FS | FINISH SURFACE | | |
| ADJ | ADJACENT | | | R | RADIUS or RISER |
| AFF | ABOVE FINISH FLOOR | GA | GAGE | RCP | REFLECTED CEILING PLAN |
| ALT | ALTERNATE | GALV | GALVANIZED | RD | ROOF DRAIN |
| ALUM | ALUMINUM | GB | GRAB BAR | REF | REFRIGERATOR |
| APPROX | APPROXIMATELY | GC | GENERAL CONTRACTOR | REQ'D | REQUIRED |
| ARCH | ARCHITECT | GYP BD | GYPSUM BOARD | REV | REVISION or REVISED |
| | | | | RM | ROOM |
| BD | BOARD | HB | HOSE BIBB | ROW | RIGHT OF WAY |
| BF | BRACE FRAME | HC | HOLLOW CORE | RRM | RESTROOM |
| BLK | BLOCK | HCW | HOLLOW CORE WOOD | | |
| BM | BEAM | HDR | HEADER | SC | SOLID CORE |
| BTWN | BETWEEN | HM | HOLLOW METAL | SCW | SOLID CORE WOOD |
| | | HR | HANDRAIL | SF | SQUARE FEET |
| ℄ B | CABINET | HT | HEIGHT | SHT | SHEET |
| | CENTER LINE | | | SHTG | SHEATHING |
| CL | CLOSET | INS | INSULATION | SIM | SIMILAR |
| CLG | CEILING | INT | INTERIOR | SL | SLOPE |
| CLR | CLEAR | | | ST STL | STAINLESS STEEL |
| CMU | CONCRETE MASONRY UNIT | JST | JOIST | STL | STEEL |
| COL | COLUMN | | | STRUCT | STRUCTURAL |
| CONC | CONCRETE | LAM | LAMINATE | | |
| CONT | CONTINUOUS | LAV | LAVATORY | T | TREAD |
| CONTR | CONTRACTOR | LIN | LINOLEUM | TBD | TO BE DETERMINED |
| CPT | CARPET | | | TH | THRESHOLD |
| CRS | COURSES | MAX | MAXIMUM | THK | THICK |
| CT | CERAMIC TILE | MECH | MECHANICAL | TJ | TRUSS JOIST |
| | | MFR | MANUFACTURER | TO | TOP OF |
| (D) | DEMOLISH | MIN | MINIMUM | TOC | TOP OF CONCRETE |
| DAS | DISABLED ACCESS | MISC | MISCELLANEOUS | TOP | TOP OF PLATE |
| DBL | DOUBLE | MO | MASONRY OPENING | TOS | TOP OF SLAB |
| DIA | DIAMETER | MTD | MOUNTED | TOSHTG | TOP OF SHEATHING |
| DIM | DIMENSION | MTL | METAL | TOW | TOP OF WALL |
| DN | DOWN | | | TYP | TYPICAL |
| DS | DOWNSPOUT | N | NOTE | | |
| DWG | DRAWING | (N) | NEW | UNO | UNLESS NOTED OTHERWISE |
| | | NIC | NOT IN CONTRACT | | |
| (E) | EXISTING | NTS | NOT TO SCALE | VCT | VINYL COMPOSITION TILE |
| ELECT | ELECTRICAL | | | VERT | VERTICAL |
| ELEV | ELEVATOR | OC | ON CENTER | VIF | VERIFY IN FIELD |
| EOS | EDGE OF SLAB | OFCI | OWNER FURNISHED- | | |
| EQ | EQUAL | | CONTRACTOR INSTALLED | W/ | WITH |
| EXT | EXTERIOR | OFOI | OWNER FURNISHED- | WC | WATER CLOSET |
| | | | OWNER INSTALLED | WD | WOOD |
| FE | FIRE EXTINGUISHER | OFVI | OWNER FURNISHED- | WH | WATER HEATER |
| FF | FINISH FLOOR | | VENDOR INSTALLED | WP | WATERPROOF |
| FIN | FINISH | OH | OVERHEAD | WPT | WORK POINT |
| FJ | FLOOR JOIST | OPNG | OPENING | | |

# ARCHITECTURAL SYMBOLS

1 A101 — DETAIL

1 A101 — BUILDING SECTION

1 A101 — WALL SECTION

A D A900 B C — INTERIOR ELEVATION

1 A101 — EXTERIOR ELEVATION

ELEVATION MARK

WINDOW MARK

DOOR MARK

WALL TYPE

WP T — WORK POINT

N13 — NOTE

ACCESSIBLE PATH OF TRAVEL

FENCE

EXIT SIGN

ALIGN — ALIGN FINISHES

SD — SMOKE DETECTOR

FE — FIRE EXTINGUISHER

AD — AREA DRAIN

FD — FLOOR DRAIN

FM — FLOOR MATERIAL TRANSITION

SECURITY OPENING

# OPEN SPACE CALCULATIONS

TOTAL OPEN SPACE REQUIREMENTS PER LAMC 12.21.G:

<3 HABITABLE ROOMS = 100 SF / UNIT (STUDIOS & 1BR UNITS)

≥3 HABITABLE ROOMS = 125 SF / UNIT (2BR UNITS)

OPEN SPACE REQUIRED

| UNIT TYPE | HABITABLE ROOMS | # OF UNITS | REQ'D OPEN SPACE |
|---|---|---|---|
| 1 BR | 2 | 243 | 24,300 SF |
| 2 BR | 3 | 27 | 3,375 SF |
| 3 BR | 4 | 10 | 1,750 SF |
| STUDIO | 1 | 80 | 8,000 SF |
| GRAND TOTAL | | 360 | 37,425 SF |

PROJECT SEEKS A 73.2% REDUCTION OF OPEN SPACE PER LAMC 12.22.A.25

**REQUIRED OPEN SPACE** = 37,425 SF X 26.8% = **10,030 SF**

| | |
|---|---|
| 50% MIN COMMON OPEN SPACE = | 10,030 SF X 50% = 5,015 SF |
| 25% OF COMMON OPEN SPACE SHALL BE PLANTED | 10,030 SF X 25% = 2,508 SF |

**TREE REQUIREMENTS:**

| | |
|---|---|
| (1) 24" BOX TREE FOR EVERY 4 UNITS | 360 UNITS = 90 TREES |
| (1) 24" BOX TREE FOR EVERY 500 SF FRONT YARD LANDSCAPING: | 1,830 SF = 4 TREES |

**NOTES:**

1. A KITCHEN IS NOT CONSIDERED A HABITABLE ROOM FOR THE PURPOSES OF CALCULATING OPEN SPACE

2. PER LAMC 12.21.G.2(a)(1)(iii) COMMON OPEN SPACE MUST HAVE MINIMUM AREA OF 400 SF WITH NO HORIZONTAL DIMENSIONSLESS THAN 15' WHEN MEASURED PERPENDICULAR FROM ANY POINT ON EACH OF THE BOUNDARIES.

OPEN SPACE PROVIDED

| NAME | LEVEL | AREA |
|---|---|---|
| COURTYARD | 3RD FL FFE | 7,976 SF |
| GYM | 2ND FL FFE | 1,113 SF |
| REC ROOM | 3RD FL FFE | 943 SF |
| GRAND TOTAL | | 10,031 SF |

PLANTED OPEN SPACE = 3,275 SF

# OCCUPANCY AREA CALCULATIONS

# UNIT SCHEDULE & AFFORDABILITY

| NAME | NUMBER OF BEDROOMS | COUNT | REQUIRED OPEN SPACE | REQUIRED PARKING | NET FLOOR AREA | LEVEL |
|---|---|---|---|---|---|---|
| 3RD FL FFE | | | | | | |
| 1 BR | 1 | 49 | 100 SF | 73.5 | 21,919 SF | 3RD FL FFE |
| 2 BR | 2 | 5 | 125 SF | 10 | 3,006 SF | 3RD FL FFE |
| 3 BR | 3 | 2 | 175 SF | 4 | 1,529 SF | 3RD FL FFE |
| STUDIO | 0 | 16 | 100 SF | 24 | 4,993 SF | 3RD FL FFE |
| 72 | | 72 | | 111.5 | 31,447 SF | |
| 4TH FL FFE | | | | | | |
| 1 BR | 1 | 48 | 100 SF | 72 | 21,405 SF | 4TH FL FFE |
| 2 BR | 2 | 6 | 125 SF | 12 | 3,768 SF | 4TH FL FFE |
| 3 BR | 3 | 2 | 175 SF | 4 | 1,529 SF | 4TH FL FFE |
| STUDIO | 0 | 16 | 100 SF | 24 | 4,993 SF | 4TH FL FFE |
| 72 | | 72 | | 112 | 31,695 SF | |
| 5TH FL FFE | | | | | | |
| 1 BR | 1 | 48 | 100 SF | 72 | 21,405 SF | 5TH FL FFE |
| 2 BR | 2 | 6 | 125 SF | 12 | 3,768 SF | 5TH FL FFE |
| 3 BR | 3 | 2 | 175 SF | 4 | 1,529 SF | 5TH FL FFE |
| STUDIO | 0 | 16 | 100 SF | 24 | 4,993 SF | 5TH FL FFE |
| 72 | | 72 | | 112 | 31,695 SF | |
| 6TH FL FFE | | | | | | |
| 1 BR | 1 | 49 | 100 SF | 73.5 | 21,966 SF | 6TH FL FFE |
| 2 BR | 2 | 5 | 125 SF | 10 | 3,173 SF | 6TH FL FFE |
| 3 BR | 3 | 2 | 175 SF | 4 | 1,529 SF | 6TH FL FFE |
| STUDIO | 0 | 16 | 100 SF | 24 | 4,993 SF | 6TH FL FFE |
| 72 | | 72 | | 111.5 | 31,660 SF | |
| 7TH FL FFE | | | | | | |
| 1 BR | 1 | 49 | 100 SF | 73.5 | 21,966 SF | 7TH FL FFE |
| 2 BR | 2 | 5 | 125 SF | 10 | 3,173 SF | 7TH FL FFE |
| 3 BR | 3 | 2 | 175 SF | 4 | 1,529 SF | 7TH FL FFE |
| STUDIO | 0 | 16 | 100 SF | 24 | 4,993 SF | 7TH FL FFE |
| 72 | | 72 | | 111.5 | 31,660 SF | |
| Grand total: 360 | | 360 | | 558.5 | 158,156 SF | |

# DEFERRED SUBMITTALS

| |
|---|
| FIRE ALARM SYSTEM |
| FIRE-SPRINKLER SYSTEM |
| MECHANICAL |
| ELECTRICAL |
| PLUMBING |

# BUILDING CODES USED

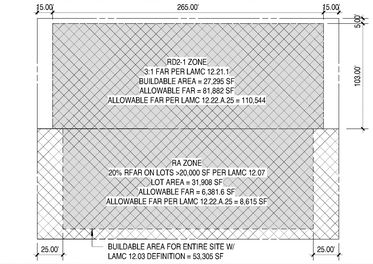
| | |
|---|---|
| 2023 LOS ANGELES MUNICIPAL CODE (LAMC) | 2022 CALIFORNIA FIRE CODE (CFC) |
| 2022 CALIFORNIA BUILDING CODE (CBC) | 2022 CALIFORNIA RESIDENTIAL CODE (CRC) |
| 2022 CALIFORNIA ELECTRICAL CODE (CEC) | 2022 CALIFORNIA GREEN BUILDING CODE (CGBC) |
| 2022 CALIFORNIA MECHANICAL CODE (CMC) | |
| 2022 CALIFORNIA PLUMBING CODE (CPC) | |

# SEPARATE PERMITS

| | |
|---|---|
| MECHANICAL | FIRE SPRINKLER SYSTEM |
| ELECTRICAL | BLOCK WALL |
| PLUMBING | |
| FIRE ALARM SYSTEM | |

# ZONING CODE AREA CALCULATIONS

BUILDABLE AREA DEFINITION PER LAMC 12.03:
PRE-HIGHWAY DEDICATION LOT AREA MINUS SETBACKS FOR A 1-STORY BUILDING




FLOOR AREA DEFINITION PER LAMC 12.03:
AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE FOR THE LANDING OR STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.

| | |
|---|---|
| BASE ALLOWABLE FAR PER LAMC 12.09.1: | 3:1 PER LA RD2-1 ZONE |
| BONUS ALLOWABLE FAR PER LAMC 12.22.A.25: | 35% BONUS PER LAMC 12.22.A.25<br>3 X 1.35 = 4.05 FAR ALLOWED |
| TOTAL ALLOWABLE FLOOR AREA: | BUILDABLE AREA X ALLOWABLE FAR = ALLOWABLE FLOOR AREA<br>27,295 SF X 4.05 = 110,544 SF ALLOWED |

AREA SCHEDULE (FLOOR AREA)

| LEVEL | FAR | AREA |
|---|---|---|
| 1ST FL FFE | MISC | 3,249 SF |
| 2ND FL FFE | MISC | 1,480 SF |
| 3RD FL FFE | MISC | 3,029 SF |
| 4TH FL FFE | MISC | 2,517 SF |
| 5TH FL FFE | MISC | 2,517 SF |
| 6TH FL FFE | MISC | 2,517 SF |
| 7TH FL FFE | MISC | 2,517 SF |
| MISC | | 17,825 SF |
| 3RD FL FFE | RESIDENTIAL | 15,302 SF |
| 4TH FL FFE | RESIDENTIAL | 15,371 SF |
| 5TH FL FFE | RESIDENTIAL | 15,371 SF |
| 6TH FL FFE | RESIDENTIAL | 15,340 SF |
| 7TH FL FFE | RESIDENTIAL | 15,340 SF |
| RESIDENTIAL | | 76,724 SF |
| GRAND TOTAL | | 94,549 SF |

| | |
|---|---|
| TOTAL PROVIDED FLOOR AREA: | 94,549 SF SEE G011 FOR FLOOR AREA CALCULATIONS<br>= 3.49:1 FAR |

RESIDENTIAL FLOOR AREA RATIO (RFAR) DEFINITION PER LAMC 12.03:
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A RESIDENTIAL OR NON-RESIDENTIAL BUILDING ON A LOT IN AN RA, RE, RS, OR R1 ZONE. ANY FLOOR OR PORTION OF A FLOOR WITH A CEILING HEIGHT GREATER THAN 14 FEET SHALL COUNT AS TWICE THE SQUARE FOOTAGE OF THAT AREA. THE AREA OF STAIRWAYS AND ELEVATOR SHAFTS SHALL ONLY BE COUNTED ONCE REGARDLESS OF CEILING HEIGHT. AREA OF AN ATTIC OR PORTION OF AN ATTIC WITH A CEILING HEIGHT OF MORE THAN 7 FEET SHALL BE INCLUDED IN THE RESIDENTIAL FLOOR AREA CALCULATION.

| | |
|---|---|
| BASE ALLOWABLE RFAR PER LAMC 12.07.C.5: | 20% OF LOT AREA WHEN LOT IS 20,000 SF OR GREATER |
| BONUS ALLOWABLE FAR PER LAMC 12.22.A.25: | 35% BONUS PER LAMC 12.22.A25 |
| TOTAL ALLOWABLE FLOOR AREA: | GROSS LOT AREA X 20% X 135% = ALLOWABLE FLOOR AREA<br>31,908 X 20% X 135% = 8,615 SF ALLOWED |

AREA SCHEDULE (RESIDENTIAL FLOOR AREA)

| LEVEL | TYPE | AREA |
|---|---|---|
| 1ST FL FFE | MISC | 23,072 SF |
| 2ND FL FFE | MISC | 21,993 SF |
| 3RD FL FFE | MISC | 2,689 SF |
| 4TH FL FFE | MISC | 2,689 SF |
| 5TH FL FFE | MISC | 2,689 SF |
| 6TH FL FFE | MISC | 2,689 SF |
| 7TH FL FFE | MISC | 2,689 SF |
| MISC: 8 | | 58,511 SF |
| 3RD FL FFE | RESIDENTIAL | 16,656 SF |
| 4TH FL FFE | RESIDENTIAL | 16,656 SF |
| 5TH FL FFE | RESIDENTIAL | 16,656 SF |
| 6TH FL FFE | RESIDENTIAL | 16,656 SF |
| 7TH FL FFE | RESIDENTIAL | 16,656 SF |
| RESIDENTIAL: 25 | | 83,279 SF |
| GRAND TOTAL: 33 | | 141,790 SF |

| | |
|---|---|
| TOTAL PROVIDED FLOOR AREA: | 141,790 SF SEE G009 FOR RESIDENTIAL FLOOR AREA CALCULATIONS |
| | PROJECT SEEKING WAIVER TO ALLOW 16.28 :1 RFAR ON RA-1 LOT |

# AUTOMOBILE PARKING

PARKING SCHEDULE (STALL SIZE)

| | | |
|---|---|---|
| 1ST FL FFE | COMP | 69 |
| 2ND FL FFE | COMP | 93 |
| COMP | | 162 |
| 1ST FL FFE | COMP. | 23 |
| COMP. | | 23 |
| 1ST FL FFE | DAS | 5 |
| 2ND FL FFE | DAS | 1 |
| DAS | | 6 |
| 1ST FL FFE | EV | 33 |
| 2ND FL FFE | EV | 45 |
| EV | | 78 |
| Grand total | | 269 |

# BICYCLE PARKING

BICYCLE PARKING REQUIRED PER LAMC 12.21.A.16:

| | | |
|---|---|---|
| LONG TERM PARKING: | UNITS 1-25: 1 STALL PER UNIT | = 25 |
| | UNITS 26-100: 1 STALL PER 1.5 UNITS | = 50 |
| | UNITS 101-200: 1 STALL PER 2 UNITS | = 50 |
| | UNITS 201-360: 1 STALL PER 4 UNITS | = 40 |
| | 165 STALLS REQUIRED | |
| SHORT TERM PERKING: | UNITS 1-25: 1 STALL PER 10 UNITS | = 2.5 |
| | UNITS 26-100: 1 STALL PER 15 UNITS | = 5 |
| | UNITS 101-200: 1 STALL PER 20 UNITS | = 5 |
| | UNITS 201-360: 1 STALL PER 40 UNITS | = 4 |
| | 17 STALLS REQUIRED | |

BICYCLE PARKING PROVIDED:

| | |
|---|---|
| LONG TERM PARKING: | 117 STALLS, PROJECT SEEKS 30% OFF-MENU REUDCTION |
| SHORT TERM PARKING: | 17 STALLS |

# PROJECT INFORMATION

| | |
|---|---|
| PROJECT NAME: | UNCOMMON WINNETKA |
| ADDRESS: | 8217 N WINNETKA AVE<br>LOS ANGELES, CA 91306 |
| ENTITLEMENTS: | NOT YET FILED |
| OWNER: | 8217 WINNETKA LLC (SEE COVER SHEET) |
| PROJECT DESCRIPTION: | NEW CONSTRUCTION, 7-STORY, 360-UNIT, 236,181 SF, 100% AFFORDABLE HOUSING DEVELOPMENT SEEKING ON-MENU & OFF-MENU INCENTIVES PER LAMC 12.22.A25, AB1763, AB2334 |
| PROJECT FUNDING: | 100% PRIVATELY FUNDED<br>THIS IS NOT A PUBLIC HOUSING FACILITY OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT SHALL BE RECEIVED FROM STATE OR FEDERAL GOVERNMENTS. NOT A TCAC FACILITY AND NOT A SOCIAL SERVICE CENTER. |
| CONSTRUCTION TYPE: | TYPE-IA (1ST-2ND FLOORS)<br>TYPE-IIIA (3RD-7TH FLOORS)<br>2-HR EXT BEARING WALLS PER LABC TABLE 601 |
| OCCUPANCY TYPE: | R-2, A-3 S-2, B |
| SPRINKLERED: | NFPA-13 PER LAFC 903.2 |
| FIRE ALARM: | MANUAL ALARM |
| ACCESSIBILITY: | CBC 11A |

# ZONING INFORMATION

| | |
|---|---|
| ZONE: | RD2-1, RA-1 |
| ZONING INFORMATION: | ZI-2498 LOCAL EMERGENCY TEMPORARY REGULATIONS - TIME LIMITS AND PARKING RELIEF - LAMC 16.02.1<br>ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES |
| GENERAL PLAN LAND USE: | LOW-MEDIUM RESIDENTIAL (RD1.5 DENSITY) |
| ASSESSOR PARCEL NUMBER: | 2107-001-067, 2107-002-074 |
| TRACT: | TR 1000, TR 22430 |
| BLOCK: | NONE |
| LOT: | 1, PT 811 |
| FLOOD ZONE: | OUTSIDE FLOOD ZONE |
| METHANE ZONE: | NONE |
| SITE AREA: | 63,766.9 SF PER ZIMAS |
| REQUIRED SETBACKS: | RD2-1 LOT:<br>FRONT: 15'-0"<br>SIDE (NORTH): 10'-0" (5'-0" + 1' EVERY STORY OVER 2)<br>REAR: 15'-0"<br><br>RA-1 LOT:<br>FRONT: 25'-0"<br>SIDE (SOUTH): 10'-0"<br>REAR: 25'-0" |
| PROVIDED SETBACKS: | RD2-1 LOT:<br>FRONT: 9'-0" (40% OFF-MENU REDUCTION)<br>SIDE (NORTH): 10'-0" (5'-0" + 1' EVERY STORY OVER 2)<br>REAR: 15'-0"<br><br>RA-1 LOT:<br>FRONT: 18'-4" (27% OFF-MENU REDUCTION)<br>SIDE (SOUTH): 8'-0" (20% ON-MENU REDUCTION)<br>REAR: 25'-0" (40% OFF-MENU REDUCTION |
| ALLOWABLE HEIGHT PER LAMC: | RD2-1 LOT = 45'-0" PER LAMC 12.21.1.A + 33' PER AB1763<br>**RD2-1 LOT = 78'-0"**<br>RA-1 LOT = 30'-0" PER LAMC 12.21.1.A + 33' PER AB1763<br>**RA-1 LOT = 63'-0"**<br>*PROJECT SEEKS VAIVER OF HEIGHT REQUIRMENT |
| PROVIDED HEIGHT PER LAMC: | 80'-3", SEE ELEVATIONS & SURVEY FOR LOWEST ADJ. GRADE |
| ALLOWABLE HEIGHT PER LABC: | 85'-0" PER LABC TABLE 504.3 |
| PROVIDED HEIGHT PER LABC: | 74'-11" SEE ELEVATIONS & SITE PLAN FOR GRADE PLANE CALCS. |
| ALLOWABLE FLOOR AREA: | RD2 ZONE: 81,882 SF RA ZONE: 6,381 SF |
| PROVIDED FLOOR AREA: | 94,549 SF= 3.54:1 FAR, 141,790 SF= 16.28:1 RFAR |
| ALLOWABLE DENSITY PER AB1763: | UNLIMITED |
| PROVIDED DENSITY: | 360 UNITS, 291 HUD LOW INCOME, 72 HCD MODERATE INCOME |
| REQUIRED PARKING: | NONE WHEN WITHIN 1/2 MILE OF MAJOR TRANSIT STOP, SEE G075 FOR TRANSIT VERIFICATION FORM |
| PROVIDED PARKING: | 269 STALLS |

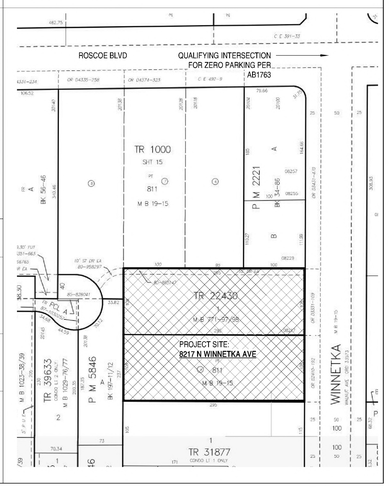
# INCENTIVES REQUESTED

BASE INCENTIVES (2):
ZERO PARKING WHEN WITHIN 1/2 MILE OF MAJOR TRANSIT STOP PER AB1763
UNLIMITED DENSITY PER AB1763

ADDITIONAL INCENTIVES (4):
AVERAGING ACROSS RD2 AND RA ZONES (ON-MENU INCENTIVE)
20% SIDE YARD (SOUTH) REDUCTION (ON-MENU INCENTIVE)
30% REDUCTION OF BICYCLE PARKING (OFF-MENU INCENTIVE)
40% FRONT YARD REDUCTION IN RD2 ZONE (OFF MENU INCENTIVE)

WAIVER OF DEVELOPMENT STANDARDS (4):
WAIVER TO ALLOW 27% FRONT YARD/BUILDING LINE REDUCTION IN RA ZONE
WAIVER TO ALLOW 40% REAR YARD REDUCTION IN RA ZONE
WAIVER TO ALLOW TOTAL BUILDING HEIGHT OF 80'-3"
WAIVER TO ALLOW 73.2% REDUCTION IN OPEN SPACE
WAIVER TO ALLOW 236,181 SF OF FAR/RFAR

# VICINITY MAP





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6/7/2023
STATE OF CALIFORNIA

REVISIONS:


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CLIENT NAME:
8217 WINNETKA LLC
9220 N WINNETKA AVE
CHATSWORTH, CA 91311

PROJECT NAME:
UNCOMMON WINNETKA

NOT FOR CONSTRUCTION

PROJECT ADDRESS:
8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
PROJECT INFORMATION

SHEET NUMBER:
G001

DRAWING SET TITLE:
PZA REVIEW SET

6/7/2023 6:29:59 PM

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NOT FOR CONSTRUCTION

PROJECT ADDRESS:
8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
## SITE PHOTOS & EXISTING CONDITIONS

SHEET NUMBER:
# G002

DRAWING SET TITLE:
PZA REVIEW SET

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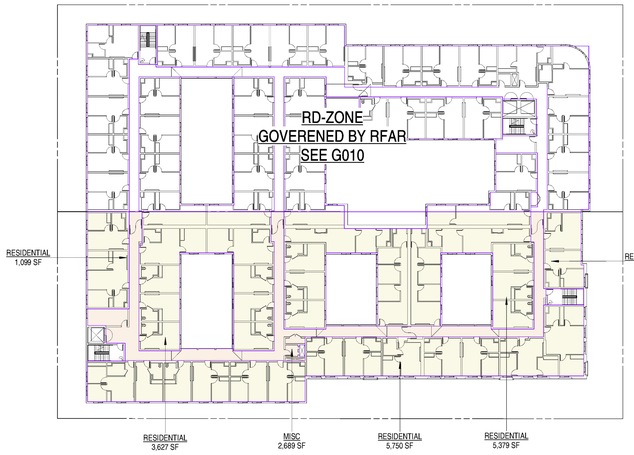
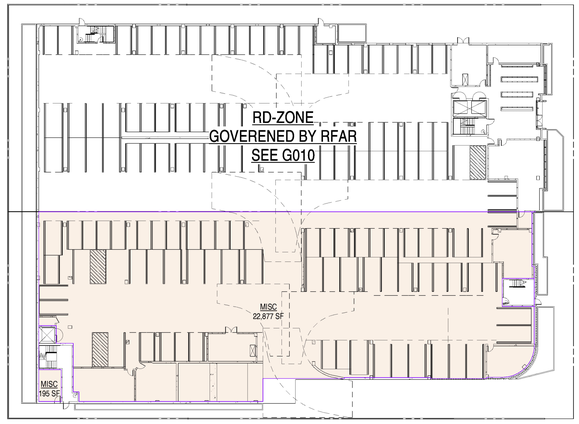
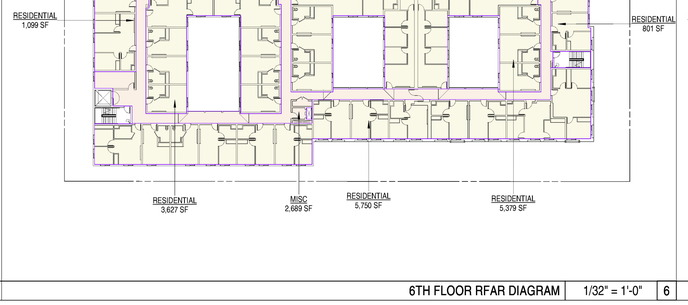



7TH FLOOR RFAR DIAGRAM | 1/32" = 1'-0" | 7

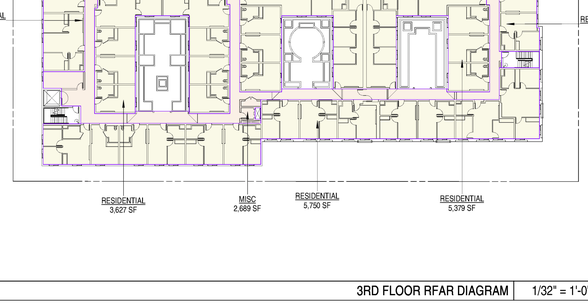
4TH FLOOR RFAR DIAGRAM | 1/32" = 1'-0" | 4




1ST FLOOR RFAR DIAGRAM | 1/32" = 1'-0" | 1



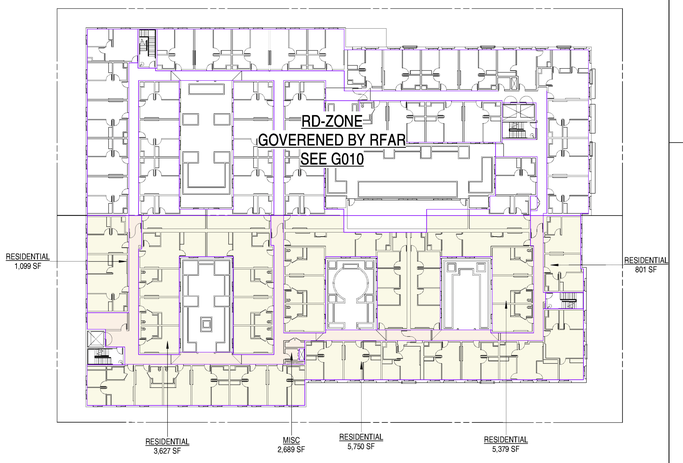

5TH FLOOR RFAR DIAGRAM | 1/32" = 1'-0" | 5




2ND FLOOR RFAR DIAGRAM | 1/32" = 1'-0" | 2

| AREA SCHEDULE (RESIDENTIAL FLOOR AREA) | | |
|---|---|---|
| LEVEL | TYPE | AREA |
| 1ST FL FFE | MISC | 23,072 SF |
| 2ND FL FFE | MISC | 21,993 SF |
| 3RD FL FFE | MISC | 2,689 SF |
| 4TH FL FFE | MISC | 2,689 SF |
| 5TH FL FFE | MISC | 2,689 SF |
| 6TH FL FFE | MISC | 2,689 SF |
| 7TH FL FFE | MISC | 2,689 SF |
| MISC: 8 | | 58,511 SF |
| 3RD FL FFE | RESIDENTIAL | 16,656 SF |
| 4TH FL FFE | RESIDENTIAL | 16,656 SF |
| 5TH FL FFE | RESIDENTIAL | 16,656 SF |
| 6TH FL FFE | RESIDENTIAL | 16,656 SF |
| 7TH FL FFE | RESIDENTIAL | 16,656 SF |
| RESIDENTIAL: 25 | | 83,279 SF |
| GRAND TOTAL: 33 | | 141,790 SF |

6TH FLOOR RFAR DIAGRAM | 1/32" = 1'-0" | 6




3RD FLOOR RFAR DIAGRAM | 1/32" = 1'-0" | 3

## KEYNOTES

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6-7-2023
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NOT FOR CONSTRUCTION

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8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

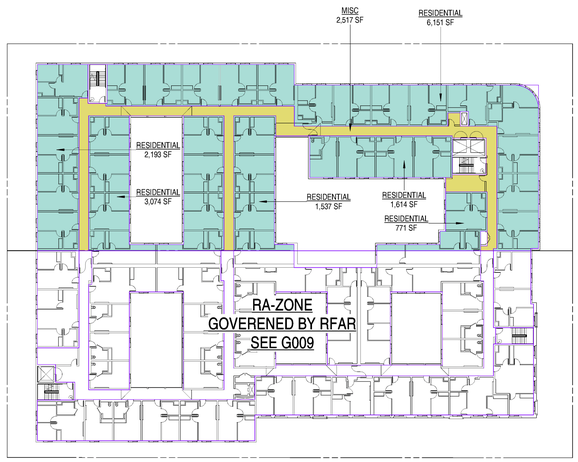
DATE:
6.7.2023

SHEET TITLE:
ZONING CODE AREA DIAGRAMS (RFAR)

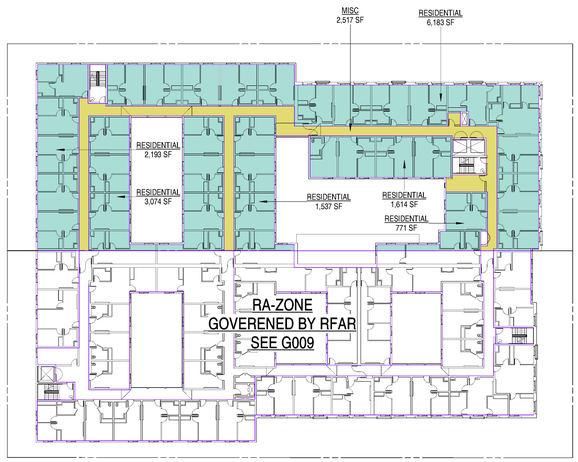
SHEET NUMBER:
G009

DRAWING SET TITLE:
PZA REVIEW SET

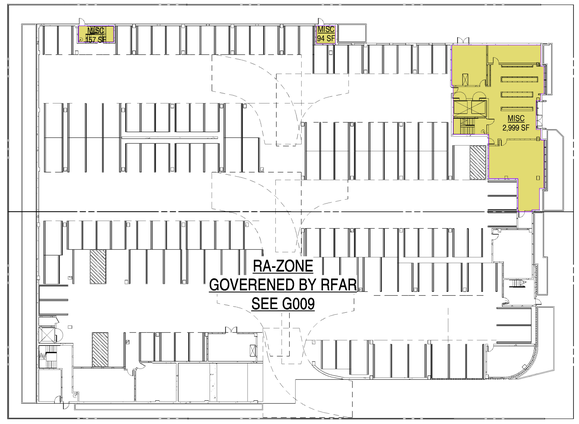
6/7/2023 6:07:26 PM




7 STORY FAR DIAGRAM | 1/32" = 1'-0" | 7




4 FLOOOR FAR DIAGRAM | 1/32" = 1'-0" | 4




1ST FLOOOR FAR DIAGRAM | 1/32" = 1'-0" | 1

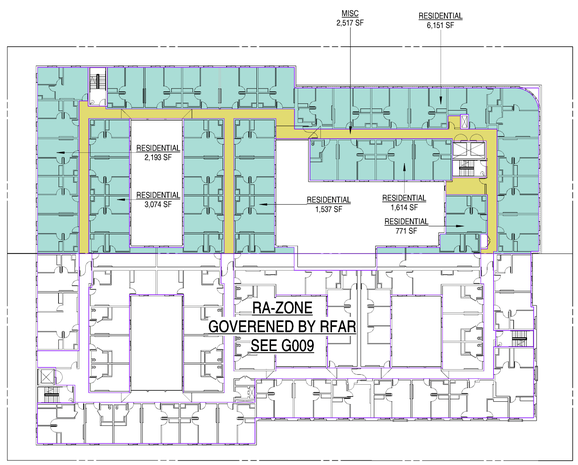



5 FLOOOR FAR DIAGRAM | 1/32" = 1'-0" | 5

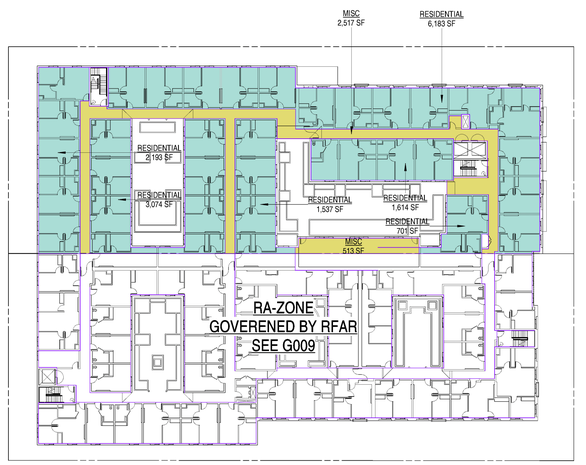



2ND FLOOR FAR DIAGRAM | 1/32" = 1'-0" | 2

| AREA SCHEDULE (FLOOR AREA) | | |
|---|---|---|
| LEVEL | FAR | AREA |
| 1ST FL FFE | MISC | 3,249 SF |
| 2ND FL FFE | MISC | 1,480 SF |
| 3RD FL FFE | MISC | 3,029 SF |
| 4TH FL FFE | MISC | 2,517 SF |
| 5TH FL FFE | MISC | 2,517 SF |
| 6TH FL FFE | MISC | 2,517 SF |
| 7TH FL FFE | MISC | 2,517 SF |
| MISC | | 17,825 SF |
| 3RD FL FFE | RESIDENTIAL | 15,302 SF |
| 4TH FL FFE | RESIDENTIAL | 15,371 SF |
| 5TH FL FFE | RESIDENTIAL | 15,371 SF |
| 6TH FL FFE | RESIDENTIAL | 15,340 SF |
| 7TH FL FFE | RESIDENTIAL | 15,340 SF |
| RESIDENTIAL | | 76,724 SF |
| GRAND TOTAL | | 94,549 SF |




6TH FLOOOR FAR DIAGRAM | 1/32" = 1'-0" | 6




3RD FLOOOR FAR DIAGRAM | 1/32" = 1'-0" | 3

## KEYNOTES

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CHATSWORTH, CA 91311

PROJECT NAME:
# UNCOMMON WINNETKA

NOT FOR CONSTRUCTION

PROJECT ADDRESS:
8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
ZONING CODE AREA DIAGRAMS (FAR)

SHEET NUMBER:
# G010

DRAWING SET TITLE:
PZA REVIEW SET

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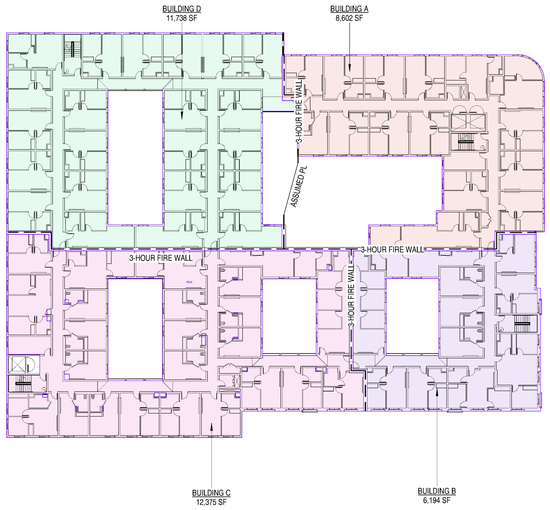
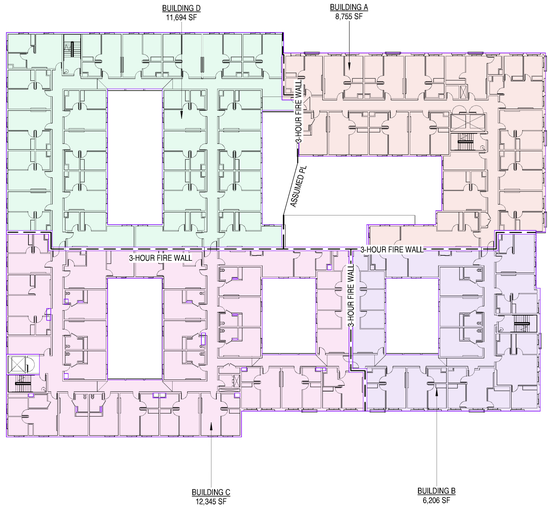
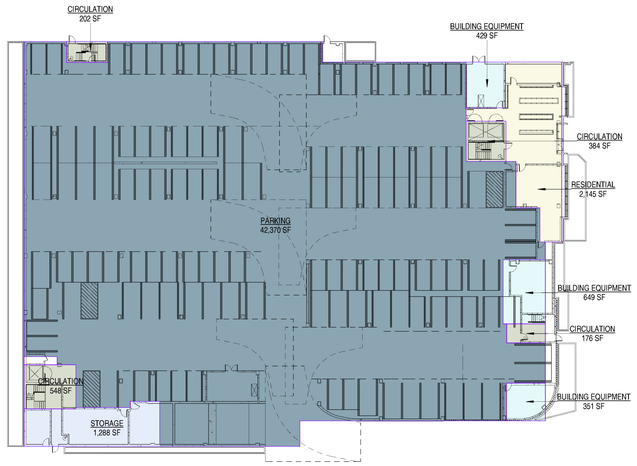


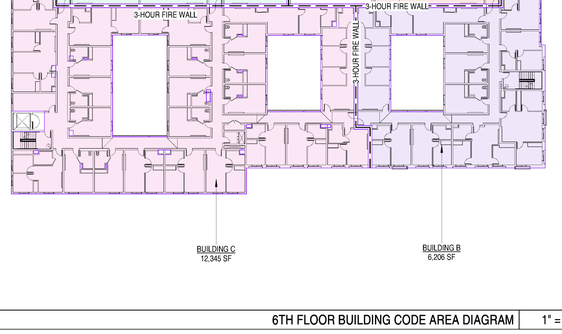

7TH FLOOR BUILDING CODE AREA DIAGRAM | 1" = 30'-0" | 7



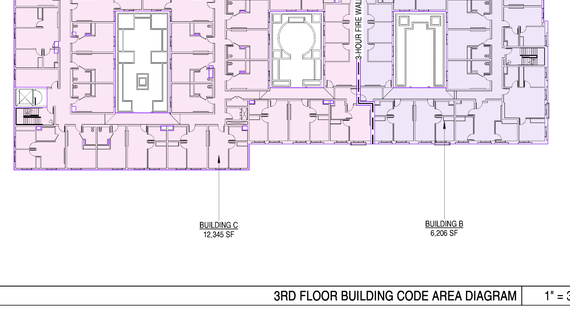

4TH FLOOR BUILDING CODE AREA DIAGRAM | 1" = 30'-0" | 4



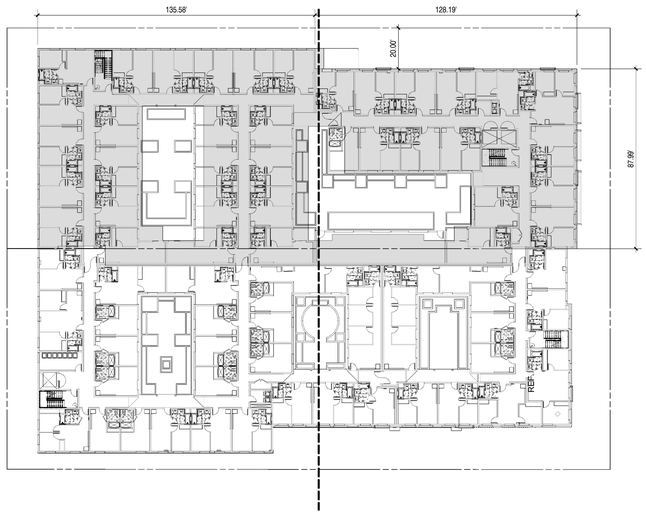

1ST FLOOR BUILDING CODE AREA DIAGRAM | 1" = 30'-0" | 1




5TH FLOOR BUILDING CODE AREA DIAGRAM | 1" = 30'-0" | 5



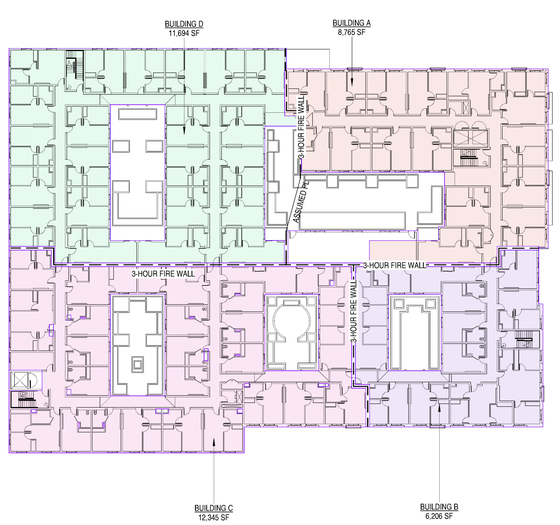

2ND FL FFE | 1" = 30'-0" | 2




ALLOWABLE AREA - FRONTAGE INCREASE DIAGRAM | 1" = 30'-0" | 8




6TH FLOOR BUILDING CODE AREA DIAGRAM | 1" = 30'-0" | 6




3RD FLOOR BUILDING CODE AREA DIAGRAM | 1" = 30'-0" | 3

## KEYNOTES

| AREA SCHEDULE (GROSS BUILDING) | | |
|---|---|---|
| LEVEL | NAME | AREA |
| 3RD FL FFE | BUILDING A | 8,765 SF |
| 4TH FL FFE | BUILDING A | 8,755 SF |
| 5TH FL FFE | BUILDING A | 8,756 SF |
| 6TH FL FFE | BUILDING A | 8,765 SF |
| 7TH FL FFE | BUILDING A | 8,602 SF |
| BUILDING A | | 43,643 SF |
| 3RD FL FFE | BUILDING B | 6,206 SF |
| 4TH FL FFE | BUILDING B | 6,206 SF |
| 5TH FL FFE | BUILDING B | 6,206 SF |
| 6TH FL FFE | BUILDING B | 6,206 SF |
| 7TH FL FFE | BUILDING B | 6,194 SF |
| BUILDING B | | 31,016 SF |
| 3RD FL FFE | BUILDING C | 12,345 SF |
| 4TH FL FFE | BUILDING C | 12,345 SF |
| 5TH FL FFE | BUILDING C | 12,345 SF |
| 6TH FL FFE | BUILDING C | 12,345 SF |
| 7TH FL FFE | BUILDING C | 12,375 SF |
| BUILDING C | | 61,757 SF |
| 3RD FL FFE | BUILDING D | 11,694 SF |
| 4TH FL FFE | BUILDING D | 11,694 SF |
| 5TH FL FFE | BUILDING D | 11,694 SF |
| 6TH FL FFE | BUILDING D | 11,694 SF |
| 7TH FL FFE | BUILDING D | 11,738 SF |
| BUILDING D | | 58,515 SF |
| 1ST FL FFE | BUILDING EQUIPMENT | 1,429 SF |
| BUILDING EQUIPMENT | | 1,429 SF |
| 1ST FL FFE | CIRCULATION | 1,310 SF |
| 2ND FL FFE | CIRCULATION | 1,487 SF |
| CIRCULATION | | 2,797 SF |
| 1ST FL FFE | PARKING | 42,370 SF |
| 2ND FL FFE | PARKING | 43,288 SF |
| PARKING | | 85,657 SF |
| 1ST FL FFE | RESIDENTIAL | 2,145 SF |
| RESIDENTIAL | | 2,145 SF |
| 1ST FL FFE | STORAGE | 1,288 SF |
| 2ND FL FFE | STORAGE | 2,433 SF |
| STORAGE | | 3,721 SF |
| GRAND TOTAL: 38 | | 290,679 SF |

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NOT FOR CONSTRUCTION

PROJECT ADDRESS:
8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

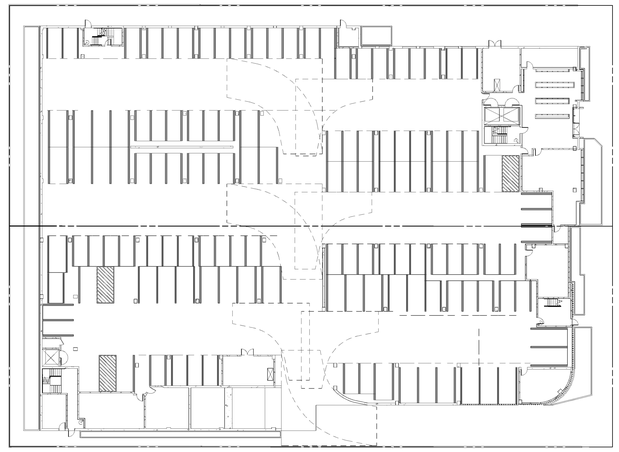
DATE:
6.7.2023

SHEET TITLE:
BUILDING CODE AREA DIAGRAMS

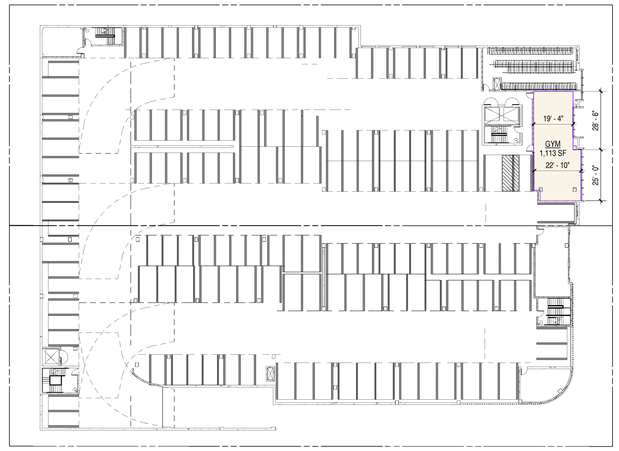
SHEET NUMBER:
# G011

DRAWING SET TITLE:
PZA REVIEW SET

6/7/2023 6:07:44 PM



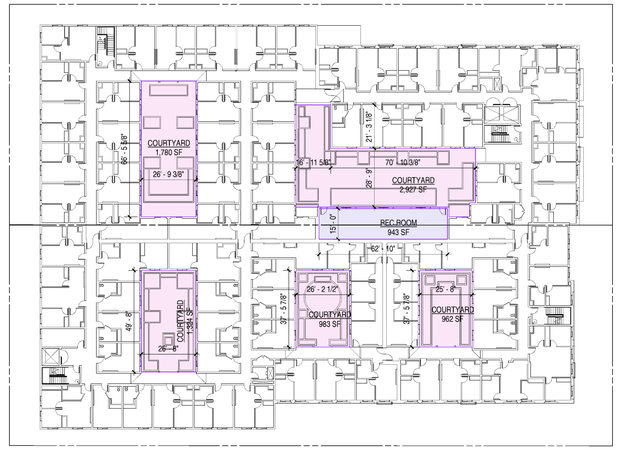
1ST FLOOR OPEN SPACE DIAGRAM | 1" = 30'-0" | 1




3RD FLOOR OPEN SPACE DIAGRAM | 1" = 30'-0" | 3

| OPEN SPACE REQUIRED | | | |
|---|---|---|---|
| UNIT TYPE | HABITABLE ROOMS | # OF UNITS | REQ'D OPEN SPACE |
| 1 BR | 2 | 243 | 24,300 SF |
| 2 BR | 3 | 27 | 3,375 SF |
| 3 BR | 4 | 10 | 1,750 SF |
| STUDIO | 1 | 80 | 8,000 SF |
| GRAND TOTAL | | 360 | 37,425 SF |

| OPEN SPACE PROVIDED | | |
|---|---|---|
| NAME | LEVEL | AREA |
| COURTYARD | 3RD FL FFE | 7,976 SF |
| GYM | 2ND FL FFE | 1,113 SF |
| REC ROOM | 3RD FL FFE | 943 SF |
| GRAND TOTAL | | 10,031 SF |




## KEYNOTES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REVISIONS:


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NOT FOR CONSTRUCTION

PROJECT ADDRESS:
8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
OPEN SPACE CALCULATIONS

SHEET NUMBER:
G012

DRAWING SET TITLE:
PZA REVIEW SET

6/7/2023 6:07:48 PM

## Sunday & Holidays

Effective Dec 11 2022

**152**

**Eastbound** *Al Este* (Approximate Times / Tiempos Aproximados)

| West Hills Medical Center | Roscoe & Topanga Canyon | Roscoe & Reseda | Roscoe & Balboa | Roscoe & Van Nuys | Roscoe & Laurel Canyon | Lankershim & Burbank | North Hollywood B Line (Red) Station | Lankershim & Burbank | Roscoe & Laurel Canyon | Roscoe & Van Nuys | Roscoe & Balboa | Roscoe & Reseda | Roscoe & Topanga Canyon | West Hills Medical Center |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4:00A | 4:07A | 4:21A | 4:26A | 4:37A | 4:45A | 4:58A | 5:02A | 4:25A | 4:29A | 4:41A | 4:58A | 5:08A | 5:05A | 5:17A | 5:20A |
| 4:27 | 4:34 | 4:49 | 4:55 | 5:06 | 5:14 | 5:28 | 5:32 | 4:52 | 4:55 | 5:08 | 5:17 | 5:27 | 5:32 | 5:44 | 5:55 |
| 4:51 | 4:58 | 5:13 | 5:19 | 5:30 | 5:39 | 5:53 | 5:57 | 5:17 | 5:20 | 5:32 | 5:41 | 5:52 | 5:56 | 6:05 | 6:16 |
| 5:10 | 5:18 | 5:33 | 5:39 | 5:50 | 5:59 | 6:13 | 6:17 | 5:32 | 5:35 | 5:48 | 5:57 | 6:08 | 6:14 | 6:27 | 6:38 |
| 5:29 | 5:37 | 5:52 | 5:58 | 6:10 | 6:19 | 6:33 | 6:37 | 5:51 | 5:54 | 6:08 | 6:17 | 6:28 | 6:34 | 6:48 | 6:59 |
| 5:48 | 5:56 | 6:12 | 6:18 | 6:30 | 6:39 | 6:54 | 6:58 | 6:10 | 6:13 | 6:27 | 6:37 | 6:49 | 6:55 | 7:09 | 7:20 |
| 6:07 | 6:15 | 6:31 | 6:37 | 6:50 | 6:59 | 7:15 | 7:19 | 6:29 | 6:32 | 6:47 | 6:57 | 7:10 | 7:16 | 7:30 | 7:42 |
| 6:25 | 6:33 | 6:50 | 6:56 | 7:10 | 7:20 | 7:36 | 7:40 | 6:49 | 6:52 | 7:07 | 7:17 | 7:30 | 7:36 | 7:50 | 8:02 |
| 6:44 | 6:52 | 7:09 | 7:16 | 7:30 | 7:40 | 7:56 | 8:00 | 7:07 | 7:11 | 7:26 | 7:37 | 7:50 | 7:56 | 8:11 | 8:23 |
| 7:04 | 7:12 | 7:29 | 7:36 | 7:50 | 8:00 | 8:16 | 8:20 | 7:26 | 7:30 | 7:46 | 7:57 | 8:09 | 8:15 | 8:30 | 8:42 |
| 7:24 | 7:32 | 7:49 | 7:56 | 8:10 | 8:20 | 8:36 | 8:40 | 7:46 | 7:50 | 8:06 | 8:17 | 8:29 | 8:35 | 8:50 | 9:02 |
| 7:44 | 7:52 | 8:09 | 8:16 | 8:30 | 8:41 | 8:57 | 9:01 | 8:05 | 8:09 | 8:25 | 8:37 | 8:49 | 8:55 | 9:11 | 9:23 |
| 8:02 | 8:11 | 8:28 | 8:36 | 8:50 | 9:01 | 9:18 | 9:22 | 8:25 | 8:29 | 8:45 | 8:57 | 9:09 | 9:16 | 9:32 | 9:44 |
| 8:22 | 8:31 | 8:48 | 8:56 | 9:10 | 9:21 | 9:39 | 9:43 | 8:44 | 8:48 | 9:05 | 9:17 | 9:29 | 9:36 | 9:53 | 10:05 |
| 8:41 | 8:50 | 9:08 | 9:16 | 9:30 | 9:41 | 9:59 | 10:03 | 9:04 | 9:08 | 9:25 | 9:37 | 9:49 | 9:56 | 10:13 | 10:25 |
| 8:59 | 9:09 | 9:27 | 9:35 | 9:50 | 10:01 | 10:19 | 10:23 | 9:23 | 9:27 | 9:45 | 9:57 | 10:09 | 10:16 | 10:33 | 10:45 |
| 9:19 | 9:29 | 9:47 | 9:55 | 10:10 | 10:21 | 10:39 | 10:43 | 9:43 | 9:47 | 10:05 | 10:17 | 10:29 | 10:36 | 10:53 | 11:05 |
| 9:39 | 9:49 | 10:07 | 10:15 | 10:30 | 10:41 | 10:59 | 11:03 | 10:03 | 10:07 | 10:25 | 10:37 | 10:49 | 10:56 | 11:14 | 11:26 |
| 9:59 | 10:09 | 10:27 | 10:35 | 10:50 | 11:01 | 11:19 | 11:23 | 10:23 | 10:27 | 10:45 | 10:57 | 11:09 | 11:16 | 11:34 | 11:47 |
| 10:19 | 10:29 | 10:47 | 10:55 | 11:10 | 11:22 | 11:40 | 11:44 | 10:42 | 10:46 | 11:04 | 11:17 | 11:29 | 11:36 | 11:54 | 12:07P |
| 10:39 | 10:49 | 11:07 | 11:15 | 11:30 | 11:42 | 12:00P | 12:04P | 11:02 | 11:06 | 11:24 | 11:37 | 11:49 | 11:56 | 12:14P | 12:27 |
| 10:58 | 11:09 | 11:27 | 11:35 | 11:50 | 12:02P | 12:20 | 12:24 | 11:22 | 11:26 | 11:44 | 11:57 | 12:10P | 12:17P | 12:35 | 12:48 |
| 11:18 | 11:29 | 11:47 | 11:55 | 12:10P | 12:22 | 12:40 | 12:44 | 11:42 | 11:46 | 12:04P | 12:17P | 12:30 | 12:37 | 12:55 | 1:08 |
| 11:38 | 11:49 | 12:07P | 12:15P | 12:30 | 12:42 | 1:00 | 1:04 | 12:02P | 12:06P | 12:24 | 12:37 | 12:50 | 12:57 | 1:15 | 1:28 |
| 11:56 | 12:07P | 12:26 | 12:34 | 12:50 | 1:02 | 1:20 | 1:24 | 12:22 | 12:26 | 12:44 | 12:57 | 1:10 | 1:17 | 1:35 | 1:48 |
| 12:16P | 12:27 | 12:46 | 12:54 | 1:10 | 1:22 | 1:40 | 1:44 | 12:42 | 12:46 | 1:04 | 1:17 | 1:30 | 1:37 | 1:55 | 2:08 |
| 12:36 | 12:47 | 1:06 | 1:14 | 1:30 | 1:42 | 2:00 | 2:04 | 1:02 | 1:06 | 1:24 | 1:37 | 1:50 | 1:57 | 2:15 | 2:28 |
| 12:57 | 1:08 | 1:26 | 1:34 | 1:50 | 2:02 | 2:20 | 2:24 | 1:21 | 1:25 | 1:43 | 1:56 | 2:10 | 2:17 | 2:35 | 2:48 |
| 1:17 | 1:28 | 1:46 | 1:54 | 2:10 | 2:22 | 2:40 | 2:44 | 1:41 | 1:45 | 2:03 | 2:16 | 2:30 | 2:37 | 2:55 | 3:08 |
| 1:37 | 1:48 | 2:06 | 2:14 | 2:30 | 2:42 | 3:00 | 3:04 | 2:01 | 2:05 | 2:23 | 2:36 | 2:50 | 2:57 | 3:15 | 3:28 |
| 1:57 | 2:08 | 2:26 | 2:34 | 2:50 | 3:02 | 3:20 | 3:24 | 2:21 | 2:25 | 2:43 | 2:56 | 3:10 | 3:17 | 3:35 | 3:48 |
| 2:17 | 2:28 | 2:46 | 2:54 | 3:10 | 3:21 | 3:39 | 3:43 | 2:42 | 2:46 | 3:04 | 3:17 | 3:31 | 3:38 | 3:56 | 4:08 |
| 2:37 | 2:48 | 3:06 | 3:14 | 3:30 | 3:41 | 3:59 | 4:03 | 3:02 | 3:06 | 3:24 | 3:37 | 3:51 | 3:58 | 4:16 | 4:28 |
| 2:57 | 3:08 | 3:26 | 3:34 | 3:50 | 4:01 | 4:19 | 4:23 | 3:22 | 3:26 | 3:44 | 3:57 | 4:11 | 4:18 | 4:36 | 4:48 |
| 3:17 | 3:28 | 3:46 | 3:54 | 4:10 | 4:21 | 4:39 | 4:43 | 3:42 | 3:46 | 4:04 | 4:17 | 4:31 | 4:38 | 4:56 | 5:08 |
| 3:37 | 3:48 | 4:06 | 4:14 | 4:30 | 4:41 | 4:59 | 5:03 | 4:02 | 4:06 | 4:24 | 4:37 | 4:51 | 4:58 | 5:16 | 5:28 |
| 3:57 | 4:08 | 4:27 | 4:34 | 4:50 | 5:01 | 5:19 | 5:23 | 4:22 | 4:26 | 4:44 | 4:57 | 5:10 | 5:17 | 5:35 | 5:47 |
| 4:19 | 4:30 | 4:48 | 4:55 | 5:10 | 5:21 | 5:39 | 5:43 | 4:43 | 4:47 | 5:05 | 5:17 | 5:30 | 5:37 | 5:55 | 6:07 |
| 4:39 | 4:50 | 5:08 | 5:15 | 5:30 | 5:41 | 5:59 | 6:03 | 5:03 | 5:07 | 5:25 | 5:37 | 5:50 | 5:57 | 6:14 | 6:25 |
| 4:59 | 5:10 | 5:28 | 5:35 | 5:50 | 6:01 | 6:19 | 6:23 | 5:24 | 5:28 | 5:45 | 5:57 | 6:10 | 6:17 | 6:34 | 6:46 |
| 5:20 | 5:31 | 5:48 | 5:55 | 6:10 | 6:21 | 6:39 | 6:43 | 5:44 | 5:48 | 6:05 | 6:17 | 6:30 | 6:37 | 6:54 | 7:06 |
| 5:43 | 5:53 | 6:10 | 6:17 | 6:32 | 6:42 | 6:59 | 7:03 | 6:04 | 6:08 | 6:25 | 6:37 | 6:50 | 6:57 | 7:13 | 7:25 |
| 6:06 | 6:16 | 6:33 | 6:40 | 6:54 | 7:04 | 7:21 | 7:25 | 6:26 | 6:29 | 6:45 | 6:57 | 7:09 | 7:16 | 7:32 | 7:44 |
| 6:30 | 6:39 | 6:56 | 7:03 | 7:17 | 7:27 | 7:42 | 7:46 | 6:48 | 6:51 | 7:06 | 7:17 | 7:29 | 7:36 | 7:52 | 8:04 |
| 6:55 | 7:04 | 7:21 | 7:28 | 7:42 | 7:52 | 8:09 | 8:13 | 7:05 | 7:09 | 7:24 | 7:35 | 7:47 | 7:54 | 8:11 | 8:23 |
| 7:24 | 7:33 | 7:49 | 7:56 | 8:09 | 8:19 | 8:35 | 8:39 | 7:34 | 7:38 | 7:53 | 8:04 | 8:16 | 8:23 | 8:39 | 8:51 |
| 7:53 | 8:02 | 8:18 | 8:25 | 8:38 | 8:47 | 9:02 | 9:06 | 8:03 | 8:07 | 8:22 | 8:33 | 8:45 | 8:52 | 9:08 | 9:19 |
| 8:24 | 8:33 | 8:49 | 8:56 | 9:07 | 9:16 | 9:31 | 9:35 | 8:34 | 8:38 | 8:53 | 9:04 | 9:16 | 9:23 | 9:38 | 9:50 |
| 8:54 | 9:03 | 9:19 | 9:25 | 9:37 | 9:46 | 10:01 | 10:05 | 9:04 | 9:08 | 9:23 | 9:34 | 9:46 | 9:53 | 10:08 | 10:20 |
| 9:56 | 10:04 | 10:20 | 10:26 | 10:37 | 10:46 | 11:00 | 11:04 | 10:03 | 10:07 | 10:22 | 10:33 | 10:45 | 10:52 | 11:07 | 11:19 |
| 10:57 | 11:05 | 11:20 | 11:26 | 11:37 | 11:46 | 11:59 | 12:03A | 11:02 | 11:06 | 11:21 | 11:32 | 11:44 | 11:51 | 12:06P | 12:18P |
| 12:00A | 12:07A | 12:21A | 12:26A | 12:37A | 12:45A | 12:58A | 1:02 | 12:01A | 12:05A | 12:20A | 12:31A | 12:43A | 12:50A | 1:05 | 1:17 |
| | | | | | | | | 1:46 | 1:49 | 2:01 | 2:10 | 2:20 | 2:25 | 2:37 | 2:48 |

**Westbound** *Al Oeste* (Approximate Times / Tiempos Aproximados)

| North Hollywood B Line (Red) Station | Lankershim & Burbank | Roscoe & Laurel Canyon | Roscoe & Van Nuys | Roscoe & Balboa | Roscoe & Reseda | Roscoe & Topanga Canyon | West Hills Medical Center |
|---|---|---|---|---|---|---|---|
| 4:25A | 4:29A | 4:41A | 4:58A | 5:08A | 5:05A | 5:17A | 5:20A |
| 4:52 | 4:55 | 5:08 | 5:17 | 5:27 | 5:32 | 5:44 | 5:55 |
| 5:17 | 5:20 | 5:32 | 5:41 | 5:52 | 5:56 | 6:05 | 6:16 |
| 5:32 | 5:35 | 5:48 | 5:57 | 6:08 | 6:14 | 6:27 | 6:38 |
| 5:47 | 5:50 | 6:03 | 6:12 | 6:24 | 6:30 | 6:43 | 6:54 |
| 6:03 | 6:06 | 6:18 | 6:27 | 6:38 | 6:44 | 6:57 | 7:08 |
| 6:19 | 6:22 | 6:34 | 6:43 | 6:54 | 7:00 | 7:13 | 7:24 |
| 6:35 | 6:38 | 6:50 | 6:59 | 7:10 | 7:16 | 7:29 | 7:40 |
| 6:51 | 6:54 | 7:06 | 7:15 | 7:26 | 7:32 | 7:45 | 7:56 |
| 7:07 | 7:10 | 7:22 | 7:31 | 7:42 | 7:48 | 8:01 | 8:12 |
| 7:23 | 7:26 | 7:38 | 7:47 | 7:58 | 8:04 | 8:17 | 8:28 |
| 7:39 | 7:42 | 7:54 | 8:03 | 8:14 | 8:20 | 8:33 | 8:44 |
| 7:55 | 7:58 | 8:10 | 8:19 | 8:30 | 8:36 | 8:49 | 9:00 |
| 8:11 | 8:14 | 8:26 | 8:35 | 8:46 | 8:52 | 9:05 | 9:16 |
| 8:27 | 8:30 | 8:42 | 8:51 | 9:02 | 9:08 | 9:21 | 9:32 |
| 8:43 | 8:46 | 8:58 | 9:07 | 9:18 | 9:24 | 9:37 | 9:48 |
| 8:59 | 9:02 | 9:14 | 9:23 | 9:34 | 9:40 | 9:53 | 10:04 |
| 9:15 | 9:18 | 9:30 | 9:39 | 9:50 | 9:56 | 10:09 | 10:20 |
| 9:31 | 9:34 | 9:46 | 9:55 | 10:06 | 10:12 | 10:25 | 10:36 |
| 9:47 | 9:50 | 10:02 | 10:11 | 10:22 | 10:28 | 10:41 | 10:52 |
| 10:03 | 10:06 | 10:18 | 10:27 | 10:38 | 10:44 | 10:57 | 11:08 |
| 10:19 | 10:22 | 10:34 | 10:43 | 10:54 | 11:00 | 11:13 | 11:24 |
| 10:35 | 10:38 | 10:50 | 10:59 | 11:10 | 11:16 | 11:29 | 11:40 |
| 10:51 | 10:54 | 11:06 | 11:15 | 11:26 | 11:32 | 11:45 | 11:56 |
| 11:07 | 11:10 | 11:22 | 11:31 | 11:42 | 11:48 | 12:01P | 12:12P |
| 11:23 | 11:26 | 11:38 | 11:47 | 11:58 | 12:04P | 12:17P | 12:28 |
| 11:39 | 11:42 | 11:54 | 12:03P | 12:14P | 12:20 | 12:33 | 12:44 |
| 11:55 | 11:58 | 12:10P | 12:19 | 12:30 | 12:36 | 12:49 | 1:00 |
| 12:11P | 12:14P | 12:26 | 12:35 | 12:46 | 12:52 | 1:05 | 1:16 |
| 12:27 | 12:30 | 12:42 | 12:51 | 1:02 | 1:08 | 1:21 | 1:32 |
| 12:43 | 12:46 | 12:58 | 1:07 | 1:18 | 1:24 | 1:37 | 1:48 |
| 12:59 | 1:02 | 1:14 | 1:23 | 1:34 | 1:40 | 1:53 | 2:04 |
| 1:15 | 1:18 | 1:30 | 1:39 | 1:50 | 1:56 | 2:09 | 2:20 |
| 1:31 | 1:34 | 1:46 | 1:55 | 2:06 | 2:12 | 2:25 | 2:36 |
| 1:47 | 1:50 | 2:02 | 2:11 | 2:22 | 2:28 | 2:41 | 2:52 |
| 2:03 | 2:06 | 2:18 | 2:27 | 2:38 | 2:44 | 2:57 | 3:08 |
| 2:19 | 2:22 | 2:34 | 2:43 | 2:54 | 3:00 | 3:13 | 3:24 |
| 2:35 | 2:38 | 2:50 | 2:59 | 3:10 | 3:16 | 3:29 | 3:40 |
| 2:51 | 2:54 | 3:06 | 3:15 | 3:26 | 3:32 | 3:45 | 3:56 |
| 3:07 | 3:10 | 3:22 | 3:31 | 3:42 | 3:48 | 4:01 | 4:12 |
| 3:23 | 3:26 | 3:38 | 3:47 | 3:58 | 4:04 | 4:17 | 4:28 |
| 3:39 | 3:42 | 3:54 | 4:03 | 4:14 | 4:20 | 4:33 | 4:44 |
| 3:55 | 3:58 | 4:10 | 4:19 | 4:30 | 4:36 | 4:49 | 5:00 |
| 4:11 | 4:14 | 4:26 | 4:35 | 4:46 | 4:52 | 5:05 | 5:16 |
| 4:27 | 4:30 | 4:42 | 4:51 | 5:02 | 5:08 | 5:21 | 5:32 |
| 4:43 | 4:46 | 4:58 | 5:07 | 5:18 | 5:24 | 5:37 | 5:48 |
| 4:59 | 5:02 | 5:14 | 5:23 | 5:34 | 5:40 | 5:53 | 6:04 |
| 5:15 | 5:18 | 5:30 | 5:39 | 5:50 | 5:56 | 6:09 | 6:20 |
| 5:31 | 5:34 | 5:46 | 5:55 | 6:06 | 6:12 | 6:25 | 6:36 |
| 5:47 | 5:50 | 6:02 | 6:11 | 6:22 | 6:28 | 6:41 | 6:52

# Working Draft of Survey

## 12/27/2022 (WORKING DRAFT ONLY)

Owner: Allison Baskett / Ming Hua Foing
20128 Roscoe Blvd
Winnetka, CA 91306
A.P.N.: 2107-001-021
3 Story Hotel Building

Owner: Bank of America Corporate Real Estate Assessment
20118 Roscoe Blvd
Winnetka, CA 91306
A.P.N.: 2107-001-022

Owner: Bank of America Corporate Real Estate Assessment
8229 Winnetka Avenue
Winnetka, CA 91306
A.P.N.: 2107-001-069

Owner: NTA Investments Inc
20138 Roscoe Blvd
Winnetka, CA 91306
A.P.N.: 2107-001-092

Parcel 1
LOT 1
TRACT 22430,
BOOK 771 PAGES 97-98
A.P.N.: 2107-001-067
Single Story Building

Parcel 2
PORTION OF LOT 811
TRACT 1000,
BOOK 19 PAGE 1
A.P.N.: 2107-002-074
Single Story Building

3 Story Apartment Building
Owner: Frazier Trust Frazier William M JR TR
20138 Ontario Street
Winnetka, CA 91306
A.P.N.: 2107-002-268

Owner: Multiple Owners
8207 & 8211 Winnetka Avenue
Winnetka, CA 91306
A.P.N.: 2107-002-250 thru 259
2 Story Residential Building

3 Story Residential Building

Winnetka Avenue

(PUBLIC STREET)

N89° 57' 06"W 295.00'

N89° 57' 06"W 320.00'

N0° 00' 56"E 216.00'

N0° 00' 56"E 108.00'

N89° 57' 06"W P 25.00'

50.00'

100.00'

50.00' 50.00'

77.0' (TRAVELLED ROADWAY)

80.1' (TRAVELLED ROADWAY)

75.00' 25.00' 50.00'

25.00'

10.00'

PTR ITEM 1

PTR ITEM 2

PTR ITEM 3

Legend:

| | |
|---|---|
| ac | = asphalt concrete |
| bp | = block pilar |
| cb | = catch basin |
| clf | = chainlink fence |
| clg | = chainlink gate |
| co | = clean out |
| conc | = concrete |
| cor | = corner |
| do | = drain outlet |
| fh | = fire hydrant |
| fp | = flag pole |
| gb | = grade break |
| gp | = guard post |
| mp | = metal post |
| mpt | = multi-prong tree |
| ohw | = overhead wire |
| pl | = property line |
| pm | = power meter |
| pp | = power pole |
| ret | = retaining |
| sl | = street light |
| slb | = street light box |
| smh | = sewer manhole |
| typ | = typical |
| uc | = utility closet |
| wh | = water heater |
| wif | = wrought iron fence |
| wm | = water meter |
| wp | = wood post |
| wsl | = water supply line |
| nly | = northerly |
| sly | = southerly |
| wly | = westerly |
| ely | = easterly |
| PL | = property line |
| ℄ | = centerline |
| RW | = right of way |
| 50 | = buried storm drain |
| | = overhead wires |
| | = existing paint mark (indicating buried gas) |
| | = refers to driving lane and direction of traffic |
| * | = right-of-way width per LA County Tax Assessor's Map |

N

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

Survey Prepared For:

Uncommon Developers
9220 Winnetka Avenue
Los Angeles, CA 91344

Survey Prepared By:

Hahn and Associates, Inc.
28368 Constellation Road, Suite 300
Santa Clarita, CA 91355
(661) 775-9500

HAHN AND ASSOCIATES INC

Date of Plan:
DECEMBER 27, 2022 (WORKING DRAFT ONLY)

Date of Field Survey:
DECEMBER 19, 2022

Site Address:
8213 AND 8217 WINNETKA AVENUE, WINNETKA, CA 91306

Assessor's Parcel Number (APN):
2107-001-067 AND 2107-002-074

Surveyor's Notices:
1 ENCROACHMENT BY SUBJECT PROPERTY ONTO OTHERS.
2 ENCROACHMENT ONTO SUBJECT PROPERTY BY OTHERS.

HAHN JOB NO.: 8015-22-7

JZA ARCHITECTURE

ARCHITECT
JEFF ZBIKOWSKI ARCHITECTURE
4043 IRVING PL, SUITE B
CULVER CITY, CA 90232
WWW.JZARCH.LA // 310.853.5004
INFO@JZARCH.LA

SEAL:

LICENSED ARCHITECT
JEFFREY ZBIKOWSKI
C-35389
6-7-2023
STATE OF CALIFORNIA

REVISIONS:

©2022, JEFF ZBIKOWSKI ARCHITECTURE

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CLIENT NAME:
8217 WINNETKA LLC
9220 N WINNETKA AVE
CHATSWORTH, CA 91311

PROJECT NAME:
UNCOMMON WINNETKA

NOT FOR CONSTRUCTION

PROJECT ADDRESS:
8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

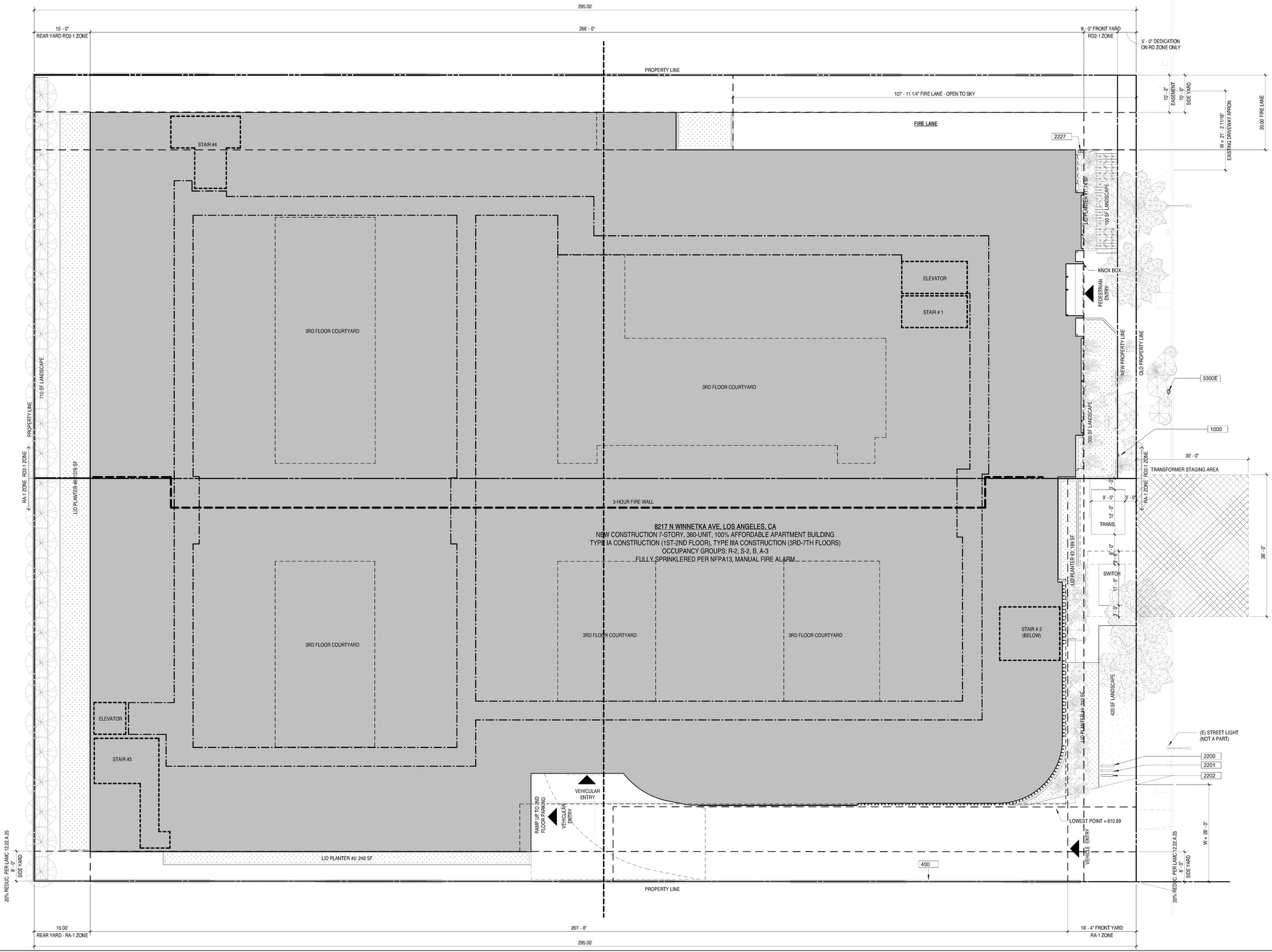
DATE:
6.7.2023

SHEET TITLE:
SURVEY

SHEET NUMBER:
G080

DRAWING SET TITLE:
PZA REVIEW SET

6/7/2023 6:07:09 PM




SITE PLAN | 3/32" = 1'-0" | 1

## SHEET NOTES

A. ALL INTERIOR WALLS TO BE TYPE 1A, UNO

B. ALL DIMENSIONS ARE TO CLR UNO.

C. ALL DIMENSIONS INDICATED AS 'CLR' ARE FROM FINISH TO FINISH.

D. WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS

E. GRADE AWAY FROM FOOTINGS, 1% MIN

F. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. PER R319.1.

G. PROVIDE ANTI-GRAFFITI FINISH WITHIN FIRST 9 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS.

H. ANCILLARY LIGHTING SHALL BE PROVIDED ALONG PEDESTRIAN AND VEHICULAR ACCESS WAYS. ALL OUTDOOR LIGHTING AND DIRECT LIGHTING SHALL BE SHIELDED ONTO THE PATHWAY.

I. THE PERVIOUS CONCETE SHALL BE USED FOR FRONT YARD FACING SAN FERNANDO ROAD, SIDE AND REAR YARD, SEE CIVIL DWGS.

## LEGEND

- CONCRETE BLOCK WALL
- CONCRETE WALL, SEE STRUCT DWGS
- 1-HR RATED FIRE PARTITION
- 2-HR RATED FIRE BARRIER
- 3-HR RATED FIRE BARRIER
- CONCRETE COLUMN, SEE STRUCT DWGS
- SHEAR WALL, SEE STRUCTURAL DWGS
- AREA TO HAVE 8'-2" VERTICAL CLEARANCE
- PERMAVOID CAPTURE & USE, SEE CIVIL, LANDSCAPE DWGS
- PLANTER, SEE LANDSCAPE DWGS
- ACCESSIBLE PATH OF TRAVEL
- STANDPIPE
- FE — FIRE EXTINGUISHER
- EXIT SIGN
- AD — AREA DRAIN: SLOPE TO DRAIN AT 1/4" PER FT MIN
- 777.7 — SEE A800 FOR DOOR TYPES
- KK — SEE A801 FOR WINDOW TYPES
- SF-X — SEE A802 FOR STOREFRONT TYPES
- 1A — SEE A900 FOR WALL TYPES

## KEYNOTES

| | |
|---|---|
| 400 | CMU SITE WALL. HEIGHT AS 6' MAX IN SIDE & REAR YARD. |
| 1000 | FIRE DEPT CONNECTION (FDC) PER LAFD REQUIREMENTS. |
| 2200 | BACKFLOW PREVENTER, DOMESTIC WATER. SEE PLUMBING DWGS. |
| 2201 | BACKFLOW PREVENTER, FIRE WATER. SEE PLUMBING DWGS. |
| 2202 | BACKFLOW PREVENTER, IRRIGATION WATER. SEE PLUMBING DWGS. |
| 2227 | GAS METER. SEE PLUMBING DWGS. |
| 3300E | (E) FIRE HYDRANT. NOT A PART. |

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6-7-2023
STATE OF CALIFORNIA

REVISIONS:

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CLIENT NAME:
8217 WINNETKA LLC
9220 N WINNETKA AVE
CHATSWORTH, CA 91311

PROJECT NAME:
# UNCOMMON WINNETKA

NOT FOR CONSTRUCTION

PROJECT ADDRESS:
8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
# A000

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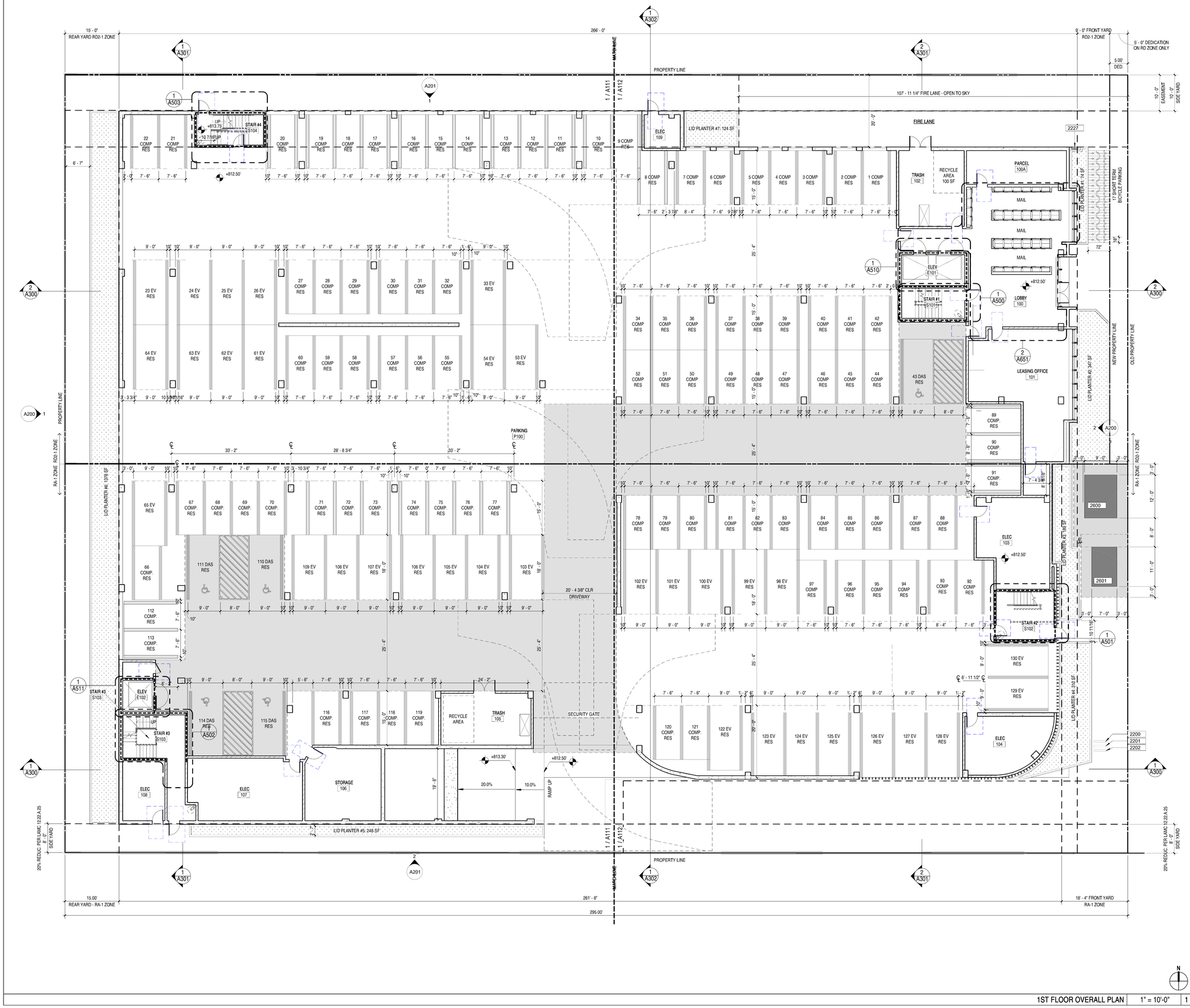


# KEYNOTES

| | |
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| 2227 | GAS METER. SEE PLUMBING DWGS. |
| 2600 | TRANSFORMER AND PAD PER LADWP REQUIREMENTS. SEE ELEC DWGS. |
| 2601 | SWITCH GEAR AND PAD PER LADWP REQUIREMENTS. SEE ELEC DWGS. |

## LID PLANTER AREA

| | 1ST FL FFE | MAX TRIB. AREA |
|---|---|---|
| #5 | 248 SF | 5,500 SF |
| #6 | 1,378 SF | 34,500 SF |
| #4 | 310 SF | 7,750 SF |
| #3 | 189 SF | 4,700 SF |
| #1 | 74 SF | 1,850 SF |
| #2 | 347 SF | 5,900 SF |
| #7 | 124 SF | 3,100 SF |
| | 2,670 SF | 63,300 SF |

# SHEET NOTES

A. ALL INTERIOR WALLS TO BE TYPE 1A, UNO

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C. ALL DIMENSIONS INDICATED AS 'CLR' ARE FROM FINISH TO FINISH.

D. WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS

E. GRADE AWAY FROM FOOTINGS, 1% MIN

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- XXX DOOR TAG. SEE A900 FOR DOOR TYPE
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- CM CARBON MONOXIDE DETECTOR
- BATHROOM EXHAUST FAN

1ST FLOOR OVERALL PLAN | 1" = 10'-0" | 1

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JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
1ST FLOOR OVERALL PLAN

SHEET NUMBER:
# A110

DRAWING SET TITLE:
PZA REVIEW SET

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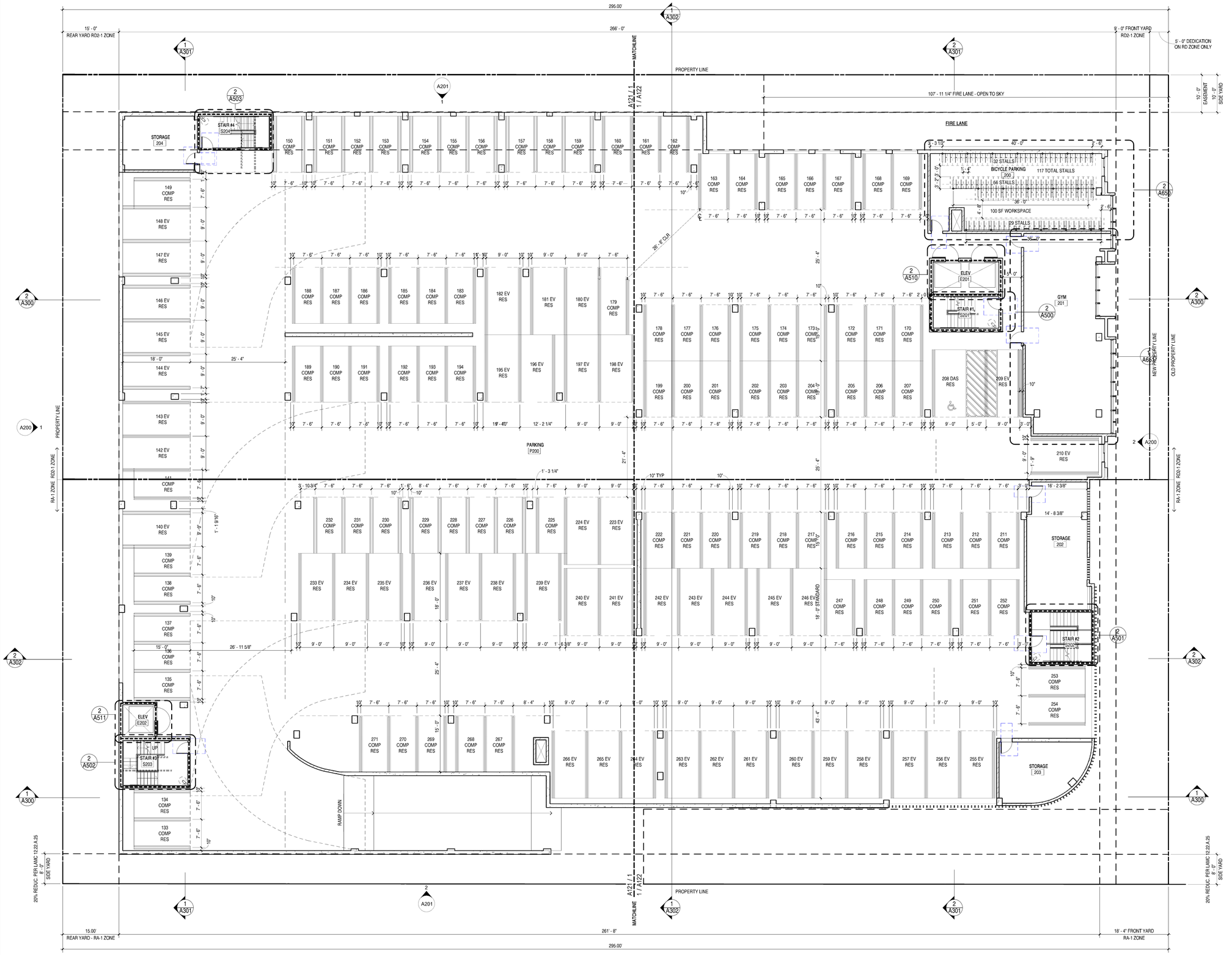


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2ND FLOOR OVERALL PLAN | 1" = 10'-0" | 1


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# UNCOMMON WINNETKA

NOT FOR CONSTRUCTION

PROJECT ADDRESS:
8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
2ND FLOOR OVERALL PLAN

SHEET NUMBER:
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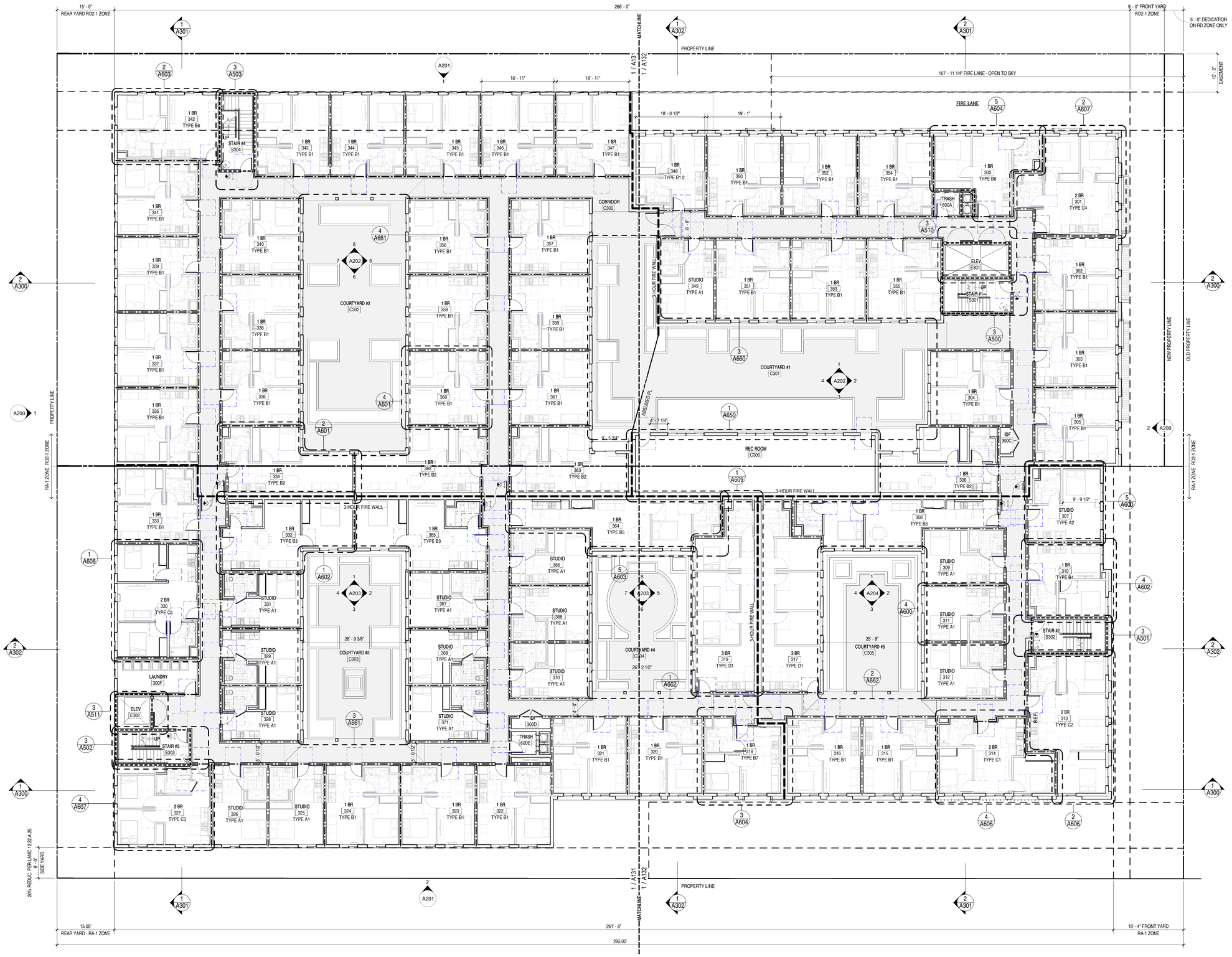


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3RD FLOOR OVERALL PLAN | 1" = 10'-0" | 1

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JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
3RD FLOOR OVERALL PLAN

SHEET NUMBER:
# A130

DRAWING SET TITLE:
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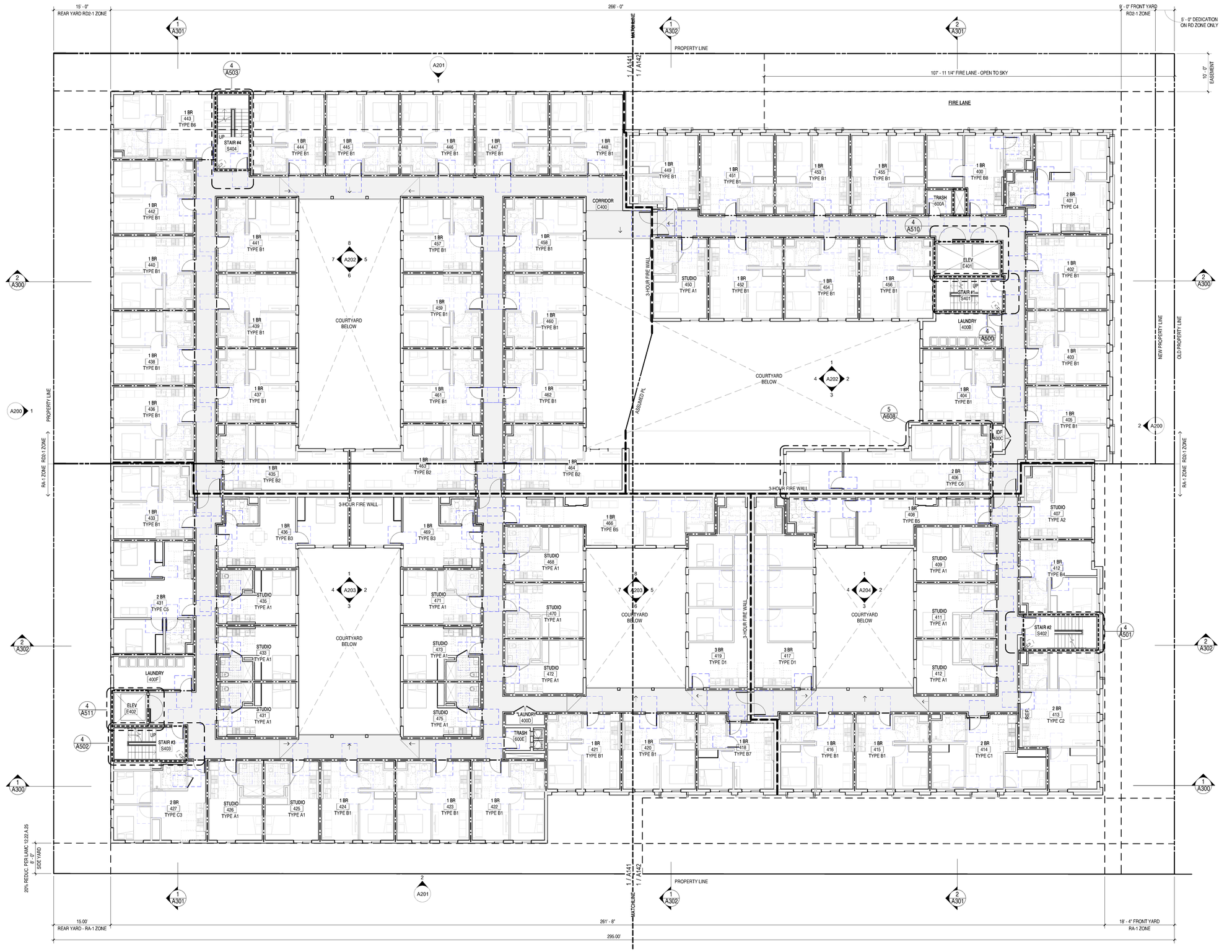


4TH FLOOR OVERALL PLAN | 1" = 10'-0" | 1

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C. THE OPENINGS SHALL BE THE LARGER OF: 1.5 SQUARE FEET FOR EACH 25 LINEAR FEET OR FRACTION OF EXTERIOR WALL OR OPENINGS SHALL BE EQUAL TO 1% OF UNDERFLOOR AREA.
D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF GREATER THAN 1/4 INCH AND LESS THAN 2 INCH IN DIMENSION. 91.7104.3.2

# LEGEND

- CMU WALL. SEE A900 FOR WALL TYPES
- CONCRETE WALL. SEE A900 FOR WALL TYPES
- 1-HOUR RATED FIRE PARTITION. STC-50 WHEN DEMISING UNITS. SEE A900 FOR WALL TYPES
- 2-HOUR RATED FIRE BARRIER. SEE A900 FOR WALL TYPES
- 3-HOUR RATED FIRE WALL. SEE A900 FOR WALL TYPES
- NON-RATED PARITION. SEE A900 FOR WALL TYPES
- SHEAR WALL. SEE STRUCTURAL DRAWINGS
- WOOD POST PER STRUCT DWGS
- WALL TAG. SEE A900 FOR WALL TYPE
- XXX DOOR TAG. SEE A900 FOR DOOR TYPE
- XXX WINDOW TAG. SEE A900 FOR WINDOW TYPE
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- BATHROOM EXHAUST FAN

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6.7.2023
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8217 WINNETKA LLC
9220 N WINNETKA AVE
CHATSWORTH, CA 91311

PROJECT NAME:
UNCOMMON WINNETKA

NOT FOR CONSTRUCTION

PROJECT ADDRESS:
8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
4TH FLOOR OVERALL PLAN

SHEET NUMBER:
A140

DRAWING SET TITLE:
PZA REVIEW SET

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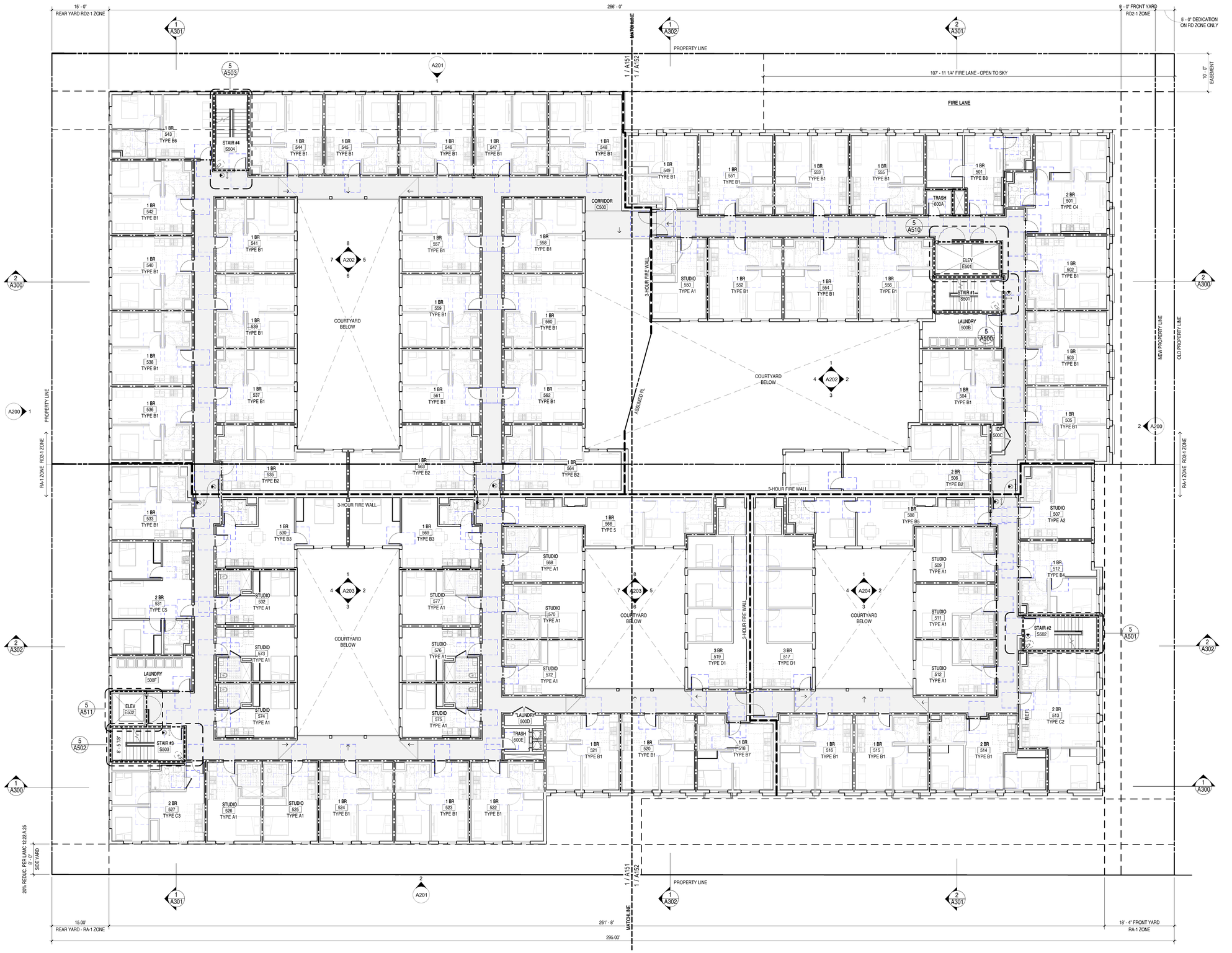


5TH FLOOR OVERALL PLAN | 1" = 10'-0" | 1

# KEYNOTES

# SHEET NOTES

A. ALL INTERIOR WALLS TO BE TYPE 1A, UNO

B. ALL DIMENSIONS ARE TO CLR UNO.

C. ALL DIMENSIONS INDICATED AS 'CLR' ARE FROM FINISH TO FINISH.

D. WALL BASE TO BE 4" RIVIEAL BASE MOLDINGS AT ALL WALLS

E. GRADE AWAY FROM FOOTINGS, 1% MIN

F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE LOAD END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC". CAL GREEN 4.211.4, ENERGY CODE 110.10, LAFD REQUIREMENT NO. 96.

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P. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER R319.1.

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JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
5TH FLOOR OVERALL PLAN

SHEET NUMBER:
# A150

DRAWING SET TITLE:
PZA REVIEW SET

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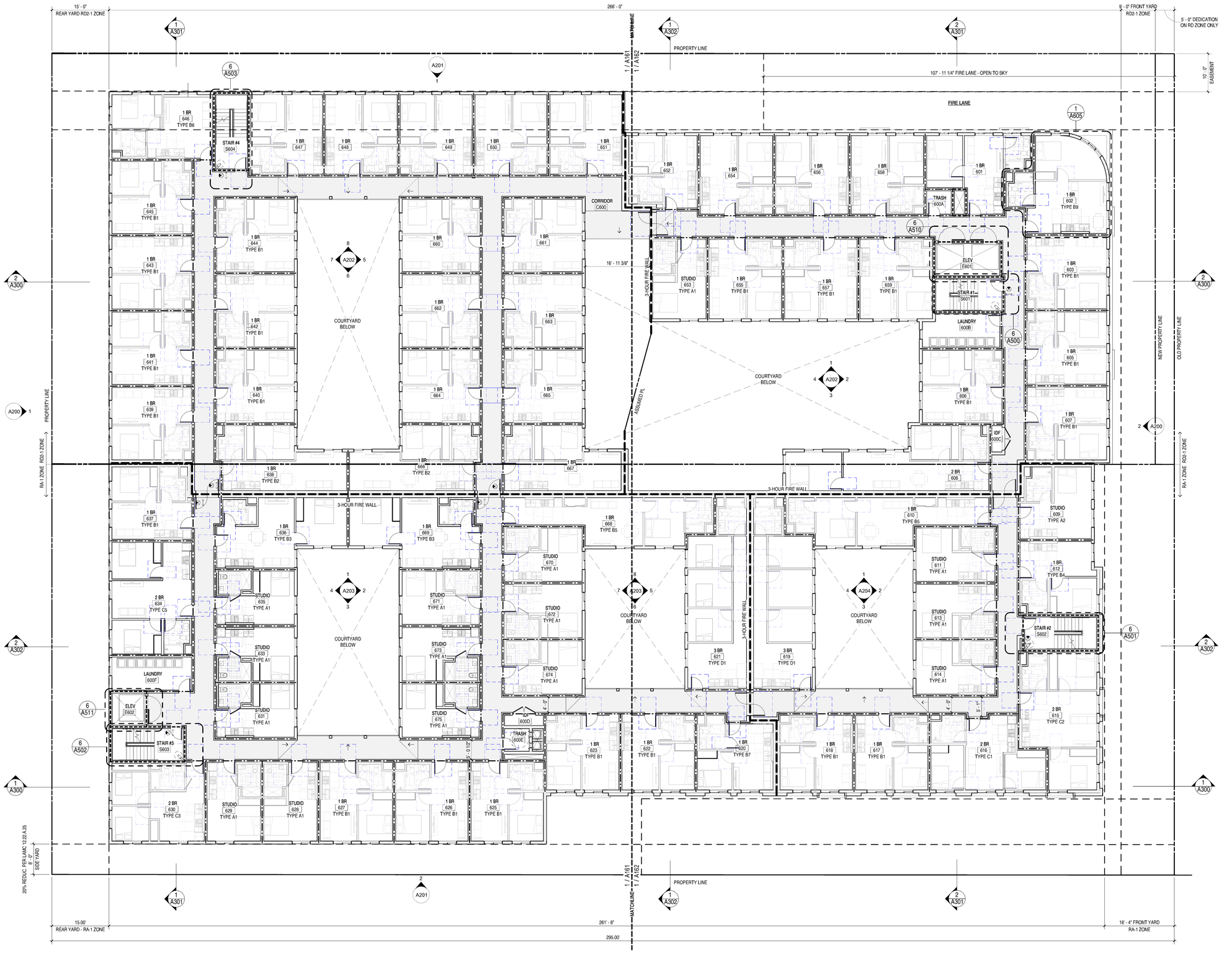


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- CM CARBON MONOXIDE DETECTOR
- BATHROOM EXHAUST FAN

6TH FLOOR OVERALL PLAN | 1" = 10'-0" | 1


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NOT FOR CONSTRUCTION

PROJECT ADDRESS:
8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
6TH FLOOR OVERALL PLAN

SHEET NUMBER:
# A160

DRAWING SET TITLE:
PZA REVIEW SET

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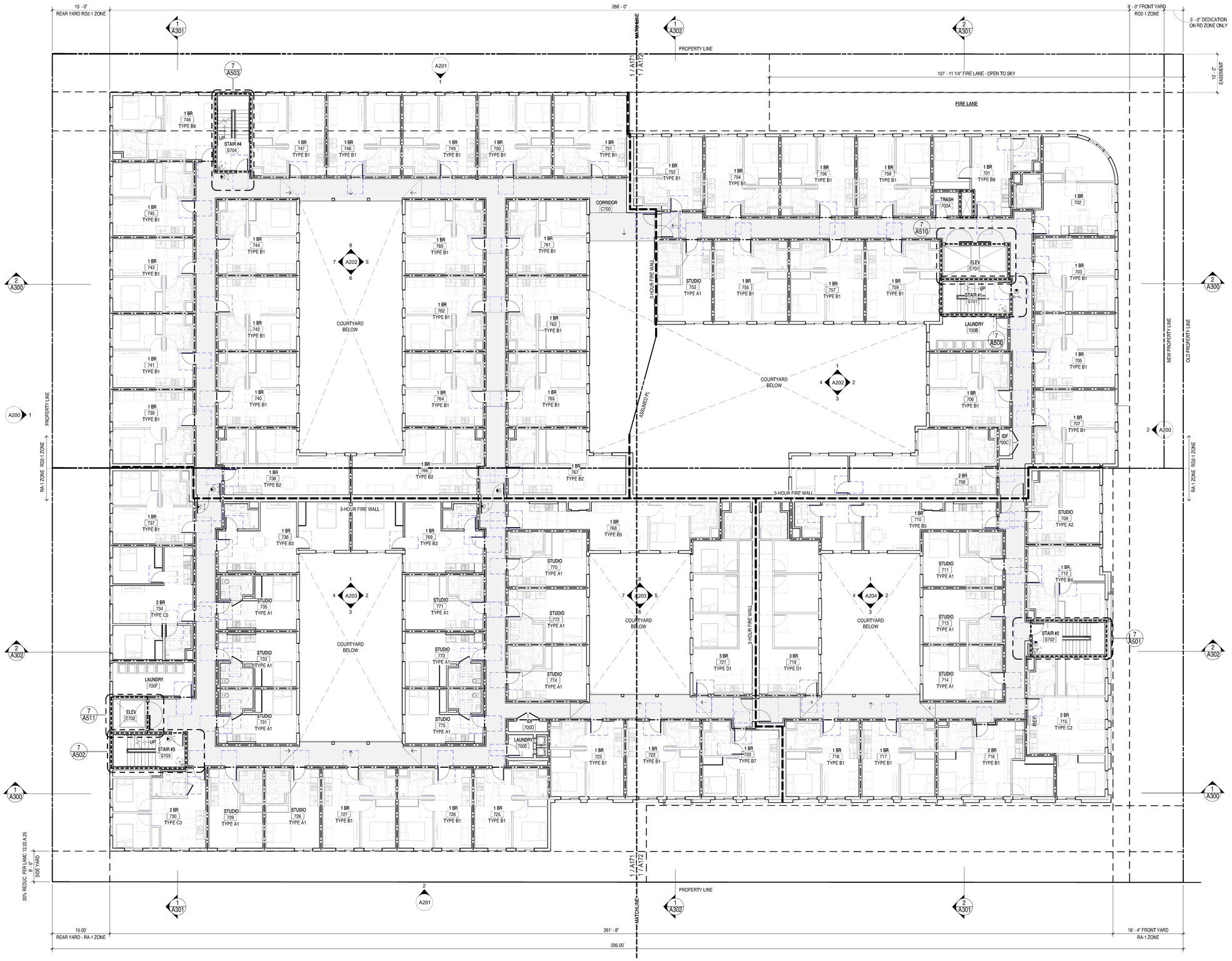


## KEYNOTES

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7TH FLOOR OVERALL PLAN | 1" = 10'-0" | 1

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JOB NUMBER:
2232

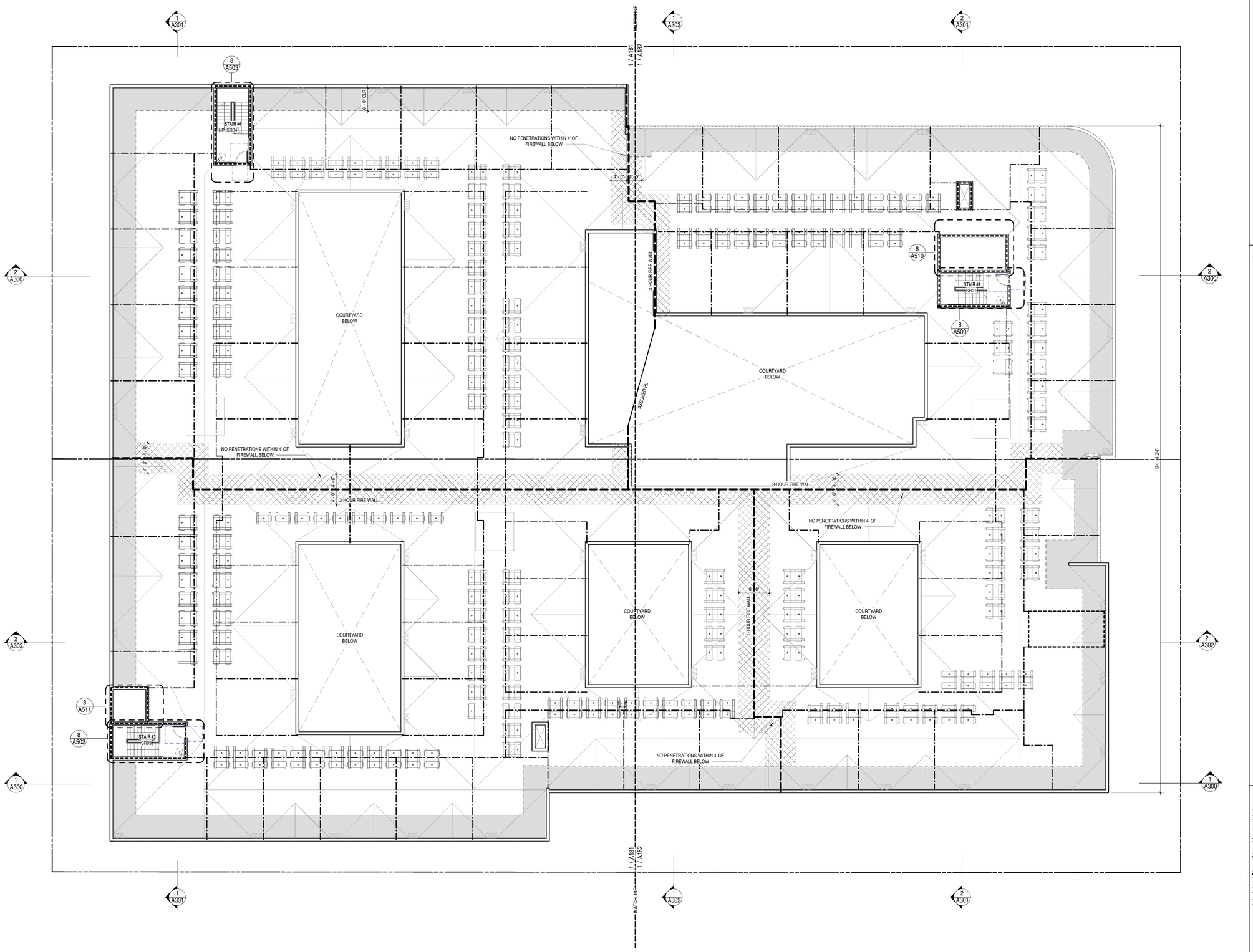
DATE:
6.7.2023

SHEET TITLE:
7TH FLOOR OVERALL PLAN

SHEET NUMBER:
# A170

DRAWING SET TITLE:
PZA REVIEW SET

6/7/2023 6:08:36 PM




ROOF PLAN | 1" = 10'-0" | 1

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R. THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

S. PROVIDE ANTI-GRAFFITI FINISH WITHIN FIRST 9 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS.

T. BUILDINGS WITH RAISED FLOOR CONSTRUCTION. UNDERFLOOR VENTILATION OPENINGS IN THE UNDERFLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
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C. THE OPENINGS SHALL BE THE LARGER OF 1.5 SQUARE FEET FOR EACH 25 LINEAR FEET OR FRACTION OF EXTERIOR WALL OR OPENINGS SHALL BE EQUAL TO 1⅙ OF UNDERFLOOR AREA.
D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF GREATER THAN 1/4 INCH AND LESS THAN 2 INCH IN DIMENSION. 91.7104.3.2

# LEGEND

- CMU WALL. SEE A900 FOR WALL TYPES
- CONCRETE WALL. SEE A900 FOR WALL TYPES
- 1-HOUR RATED FIRE PARTITION. STC-50 WHEN DEMISING UNITS. SEE A900 FOR WALL TYPES
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- 3-HOUR RATED FIRE WALL. SEE A900 FOR WALL TYPES
- NON-RATED PARITION. SEE A900 FOR WALL TYPES
- SHEAR WALL. SEE STRUCTURAL DRAWINGS
- WOOD POST PER STRUCT DWGS
- WALL TAG. SEE A900 FOR WALL TYPE
- XXX DOOR TAG. SEE A900 FOR DOOR TYPE
- XXX WINDOW TAG. SEE A900 FOR WINDOW TYPE
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- BATHROOM EXHAUST FAN

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C-35389
6-7-2023
STATE OF CALIFORNIA

REVISIONS:

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8217 WINNETKA LLC
9220 N WINNETKA AVE
CHATSWORTH, CA 91311

PROJECT NAME:
UNCOMMON WINNETKA

NOT FOR CONSTRUCTION

PROJECT ADDRESS:
8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE
ROOF OVERALL PLAN

SHEET NUMBER
A180

DRAWING SET TITLE:
PZA REVIEW SET

6/7/2023 6:08:38 PM

EAST ELEVATION | 1" = 10'-0" | 2

WEST ELEVATION | 1" = 10'-0" | 1

# KEYNOTES

# SHEET NOTES

A. ALL INTERIOR WALLS TO BE TYPE 1A, UNO

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C. ALL DIMENSIONS INDICATED AS 'CLR' ARE FROM FINISH TO FINISH.

D. WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS

E. GRADE AWAY FROM FOOTINGS, 1% MIN

F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC." CAL GREEN 4.211.4, ENERGY CODE 110.10, LAFD REQUIREMENT NO. 96.

G. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE

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# MATERIAL LEGEND

- MTL-1 — FIBER CEMENT BOARD - GRAPHITE
- MTL-2 — WOOD - VERTICAL SLAT SIDING
- MTL-3 — METAL PANEL - GRAPHITE
- MTL-4 — PLASTER - WHITE
- MTL-5 — PLASTER - GREY
- MTL-6 — CONCRETE - BOARD FORM

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- 3-HOUR RATED FIRE WALL. SEE A900 FOR WALL TYPES
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- SHEAR WALL. SEE STRUCTURAL DRAWINGS
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- XXX — WINDOW TAG. SEE A900 FOR WINDOW TYPE
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR
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LOS ANGELES, CA

JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A200

DRAWING SET TITLE:
PZA REVIEW SET

6/7/2023 6:09:21 PM

ELEVATION - NORTH | 1" = 10'-0" | 1

ELEVATION - SOUTH | 1" = 10'-0" | 2

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REVISIONS:


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NOT FOR CONSTRUCTION

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8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

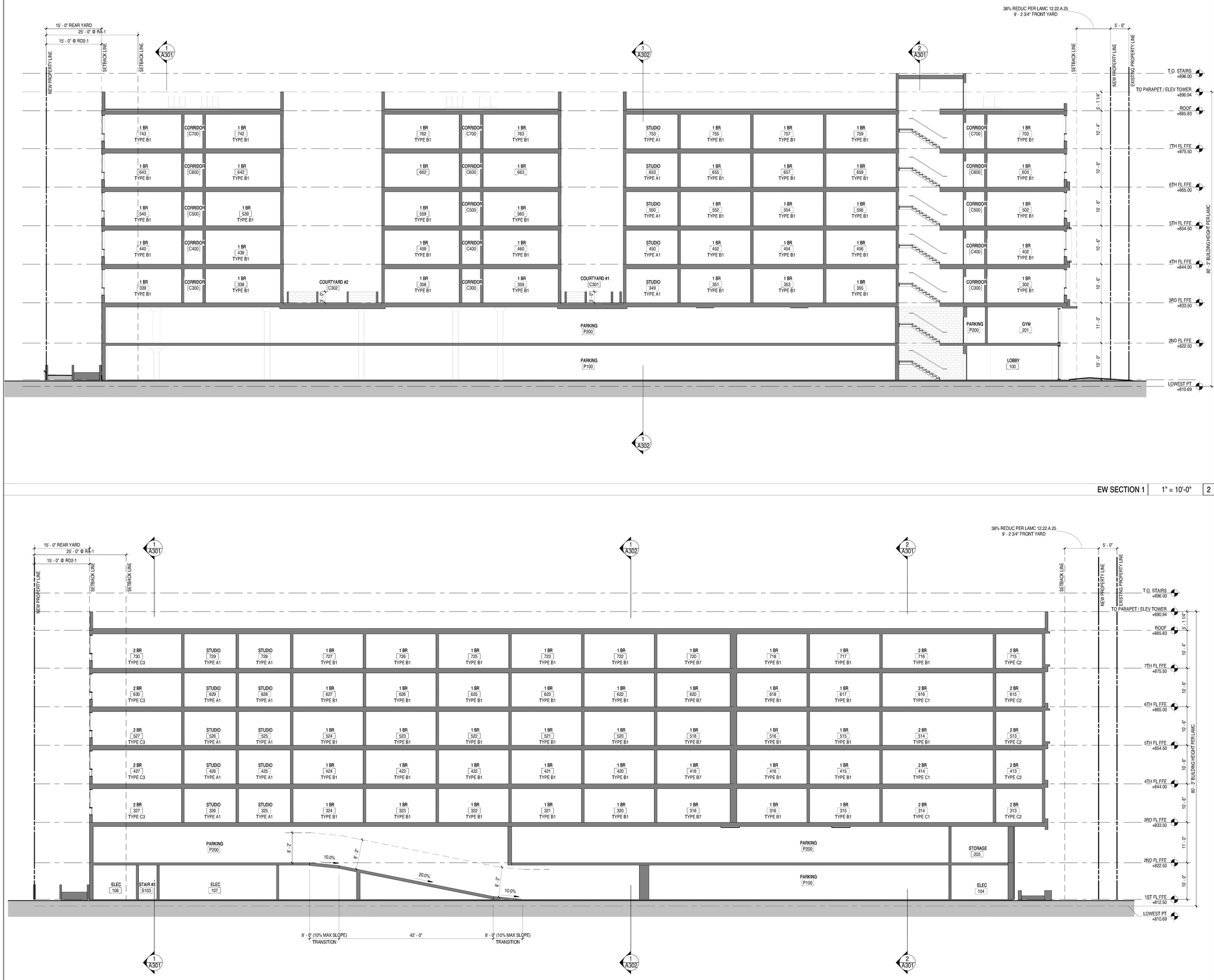
DATE:
6.7.2023

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A201

DRAWING SET TITLE:
PZA REVIEW SET

6/7/2023 6:30:53 PM




# KEYNOTES

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PROJECT ADDRESS:
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LOS ANGELES, CA

JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A300

DRAWING SET TITLE:
PZA REVIEW SET

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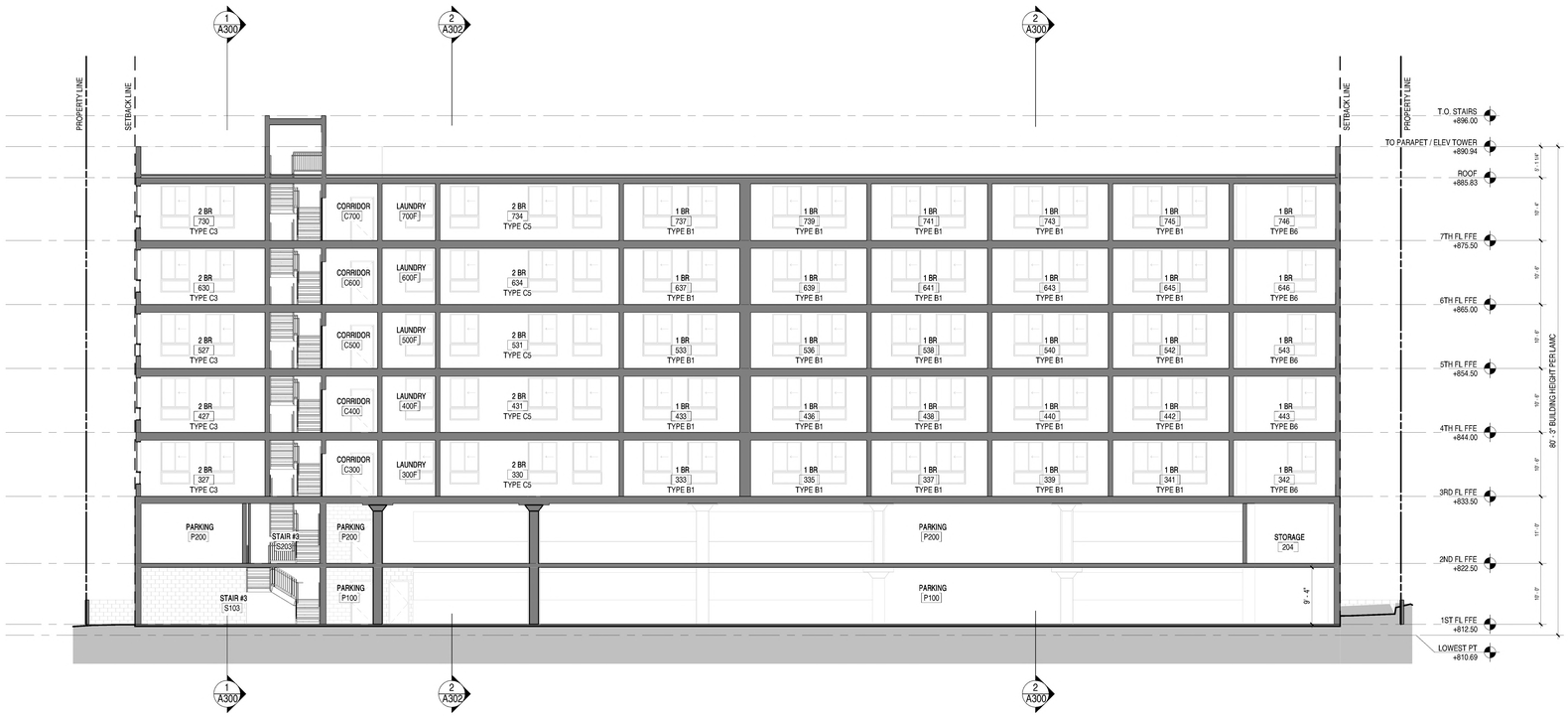
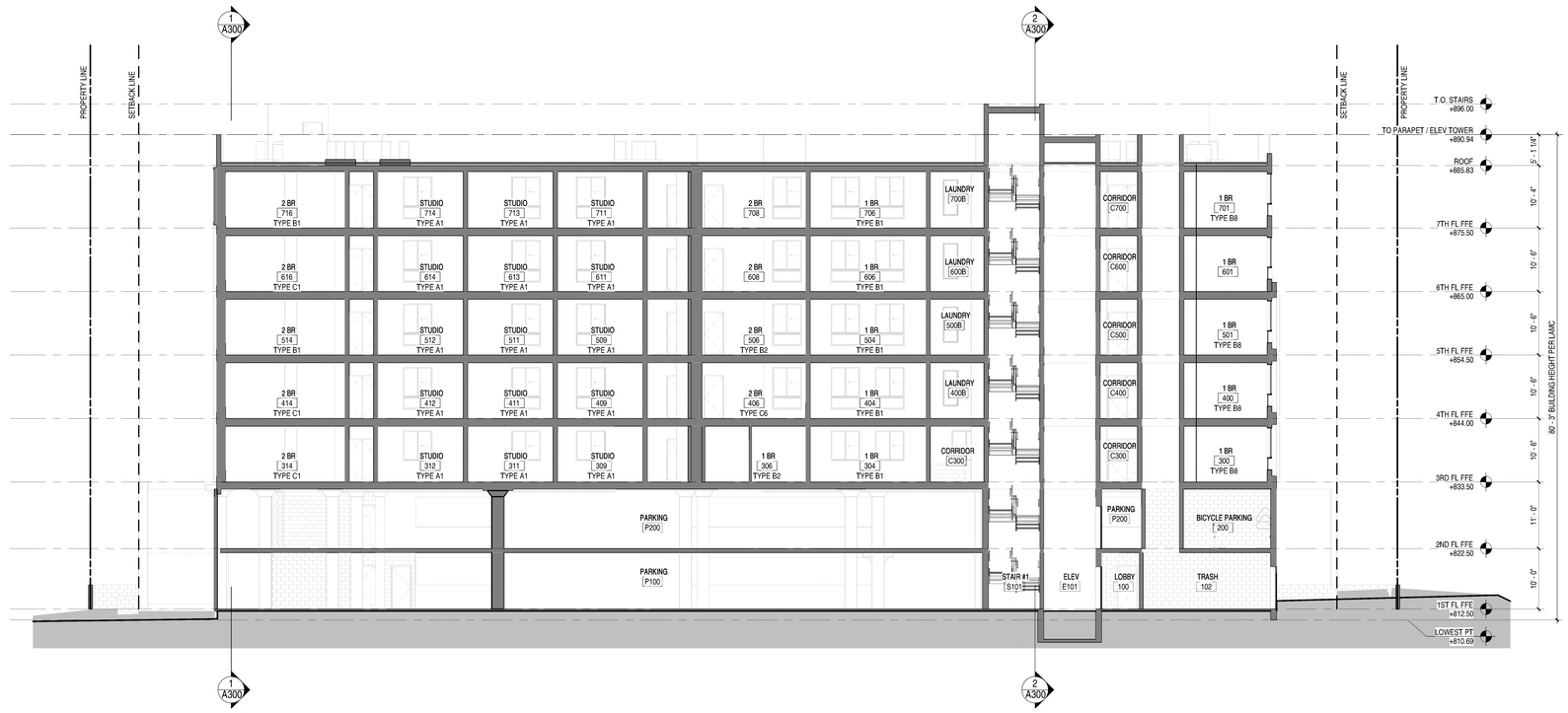



NS SECTION 1 | 1" = 10'-0" | 1




NS SECTION 2 | 1" = 10'-0" | 2

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L. ROOF TO HAVE A 3-YEAR AGED SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75. ESR #1475

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N. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS PER 302.12.

P. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER R319.1.

Q. PROTECTION OF WOOD AND WOOD AGED PRODUCTS SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY

R. THE USE OF NATURAL DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

S. PROVIDE ANTI-GRAFFITI FINISH WITHIN FIRST 9 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS.

T. BUILDINGS WITH RAISED FLOOR CONSTRUCTION, UNDERFLOOR VENTILATION OPENINGS IN THE UNDERFLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
A. THE TOP OF THE OPENING SHALL BE LOCATED NOT MORE THAN 12 INCHES BELOW THE BOTTOM OF THE FLOOR JOIST.
B. THE OPENINGS SHALL BE DISTRIBUTED APPROXIMATELY EQUALLY AND LOCATED TO PROVIDE CROSS VENTILATION, FOR EXAMPLE, BY LOCATING THE OPENING ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES OF THE BUILDING.
C. THE OPENINGS SHALL BE THE LARGER OF: 1.5 SQUARE FEET FOR EACH 25 LINEAR FEET OR FRACTION OF EXTERIOR WALL OR OPENINGS SHALL BE EQUAL TO 1% OF UNDERFLOOR AREA.
D. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF GREATER THAN 1/4 INCH AND LESS THAN 2 INCH IN DIMENSION. 91.7104.3.2

# LEGEND

- CMU WALL. SEE A900 FOR WALL TYPES
- CONCRETE WALL. SEE A900 FOR WALL TYPES
- 1-HOUR RATED FIRE PARTITION. STC-50 WHEN DEMISING UNITS. SEE A900 FOR WALL TYPES
- 2-HOUR RATED FIRE BARRIER. SEE A900 FOR WALL TYPES
- 3-HOUR RATED FIRE WALL. SEE A900 FOR WALL TYPES
- NON-RATED PARITION. SEE A900 FOR WALL TYPES
- SHEAR WALL. SEE STRUCTURAL DRAWINGS
- WOOD POST PER STRUCT DWGS
- WALL TAG. SEE A900 FOR WALL TYPE
- XXX DOOR TAG. SEE A900 FOR DOOR TYPE
- XXX WINDOW TAG. SEE A900 FOR WINDOW TYPE
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- BATHROOM EXHAUST FAN

JZA ARCHITECTURE

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SEAL:

LICENSED ARCHITECT
JEFFREY ZBIKOWSKI
C-35389
6-7-2023
STATE OF CALIFORNIA

REVISIONS:

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9220 N WINNETKA AVE
CHATSWORTH, CA 91311

PROJECT NAME:
UNCOMMON WINNETKA

NOT FOR CONSTRUCTION

PROJECT ADDRESS:
8217 WINNETKA AVE
LOS ANGELES, CA

JOB NUMBER:
2232

DATE:
6.7.2023

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A301

DRAWING SET TITLE:
PZA REVIEW SET

6/7/2023 6:30:55 PM

NS SECTION 3 | 1" = 10'-0" | 1

EW SECTION 4 | 1" = 10'-0" | 2

# KEYNOTES

# SHEET NOTES

A. ALL INTERIOR WALLS TO BE TYPE 1A, UNO

B. ALL DIMENSIONS ARE TO CLR UNO.

C. ALL DIMENSIONS INDICATED AS 'CLR' ARE FROM FINISH TO FINISH.

D. WALL BASE TO BE 4" REVEAL BASE MOLDINGS AT ALL WALLS

E. GRADE AWAY FROM FOOTINGS, 1% MIN

F. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE LOAD END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC." CAL GREEN 4.211.4, ENERGY CODE 110.10, LAFD REQUIREMENT NO. 96.

G. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE

H. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.

J. EDGE FLASHING TO BE 18 GA GALVANIZED SHEET METAL, PAINTED TO MATCH FASCIA

K. ROOFING MATERIAL TO BE MALARKEY ROOFING, ECOASIS SOL PREMIUM - MESQUITE, CLASS-A ROOF COVERING.

L. ROOF TO HAVE A 3-YEAR AGED SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75. ESR #1475

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A302

DRAWING SET TITLE:
PZA REVIEW SET

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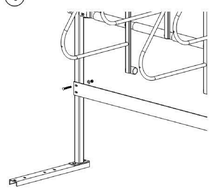
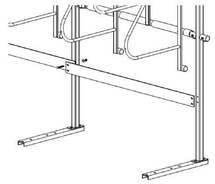
DERO | **Ultra Space Saver** Squared — **Installation** Tire Stop (Optional)

1



Attach tire stop to uprights with supplied hardware.

2



Continue attaching tire stops if using a modular system.

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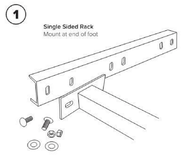
DERO | **Ultra Space Saver** Squared — **Installation** Floor Mount

**TOOLS NEEDED**

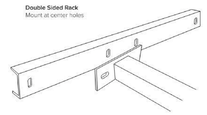
9/16" Wrench/Socket
3/8" Masonry Drill Bit
Tape Measure
Drill (Hammer drill recommended)
Hammer

1

**Single Sided Rack**
Mount at end of foot



**Double Sided Rack**
Mount at center holes



Measure out space. Attach feet to uprights with carriage bolts provided.

2

Place crossbeams into brackets. Finger-tighten bolts to hold crossbeams loosely in place.

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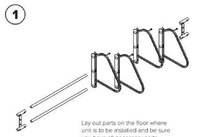
DERO | **Ultra Space Saver** Squared — **Installation** Wall Mount

**TOOLS NEEDED**

9/16" Wrench/Socket
3/8" or 1/2" Masonry Drill Bit (Depending on anchor type)
Tape Measure
Drill (Hammer drill recommended)
Hammer
Level
Marker or pencil
Pointy-hex tool (provided)

**NOTE**
Before installing make sure the wall is strong enough to accommodate the rack fully loaded with bikes. Steel stud walls are not suitable for installation

1

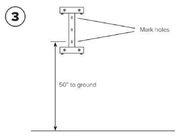


Lay out parts on the floor where unit is to be installed and be sure you have all necessary parts.

2

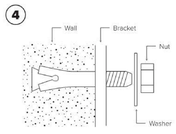
On crossbeams, Place a mark three inches from each end. This mark will show you how far to slide the crossbeam into the wall bracket.

3




Place first wall bracket on wall where you want to install the bike rack. The lowest hole of bracket should be 50" from the ground. Mark holes for drilling.

4




Drill Holes into wall, put the wall bracket back up and insert wall anchors through holes in bracket and set the anchors. For setting the anchors and diameter and depth of holes, follow instructions sent with the anchors. Make sure bracket is level.

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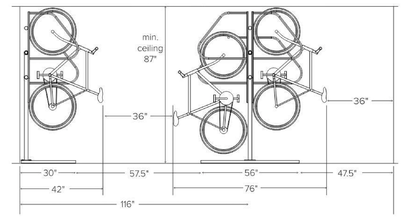
DERO | **Ultra Space Saver** Squared — **Setbacks**

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DERO | **Ultra Space Saver** Squared — **Installation** Metal Stud Wall

1



Use 3/4" x 16" board as a substrate to mount the racks. White Melamine board works well.

2



Lay out the wall mounting brackets on the board and mark the (3) holes per bracket on the board. Drill at marks with a 1/2" drill and press 3/8"-16 Tee Nuts in the back of the board.

3




Place the board on the wall and attach with (3) 3/16" x 3" self-drilling screws at each metal stud. The center of the board should be 52" from the ground. 4" wood screws may be used for wood studs.

4



Attach the USS racks to the board with (3) 3/8"-16 x 1" bolts and washers at each wall mounting bracket.

**Dero is not responsible for verifying installation surface and location. Installer assumes all liability for secure installation.**

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DERO | **Ultra Space Saver** Squared — **Installation** Floor Mount

3




Carefully slide first hanger arm onto crossbeams. For single-sided racks leave a 3" space between the hanger arm and mounting bracket. Use the provided security tool to tighten set screw to hold hanger arm in place.

4




Gently slide on remaining arms making sure to stagger height of each arm and tighten each set screw. Standard spacing between arms is 16". For double sided model slide arms on opposite each other. Repeat until the crossbeams are full.

**To avoid bicycle conflict on double sided units make sure each arm is installed to the right of its paired arm facing the opposite way (see diagram above).**

5



Attach the second upright. Tighten bolts to secure crossbeams in brackets. For add-on units repeat steps.

6




Anchor rack to floor with 3.75" wedge anchors.

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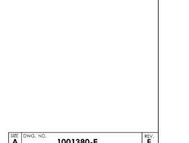
DERO | **Ultra Space Saver** Squared — **Installation** Wall Mount

5



Stagger height of arms




Thread 3/8" by 3/4" tightening bolts into holes in bracket. Insert crossbeams into bracket. Slide on arms and make sure arms are staggered. Use provided security tool to secure the arms with the set screws 16" apart on center. Install end bracket, making sure crossbeams are level.

6

If installing more than one set of Ultra Space Saver Squared arms, continue from last installed wall bracket and repeat steps 3-5 above.

**Optional Wheelstop**

For the optional wall-mounted wheelstop, anchor the unit to the wall so that the center of the wheelstop bracket is 23" below the center of the bottom slot of the crossbeam bracket.

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DERO | **Ultra Space Saver** Squared — **Installation**

The Ultra Space Saver Squared has several steps for installation. Note that the single and double sided setups and parts are different. Make sure you follow the instructions according to the model you ordered.

**Recommended Base Materials:**

Solid concrete is the best base material for installation. Make sure nothing is underneath the base material that could be damaged by drilling (i.e. post-tension cable). Use the 3.75" wedge anchors that are included to install the rack into the concrete (wall anchors are 3").

**Installation:**

Sort out the parts to the rack and identify each of them accordingly. The 7" carriage bolts are for assembly of the rack and the 3.75" wedge anchors are for mounting the rack to the floor.

**Reading your Dero designed layout**

Ultra Space Saver Squared come in varying configurations, making it **very important** that you carefully follow the layout provided by Dero when installing the racks. If you do not follow the diagram, you may well end up short of parts. The length of each Ultra Space Saver Squared unit is indicated by a number ranging from B2-B7 in the layout. This number corresponds to the length of crossbeams to be installed. In the example provided below the Ultra Space Saver Squared is to be installed starting with two B4 units, which have 52" crossbeams, followed by a B5, which has 78" crossbeams.




These numbers indicate the number of arms between brackets for each Ultra Space Saver Squared unit to be installed.

**Single Sided Parts**




**Double Sided Parts**



Note: All other part numbers are the same as the single sided unit above

Double Sided Foot: **SS-DF**



Wall Mounting Bracket (Wall Mounted Only) **SS-W**

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| | REVISIONS | |
|---|---|---|
| REV. | DESCRIPTION | DATE |
| A | INITIAL RELEASE | 7/5/17 |
| B | OVERALL DIM. CHANGES | 10/3/17 |
| C | ADDED CHAIN | 10/23/19 |
| D | REMOVED FOOT COVER HOLE | 01/24/14 |
| E | ADDED FOOT COVER HOLE, LEAN BAR | 01/24/19 |




NOTES:

1. MATERIAL:
- PIPE: ASTM A53 2" SCHED 40 PIPE
- PLATE: ASTM A36 3/8", 1/4" PLATE

APPROVAL:_____

DATE:_____

| ITEM NO. | PART NUMBER | QTY. |
|---|---|---|
| 1 | LA HOOP FT PIPE 1001381-A | 1 |
| 2 | LA HOOP FT FOOT 1001382-A | 2 |
| 3 | CHAIN .38 X 86 PLAIN G30 | 1 |
| 5 | LA HOOP LEAN BAR 1004864-A | 1 |

DIMENSIONS ARE IN INCHES
TOLERANCES:
ANGULAR: ± 0.5°
TWO PLACE DECIMAL: ± 0.03
THREE PLACE DECIMAL: ± 0.010

MATERIAL: SEE BOM
FINISH: SEE NOTES
DO NOT SCALE DRAWING

| | NAME | DATE |
|---|---|---|
| DRAWN | JD | 7/7/2017 |
| CUT LENGTH | N/A | INCHES |

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**DERO BIKE RACK CO.**
1637 152ND AVE E.
HAMMONTON, NJ 08045
PH. (877) 337-3376
FX. (877) 337-3377

**LA HOOP FT**
-
-

SIZE A | DWG. NO. 1001380-E | REV E
SCALE:1:13 | WEIGHTED WEIGHT: 39.41 LBS | SHEET 1 OF 2

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## BIKE PARKING DETAILS

SHEET NUMBER:

# A990

DRAWING SET TITLE:

PZA REVIEW SET

6/7/2023 4:10:57 PM

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