

0150-13183-0000

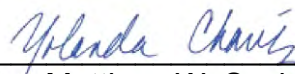
TRANSMITTAL

TO The City Council	DATE 5/13/26	COUNCIL FILE NO. 23-1022
FROM Municipal Facilities Committee		COUNCIL DISTRICT 2

The attached report from the Department of General Services (GSD) was waived by the Municipal Facilities Committee and is hereby transmitted to Council for consideration.

Adoption of the report recommendation would authorize GSD to negotiate and execute a no-cost lease agreement with Hope the Mission to operate the existing A Bridge Home (ABH) at 7700 Van Nuys Boulevard with 100 beds and the new Tiny Home Village (THV) at 7724-7798 Van Nuys Boulevard with an additional 100 beds. The property is owned by the City, under control of the Department of Transportation. The term of the lease agreement is three years, effective upon substantial completion and certificate of occupancy, with two one-year options to extend.

Fiscal Impact: There is no immediate impact to the General Fund. On July 2, 2025, the Mayor concurred the City Council’s approval of the Fiscal Year (FY) 2025-26 Annual Homelessness Funding report (C.F. 23-1022-S16) which allocated \$3,248,500 to support services at the ABH site at 7700 Van Nuys Boulevard, through June 30, 2026. Additionally, on March 17, 2026, the Mayor concurred the City Council’s approval of the FY 2025-26 Third Homelessness Funding report (C.F. 23-1022-S27) which allocated \$542,900 to support services at the THV at 7724-7798 Van Nuys Boulevard, through June 30, 2026. Services funding for FY 2026-27 will be included in a future City Administrative Officer funding report. No funding is provided for leasing as the site is owned by the City and this is a no-cost agreement.


 for Matthew W. Szabo
 City Administrative Officer
 Chair, Municipal Facilities Committee

MWS:AW:05260139

CITY OF LOS ANGELES

CALIFORNIA

TONY M. ROYSTER
GENERAL MANAGER
AND
CITY PURCHASING AGENT



KAREN BASS
MAYOR

DEPARTMENT OF
GENERAL SERVICES
ROOM 701
CITY HALL SOUTH
111 EAST FIRST STREET
LOS ANGELES, CA 90012
(213) 928-9555
FAX No. (213) 928-9515

April 30, 2026

Honorable City Council
City of Los Angeles
c/o City Clerk
Room 395, City Hall
Los Angeles, CA 90012

Attention: Adam Lid, Legislative Assistant

REQUEST TO NEGOTIATE AND EXECUTE A LEASE WITH HOPE THE MISSION AT 7700 - 7724 - 7798 VAN NUYS BOULEVARD TO OPERATE INTERIM HOUSING SITES

The Department of General Services (GSD) requests authority to negotiate and execute a lease agreement with Hope the Mission (HTM) (Operator), a 501(c)3, to operate an interim housing site located at LA Department of Transportation (LADOT) controlled property at 7700-7724-7798 Van Nuys Boulevard Los Angeles, CA 91405. HTM operates the existing A Bridge Home "ABH" site at 7700 Van Nuys Blvd in addition to the new expanded site being constructed at 7724 - 7798 Van Nuys Blvd in Council District 2. Combined these sites, located within the same general area, are herein referred to as "Site".

BACKGROUND

On March 17, 2026, the Mayor and City Council approved the City Administrative Officer's (CAO) Fiscal Year 2025-2026 Third Homelessness Funding Report (CF: 23-1022-S27). The report authorized GSD to enter into a lease agreement with HTM to operate the expanded interim housing site. The property is being constructed under the direction of the Bureau of Engineering's project management group and anticipated to be completed by the end of April 2026. Furthermore, GSD and CAO are working on a pending MOU with LADOT for use of the Site. The MOU will be fully executed prior to the execution of the agreement with HTM.

The proposed expansion interim housing project will be a Tiny Home Village (THV) located at 7724 -7798 Van Nuys. This site includes approximately 100 beds (50 pallets - 5 ADA pallets) that are currently being developed within the existing Van Nuys Metrolink Station surface parking lot and the existing bridge home (ABH) facility. The THV includes sleeping units, hygiene, and administrative structures, staff parking spaces, an outdoor



seating area with tables and umbrellas, lockers, storage bins, perimeter fencing, and a pet relief area. The expansion of the proposed project area is approximately 25,780 square feet (sf).

The current ABH location, 7700 - 7798 Van Nuys Boulevard is north of the new proposed site. The current ABH site includes an approximately 100-bed A Bridge Home facility for persons experiencing homelessness. HTM has been operating this site since its opening in 2020. The current lease (C#136287) has expired and is in holdover.

Approval of this report is for the HTM operations at both the existing and new interim housing sites (7700-7724-7798 Van Nuys Boulevard).

TERMS AND CONDITIONS

The no cost lease will be effective upon substantial completion and certificate of occupancy and expires three years from that date. The City shall have the unilateral right to terminate the lease with 30-day written notice.

A complete set of terms and conditions are outlined on the attached term sheet.

SHELTER SERVICES

Founded in 2009, HTM is a faith-based compassion ministry that focuses on spiritual, emotional, physical, relational, occupational, and financial needs of their clients. Their two-pronged approach starts with crisis intervention then bridges clients, when they are ready, into long-term services that address chronic obstacles.

HTM aims to help clients find a job or form of public assistance, medical and mental health services, substance abuse counseling and recovery, and housing placement.

BUILDING MAINTENANCE, UTILITIES AND LANDSCAPING

The City shall only maintain major plumbing and mechanical systems serving the entire site. The Operator, at Operator's expense, shall hire a licensed, bonded electrical service contractor to address any and all issues involving electrical as stated below including the switchgear with additional notice to the City. In cases of emergency or structural failure, GSD through Building Maintenance Division (BMD) shall remain available to provide emergency assistance.

The Operator shall be responsible for daily routine maintenance, including janitorial services, annual preventative maintenance, including but not limited to: interior electrical systems and light fixtures, fire life safety systems, smoke detectors including coordinating annual Reg-4 testing with the City, fire extinguishers, and maintenance/repairs to sprinkler heads and associated fire life safety components.

The City's responsibility with respect to the maintenance and repair of the plumbing systems will be from the meter to the backflow device, and the outside connection to the main sewer line. The Operator shall also be responsible for plumbing including localized plumbing and drain backups (not affecting main lines), annual backflow testing, pest

control, damage caused by negligent or intentional acts or omissions of the Operator or its parties, including repair or replacement of fixtures, outlets, plumbing, appliances and HVAC systems.

Furthermore, the Operator shall maintain the following:

- All electrical components including the switchgear, distribution panels, outlets, lighting, and fixtures. All work must be done using a licensed bonded contractor at Operator's expense.
- HVAC Systems- Including ductless HVAC units, if any are installed at the site.
- All plumbing fixtures such as faucets, sinks, shower valves, trap primers, hose bibs, flush valves and water heaters. Additionally, the Operator shall also be responsible for shower pans, and floor/area drains.
- All locks, keys, and any associated repairs or requests, including those related to new staff onboarding or transitions between service providers.
- All utilities and landscaping at the site.

ENVIRONMENTAL

Through the City Administrative Officer (CAO) report, dated August 1, 2024 (C.F. 23-1022-S6), approved by the Council and Mayor on August 22, 2024, it was determined that the construction, lease, and operation of the tiny home village at 7724 Van Nuys Boulevard, for those experiencing homelessness, is statutorily exempt from the California Environmental Quality Act (CEQA) under Public Resources Code (PRC) Section 21080.27, Government Code Section 65660(b), applicable to City of Los Angeles (City) low barrier navigation centers; Government Code Section 8698.4, governing homeless shelter projects under a shelter crisis declaration; and PRC Section 21080(b)(4) and State CEQA Guidelines, 14 California Code of Regulations (CCR) Section 15269(c), as specific actions necessary to prevent or mitigate an emergency.

Additionally, through the CAO report, dated March 3, 2025, (C.F. 20-0841-S52), approved by the Council and Mayor on April 10, 2025, it was determined that the funding allocation, lease, and continued use for a period of approximately up to five years for the current and existing bridge housing/low barrier location at 7700 Van Nuys Boulevard, for those experiencing homelessness, are statutorily exempt from CEQA under PRC Section 21080.27.5, applicable to low barrier navigation centers; Public Resources Code (PRC) Section 21080.10(c) applicable to contracts providing services to people experiencing homelessness; and Government Code Section 8698.4(a)(4) governing homeless shelter projects under a shelter crisis declaration.

FUNDING

On March 17, 2026, the Mayor and Council approved the FY 2025-26 Third Homelessness Funding report (C.F. 23-1022-S27) which allocated \$542,900 to support services at the THV site located at 7724 -7798 Van Nuys Blvd., through June 30, 2026. Additionally, on July 2, 2025, the Mayor and Council approved the FY 2025-26 Annual Homelessness Funding report (C.F. 23-1022-S16) which allocated \$3,248,500 to support

services at the interim housing site located at 7700 Van Nuys Boulevard, through June 30, 2026. Services funding for FY 2026-27 will be included in a future CAO funding report. GSD works with the CAO on a case-by-case basis to fund ongoing costs and repairs.

FISCAL IMPACT

There is no impact to the General Fund as a result of the recommendations in this report since it is a no-cost agreement with HTM to operate the interim housing Site. Furthermore, there is no lease cost as it is City-owned property.

RECOMMENDATION

That the Los Angeles City Council, subject to the approval of the Mayor, authorize GSD to negotiate and execute a lease agreement with Hope the Mission to operate an interim housing Site located at 7700-7724-7798 Van Nuys Boulevard, Los Angeles, CA 91405 under the terms and conditions substantially outlined in this report.



Tony M. Royster
General Manager

Attachments: Term Sheet
7724 Van Nuys Blvd Site Plan
7700/7798 Van Nuys Blvd Site Plan

LEASING TERM SHEET

MFC DATE April 30, 2026

LANDLORD City of Los Angeles - GSD

ADDRESS 111 1st Street, Los Angeles, CA 90012

TENANT Hope the Mission

ADDRESS 16641 Roscoe Pl. North Hills, CA 91343

LOCATION ADDRESS 7700 - 7724 - 7798 Van Nuys Boulevard

USE Interim Housing

SQUARE FEET 10,800 + 25,780 SF = totaling 36,580 SF

EARLY POSSESSION N/A

TERM 36 months

LEASE COMMENCEMENT DATE The latter of City Clerk's Attestation or fully executed MOU agreement with LADOT

LEASE EXPIRATION DATE 36 months from Lease Commencement Date

RENT START DATE N/A

RENT N/A

AGREEMENT TYPE Lease

RENT INCREASES N/A

HOLDOVER MTM

SUBLET/ ASSIGNMENT Subject to City's consent and approval

RENEWAL OPTION

NOTICE PERIOD City's right to 2, 1-year options with 6 months notice

TERM	1 year each
DATES	1 year from Lease Expiration Date
OPTION RENT / ESCALATION	N/A
OPTION RENT - RENT SCHEDULE	N/A
RENT ABATEMENT	None
OPEX	Tenant responsible for all utilities, custodial, landscaping, security, routine maintenance, and minor repairs
LATE FEE	N/A
PROPERTY TAX	None
PROPERTY INS.	Tenant required to maintain general liability insurance subject to Risk Management requirements.
ADDITIONAL RENT	N/A
PARKING - NUMBER OF PASSES	Parking as available on site.
MONTHLY PARKING COST	None
SECURITY DEPOSIT	None
MAINTENANCE/ REPAIR: LANDLORD	See below.
MAINTENANCE/ REPAIR: TENANT	<p>The City shall maintain major plumbing and mechanical systems serving the entire project. The Operator, at Operator's expense, shall hire a licensed, bonded service contractor to address any and all issues involving electrical as stated below including the switchgear with additional notice to the City. In cases of emergency or structural failure, GSD through Building Maintenance Division (BMD) shall remain available to provide emergency assistance.</p> <p>The Operator shall be responsible for daily routine maintenance, including janitorial services, annual preventative maintenance, including but not limited to: all electrical systems and light fixtures, fire life safety systems, smoke detectors including coordinating annual Reg-4 testing with the City, fire extinguishers, and maintenance/repairs to sprinkler heads and associated components.</p> <p>The City's responsibility with respect to the maintenance and repair of the plumbing systems will be from the meter to the backflow device, and the</p>

outside connection to the main sewer line. The Operator shall also be responsible for plumbing including localized plumbing and drain backups (not affecting main lines), annual backflow testing, pest control, damage caused by negligent or intentional acts or omissions of the Operator or its parties, including repair or replacement of fixtures, outlets, plumbing, appliances and HVAC systems.

Furthermore, the Operator shall maintain the following:

- All electrical components including the switchgear, distribution panels, outlets, lighting, and fixtures. All work must be done using a licensed bonded contractor at Operator's expense.
- HVAC Systems- Including ductless HVAC units, if any are installed at the site.
- All plumbing fixtures such as faucets, sinks, shower valves, trap primers, hose bibs, flush valves and water heaters. Additionally, the Operator shall also be responsible for shower pans, and floor/area drains.
- All locks, keys, and any associated repairs or requests, including those related to new staff onboarding or transitions between service providers.
- Operator is also responsible for all utilities and landscaping at the site.

TENANT IMPROVEMENTS: ALLOWANCE/SCOPE

None – Premises accepted “as is”.

UTILITIES

Tenant responsible for all utilities

CUSTODIAL / LANDSCAPING

Tenant responsible for custodial services and landscaping

SECURITY

Tenant provides 24/7 on-site security

PROP 13

N/A

INSURANCE (CITY)

Per Risk Management, City is self insured

INSURANCE (OTHER PARTY)

- Per Risk Mgmt.:
- \$5,000,000 per occurrence
 - Coverage must include premises, contractual, personal injury, products, fire-legal liability, etc
 - The City and its boards/commissions must be named as additional insureds
 - Proof of insurance must be provided before possession and upon City's request
 - To be further defined in sublease agreement

OTHER:

The City shall have the unilateral right to terminate the sublease with 30 day written notice.

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

This set of plans are not approved for construction until the required permit fees are paid and the permit is issued.
 No inspection or enforcement will be performed until the permit fees have been paid.

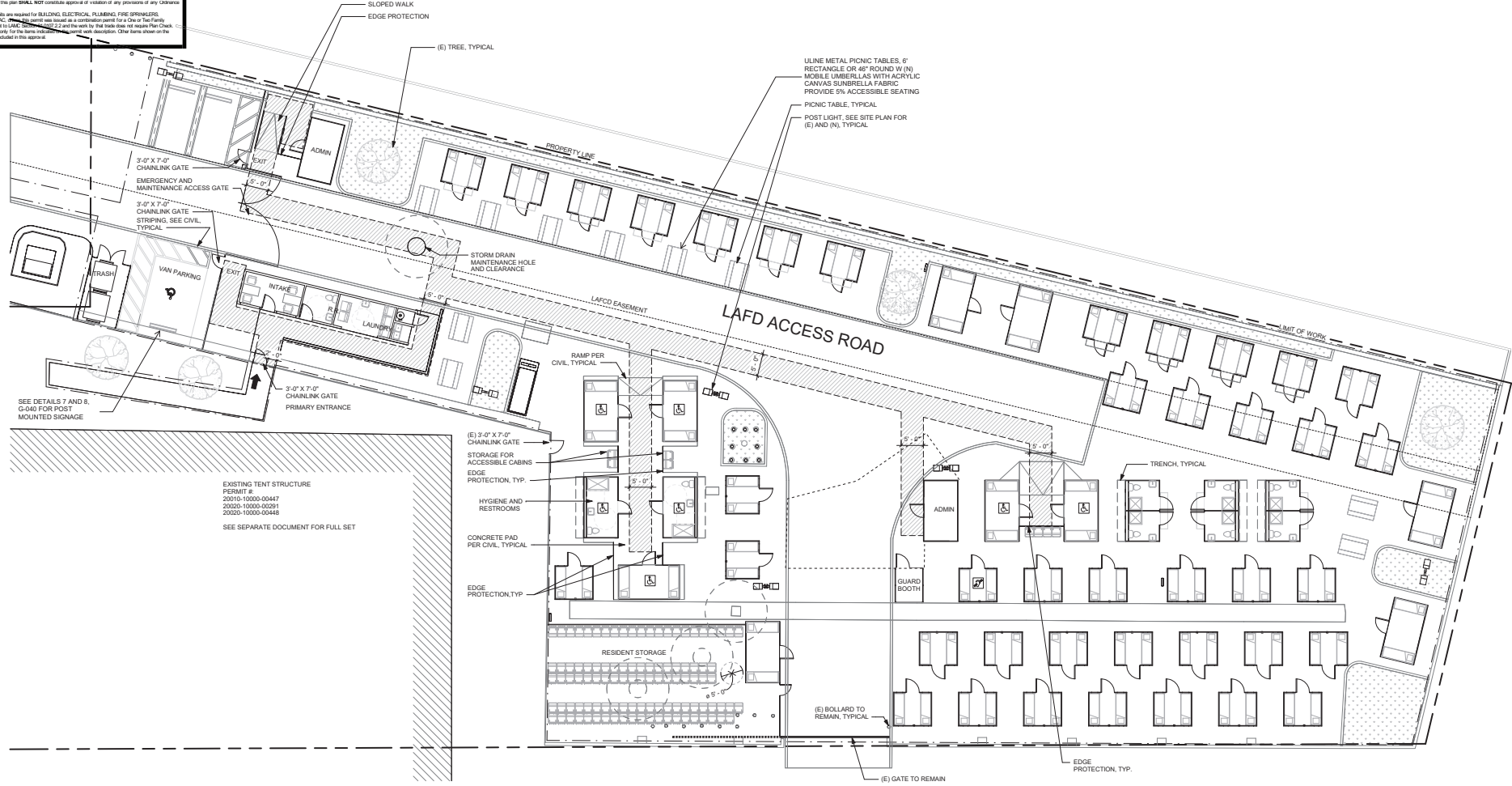
By: **KEVIN MORALES** Date: **09/25/2025**
 Application No. Permit No.: **25020-20000-01328**

This set of plans MUST be at the job site during construction.
 It is illegal to alter, change, or violate these plans.
 The plan SHALL NOT constitute approval or violation of any provisions of any Ordinance or Code.
 SEPARATE PERMITS are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATORS, etc. These permits shall be issued as a condition precedent for a Clear of Site Permit.
 Drawing prepared by L.A.C. (L.A. City Engineer) 2.2 and the work by that trade shall not require Plan Check.
 This approval is only for the items indicated on the approved work description. Other items shown on the plans are NOT included in this approval.

7724 Van Nuys Blvd Site Plan

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

DIVISION 0405 - DESIGN STATE ONLY



① ACCESSIBLE PATH OF TRAVEL
 3/32" = 1'-0"

ACCESSIBILITY NOTES:

1. MODULAR BUILDING IS STATE APPROVED AND CERTIFIED
2. "MOBILITY FEATURES" PER 11B-809.5 INCLUDING SMOKE DETECTORS AND FIRE ALARMS AND CARBON MONOXIDE DETECTORS, ETC.
3. AT LEAST ONE SLEEPING AREA SHALL PROVIDE A 2" BY 4" MINIMUM CLEAR ON BOTTOM OF A BED. THE CLEAR SPACE SHALL POSITION FOR PARALLEL APPROACH TO THE SIDE OF THE BED 11B-809.2.3.
 4.1. EXCEPTION: WHERE A SINGLE CLEAR SPACE COMPLYING WITH SECTION 11B-809.2.3 POSITIONED FOR PARALLEL APPROACH PROVIDED BETWEEN BEDS, A CLEAR FLOOR OR GROUND FLOOR SPACE SHALL NOT BE REQUIRED ON BOTH SIDES OF A BED PER 11B-809.2.3
4. THERE SHALL BE A CLEAR SPACE UNDER THE BED FOR THE USE OF A PERSONAL LIFT DEVICE. THE CLEAR SPACE SHALL EXTEND UNDER THE BED PARALLEL TO THE LONG SIDE, AND BE ADJACENT TO AN ACCESSIBLE ROUTE. THE CLEAR SPACE SHALL EXTEND TO POINTS HORIZONTALLY 30 INCHES, VERTICALLY 7 INCHES AND NOT MORE THAN 12 INCHES FROM THE HEAD AND FOOT OF THE BED.
5. GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH THE FOLLOWING:
 6.1. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, FIRE ALARM SHALL COMPLY WITH 11B-702 AND CARBON MONOXIDE ALARMS SHALL COMPLY WITH CHAPTER 4.
- 6.2. VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT ROOM OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNOCK OR BELL. NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISIBLE ALARM SIGNAL APPLIANCES. TELEPHONES SHALL HAVE VOLUME CONTROLS COMPATIBLE WITH THE TELEPHONE SYSTEM AND SHALL COMPLY WITH 11B-704.1 VOLUME CONTROL. TELEPHONES SHALL BE SERVED BY AN ELECTRICAL OUTLET COMPLYING WITH 11B-309 OPERABLE PARTS LOCATED WITHIN 48 INCHES OF THE TELEPHONE TO FACILITATE THE USE OF A TV.
7. GROUP HOMES, HALFWAY HOUSES, SHELTERS, OR SIMILAR SOCIAL SERVICE CENTER ESTABLISHMENTS THAT PROVIDE EITHER TEMPORARY SLEEPING ACCOMMODATIONS OR RESIDENTIAL DWELLING UNITS SUBJECT TO THIS SECTION SHALL COMPLY WITH SECTIONS 11B-224.1 THROUGH 11B-224.6 AND SECTION 11B-233.3.
- 7.1. IN SLEEPING ROOMS WITH MORE THAN 25 BEDS, A MINIMUM OF 5% OF THE BEDS SHALL HAVE CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-809.2.3.
- 7.2. FACILITIES WITH MORE THAN 50 BEDS THAT PROVIDE COMMON USE BATHING FACILITIES SHALL PROVIDE AT LEAST ONE ROLL-IN SHOWER WITH A SEAT THAT COMPLIES WITH SECTION 11B-608. WHEN SEPARATE SHOWER FACILITIES ARE PROVIDED FOR MEN AND WOMEN, AT LEAST ONE ROLL-IN SHOWER SHALL BE PROVIDED FOR EACH GROUP PER 11B-244.16.2.

GRAPHIC LEGEND:

- PROPERTY LINE
- - - LIMIT OF WORK
- 48" MIN. ADA PATH OF TRAVEL 5% MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS-SLOPE, 4% MAX SLOPE AT RAMPS
- INDICATES EMERGENCY HOUSING UNIT WITH ACCESSIBLE MOBILITY FEATURES
- INDICATES EMERGENCY HOUSING UNIT WITH EMERGENCY COMMUNICATION FEATURE
- 5% MOBILITY FEATURES
2% COMMUNICATION FEATURES
- EXIT SIGN, SEE ELEC SET
- PALLET WALL-MOUNTED EXTERIOR LIGHT, SEE ELEC SET
- HOSE BIB, SEE PLUMBING SET
- WALL-MOUNTED EXTERIOR LIGHT, SEE ELEC SET

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING

ENGINEERING
 CITY OF LOS ANGELES

SHELTER & HOUSING PROGRAM

REGISTERED ARCHITECT
 ADDRESS: 7724 VAN NUYS BLVD, VAN NUYS, CA 91405
 LICENSE NO. C32304
 EXPIRES: 11-30-2025
 STATE OF CALIFORNIA

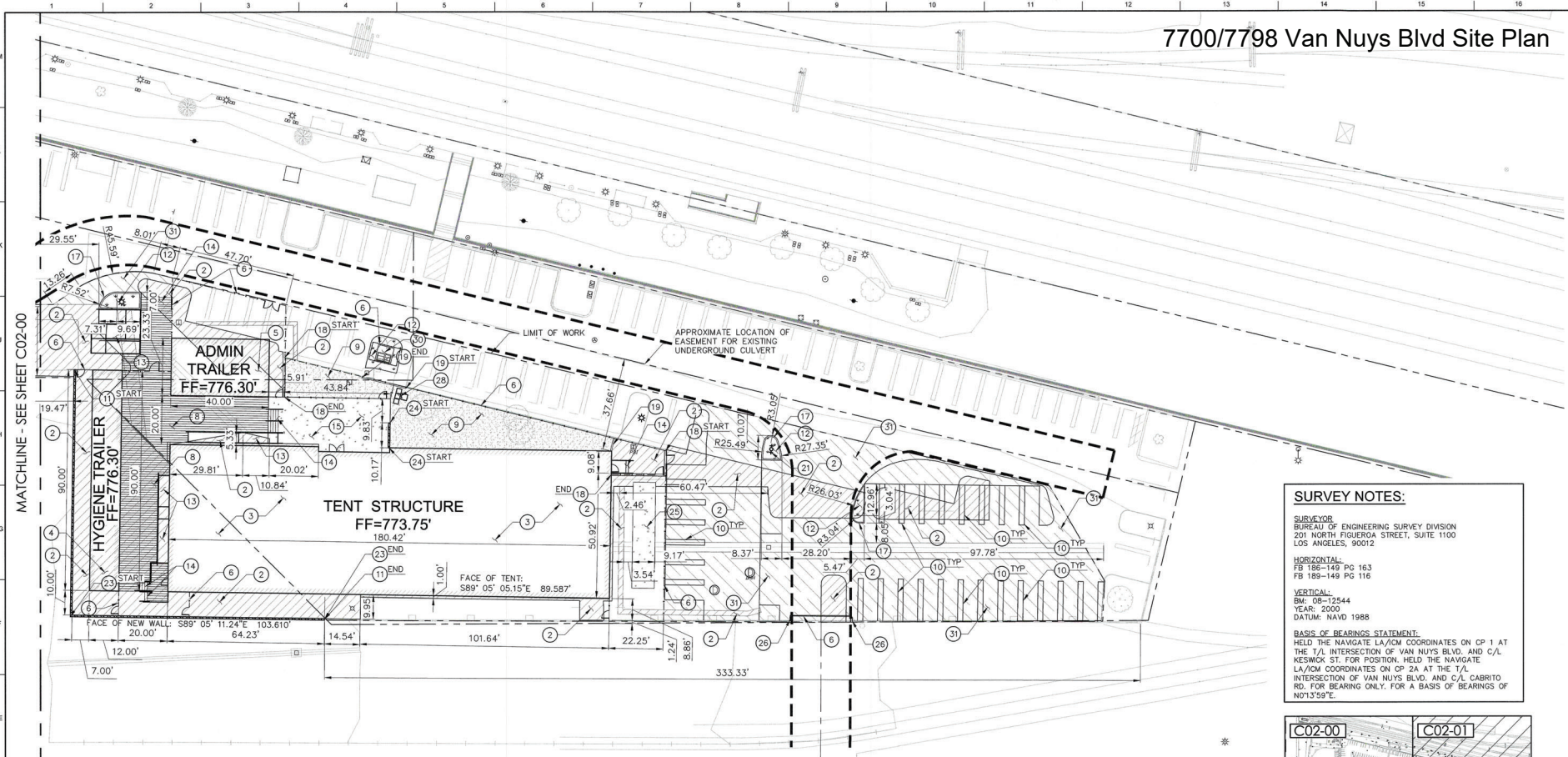
THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

PROJECT: 7724 VAN NUYS BLVD VAN NUYS METRO L.A. STATION
 ADDRESS: 7724 VAN NUYS BOULEVARD, VAN NUYS, CA 91405

DATE: 09/25/2025
 TIME: 10:00 AM
 CITY ENGINEER: TED ALLEN, P.E.
 DESIGN GROUP: ENGINEERS
 DRAWN BY: SMA
 CHECKED BY: SMA
 APPROVED BY: APPROV

WORK ORDER: E1909229
 SHEET NAME: G-005
 SHEET OF SHEETS: 1 OF 1

7700/7798 Van Nuys Blvd Site Plan



MATCHLINE - SEE SHEET C02-00

SURVEY NOTES:

SURVEYOR:
BUREAU OF ENGINEERING SURVEY DIVISION
201 NORTH FIGUEROA STREET, SUITE 1100
LOS ANGELES, 90012

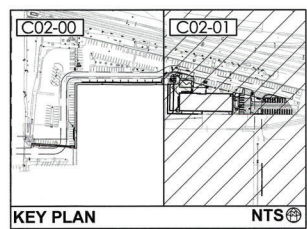
HORIZONTAL:
FB 186-149 PG 163
FB 189-149 PG 116

VERTICAL:
BM: 08-12544
YEAR: 2000
DATUM: NAVD 1988

BASIS OF BEARINGS STATEMENT:
HELD THE NAVIGATE LA/CM COORDINATES ON CP 1 AT THE T/L INTERSECTION OF VAN NUYS BLVD. AND C/L KESWICK ST. FOR POSITION HELD THE NAVIGATE LA/CM COORDINATES ON CP 2A AT THE T/L INTERSECTION OF VAN NUYS BLVD. AND C/L CABRITO RD. FOR BEARING ONLY. FOR A BASIS OF BEARINGS OF N01°13'59"E.

SHEET NOTES:

- FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS, SEE SHEET C01-00.
- REFER TO ARCHITECTURAL DRAWINGS FOR OTHER SITE DIMENSIONS AND IMPROVEMENTS NOT SHOWN ON THIS DRAWING.

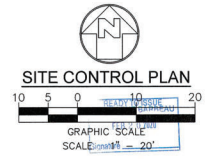


CONSTRUCTION NOTES:

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> 1 NEW 3" THICK AC PAVEMENT OVER 3" CRUSHED AGGREGATE BASE (CAB), PER DETAIL 1 ON SHEET C05-00. 2 NEW 5" THICK AC PAVEMENT OVER 6" THICK CRUSHED AGGREGATE BASE (CAB), PER DETAIL 1 ON SHEET C05-00. 3 CONSTRUCT SPRUNG TENT STRUCTURE PER STRUCTURAL DRAWINGS & ARCHITECTURAL DRAWINGS. 4 CONSTRUCT DOUBLE LOADED HYGIENE TRAILER PER ARCHITECTURAL DRAWINGS & TRAILER DRAWINGS. 5 CONSTRUCT ADMIN TRAILER PER ARCHITECTURAL DRAWINGS & TRAILER DRAWINGS. 6 INSTALL FENCE/GATE/ROLL GATE PER ARCHITECTURAL DRAWINGS. 7 CONSTRUCT CONCRETE CURB AND GUTTER PER DETAIL 3 ON SHEET C05-00. 8 DECKING INSTALLATION TO BE INCLUDED IN THE CONTRACTOR'S SCOPE OF WORK. FINAL ELEVATION OF THE ELEVATED DECK SHALL BE COORDINATED WITH THE MANUFACTURER. DESIGN SPACE MODULAR DELIVERY OF ELEVATED DECK IS FOUR (4) WEEKS FROM PLACEMENT OF THE FINAL SURFACE. CONTACT JOSE AGUILAR (909) 349-2800 OR JAGUILAR@DESIGNSPACEMOD.COM. | <ul style="list-style-type: none"> 9 INSTALL DECOMPOSED GRANITE PER ARCHITECTURAL DRAWINGS. 10 NEW STRIPING PER ARCHITECTURAL DRAWINGS. 11 CONSTRUCT NEW CMU WALL PER STRUCTURAL DRAWINGS. 12 NEW MULCH PER ARCHITECTURAL DRAWINGS. 13 CONSTRUCT ACCESSIBLE RAMP WITH HANDRAILS/GUARDRAILS PER ARCHITECTURAL DRAWINGS. 14 INSTALL STAIRS WITH HANDRAILS PER ARCHITECTURAL DRAWINGS. 15 4" CONCRETE PAVEMENT OVER 4" THICK CAB PER DETAIL 5 ON SHEET C05-01. 16 INSTALL CULVERT WITH STEEL PLATE ON TOP PER CITY OF LOS ANGELES PUBLIC WORKS STANDARD PLAN S-332-2. 17 INSTALL NEW CONCRETE CURB PER DETAIL 8 ON SHEET C05-01. 18 INSTALL NEW CONCRETE CURB WITH FENCE ON TOP PER DETAIL 9 ON SHEET C05-01. 19 CONSTRUCT REDWOOD HEADER PER DETAIL 10 ON SHEET C05-01. 20 INSTALL NEW AC PAVEMENT AND BASE MATERIAL TO MATCH EXISTING THICKNESS. | <ul style="list-style-type: none"> 21 RELOCATED FIRE HYDRANT PER UTILITY PLAN. 22 INSTALL NEW CONCRETE AND BASE MATERIAL TO MATCH EXISTING THICKNESS. 23 DO NOT INSTALL MORTAR HEAD-JOINT AT EVERY OTHER BLOCK FOR BOTTOM ROW. 24 CONSTRUCT NEW 30" HIGH CMU WALL PER STRUCTURAL DRAWINGS. 25 INSTALL HOUSEKEEPING PAD PER ARCHITECTURAL DRAWINGS & STRUCTURAL DRAWINGS. 26 NEW CMU RETURN WALLS PER STRUCTURAL AND ARCHITECTURAL DRAWINGS. 27 BACKFILL TO MATCH EXISTING LANDSCAPE CONDITION. 28 NEW LOCATION OF IRRIGATION WATER METERS AND PULL BOX. 29 CONSTRUCT CONCRETE PLATFORM AND FOUNDATION FOR NEW TRANSFORMERS PER STRUCTURAL AND ELECTRICAL DRAWINGS. 30 INSTALL CONCRETE HOUSEKEEPING PAD PER ARCHITECTURAL AND STRUCTURAL DRAWINGS. 31 INSTALL NEW SLURRY COAT PER DETAIL 2 ON C05-02. CRACKS MORE THAN 1/4 INCH WIDE, LOW AREA, HOLES OR DEPRESSIONS IN EXISTING SURFACING SHALL BE REPAIRED PRIOR TO INSTALLATION OF SLURRY SEAL. |
|--|---|---|

LEGENDS:

- | | |
|--|---|
| <ul style="list-style-type: none"> NEW 3" AC PAVEMENT OVER 3" THICK CAB PER DETAIL 1 ON SHEET C05-00. NEW 5" AC PAVEMENT OVER 6" THICK CAB PER DETAIL 1 ON SHEET C05-00. NEW 4" CONCRETE PAVEMENT OVER 4" THICK CAB PER DETAIL 5 ON SHEET C05-01. DECOMPOSED GRANITE PER ARCHITECTURAL DRAWINGS. NEW MULCH PER ARCHITECTURAL DRAWINGS. | <ul style="list-style-type: none"> PROPOSED BUILDING PER ARCHITECTURAL AND STRUCTURAL DRAWINGS. ELEVATED DECK PER ARCHITECTURAL DRAWINGS. CONSTRUCT NEW CMU WALL PER STRUCTURAL DRAWINGS. INSTALL NEW SLURRY COAT PER DETAIL 2 ON SHEET C05-02. |
|--|---|



BUREAU OF ENGINEERING

ENGINEERING

CITY OF LOS ANGELES

BUILDING NO. _____

INDEX NO. _____

REVISION DESCRIPTION _____

DATE BY _____

CITY ENGINEER

GARY LEE MOORE, PE, ENV SP

ARCHITECT: IB GROUP LIC. NO. _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

APPROVED BY: _____

CITY ENGINEER

CITY OF LOS ANGELES

BUILDING SUBMITTAL SET

PROJECT ISSUE DATE: 02/06/2020

DRAWING NO. C02-01

SHEET 6 OF 19

WORK ORDER NO. 124004

PLAN FILE NO. _____

DRAWING TITLE: SITE CONTROL PLAN

PROJECT: A BRIDGE HOME - CD 2 DWP YARD

ADDRESS: 7702 N VAN NUYS BLVD. VAN NUYS, CA 91410

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

THIS TEMPLATE REVISION DATE: 02/02/13

FILE PATH: C:\Temp\LAB-C005-HOPE_AN_CENTRAL_cors_01m\p1.dwg

SHEET ISSUE DATE: 02/06/20

REVISION DATE: _____