

CD _____

JOB ADDRESS _____

BOARD FILE # _____

DATE TO BE HEARD _____

AGENDA INFORMATION FORM

RECOMMENDATION APPEALED BY:

THE OWNER
THE PETITIONER

DATE OWNER/PETITIONER WAS NOTIFIED OF BBSC HEARING _____

(Check One)

- ① Action By The BBSC Is Not Appealable
- ② Action By The BBSC Is Appealable To The Director Of Planning Within 15 Days Pursuant To Sec. 12.26 K
- ③ Action By The BBSC Is Appealable To The City Council Within 10 Days Pursuant To Sec. 91.7006.7.4

IS NEIGHBOR OBJECTING TO RECOMMENDATION? YES NO

OWNER/PETITIONER NOTIFIED OF OBJECTION ON _____ by _____
(Date) (Staff Member)

(Code below is by default unless otherwise checked by staff.)

FAL APPEAL STATEMENT

“10-CALENDAR DAYS” → ③

“SECTION 12.26 K” → ②

“ACTION NOT A PRECEDENT” → ②

FOOTNOTE STATEMENTS:

“18-MONTH TIME LIMIT”

*(for Haul Routes and requests approved by BBSC other than extensions of time)

Cc: Pr. Inspector _____ 221 N. Figueroa St

Location: Floor 12, Room 1250
(213) 482-0397



JAVIER NUNEZ
PRESIDENT

JOSELYN GEAGA-ROSENTHAL
VICE PRESIDENT

JACOB STEVENS
MOISES ROSALES
NANCY YAP

KAREN BASS
MAYOR

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

October 11, 2023

BOARD FILE NO. 230051
C.D.: 3 (Councilmember B. Blumenfield)

Board of Building and Safety Commissioners
Room 1030, 201 North Figueroa Street

APPLICATION TO EXPORT 18,515 CUBIC YARDS OF EARTH

PROJECT LOCATION: 23036-23060 WEST VENTURA BOULEVARD

TRACT: TR 7222

BLOCK: NONE

LOT(s): 27, 28 (Arb 1 & 2), 29, 30, 31, 32

OWNER:

Royal Oaks Assisted Living LLC
15910 Ventura Boulevard, Suite 1729
Encino, CA 91436

APPLICANT:

Terri Dickerhoff
5635 Evening Sky Drive
Simi Valley, CA 93063

The Department of Transportation (DOT) and the Department of Public Works (DPW) have reviewed the subject haul route application and have forwarded the following recommendations to be considered by the Board of Building and Safety Commissioners (Board) in order to protect the public health, safety and welfare.

CONDITIONS OF APPROVAL

Additions or modifications to the following conditions may be made on-site at the discretion of the Grading Inspector, if deemed necessary to protect the health, safety, and welfare of the general public along the haul route.

Failure to comply with any conditions specified in this report may void the Board's action. If the hauling operations are not in accordance with the Board's approval, The Department of Building and Safety (DBS) shall list the specific conditions in violation and shall notify the applicant that immediate compliance is required. If the violations are not corrected or if a second notice is issued by DBS for violations of any of the conditions upon which the approval was granted, said approval shall be void. Inasmuch as Board approval of the import-export operations is a condition precedent to issuing a grading permit in a "hillside" designated area, violation of this condition may result in the revocation of the grading permit issued in reliance of this approval.

Violation of haul route conditions shall be reported to the appropriate Department. The Department responsible for enforcement is indicated by an acronym at the end of each haul route condition. Refer to the table below for agency name and contact information.

| Acronym | Agency Name | contact |
|---------|--|---|
| BSS | Bureau of Street Services | myLA311 Website: www.myla311.lacity.org Phone: Dial 311 or (213) 473-3231 |
| LAPD | Los Angeles Police Department Special Enforcement Unit | Email: Trafficgroup@lapd.online Phone: (877) 275-5273 |
| DOT | Department of Transportation | Phone: (818) 374-4823 |
| DBS | Department of Building and Safety | Principal Inspector Sergio Valenzuela (213) 482-0397 |

A. PERMITS AND BONDS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS:

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

1. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - a) A total of 18,515 cubic yards of material moved 2.15 miles within the hillside area at a rate of \$0.29 per cubic yard would exceed the maximum chargeable under the Ordinance. Therefore, the maximum fee chargeable, \$3,000.00 shall be due.
2. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, California, 90015, telephone (213) 847-6000.

3. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$392,000.00 shall be required from the property owner to cover any road damage and any street cleaning costs resulting from the hauling activity.
4. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401; telephone (818) 374-5090.

B. GENERAL CONDITIONS:

1. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind, at the sole discretion of the grading inspector. (DBS)
2. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law. (LAPD)
3. Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114 (e) (4). (LAPD)
4. Trucks and loads are to be watered at the export site to prevent blowing dirt and are to be cleaned of loose earth at the export site to prevent spilling. (DBS)
5. Streets shall be cleaned of spilled materials during grading and hauling, and at the termination of each workday. (BSS)
6. The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads. (DOT)
7. The owner/contractor shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth. (LAPD)
8. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times. (DBS)
9. The owner/contractor shall notify the Street Services Investigation and Enforcement Division, (213) 847-6000 and LAPD traffic group, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned

governmental agencies. Contact the Street Services Investigation and Enforcement Division prior to effecting any change. (BSS & LAPD)

10. No person shall perform any grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request. (DBS)
11. A copy of this report, the approval letter from the Board and the approved grading plans shall be available on the job site at all times. A request to modify or change the approved routes must be approved by the Board of Building and Safety Commissioners before the change takes place. (DBS)
12. The grading permit for the project shall be obtained within twelve months from the date of action of the Board. If the grading permit is not obtained within the specified time, re-application for a public hearing through the Commission Office will be required. (DBS)
13. Hauling must commence within eighteen months after Board action approval. Failure to haul within that time will result in additional fees and a bond reassessment by the Bureau of Engineering. (DBS)
14. A log noting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times. (DBS)
15. Hauling vehicles shall not stage on any streets adjacent to the project, unless specifically approved as a special condition in this report. (DOT)
16. Hauling vehicles shall be spaced so as to discourage a convoy affect. (LAPD)
17. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department. (DBS)
18. This approval pertains only to the City of Los Angeles streets. Those segments of the haul route outside the jurisdiction of the City of Los Angeles may be subject to permit requirements and to the approval of other municipal or governmental agencies and appropriate clearances or permits is the responsibility of the contractor.
19. **A copy of the first page of this approval and all Conditions and/or any subsequent appeal of this approval and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the City's Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.**
20. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Owner shall do all of the following:

- (i) **Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.**
- (ii) **Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.**
- (iii) **Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the owner and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (iii).**
- (iv) **Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).**
- (v) **If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.**

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

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

all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

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

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

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

C. SPECIFIC CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 8:30 a.m. and 4:30 p.m. on Mondays through Saturdays. No hauling is permitted on Sundays or City holidays. Haul vehicles may not arrive at the site before the designated start time. (DBS)
2. Hauling of earth shall be completed within the maximum time limit of 139 hauling days. (DBS)
3. Staging is allowed on-site only. Staging shall not interfere with traffic nor access to neighboring driveways. (DOT)
4. The approved haul vehicles are bottom dump trucks and 10-wheel dump trucks. (BSS)
5. Total amount of dirt to be hauled shall not exceed 18,515 cubic yards. (DBS)
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction. (BSS)
7. A minimum of two flag attendants, each with two-way radios, will be required during hauling hours to assist with staging and getting trucks in and out of the project area. One flag attendant will be placed at the following locations:
 - A. The entrance of the project site.

Additional flag attendants may be required by the LADBS Inspector, LADOT, or BSS to mitigate a hazardous situation (e.g. blind curves, uncontrolled intersections, narrow portions of roads or where obstacles are present). Flag attendants and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook." (BSS)

8. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets of the haul route, if necessary. (DOT)
9. Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs along Ventura Boulevard, adjacent to the project site if needed during hauling. (DOT)
10. The approved route by DOT and BSS is as follows:

LOADED TRUCKS:

From the project site, travel east on Ventura Boulevard, turn left to enter onto the southbound US-101 Freeway, transition onto the northbound I-405 Freeway, transition onto the northbound I-5 Freeway, exit at Roxford Street (Exit 159B), right (west) onto Roxford Street, right (north) onto Sepulveda Boulevard, left (north) onto San Fernando Road, left (west) onto Sunshine Canyon Road and continue to the disposal site.

EMPTY TRUCKS:

From the disposal site travel east on Sunshine Canyon Road, turn right (south) onto San Fernando Road, right (south) onto Sepulveda Boulevard, left (east) on Roxford Street and right to enter the southbound I-5 Freeway, transition onto the southbound I-405 Freeway, transition onto the northbound US-101 Freeway, exit at Woodlake Avenue, right (east) on Ventura Boulevard and continue to the project site. (BSS)

11. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual. If you have any questions, please call Silva Abramian Eltchi at (818) 774-4306. (DOT)
12. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #105 located at 6345 Fallbrook Avenue, Los Angeles, CA 91367; telephone (818) 756-8605:
 - A. Contact information for the construction superintendent or contractor.
 - B. A copy of this approved staff report.
 - C. A map clearly illustrating the approved hauling route and involved street names.
 - D. The approved hauling hours.
 - E. The estimated completion date of hauling.

13. The applicant shall provide a staked sign at the site containing the contact information for the Senior Street Services Investigator (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. The letters shall be a minimum of 3 inches in height. (DBS)
14. A Registered Deputy Grading Inspector shall notify the LADBS district grading inspector at least 48 hours prior to the beginning of hauling operations, and whose sole responsibility shall be to continuously inspect and accurately log the dates and hours of hauling, the number of daily truck trips, the material in each loaded truck (i.e. soil or demolition material), and the approved haul route. (DBS)

D. ENVIRONMENTAL CONDITIONS

The Department of City Planning has analyzed this project and determined that it qualifies for a Statutory Exemption pursuant to Section 21080(b)(1) of the Public Resource Code (Case No. ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA) and California Government Code Sections 65650-65656. If you concur with the Department of City Planning's exemption analysis, you can comply with your obligations under CEQA by determining that the project is exempt for the reasons outlined in the Notice of Exemption prepared by City Planning.

E. MANDATORY FINDINGS 15300.2 AND RECOMMENDED ACTIONS

1. **DETERMINE** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Public Resource Code, Section 21080(b)(1) and California Government Code Section 65650-65656.

CODE:

SEC. 91.7006. CONDITIONS PRECEDENT TO ISSUING A GRADING PERMIT.

Section 91.7006.7. Limitation of Export and Import

5. At the public hearing, the Board of Building and Safety Commissioners shall consider the views of the applicant and all other affected persons. The board shall then grant or conditionally grant approval of export and import operations or, in the event it determines that the grading activity, including the hauling operation, will endanger the public health, safety and welfare, it shall deny the request. Where conditions of the permit are recommended by the Department of Public Works, including the condition that a bond be posted pursuant to Section 62.202 of the Los Angeles Municipal Code, such conditions shall be made a part of any permit which may be issued. The decision of the board shall not be effective until 10 calendar days have elapsed from the date of the board's decision.
6. Any affected person, including the applicant, who is dissatisfied with the decision of the board, may appeal the board decision within 10 days to the City Council by filing an appeal with the city clerk on forms which the city clerk provides.

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Job Address: 23036-23060 WEST VENTURA BOULEVARD

Board File: 230051

The City Council shall hear and make its determination on the appeal not later than the 30th day after the appeal has been filed. The decision of the City Council on the matter shall be final. If the City Council fails to act on any appeal within the time limit specified in this section, the action of the board on the matter shall be final.

OSAMA YOUNAN, P.E.

General Manager

Superintendent of Building



Jeffrey Christian - JT

Senior Staff Inspector, Commission Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL MEMORANDUM

Date: October 10, 2023

3 – West Valley
23036-23060 Ventura Blvd

To: Veronica Lopez, Board Secretary
Department of Building and Safety
201 N Figueroa Street, Suite 1030
Los Angeles, CA 90012

S. Eltchi

From: Silva Abramian Eltchi, Transportation Engineer
Department of Transportation

Subject: **IMPORT/EXPORT OF EARTH -23036-23060 VENTURA BOULEVARD (Revised)
BF-230051**

The Department of Transportation has reviewed the requested haul route. Our recommendations are as follows:

1. RECOMMENDED HAUL ROUTE:

Loaded Truck: - Exit jobsite onto Ventura Boulevard (headed east); Turn left onto US-101 South. Merge onto I-405 North. Merge onto I-5 North. Exit Roxford Street (exit 159B). Make a right (west) on Roxford Street. Make a right (north) onto Sepulveda Boulevard. Make a left (north) onto San Fernando Road. Make a left (west) on Sunshine Canyon Road to disposal site.

Empty Truck: - Exit jobsite onto Sunshine Canyon Road. Make a right (south) onto San Fernando Road. Make a right (south) onto Sepulveda Boulevard. Make a left (east) on Roxford Street to enter the I-5 South. Merge into I-405 SB. Merge onto US-101 North. Exit Woodlake Avenue, make a right (east) on Ventura Boulevard to jobsite.

2. DAYS AND HOURS OF HAULING OPERATION

Hauling shall be from 8:30AM to 4:30PM weekdays, and 8:30AM to 4:30PM on Saturdays. **NO HAULING SHALL BE PERFORMED ON SUNDAYS AND HOLIDAYS.**

3. STAGING AREA – On-Site

NO INTERFERENCE TO TRAFFIC, ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.

4. ADDITIONAL COMMENTS AND/OR REQUIREMENTS

Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs along Ventura Boulevard, adjacent to jobsite if needed for hauling.

Flagger control should be provided during the hauling operations to assist with ingress/egress of truck traffic and pedestrian traffic. Should the sidewalk need to be closed during hauling, a permit and approval from the Department of Public Works, Bureau of Street Services is required, and the proper sidewalk detour shall be implemented per CA MUTCD TA-28 or page 48 of the WATCH Manual. If you have any questions, please call Silva Abramian Eltchi at (818) 774-4306.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: October 11, 2023

TO: Honorable Board of Building and Safety Commissioners
Attn: Veronica Lopez, Board Secretary
201 N. Figueroa Street, Room 1080
Mail Stop #115

FROM: Keith Mozee
Executive Director and General Manager, Bureau of Street Services
By: David Rivera, Chief Street Services Investigator II
Street Services Investigation and Enforcement Division

SUBJECT: **BOARD FILE NUMBER 230051**
ORDINANCE NOS. 148,167 AND 159,016 – IMPORT/EXPORT OF
EARTH MATERIAL (HILLSIDE AREAS) –23036-23060 WEST
VENTURA BOULEVARD

I. FIELD MEETING/INSPECTION

A. An inspection was made by Senior Street Services Investigator II, Charles Smith, of the Street Services Investigation and Enforcement Division, on 10/11/2023.

B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:

1. Rudy Guevara, Transportation Engineer, Department of Transportation
2. Jenel Elizondo, Management Analyst, Bureau of Street Services

C. The approved haul route is as follows:

Loaded:

- Exit jobsite onto Ventura Boulevard (headed east)
- Turn left onto US 101 South
- Merge onto I-405 North
- Merge onto I-5 North
- Exit Roxford Street (exit 159B)
- Make a right (west) on Roxford Street
- Make a right (north) onto Sepulveda Boulevard
- Make a left (north) onto San Fernando Road
- Make a left (west) on Sunshine Canyon Road to jobsite

Unloaded:

- Exit jobsite onto Sunshine Canyon Road
- Make a right (south) onto San Fernando Road

- Make a right (south) onto Sepulveda Boulevard
- Make a left (east) on Roxford Street to enter the I-5 South
- Merge into I-405 Southbound
- Merge onto US-101 North
- Exit Woodlake Avenue, make a right (east) on Ventura Boulevard to disposal site

Staging: On-Site.

NOTE: NO INTERFERENCE TO TRAFFIC; ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.

II. REQUIRED PERMIT FEE AND BOND

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

- A. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 1. A total of 18,515 cubic yards of material moved 2.15 miles within the hillside at a rate of \$0.29 per cubic yard per mile would exceed the maximum chargeable under the Ordinance. Therefore, the maximum fee chargeable, \$3000.00 shall be due.
- B. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.
- C. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$392,000.00 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
- D. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5090.

III. SPECIAL CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 8:30 a.m. and 4:30 p.m. on Mondays through Fridays, and Saturdays from 8:30 a.m. to 4:30 p.m. No hauling shall be performed on Sundays, and holidays.
2. The vehicles used for hauling shall be 10-Wheel Dump trucks and bottom dump trucks.

3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 18,515 cubic yards.
7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
8. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
9. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
10. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.
11. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
12. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
13. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.
14. The application shall expire eighteen months after the date of the Board of Building and Safety Commission and/or the Department of City Planning approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

AK/GH/CS: MH

S:haul routes:23036-23060 WEST VENTURA BOULEVARD

cc: Bureau of Street Services
Jenel Elizondo, Management Analyst
Mail Stop #550

Bureau of Engineering
Mati Laan, District Engineer
Valley District Engineering Office
Mail Stop #498

Department of Transportation
Silva Etchi, Transportation Engineer
Western District Office
Mail Stop #730

Edmond Yew, District Engineer
Land Development Group
Mail Stop #901

Bureau of Street Services
Charles Smith, Senior Street Services Investigator II
1149 South Broadway, Suite 350
Los Angeles, CA 90015

Owner:Royal Oak Assisted Living
15910 Ventura Blvd #1729
Encino, CA 91436

Applicant: Teri Dickerhoff
5635 Evening Sky Dr
Simi Valley, CA 93063
213-422-1450

Contractor: Baraza & Sons
6710 Florence Ave
Gardena, CA 90201
323-981-9190

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

ATTACHMENT 2

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 23036-23060 West Ventura Boulevard

Briefly describe the complete project and include the proposed amount of Import/Export of soil for hauling and the number of residential units, if applicable:

Export a maximum of 18,515 cubic yards of soil for the grading, shoring, and construction of a 100-unit affordable housing project

DEPARTMENT OF CITY PLANNING OR PUBLIC WORKS USE ONLY:

The Department of City Planning has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has determined it qualifies for a Statutory Exemption (SE) per the attached Notice of Exemption. (Case No. ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 18,515 cubic yards

The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the ATTACHED Mitigated Negative Declaration (MND). (Case No. _____)

The circulation end date for the above mentioned MND is: _____

The MND references the following amount of import/export of soil to be hauled: _____ cubic yards

Mitigated measures for hauling are found on the following MND pages : _____

Check one of the following boxes:

No Comments were received during the circulation period.

Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the MND are ATTACHED with the MND referenced above.

The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the ATTACHED Environmental Impact Report (EIR). (Case No. _____)

The circulation end date for the above mentioned EIR: _____

The EIR references the following amount of import/export of soil to be hauled: _____ cubic yards

Mitigated measures for hauling are found on the following EIR pages: _____

Check one of the following boxes:

No Comments were received during the circulation period.

Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the EIR are ATTACHED with the EIR referenced above.

MORE SONG, CITY PLANNER



Signature

9/1/2023

Date

213 978 1319

Telephone Number

Print: Name of Planning/Public Works staff

COUNTY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 395
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
 ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA

| | |
|---|---|
| LEAD CITY AGENCY City of Los Angeles (Department of City Planning) | CASE NUMBER N/A |
| PROJECT TITLE Daylight Ventura | COUNCIL DISTRICT 3 – Blumenfield |
| PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 23036-23060 West Ventura Boulevard | <input type="checkbox"/> Map attached. |
| PROJECT DESCRIPTION: 100 percent affordable multi-family eight-story development with 100 units, including 25 permanent supportive housing units. The project involves a haul route for the export of approximately 18,515 cubic yards of soil. The project is removing two identified protected trees and one street tree in the public right-of-way. | <input type="checkbox"/> Additional page(s) attached. |
| NAME OF APPLICANT / OWNER: Daylight Community Development | |
| CONTACT PERSON (If different from Applicant/Owner above) Dana Sayles / Sara Houghton | (AREA CODE) TELEPHONE NUMBER EXT. (310) 204-3500 |

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

 STATUTORY EXEMPTION(S)Public Resources Code Section(s) 21080(b)(1) and California Government Code Sections 65650-65656 CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) _____

 OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

 Additional page(s) attached

The proposed project is a Supportive Housing Project that satisfies all of the objective planning standards of Gov. Section 65651(a) and (b) is subject to the streamlined, ministerial approval process provided by Gov. Section 65653(a) and (b). Therefore, pursuant to Gov. Section 65583(a)(4)(B) and Public Resources Code Section 21080(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

 None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project. The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
 MORE SONGSTAFF TITLE
 CITY PLANNERENTITLEMENTS APPROVED
 Conditional Use, Density Bonus, Specific Plan Project Permit Compliance

| | | |
|------|-------------|--------------------------------|
| FEE: | RECEIPT NO. | REC'D. BY (DCP DSC STAFF NAME) |
|------|-------------|--------------------------------|

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

DEPARTMENT OF
CITY PLANNING
COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR
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LISA M. WEBBER, AICP
DEPUTY DIRECTOR

January 19, 2023

Applicant

Daylight Community Development
806 Westmount Drive, #2
Los Angeles, CA 90026

Owner

Royal Oak Assisted Living
15910 Ventura Boulevard, #1729
Encino, CA 91436

Representative

Dana Sayles & Sara Houghton
Three6ixty
11287 Washington Boulevard
Culver City, CA 90230

Case No. ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA

CEQA: N/A

Location: 23036-23060 West Ventura Boulevard

Council District: 3 – Blumenfield

Neighborhood Council: Woodland Hills – Warner Center

Community Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Land Use Designation: Limited Commercial

Zone: C1-1VLD

Legal Description: Lots 27-32, Tract 7222

LETTER OF COMPLIANCE – Density Bonus, Conditional Use, Specific Plan Project Permit Compliance, and Permanent Supportive Housing per Assembly Bill (AB) 2162

Pursuant to California Government Code Section 65650 through 65656 and Los Angeles Municipal Code (LAMC) Sections 12.24 U.26, 12.22 A.25, and 11.5.7, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

1. **Determine** pursuant to California Government Code Section 65650 through 65656, that the project is a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653;
2. **Determine** pursuant to Government Code Section 65651 and Public Resources Code Section 21080(b)(1), based on the whole of the record, that the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project;
3. **Approve** a ministerial review of a **Conditional Use** to allow a 50 percent Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;

4. **Approve** a ministerial review of a **Density Bonus Compliance Review** to permit a housing development project consisting of 100 residential units, of which 25 will be set aside as Permanent Supportive Housing and 74 will be set aside for Low Income households, and with the following Incentives and Waivers of Development Standards:
 - a. An Off-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 3.0:1 in lieu of the otherwise permitted 1.0:1;
 - b. An Off-Menu Incentive to allow a maximum building height of 96 feet in lieu of the otherwise permitted 45 feet;
 - c. An Off-Menu Incentive to waive the transitional height requirements pursuant to LAMC Section 12.21.1 A.10 for a building adjacent to the R1-1 Zone;
 - d. A Waiver of Development Standards to waive the transitional height step-back and setback requirements pursuant to Section 7.E.1(f) of the Ventura/Cahuenga Boulevard Corridor Specific Plan;
 - e. A Waiver of Development Standards to permit a maximum lot coverage of 74 percent in lieu of the otherwise permitted 60 percent; and
5. **Approve** a ministerial review of a **Project Permit Compliance Review** for a development project located within the Ventura/Cahuenga Boulevard Corridor Specific Plan; and
6. **Adopt** the attached Findings.

CONDITIONS OF APPROVAL

The following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by Los Angeles City Planning, Expedited Processing Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing.
2. **On-site Restricted Affordable Units.** The project shall provide 100 percent of its units, exclusive of any managers units, equal to 99 units, as restricted affordable units. Of these, a minimum of 25 units shall be provided as Permanent Supportive Housing units (with 21 units reserved for Very Low Income households and four units reserved for Low Income Households, as proposed), and the remainder reserved for Low Income Households, as defined by the Los Angeles Housing Department (LAHD) and California Government Code Section 65915(c)(2).
3. **Changes in On-site Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 and Government Code Section 65915.

4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make 100 percent of the total number of dwelling units, exclusive of any manager's units, as restricted affordable units, for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD, and in consideration of the project's SB 8 Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination.

5. **Density Bonus Incentives and Concessions:**

- a. **Residential Density.** The project shall be limited to a maximum density of 100 residential dwelling units (equal to a density increase of 117 percent), including On-site Restricted Affordable Units.
- b. **Floor Area Ratio (FAR).** The project may be permitted a maximum FAR of 3.0:1.
- c. **Height.** The project may be permitted a maximum building height of 96 feet, with limited exceptions for stairwells, elevators, and roof structures as permitted by LAMC Section 12.21.1.
- d. **Transitional Height.** The project is not subject to the transitional height requirements of Section 12.21.1 A.10 of the LAMC and Section 7.E.1(f) of the Ventura/Cahuenga Boulevard Corridor Specific Plan.
- e. **Lot Coverage.** The project may be permitted a maximum lot coverage of 74 percent.
- f. **Parking:**
 - i. **Automotive Parking.** Automobile parking shall be provided consistent with the LAMC, Assembly Bill (AB) 2345, and/or AB 2162. A greater number than the minimum required may be provided at the applicant's discretion.
 - ii. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
 - iii. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable units which shall include any required parking in the base rent or sales price, as verified by LAHD.

6. **AB 2162 Conditions:**

- a. The project shall comply with all applicable requirements of Government Code Sections 65650 through 65656 and AB 2162 (2017/2018).

- b. **Supportive Services Plan.** The applicant shall submit a plan for providing supportive services, to the satisfaction of Los Angeles City Planning, with documentation demonstrating that supportive services will be provided onsite to residents in the project. The description of those services shall include all of the following:
 - i. The name of the proposed entity or entities that will provide supportive services.
 - ii. The proposed funding source or sources for the provided onsite supportive services.
 - iii. Proposed staffing levels.
- c. **On-site Supportive Services.** At least three percent of the total non-residential floor area shall be provided for on-site supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
- d. **Unit Requirements.** All units within the development, excluding manager's units, shall include at least one bathroom and a kitchen or other cooking facilities including, at minimum, a stovetop, a sink, and a refrigerator.

Administrative Conditions

- 7. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
- 8. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
- 9. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
- 10. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
- 11. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the LAMC, Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

12. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
13. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
14. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
15. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.

16. Indemnification and Reimbursement of Litigation Costs.

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out, in whole or in part, of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

(v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

The subject property consists of nine lots encompassing a total of approximately 36,700 square feet of lot area. The property is mostly rectangular-shaped and is located midblock along Ventura Boulevard between Gomeres Road to the east and the US 101 highway ramp to Woodlake Avenue to the west, with a street frontage of approximately 277.5 feet along the southern side of Ventura Boulevard to a depth of approximately 125 feet. The project site is located within the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan and is zoned C1-1VLD with a corresponding land use designation of Limited Commercial. The “D” Development Limitations on the subject property, established under Ordinance No. 157,729 and effective July 19, 1983, limits the floor area ratio on the property to 1.5:1, with an exception allowing up to 3.0:1. The subject property is also located within the Ventura/Cahuenga Boulevard Corridor Specific Plan, which prescribes various development limitations and design requirements; for the subject property, the Specific Plan limits the floor area ratio on the property to 1.0:1, the maximum building height to 45 feet (with additional transitional height and step-back requirements), and the maximum lot coverage to 60 percent. The property is not within the boundaries of any other specific plan or interim control ordinance.

The subject property is currently entirely vacant. The proposed project involves the construction of a new eight-story 100 percent affordable multi-family residential building with 100 units,

including 99 restricted affordable units and one market-rate manager's unit. The proposed building will encompass approximately 102,251 square feet in total building area, resulting in a Floor Area Ratio (FAR) of approximately 2.8:1. Of the 99 restricted affordable units, 25 units will be Permanent Supportive Housing units (with 21 units restricted to Very Low Income households and four units restricted to Low Income Households), while the remainder will be restricted affordable units reserved for Low Income Households. In total, the project proposes two studio units, 45 one-bedroom units, 26 two-bedroom units, and 27 three-bedroom units. The project also proposes to provide 85 vehicle parking spaces on two above-grade levels, as well as 75 long-term and eight short-term bicycle parking spaces.

The surrounding area features generally flat to gently sloping terrain and has long been developed as a suburban neighborhood dating to the 1950s. The subject property is moderately sloped and is located along Ventura Boulevard, a major arterial roadway and commercial corridor in the area, just north of the US 101 freeway. Immediately adjacent to the project site are various small one-story commercial service and automotive repair uses to the north and east, zoned C1-1VLD; vacant land to the south, zoned R1-1, with the US 101 freeway beyond; and a one-story bowling alley to the west, zoned C1-1VLD.

AB 2162

The project is seeking streamlined ministerial review and a statutory exemption from CEQA pursuant to AB 2162. Pursuant to California Government Code Section 65650 through 65656 (AB 2162), the project qualifies as a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653. In accordance with Government Code Section 65653 (b), the Director of Planning shall complete its review of the application within 120 days after the application is complete for the subject project. As provided in Government Code Section 65651(b), the local government may require a Supportive Housing Project to comply with objective, written development standards and policies that apply to other multifamily development within the same zone. In accordance with Government Code Section 65655(a), AB 2162 does not preclude or limit the ability of a developer to seek a density bonus pursuant to Government Code Section 65915.

Density Bonus Incentives and Concessions

The underlying C1-1VLD Zone on the project site limits the density to one unit per 800 square feet of lot area; with a total lot area of 36,698 square feet, the base density on the project site is 46 units. The project proposes a density of 100 units, equal to a density bonus of approximately 117 percent, pursuant to State Density Bonus law. The Ventura/Cahuenga Boulevard Corridor Specific Plan limits the FAR on the project site to 1.0:1, the maximum building height to 45 feet (with additional transitional height and step-back requirements), and the maximum lot coverage to 60 percent. Accordingly, as Off-Menu Incentives and Waivers of Development Standards, the project is seeking an increase in FAR to a maximum of 3.0:1, an increase in building height to a maximum of 96 feet as well as a waiver of all applicable transitional height and step-back requirements for additional height as may be required by both the LAMC and the Specific Plan, and an increase in lot coverage to a maximum of 74 percent. The project will comply with all other applicable requirements of the underlying zone and the Specific Plan. The project will maintain a front yard setback of 1.5 feet, side yard setbacks of 11 feet each, and a rear yard setback of 20 feet, and proposes to provide 12,676 square feet of open space, all as required by the underlying zoning and proposed project typology.

STREETS

Ventura Boulevard, adjoining the subject property to the north, is a designated Boulevard II, with a designated right-of-way width of 110 feet. Along the subject property's street frontage, Ventura Boulevard is currently dedicated to a total right-of-way width of 120 feet and improved with curb, gutter, and sidewalk.

MINISTERIAL REVIEW

AB 2162

Assembly Bill 2162 amended Sections 65583 and 65650 through 65656 of the California Government Code, and went into effect on January 1, 2019. The bill requires that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The local government is required to complete the review of a supportive housing development that complies with the specified criteria within specified time periods. For projects with 50 or fewer units, the review shall be complete within 60 days after the application is deemed complete. For projects with more than 50 units, the review shall be completed within 120 days after the application is deemed complete. In addition, AB 2162 clearly states that the developer is not precluded or limited in seeking a density bonus for the supportive housing project.

Pursuant to AB 2162 and Government Code Section 65651, a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b) shall be a use by right and subject to the approval process provided in Government Code Section 65653. The term "use by right" shall have the same meaning as defined in subdivision (i) of Section 65583.2. Therefore, pursuant to Government Code Section 65651 and Public Resources Code Section 210801(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

In accordance with the Department of City Planning Memorandum issued on September 25, 2020 regarding "Affordable Housing Approval Process per SB 35 (2017) and AB 2162 (2018); Streamlined Infill Projects (SIP)", Los Angeles City Planning will follow a streamlined ministerial approval process consistent with the Department's treatment of ministerial projects. Cases are assigned an ADM (administrative) prefix with the Director of Planning as the decisionmaker. Public hearings are not required, and any appeal process in the LAMC unique to the type of entitlement being requested will not be utilized. This Letter of Compliance is hereby issued to deem the case consistent with the applicable objective development standards and state law criteria, and is transmitted according to the requirements for written decisions in the LAMC for the underlying entitlement.

Conditional Use / Density Bonus Incentives and Concessions

In accordance with California Government Code Section 65915 and LAMC Section 12.22 A.25, in exchange for setting aside a minimum percentage of the project's units for affordable housing, the project is eligible for a density bonus, reduction in parking, and incentives allowing for relief from development standards. Pursuant to the LAMC and California Government Code Section 65915, a Housing Development Project that sets aside a certain percentage of units as affordable, either in rental or for-sale units, shall be granted a corresponding density bonus, up to a maximum of 35 percent. While these provisions are limited to 35 percent, Government Code Section 65915(f) states that "the amount of density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds percentage

established." As such, in instances where a project is seeking a density bonus increase that is more than 35 percent, the amount of required units that are set aside as affordable shall vary depending on the requested amount of density bonus. Therefore, it is appropriate that any project that requests a density bonus increase beyond 35 percent would extend the existing set-aside charts located in Section 12.22 A.25 of the LAMC. LAMC Section 12.24 U.26, which implements this provision of the State law, states that based on the base density, as a Conditional Use a project may be granted additional density increases beyond the 35 percent maximum by providing additional affordable housing units. Per this code section, Table 1 below illustrates how the maximum allowable Density Bonus increases by 2.5 percent for every additional one percent of Very Low Income units provided, based on the base density and the chart prescribed in Section 12.22 A.25 of the LAMC.

Table 1: Density Bonus Percentages

| Very Low Income Units (Percentage of Base Density) | Maximum Density Bonus Permitted (Based on Base Density) |
|---|--|
| 5 %* | 20 %* |
| 6 %* | 22.5 %* |
| 7 %* | 25 %* |
| 8 %* | 27.5 %* |
| 9 %* | 30 %* |
| 10 %* | 32.5 %* |
| 11 %* | 35 %* |
| 39 % | 105 % |
| 40 % | 107.5 % |
| 41 % | 110 % |
| 42 % | 112.5 % |
| 43 % | 115 % |
| 44 % | 117.5 % |

**Existing set-aside chart as listed in Section 12.22 A.25 of the LAMC*

The project proposes to develop 100 units, equal to an increase of 54 units and a density bonus of 117 percent based on the base density on 46 units. Therefore, in order to obtain a 117 percent density bonus, the proposed project must set aside at least 44 percent of the base density, equal to 21 units, for Very Low Income Households. The proposed project consists of a 100-percent affordable housing development project and will provide 21 units of Permanent Supportive Housing reserved for Very Low Income Households, and accordingly meets these requirements of State Density Bonus law.

State Density Bonus law and the LAMC permit various Incentives through an on-menu and/or off-menu process to deviate from development standards in order to facilitate the provision of affordable housing. The applicant is entitled to three Incentives, in exchange for reserving 15 percent of the base density for Very Low Income households. The proposed project will set aside 21 units, equal to 44 percent of the base number of units, for Very Low Income households. Accordingly, the applicant has requested three Off-Menu Incentives. In addition, per Government Code Section 65915(e)(1) and Section 12.25 A.25(g) of the LAMC, a project may also request

other “waiver(s) or reduction(s) of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria...at the densities or with the concessions or incentives permitted under [State Density Bonus Law]”. In addition to the three requested Off-Menu Incentives, the applicant is also requesting two Waiver of Development Standards.

The record does not contain substantial evidence that would allow the decision maker to make a finding that the requested incentives and waivers of development standards do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels. State Density Bonus Law (Government Code Section 65915) outlines types of relief that minimize restrictions on the size of the project. The requested incentives and waivers allow the developer to expand the building envelope so the additional and affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased. These incentives and waivers support the applicant’s decision to set aside the specified number of dwelling units as affordable units.

Specific Plan Project Permit Compliance

The proposed project is located in the Ventura/Cahuenga Boulevard Corridor Specific Plan area. According to the Specific Plan regulations, any “Project”, defined as “Any grading, construction, erection, addition to, or structural alteration of any building or structure, a use of vacant land, or change of use on a lot located in whole or in part within the Specific Plan area, which requires the issuance of any building permit, demolition permit, excavation permit, foundation permit, grading permit, or sign permit. A Project shall not include interior construction or a change of use unless it (a) increases the floor area; or (b) increases the number of Trips; or (c) increases parking requirements pursuant to Section 7 F of this Specific Plan; or (d) includes a change of use which is not consistent with those permitted by Section 5 A 3 of this Specific Plan” is subject to a Project Permit Compliance review pursuant to Section 9 of the Specific Plan and Section 11.5.7 of the LAMC (as a compliance-level review, the proposed project is exempt from review by the Ventura/Cahuenga Corridor Plan Review Board). However, in accordance with California Government Code Section 65913.4, a local government must streamline the approval of a supportive housing project based only on objective zoning and design review standards, and the locality’s process and application requirements shall not in any way “inhibit, chill, or preclude” the ministerial approval process. Several findings of the Ventura/Cahuenga Boulevard Corridor Specific Plan Project Permit Compliance Review process, require the City to exercise subjective discretion that does not meet the definition of objective zoning and design review standard in Government Code Section 65913.4(a). These subjective discretionary findings conflict with the streamlined ministerial approval process as provided in Government Code Section 65913.4 and therefore are not applicable to the proposed project.

The proposed project seeks several deviations from the development standards and requirements of the Specific Plan by utilizing Incentives and Waivers of Development Standards pursuant to State Density Bonus law; this is expressly permitted by the provisions of AB 2162 and Sections 65583 and 65650 through 65656 of the California Government Code, which states in part that “This article shall not be construed to do...the following: (a) Preclude or limit the ability of a developer to seek a density bonus from the local government pursuant to Section 65915.” Nonetheless, with the exception of the identified Incentives and Waivers of Development

Standards, the project is in compliance with all other objective standards contained in the Specific Plan, including:

- **Use Limitations.** The proposed project complies with the applicable provisions of Section 5.C of the Specific Plan, which prescribes limitations on certain land uses. As multi-family residential uses are permitted within the underlying zone and land use designation, the proposed project does not consist of any prohibited uses. The majority of the requirements in this section do not apply to the subject property in this particular location within the Specific Plan.
- **Building Limitations.** Section 6 of the Specific Plan prescribes limitations on building floor area. While the proposed project would otherwise be limited by the Specific Plan to a maximum FAR of 1.0:1, the applicant is seeking an increase in FAR pursuant to State Density Bonus law, and thus this section of the Specific Plan does not apply.

Section 7 of the Specific Plan prescribes yard setback requirements, lot coverage limitations, and building height limitations. The proposed project is seeking an increase in lot coverage, from 60 percent as permitted by the Specific Plan to 74 percent, and an increase in maximum building height to 96 feet, pursuant to State Density Bonus law, and thus these sections of the Specific Plan do not apply. The proposed project is also seeking deviations from the transitional height requirements, such as required step-backs for increases in height and upper levels, prescribed by both the Specific Plan and the LAMC, pursuant to State Density Bonus law. The proposed project complies entirely with the applicable yard setback requirements of the Specific Plan.

- **Landscaping.** Section 7.D of the Specific Plan prescribes landscaping requirements for development projects. The project will comply with all applicable landscaping requirements, for instance by installing automatic irrigation systems. Several of the requirements in the Specific Plan relate to various commercial uses only such as gas stations, and thus do not apply to the proposed project.
- **Parking.** Section 7.F of the Specific Plan prescribes minimum parking requirements for various uses within the Specific Plan. However, as a density bonus project, pursuant to State Density Bonus law the proposed project is electing to utilize density bonus parking provisions, specifically "Parking Option 2", which stipulates that a jurisdiction may not require more than one parking space per unit for affordable units. Therefore, the parking provisions of the Specific Plan do not apply to the proposed project.
- **Signs.** The proposed project will comply with all applicable regulations governing signs, pursuant to Section 8 of the Specific Plan.
- **Environmental Analysis.** Pursuant to AB 2162, the project is statutorily exempt from CEQA. As such, no further environmental analysis, including traffic analysis, is necessary, and the traffic impact mitigation provisions of the Specific Plan do not apply to the proposed project.
- **Project Impact Fee.** The proposed project will comply with any applicable requirements of Section 11.C of the Specific Plan.

CONCLUSION

The proposed project is a 100 percent affordable housing development project consisting of 100 units, including 25 Permanent Supportive Housing units (with 21 units reserved for Very Low Income Households and four units reserved for Low Income Households) and 74 restricted affordable units reserved for Low Income Households. Accordingly, the project qualifies for streamlined ministerial processing in accordance with AB 2162 and California Government Code Section 65650 through 65656.

The record does not contain substantial evidence that would allow the decision maker to make a finding that the requested incentives and waivers of development standards do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The requested incentives and waivers allow the developer to expand the building envelope so the additional and affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased. These incentives and waivers support the applicant's decision to set aside the specified number of dwelling units as affordable units.

The project is further in compliance with all applicable provisions of the Ventura/Cahuenga Boulevard Corridor Specific Plan, with the exception of the specific deviations sought pursuant to State Density Bonus law. As AB 2162 explicitly permits projects qualifying under AB 2162 to also seek and utilize Density Bonus provisions, the proposed project is in compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Therefore, in accordance with Government Code Section 65650 through 65656, the project as shown in Exhibit "A" is deemed to satisfy the objective planning standards of AB 2162 and Government Code Section Government Code Section 65651(a) and (b) and shall comply with the attached planning standards as Conditions of Approval. Additionally, as a Supportive Housing Project that satisfies all of the objective planning standards of AB 2162 and Government Code Section 65651(a) and (b), the project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of Los Angeles City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Los Angeles City Planning website at <http://planning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

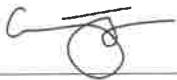
Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

This Letter of Compliance is final and effective upon the mailing of this letter and is not appealable.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Christina Toy Lee
Associate Zoning Administrator

Prepared by:

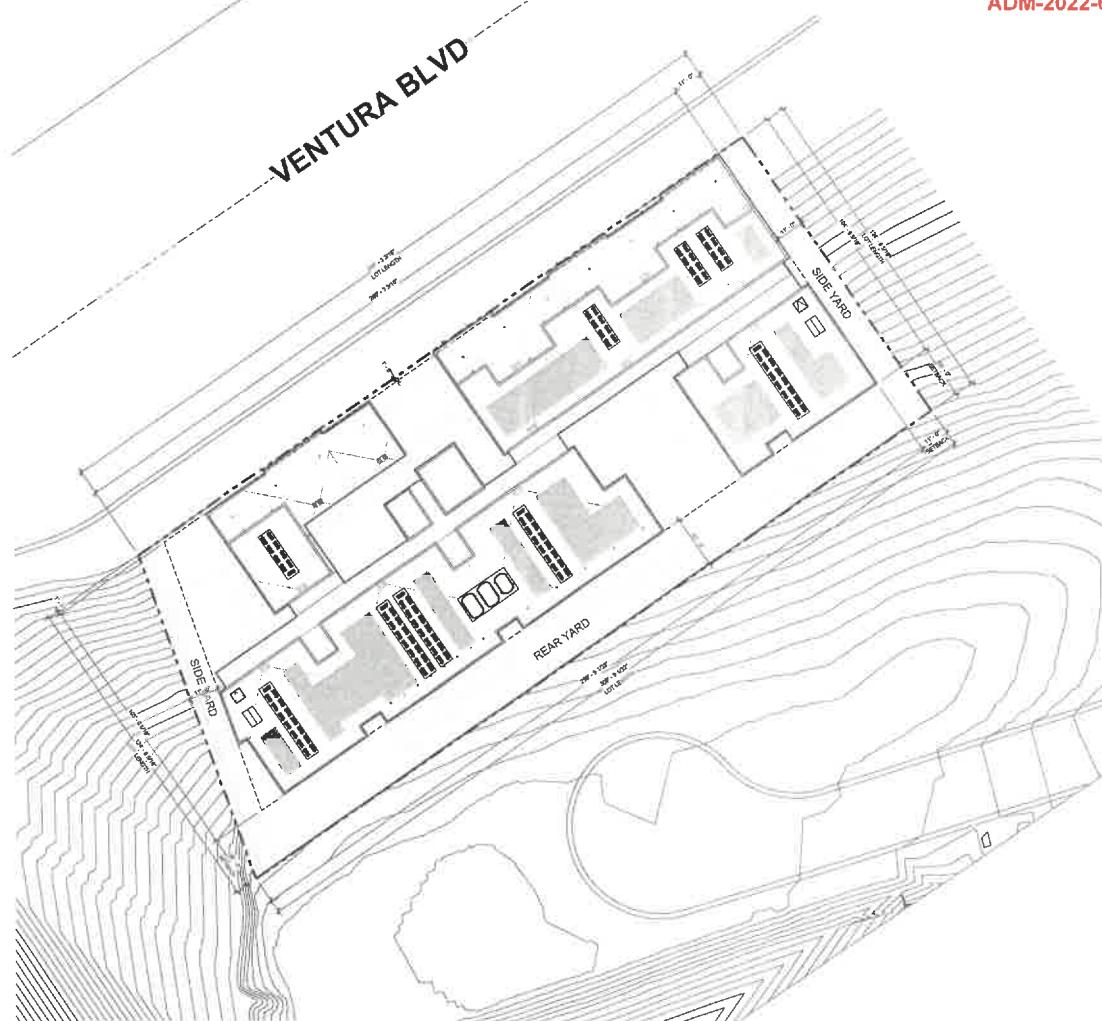


More Song
City Planner

Attachments:
Exhibit A: Architectural Plans

EXHIBIT A

ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 3 OF 24



1 SITE PLAN / PLOT PLAN
5116' x 140'

FSY
ARCHITECTS

PROJECT NAME: VENTURA BOULEVARD
A PARTNERS
PROJECT ADDRESS: 23333 VENTURA BOULEVARD
LOT ADDRESS: C-91164

CLASS NAME: DAYTIME COMMUNITY DEVELOPMENT

CLASS ADDRESS: 200 VENTURA BOULEVARD UNIT 2
VENTURA, CALIFORNIA 93001

SPACES: SITE PLAN / PLOT PLAN

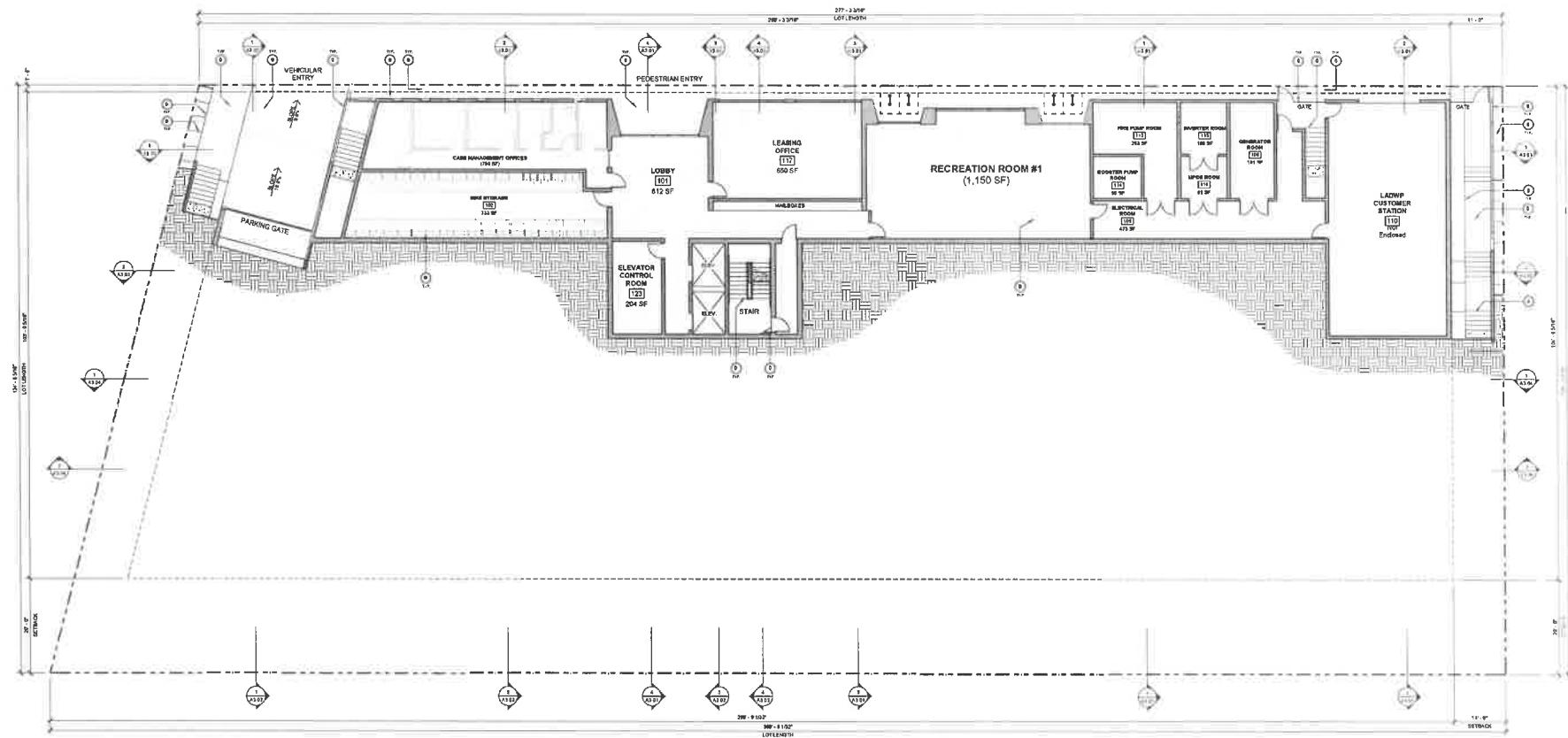
PROJECT NUMBER: Project Number
NO. DESCRIPTION DATE
1 FOR RE-RELEASE

RE-RELEASE SUBMISSION SET

Date: 11/14/2022
Drawn by: Author: *Christie*
Drawn by: Author: *Christie*

A2.00

VENTURA BLVD



 1 GROUND FLOOR PLAN
1/8" = 1'-0"

EXHIBIT A

100

PROJECT NAME
VENTURA BOUTIQUÉ
APARTMENTS

PROJECT ADDRESS
23016-23240 W VENTURA BLVD
LOS ANGELES, CA 91344

CLIENT NAME
DAYLIGHT COMMUNITY DEVELOPMENT

DUSP ADDRESS
901 W HARRISON ST, SUITE 200
CHICAGO, IL 60607

DRAWING FILE
GROUND FLOOR PLAN

12/09/2023
SD
SD
A2.01
1/8" = 1'-0"

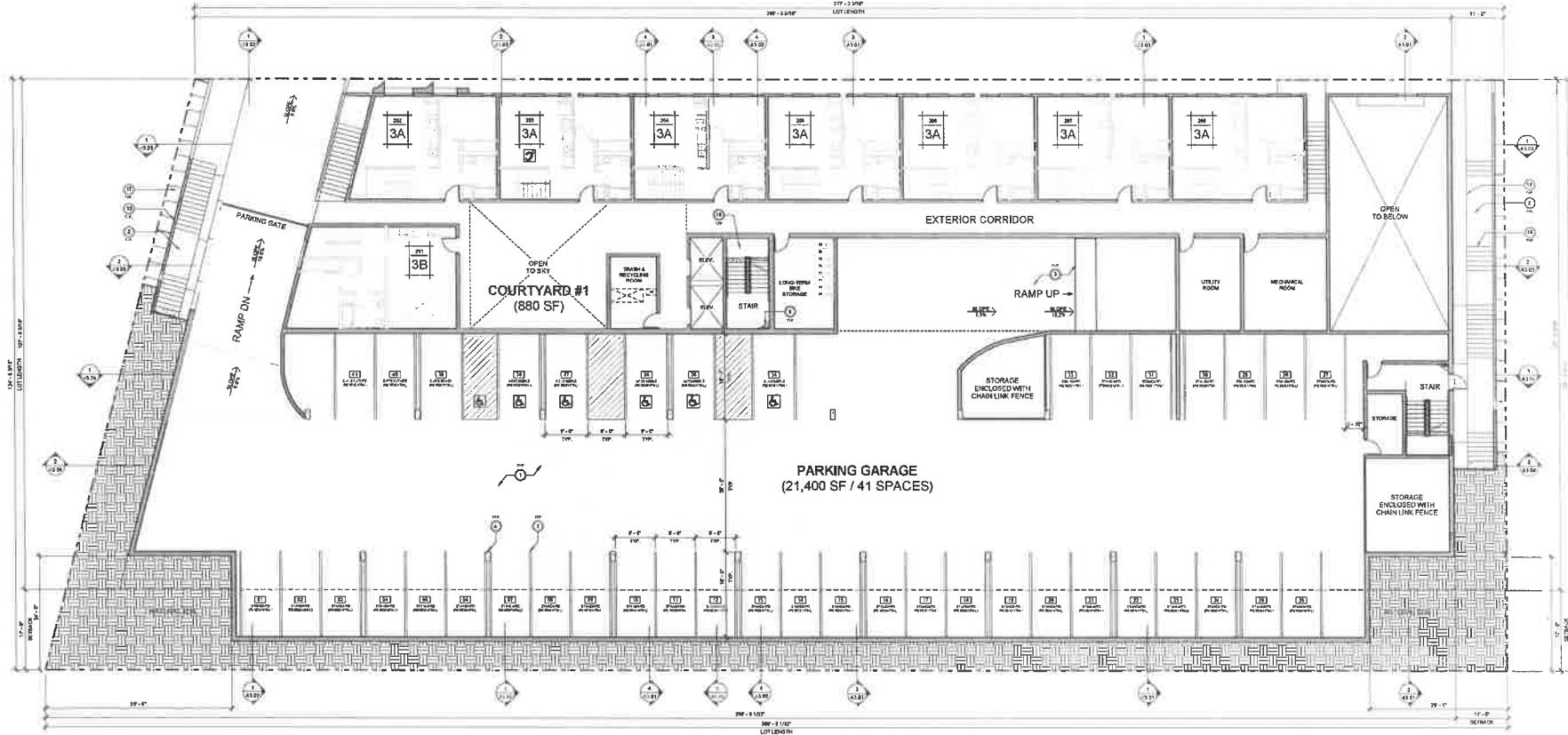


EXHIBIT A

ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 5 OF 24

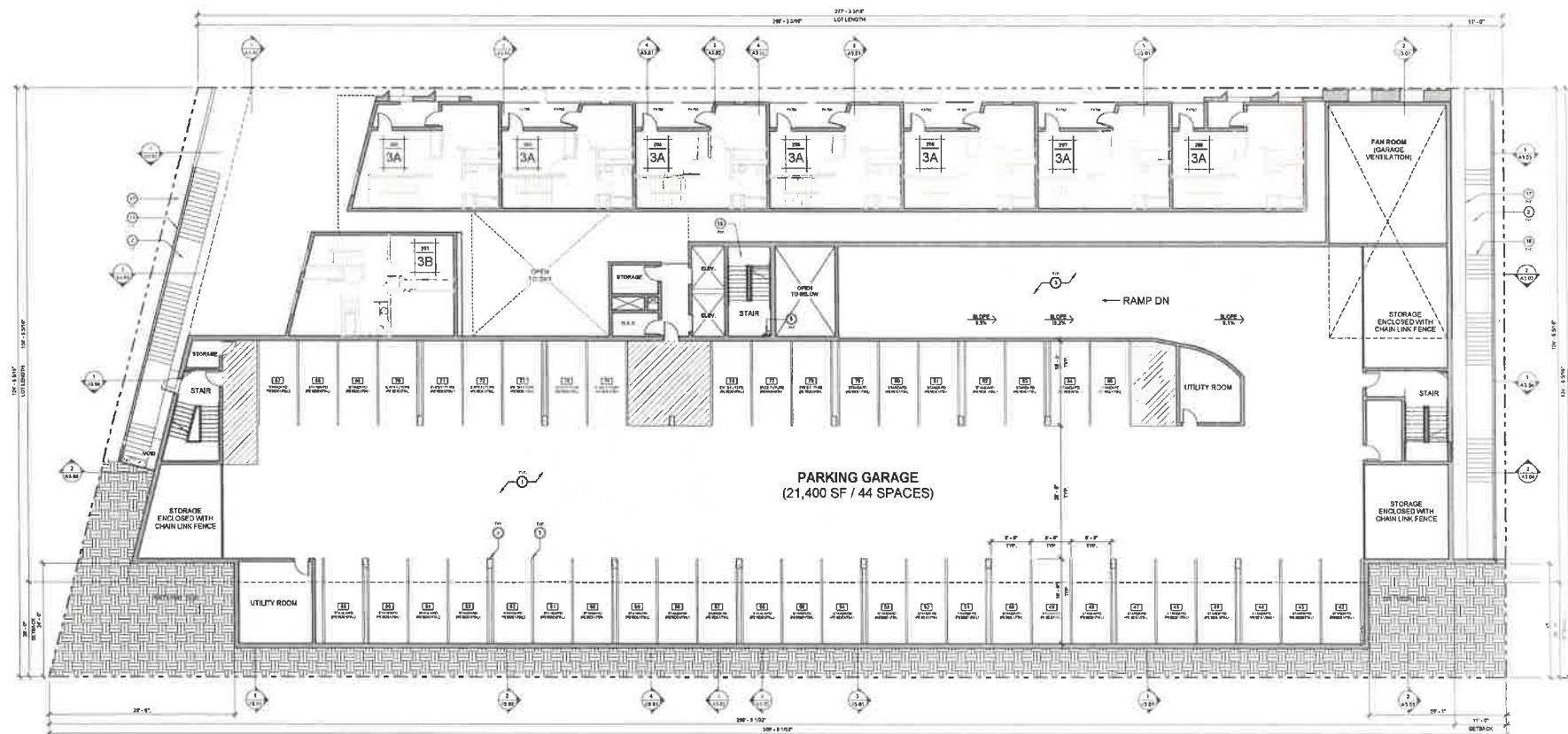


EXHIBIT A

ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 6 OF 24

| | |
|--|----|
| f3y ARCHITECTS | |
| 1000 N. HILLWOOD AVENUE SUITE 100 | |
| BROOKLYN, NY 11201 | |
| 212/430-1000 | |
| FAX: 212/430-1014 | |
| NAME: ROBERT L. BROWN | |
| ADDRESS: 1000 N. HILLWOOD AVENUE, SUITE 100, BROOKLYN, NY 11201 | |
| PHONE: (212) 430-1000 | |
| E-MAIL: RBROWN@F3Y.COM | |
| FLOOR PLAN: 1ST FLOOR PLAN | |
| DRAWING NUMBER: 100-00000000 | |
| PROJECT NUMBER: 100-00000000 | |
| DESCRIPTION: 1ST FLOOR PLAN | |
| DATE: 12/29/2002 | |
| PZ-A-RE-SUBMISSION STAT | |
| 1st by | SD |
| 2nd by | SD |

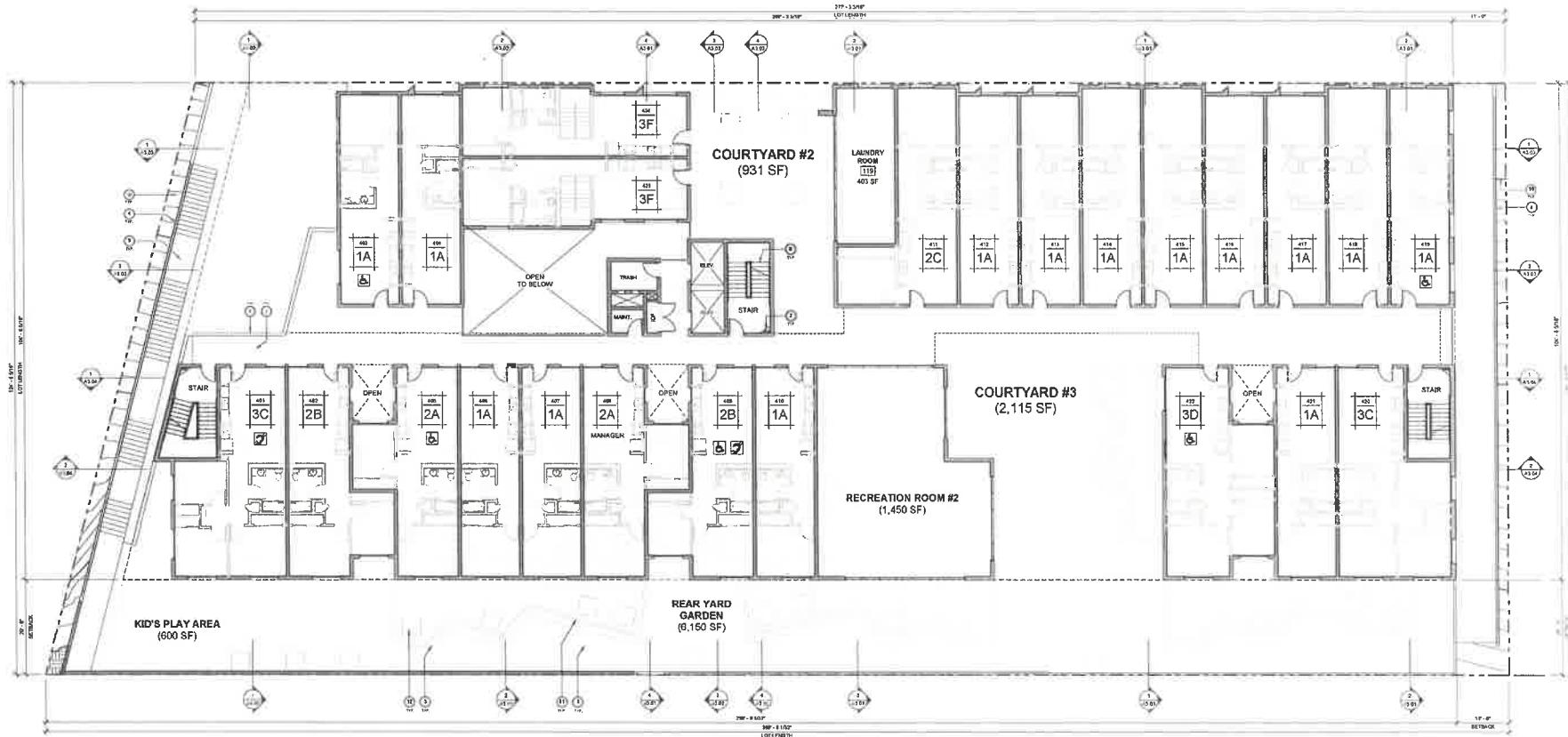


EXHIBIT A

ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 7 OF 24

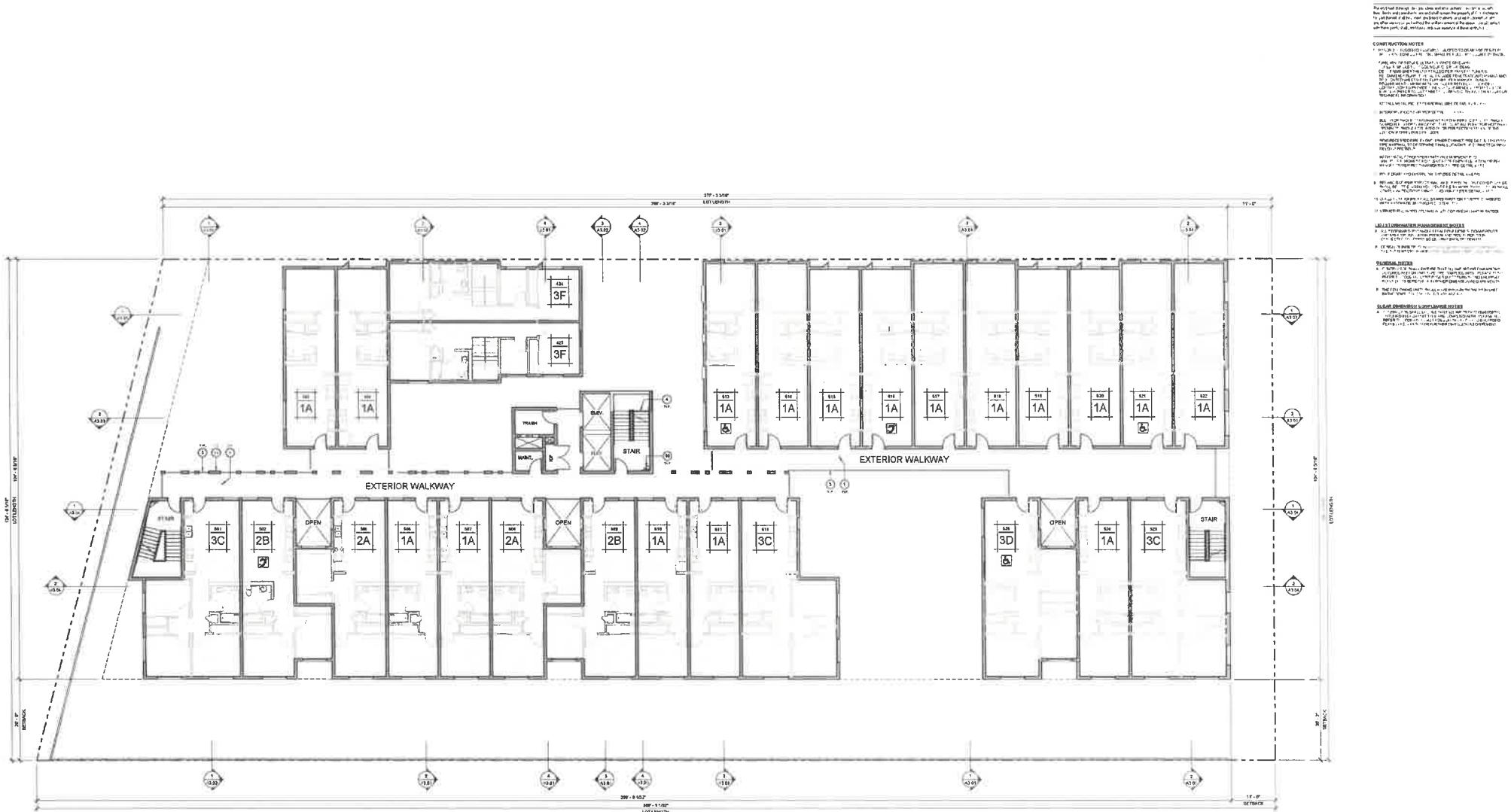


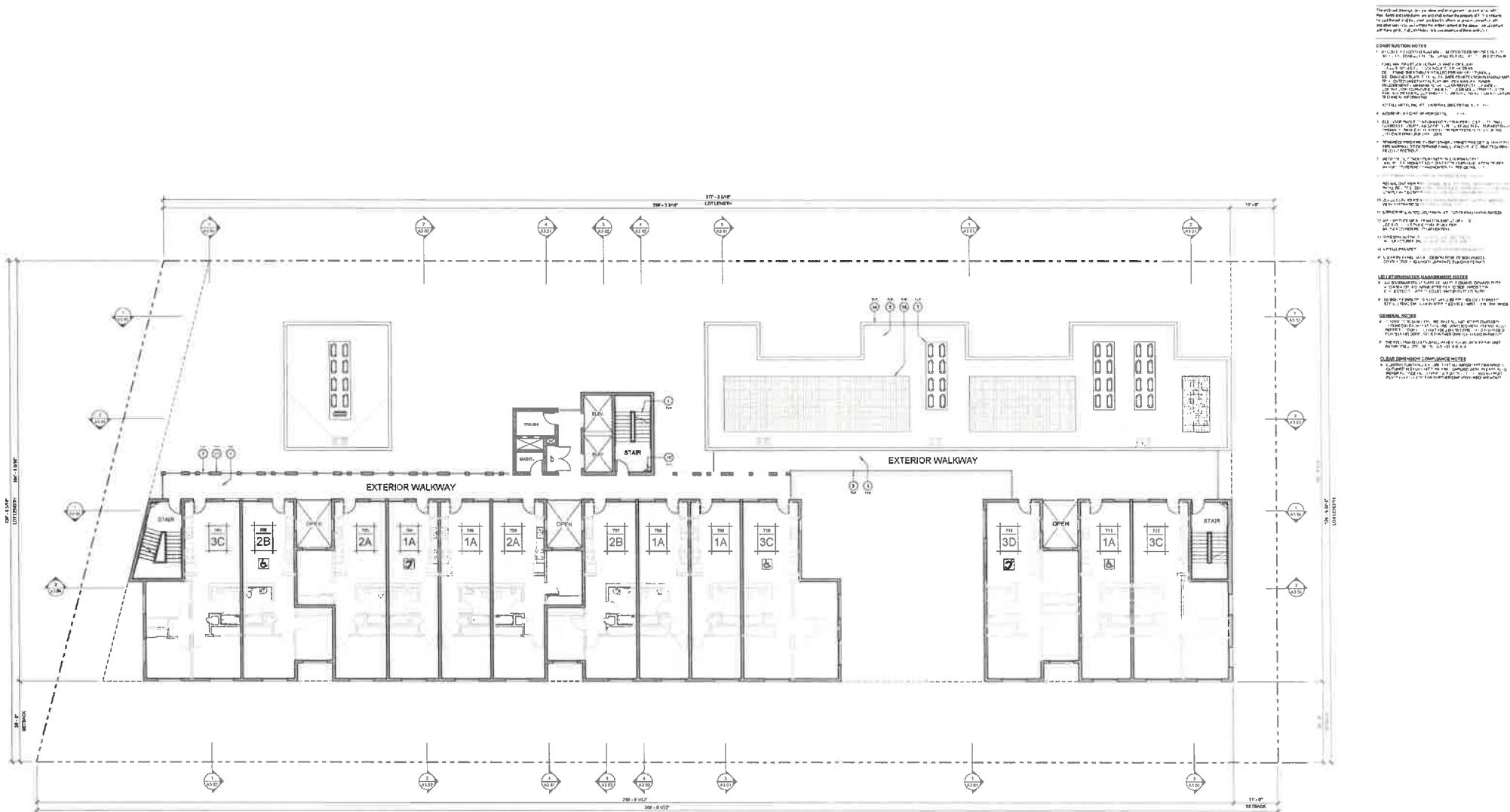
EXHIBIT A
ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 8 OF 24

FSY
ARCHITECTS

PROJECT NAME: 101-140'0" ON 18'-0"
APARTMENT
PROJECT NUMBER: 2022-06861-CU-DB-SPP-PSH-SIP-PHP-HCA
CLIENT NAME: DAYLIGHT COMMUNITY DEVELOPMENT
GLINT ADDRESS: 101-140'0" ON 18'-0"
WE STUDIOWOOD, CA 91105
DRAWING TITLE: FIFTH FLOOR PLAN
PROJ. NUMBER: Project Number
NO. DESCRIPTION DATE

P2A RE-SUBMISSION SET
Date: 11/14/2022
Drawn by: SD
Checked by: SD
Page: 24

A2.05

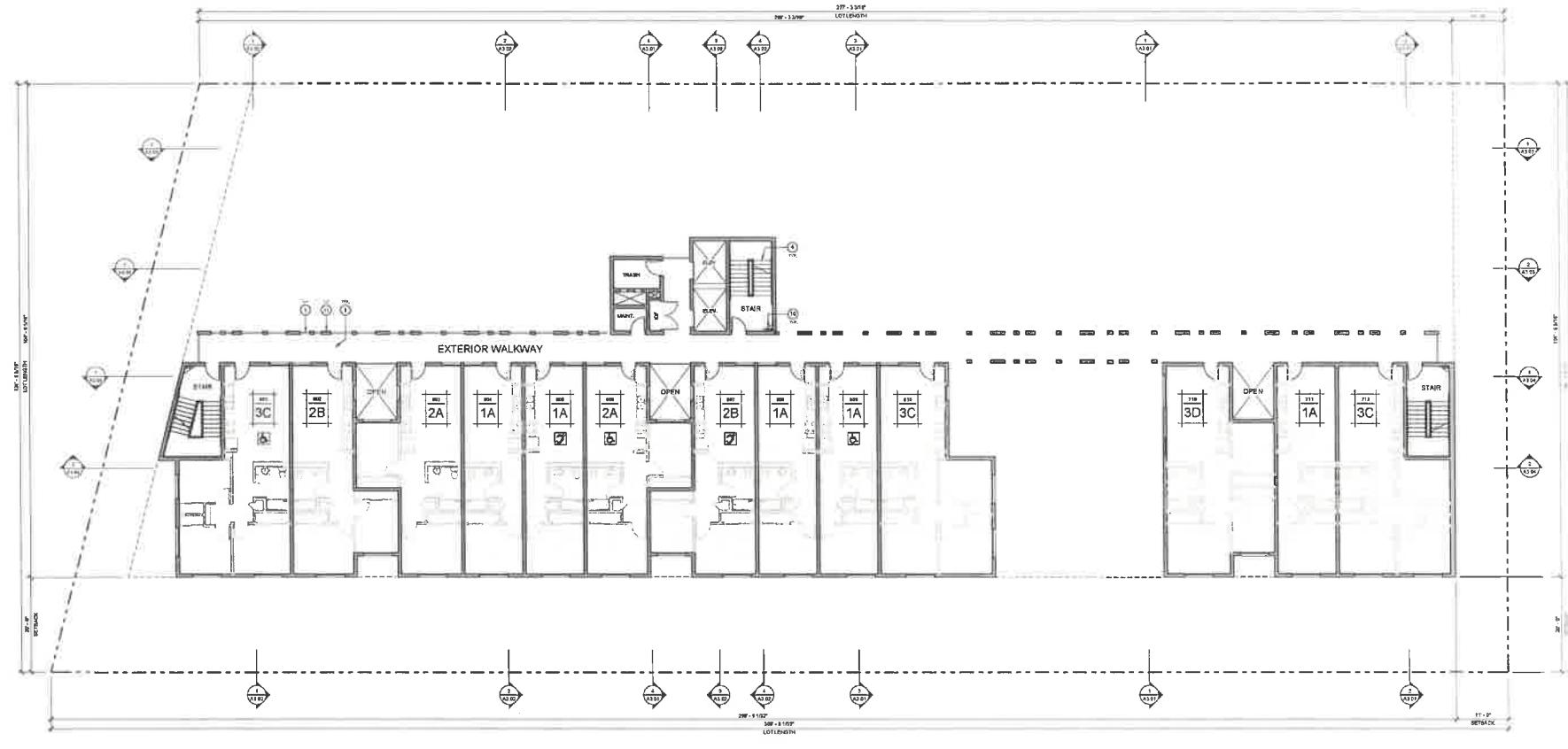


① SEVENTH FLOOR PLAN
(18' x 14')

EXHIBIT A

ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 10 OF 24

| | |
|-------------------|--|
| F&Y ARCHITECTS | |
| PROJECT NAME | Ventura Boulevard Apartments |
| PROJECT ADDRESS | 20150 Ventura Boulevard Los Angeles, CA 91364 |
| CLIENT NAME | DAY ONE COMMUNITY DEVELOPMENT |
| GLASS ADDRESS | 20150 Ventura Boulevard Los Angeles, CA 91364 |
| TRANSACTION | SEVENTH FLOOR PLAN |
| PROJECT NUMBER | Project Number |
| NO. DESCRIPTION | DATE |
| RF-SUBMISSION SET | |
| 10/14/2022 | SD |
| 10/14/2022 | SD |
| A2.07 | |
| (18' x 14') | |



1 EIGHTH FLOOR PLAN

EXHIBIT A

ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 11 OF 24

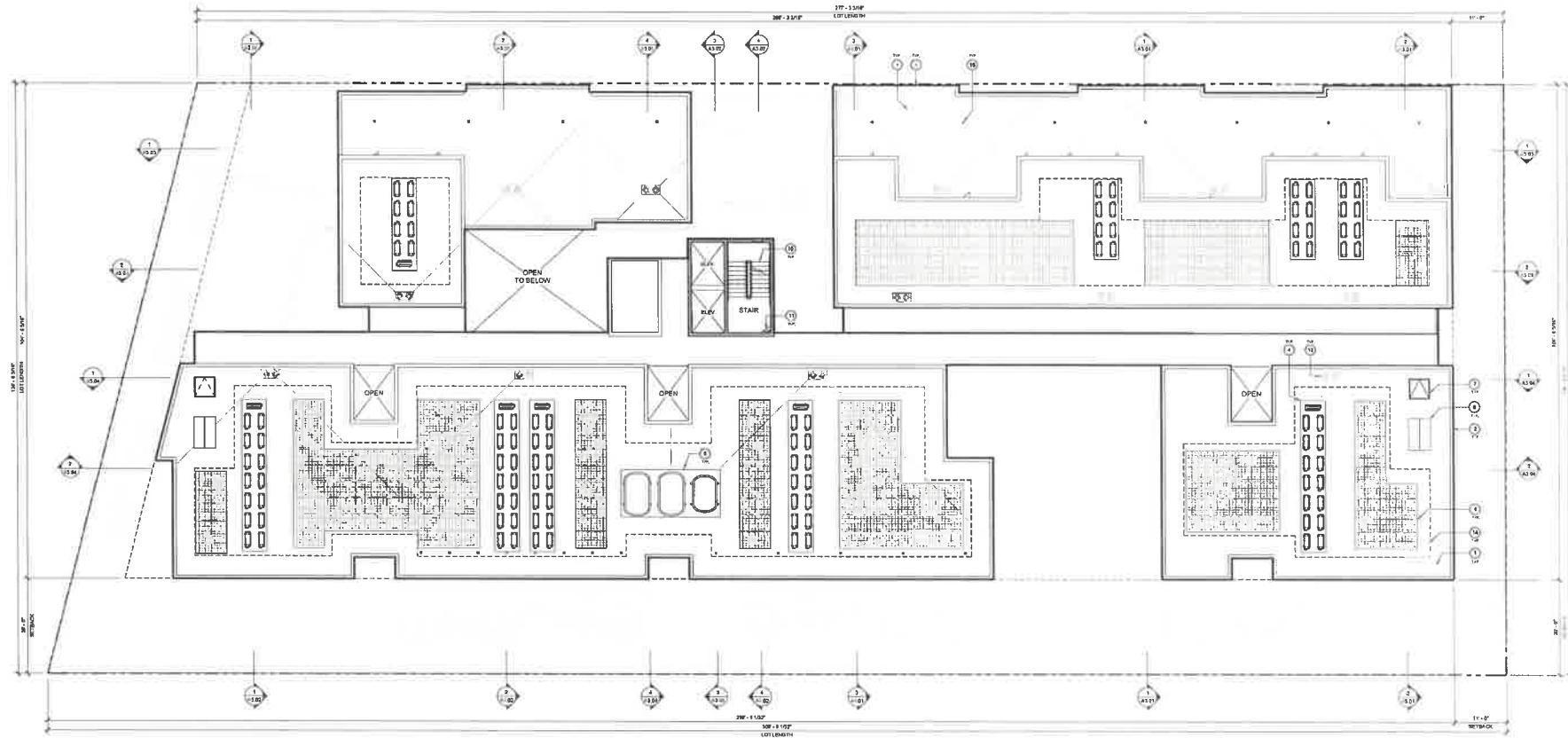


EXHIBIT A

ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 12 OF 24

| | |
|--|-----------------|
| fsy ARCHITECTS | |
| 111 N. LA BREA AVENUE | |
| SUITE 1000 | |
| LOS ANGELES, CALIFORNIA 90017 | |
| TEL: 310.539.1500 | |
| FAX: 310.539.1501 | |
| E-MAIL: INFO@FSY.COM | |
| WEB: WWW.FSY.COM | |
| <hr/> | |
| Project Name: VENTURA BOULEVARD | |
| APARTMENTS | |
| Project Address: 1000 VENTURA BOULEVARD | |
| DOWNTOWN LOS ANGELES, CA 90015 | |
| City/State: DOWNTOWN LOS ANGELES, CA 90015 | |
| <hr/> | |
| Client Name: VENTURA COMMUNITY DEVELOPMENT | |
| Architect: fsy ARCHITECTS | |
| Architect Address: 801 WESTWOOD BLVD #127 | |
| WEST HOLLYWOOD, CA 90062 | |
| <hr/> | |
| Opinion Date: 03/10/01 | |
| Roof Plan | |
| <hr/> | |
| Project Name: | Project Number: |
| Mo. Description: | Date: |
| 1 PZA RE-DISMISSION | 11/10/02 |
| <hr/> | |
| PZA RE-DISMISSION SET | |
| Gen. By: | 12/09/02 |
| Reviewed By: | SD |
| Checked By: | SD |
| <hr/> | |
| A2.09 | |
| 1/8" = 1'-0" | |



The following images are other reference images. These images are not necessarily to scale, nor are they necessarily representative of the proposed project. They are provided for your reference only. The City of Los Angeles does not accept these images as part of the application process. The City of Los Angeles does not accept these images as part of the application process.

CONSTRUCTION NOTES:
• SOLAR/CHROME TOPPING IN ALL SLOPED & INCLINED AREAS TO MATCH THE PROJECT PLAN (SEE DETAIL DRAWING).

WOOD BEAMS:

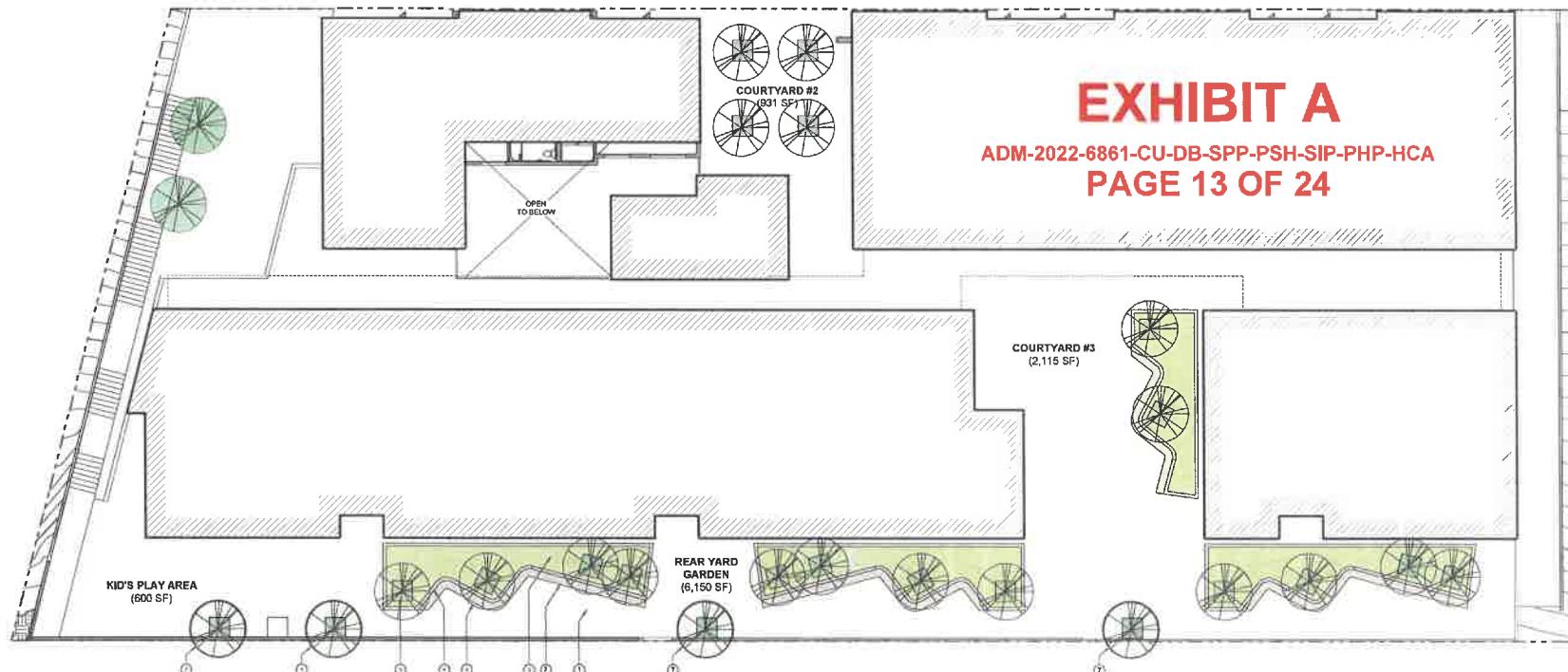
• PLANTING STICKERS REFERENCE BALCONY 4 1/2 IN. TOTAL SF OF LANDSCAPE TO BE PLANTED IN PROJECT.

CONCRETE PLANTER BOXES DETAIL: MAX 12 IN. CORTEN STEEL TREE BASE REINFORCEMENT MAX 12 IN. PLANTER BOXES ARE TO BE PLANTED IN PROJECT.

REPLACEMENT TREES: 24 TOTAL TREES TO REPLACE EXISTING PROJECT PLANTINGS. 12 TOTAL URBAN FORESTRY & TOTAL REPLACEMENT TREES.

EXHIBIT A

ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
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PERLIMINARY LANDSCAPE PLAN
10' = 1'-0"



FSY
ARCHITECTS
12345 1ST ST.
SUITE 100
LOS ANGELES, CA 90012
TEL: 213.483.0004
FAX: 213.483.0005
WWW.FSYARCHITECTS.COM

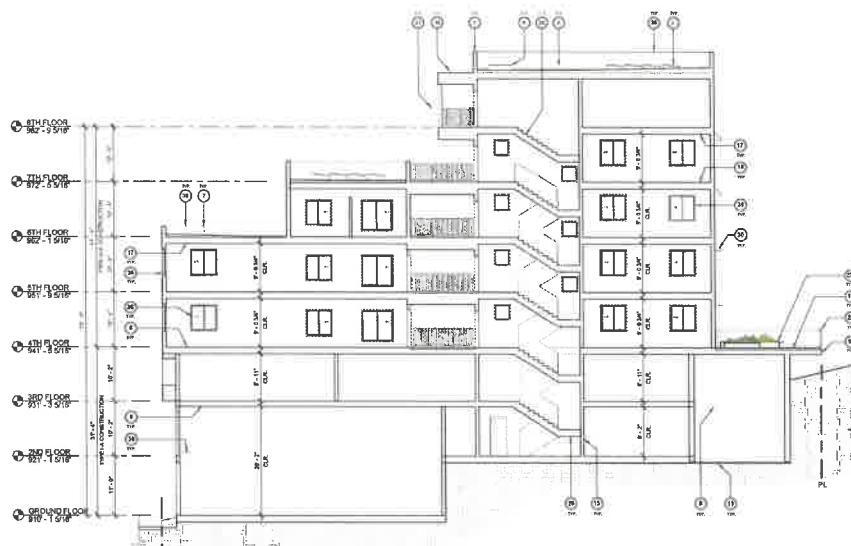
PROJECT: VENTURA BOULEVARD
APARTMENTS
PROJECT ADDRESS: 13200 VENTURA BOULEVARD
LOS ANGELES, CA 91344

CLIENT: DAYLIGHT COMMUNITY DEVELOPMENT
CLIENT ADDRESS: 800 W 10TH STREET, SUITE 100
LOS ANGELES, CA 90015

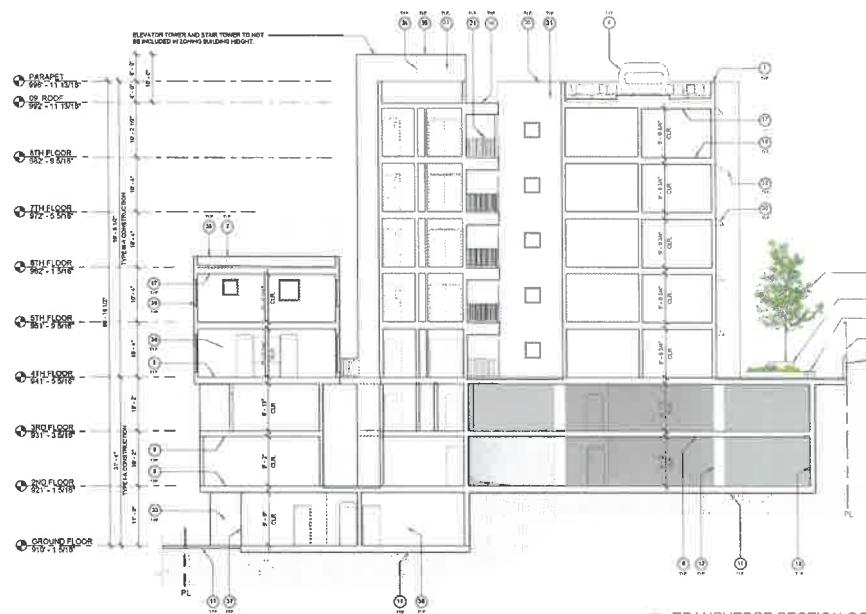
DRAWING #: PRELIMINARY LANDSCAPE PLAN
PROJECT NAME: PROJECT NUMBER
NO. DESCRIPTION DATE

PZA RE-SUBMISSION SET
Date: 10/14/2022
Drawn by: RD
Checked by: RD

A2.10
Sheet: 108' x 114"



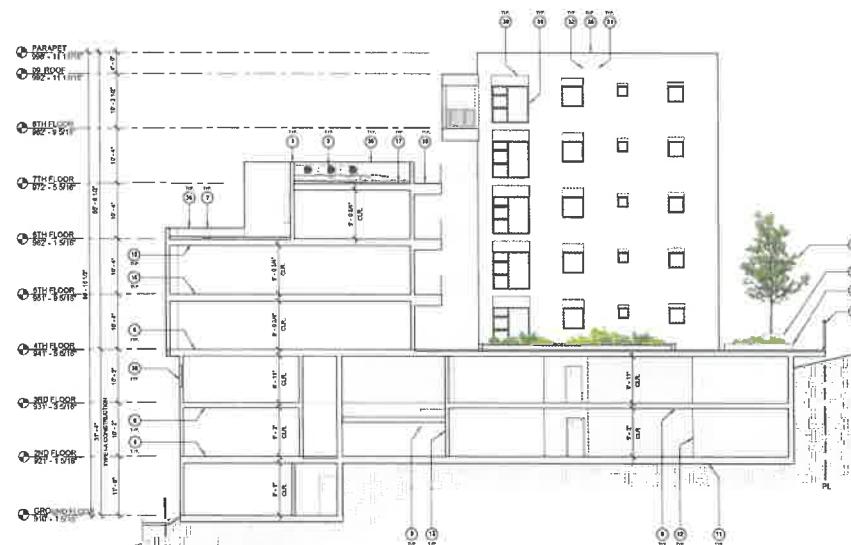
2 TRANSVERSE SECTION KK
1/8" = 1'-0"



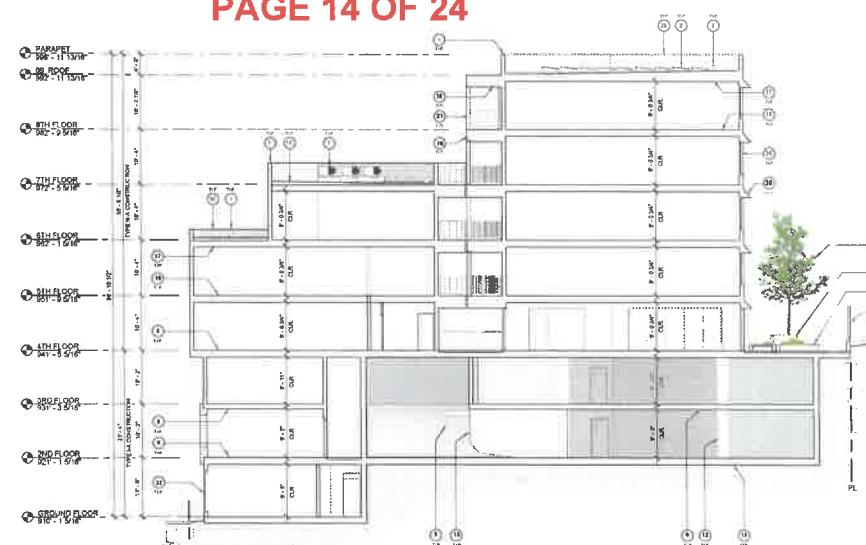
4 TRANSVERSE SECTION GG

EXHIBIT A

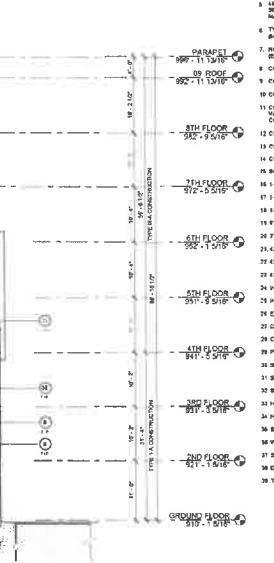
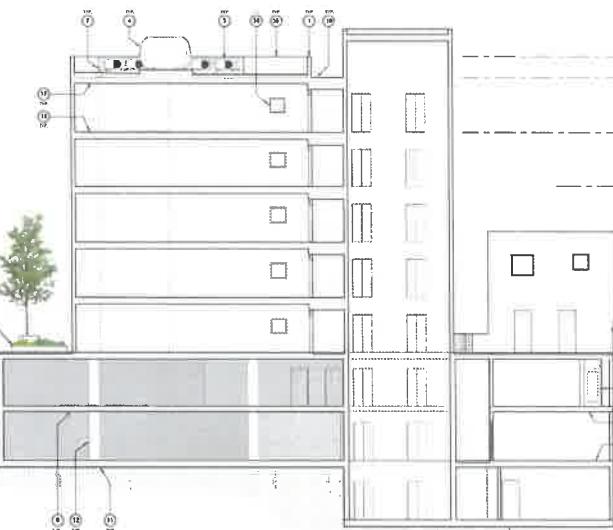
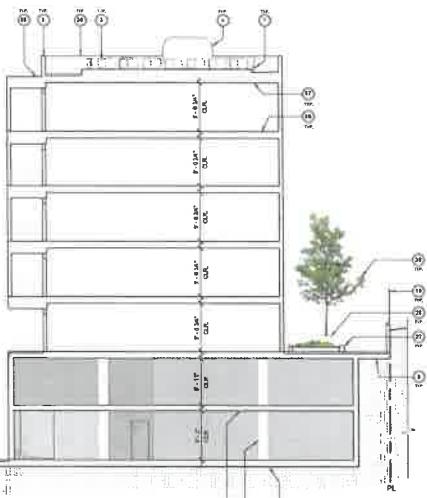
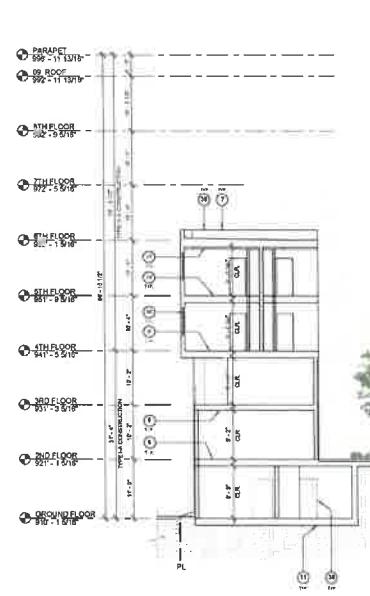
ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 14 OF 24



1 TRANSVERSE SECTION JJ
1/8" = 1'-0"



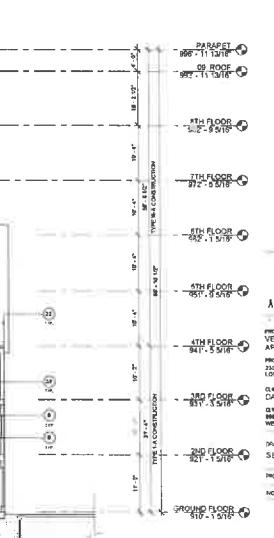
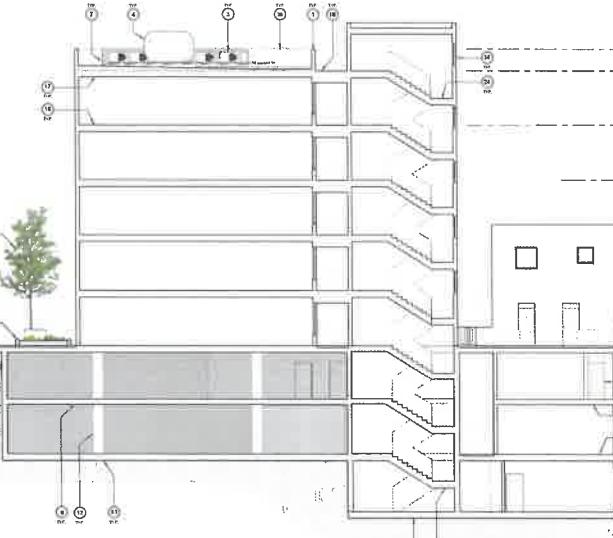
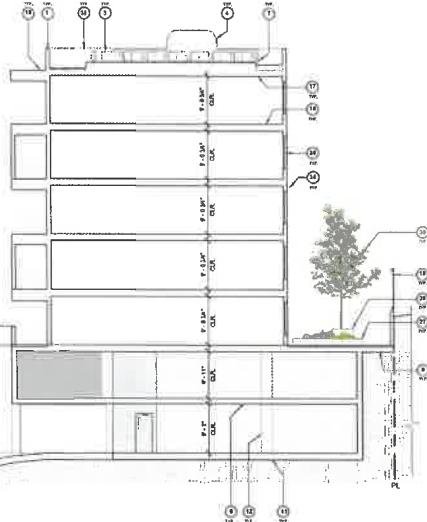
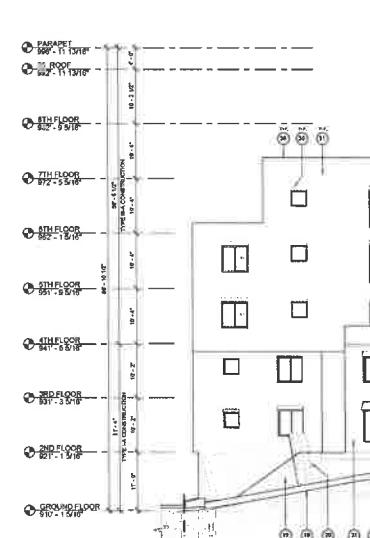
3 TRANSVERSE SECTION HH



2 TRANSVERSE SECTION FF
 $1/8'' = 1'-0''$

EXHIBIT A

ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 15 OF 24



FSY
ARCHITECTS
1111 NITURA BOULEVARD
APARTMENTS
SUITE 100
LOS ANGELES, CALIFORNIA 90024-2154
(213) 483-1515
FAX: (213) 483-1516
E-MAIL: FSY@AOL.COM

PZARE-SUBMISSION SET
11/14/2022
SO

The attached drawings, for the above described project, are the work of the architect and engineer, and are the property of the project owner. They are to be used only for the purpose of the project, and are not to be reproduced, in whole or in part, without the written consent of the architect and engineer. Any unauthorized use or reproduction of the drawings, or any portion thereof, is illegal and subject to criminal and civil penalties.

CONSTRUCTION NOTES:

1. 4'x10' TALL PARAPET (EXCLUDING ROOF EQUIPMENT).
2. SOLAR PV PANEL ARRAYS DESIGNED TO BE DEDICATED TO ROOF EQUIPMENT ARE NOT TO BE LOCATED ON ROOF EQUIPMENT PAVILIONS.
3. MECHANICAL EQUIPMENT PAD MAX 8' x 8' x 10' EIGHT ADJACENT ROOF PARAPET ELEVATION OR PER MECHANICAL EQUIPMENT PAD.
4. PLUMBING EQUIPMENT 12' MAX. (THE TWO MAX 8' x 8' x 10' MECHANICAL EQUIPMENT PAD ARE NOT TO BE LOCATED ON ROOF EQUIPMENT PAD).
5. 4'x4' TALL TYPE 100 ROOF HATCHES (PER STAIR ACCESS).
6. 4'x4' TALL TYPE 100 ROOF HATCHES (PER MECHANICAL EQUIPMENT PAD).
7. TYPE 100 AUTOMATIC SMOKING DEVS (1x10' MAX).
8. ROOF VENTILATION SYSTEM (TYPE 100).
9. ROOF VENTILATION SYSTEM (TYPE 100).
10. CONCRETE CROWN (PER STRUCTURAL).
11. CONCRETE CROWN (PER STRUCTURAL).
12. CONCRETE CROWN (PER STRUCTURAL).
13. CONCRETE CROWN (PER STRUCTURAL).
14. CONCRETE CROWN (PER STRUCTURAL).
15. SOLAR PV PANEL TOPPING BEAM (SEE DETAIL Z004.2.1).
16. 4'x4' WOOD STUD 16'DOOR ASSEMBLY (SEE Z004.2.2).
17. 4'x4' WOOD STUD ROOF AVENUE (SEE Z004.2.3).
18. 4'x4' WOOD STUD WALKWAY ASSEMBLY (SEE Z004.2.4).
19. 4'x4' TALL METAL PERIMETER FENCE (SEE Z004.2.5).
20. CONCRETE STEEL TIE-ROD (SEE DETAIL Z004.2.6).
21. PLANTING STRIP.
22. STUDIO APARTMENT (PER DETAIL Z004.3.1).
23. 4'x4' TALL UNTIL PANEL (SEE DETAIL Z004.3.2).
24. 4'x4' STUCCO DIAZO WALL (PER Z004.3.3).
25. METAL STAIN ASSEMBLY (PER DETAIL Z004.3.4).
26. METAL STAIN ASSEMBLY (PER DETAIL Z004.3.5).
27. METAL CONCRETE (PER DETAIL Z004.3.6).
28. CONCRETE STEEL TIE-ROD (SEE DETAIL Z004.3.7).
29. STUDIO APARTMENT (PER DETAIL Z004.3.8).
30. METAL PANEL (SEE DETAIL Z004.3.9).
31. METAL PANEL (SEE DETAIL Z004.3.10).
32. METAL PANEL (SEE DETAIL Z004.3.11).
33. METAL PANEL (SEE DETAIL Z004.3.12).
34. METAL PANEL (SEE DETAIL Z004.3.13).
35. METAL PANEL (SEE DETAIL Z004.3.14).
36. WINDOW PER PLAN AND SCHEDULE.
37. STOREFRONT PER PLAN AND SCHEDULE.
38. DOOR PER PLAN AND SCHEDULE.
39. TREE SPECIFIED AND TYPE TWO.

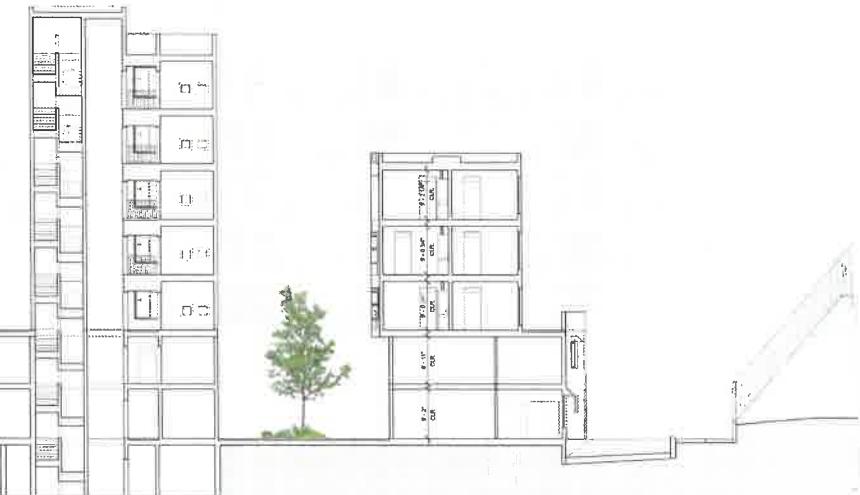
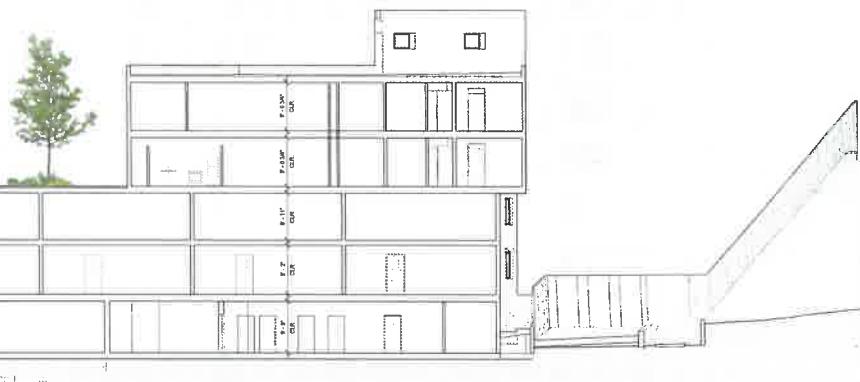


EXHIBIT A
ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 16 OF 24

② LONGITUDINAL SECTION PP
18" x 14"



① LONGITUDINAL SECTION CC
18" x 14"

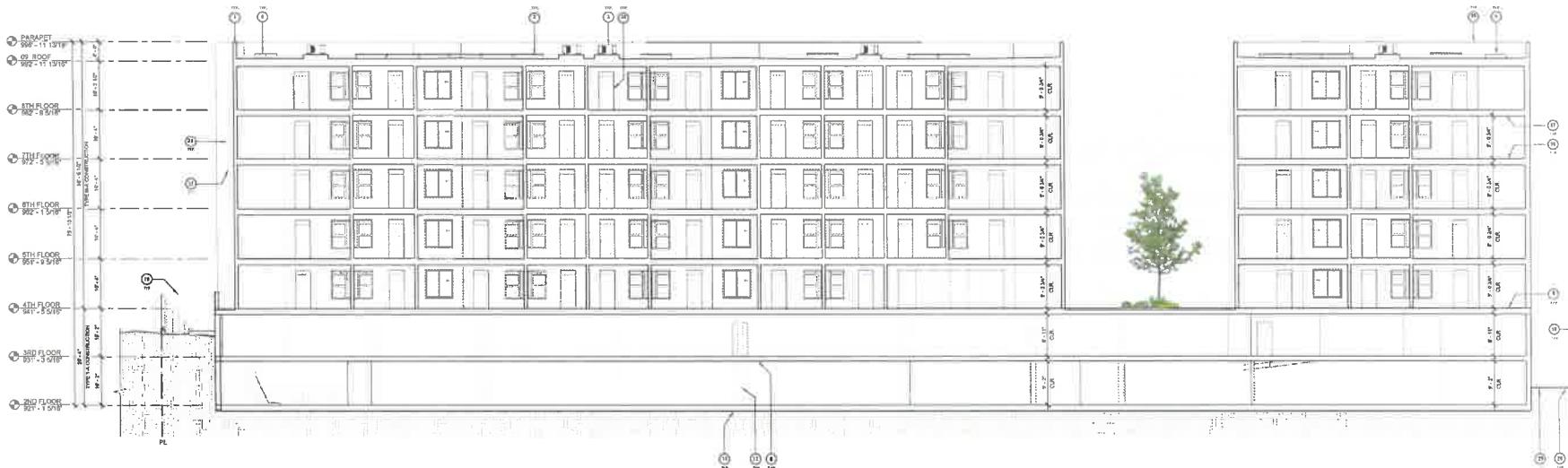
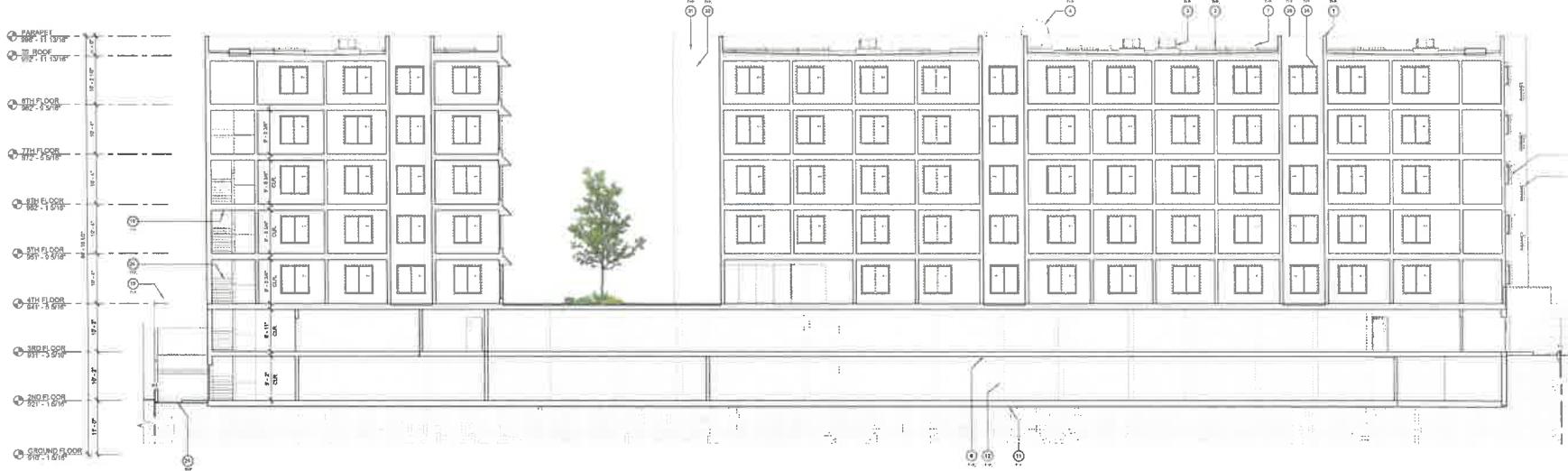


EXHIBIT A
ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 17 OF 24

2 LONGITUDINAL SECTION GG



1 LONGITUDINAL SECTION NN
 $1/8'' = 1'-0''$

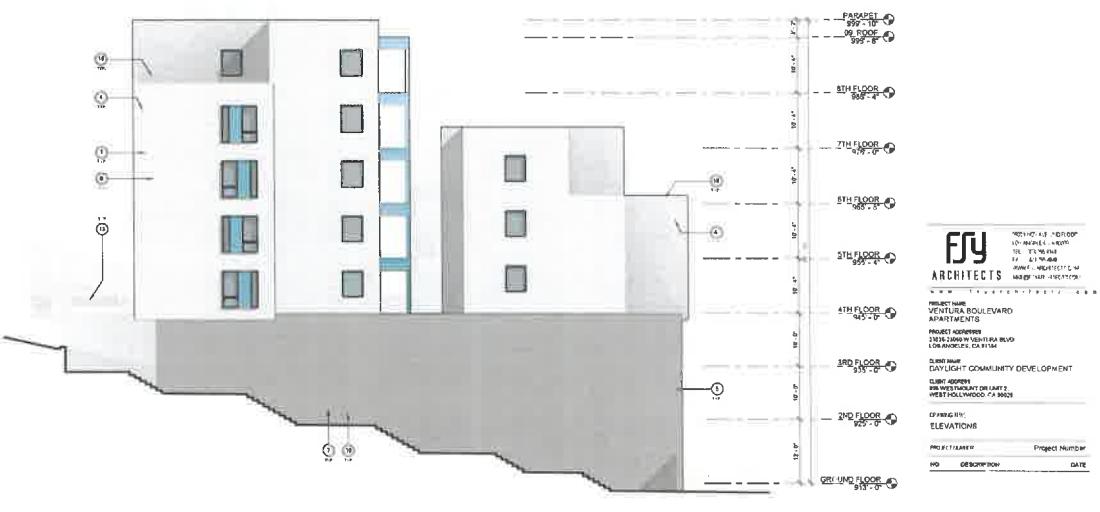
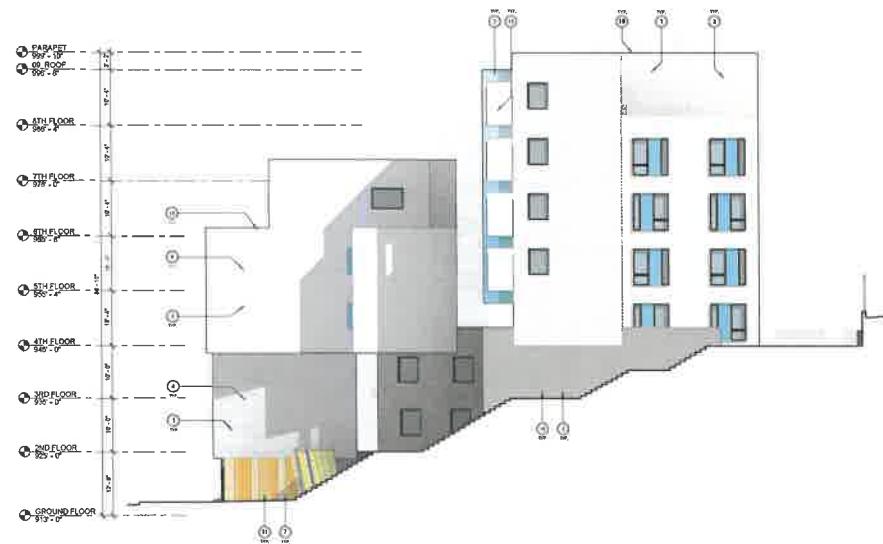
A3.04

A3.04



EXHIBIT A

ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 18 OF 24



FSY
ARCHITECTS
10110 A-3, 10100
VALLEY CENTER DR.
SUITE 100
VALLEY CENTER, CA 91382
TEL: 800.444.4222
FAX: 800.444.4222
E-MAIL: info@fsyarchitects.com
WEBSITE: www.fsyarchitects.com

PROJECT NAME: VENTURA BOULEVARD
APARTMENTS
PROJECT ADDRESS: 2120 VENTURA BOULEVARD
LOS ANGELES, CA 90040
DRAFT NAME: DRAFT FOR COMMUNITY DEVELOPMENT
CLIENT APPROV: PIA WESTERN URGENT DELAYED;
WEST HOLLYWOOD, CA 90046
OPENING BY: ELEVATION
PROJECT TEAM: Project Number
NO. DESCRIPTION DATE

P2A SUBMISSION SET
Date: 10/26/2022
Checked by: SD
SD
Scale: 10'0" x 14'0"
A4.01

EXHIBIT A

ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA
PAGE 19 OF 24



EXHIBIT A

ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA

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EXHIBIT A

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GEOLOGY AND SOILS REPORT APPROVAL LETTER

January 25, 2023

LOG # 124325
SOILS/GEOLOGY FILE - 2
LIQ

Royal Oak Assisted Living
15910 Ventura Boulevard
Encino, CA 91436

TRACT: 7222
LOT(S): 24-27, 28 (Arbs. 1 & 2), 29-32, FR 33 (Arbs. 1 & 2), & FR 34 (Arbs. 1-4)
LOCATION: 23022-23060 W. Ventura Boulevard

| <u>CURRENT REFERENCE REPORT/LETTER(S)</u> | <u>REPORT No.</u> | <u>DATE OF DOCUMENT</u> | <u>PREPARED BY</u> |
|---|-----------------------|-----------------------------|----------------------------|
| Update Report | 31-5736-01 | 12/06/2022 | AGI Geotechnical, Inc. |
| Update Report | 1325 | 11/23/2022 | Hillside Inspections, Inc. |
| Soils Report | 31-5736-00 | 06/03/2021 | AGI Geotechnical, Inc. |
| Geology Report | 1325 | 04/21/2021 | Hillside Inspections, Inc. |

The Grading Division of the Department of Building and Safety has reviewed the referenced reports that provide recommendations for the proposed eight-story multifamily affordable housing building. The lower three floor levels will be partially subterranean. Retaining walls ranging up to 20 feet in height are proposed for the partially subterranean floor levels. The subject property consists of 21 consecutive parcels that are generally vacant and undeveloped except for a small paved parking lot and retaining walls at the northeast corner of the site. According to the consultants, the current development area will consist of the 9 westernmost lots fronting Ventura Boulevard. The remaining lots will not be developed at this time. In general, a slope ascends to the south about 40 feet in height from Ventura Boulevard to a minor ridge and Del Valle Street above at gradients of about 3:1 (H:V) or flatter. At the west end of the property, an offsite slope ascends to the east about 40 feet in height at a gradient of about 1 1/4:1 (H:V). Subsurface exploration performed by the consultant consisted of thirteen backhoe trenches and one hollow-stem auger boring to a maximum depth of 26 1/2 feet. The earth materials at the subsurface exploration locations consist of up to 4 feet of uncertified fill underlain by alluvium and sedimentary bedrock. Geologic structure observed by the consultant consisted of north, northeast, and northwest dipping bedding between 7 and 18 degrees. Northerly-facing excavations are anticipated to expose unsupported bedding planes. The consultants recommend to support the proposed structures on conventional shallow foundations bearing on competent bedrock.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California.

As of January 1, 2023, the City of Los Angeles has adopted the new 2023 Los Angeles Building Code (LABC). The 2023 LABC requirements will apply to all projects where the permit application submittal date is after January 1, 2023.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
2. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program where removal of support and/or retaining of slopes adjoining to a public way is proposed (3307.3.2).

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3. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports (7006.1).
4. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
5. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
6. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
7. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
8. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
9. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period (7006.7.5).

10. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
11. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
12. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
13. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

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14. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
15. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
16. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property, or structures, then a supplemental report shall be submitted to the Grading Division of the Department for review and approval. The report shall contain, at a minimum, recommendations for shoring, underpinning, and sequence of construction.
17. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
18. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
19. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

20. Uncharged temporary excavations may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.
21. Shoring shall be designed for the lateral earth pressures specified on page 9 of the 06/03/2021 report. All surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
22. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of $\frac{1}{2}$ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
23. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
24. Surcharged ABC slot-cut method may be used for temporary excavations with each slot-cut not exceeding 10 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access. The width of the slot-cut shall not be larger than the height of the excavation.
25. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
26. Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contours equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1).
27. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
28. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
29. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 4 inches thick and shall be reinforced with $\frac{1}{2}$ -inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
30. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. According to ASCE 7-16 Section 11.4.8, for structures on Site Class D sites with S1 greater than or equal to 0.2, the parameter SM1 determined by EQ. (11.4-2) shall be increased by 50%. Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.

31. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 9 of the 06/03/2021 report. All surcharge loads shall be included into the design.

32. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 9 of the 06/03/2021 report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures.

33. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 9 of the 06/03/2021 report. All surcharge loads shall be included into the design. (1610.1)

34. Retaining walls at the base of ascending slopes shall be provided with freeboard.

35. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.

36. All retaining walls shall be provided with a standard surface backdrain system; all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).

37. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).

38. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).

39. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number.

40. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

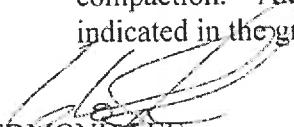
41. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)

42. The structure shall be connected to the public sewer system per P/BC 2020-027.

43. All roof and pad drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).

44. An on-site storm water infiltration system shall not be implemented, as recommended.

45. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
46. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
47. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6, & 1705.8).
48. All excavations shall be performed under the inspection and approval of the geologist and soils engineer.
49. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division upon completion of the work. (108.9 & 7008.2)
50. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction, shoring, ABC slot cuts, protection fences, and dust and traffic control will be scheduled (108.9.1).
51. Installation of shoring and/or slot cutting shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
52. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. An Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).



EDMOND LEE
Engineering Geologist I

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Geotechnical Engineer I

cc: Sara Houghton, Applicant
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