PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2023-8233-DB-SPP-VHCA	ENV-2008-3471-EIR; SCH No. 1990011055; CEQA Guidelines Section 15162 & 15168	3 - Blumenfield
RELATED CASE NOS.:	**COUNCIL FILE NO:**	**PROCEDURAL REGULATIONS:**
☒ **N/A**	☒ **N/A**	☒ **Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.)** ☐ **Ch. 1A (Subject to Processes & Procedures Ord.)**
PROJECT ADDRESS / LOCATION:		
6464 N Canoga Avenue		
APPLICANT:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
John McCullough TB Canoga LLC ☐ **N/A** ☐ **New/Changed**	(215) 938-5227	jmccullough@tollbrothers.com
APPLICANT'S REPRESENTATIVE:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Sarah Wolfson Golden Rosenheim & Associates ☐ **N/A**	(818) 716-2778	sarahg@raa-inc.com
APPELLANT:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
☒ **N/A**		
APPELLANT'S REPRESENTATIVE:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
☒ **N/A**		
PLANNER CONTACT:	**TELEPHONE NUMBER:**	**EMAIL ADDRESS:**
Sheila Toni City Planner	(818) 374-5062	sheila.toni@lacity.org

ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):

☐ ***The preparation of a draft ordinance by the City Attorney will be required.***

There are two items to be considered by the Los Angeles City Council as follows:

1) **Accept Transfer of Jurisdiction** -- Pursuant to LAMC Chapter 1, Section 12.24 H, if the initial decision-maker, which is the Los Angeles City Planning Commission fails to act on an application within 75 days from the date of

deeming an application complete, which elapsed on 9/26/2025, the applicant may file a request for a transfer of jurisdiction to the designated appellate body for decision, which is the Los Angeles City Council.

When the designated appellate body receives the applicant's request for a transfer of jurisdiction, the initial decision-maker shall lose jurisdiction. However, the body to whom the matter is transferred may remand the matter to the initial decision-maker who shall regain jurisdiction for the time and purpose specified in the remand action.

If the matter is not remanded, the decision-maker (the City Council) to whom the matter has been transferred shall consider the application following the same procedures and subject to the same limitations as are applicable to the initial decision-maker, except that the body to which the matter has been transferred shall act **within 45 days of the transfer of jurisdiction.**

If City Council chooses to accept the transfer of jurisdiction, then they shall consider the following two entitlements:

2) Two Entitlements –

1. **Density Bonus/Affordable Housing Incentive Program Compliance Review**
   Pursuant to LAMC, Chapter 1 Section 12.22 A.25(g)(3)), for a mixed-use Project totaling 276 dwelling units, reserving 21 units or seven percent of the total number of units for Very-Low Income Households for a period of 55 years, with the following Off-Menu Incentive and Waivers:

   i. An Off-Menu Incentive permitting a floor level of the highest residential unit to be at least 74 feet above the adjacent grade in lieu of the minimum 100 foot floor level height otherwise required pursuant to Section 6.1.2.3.5(c) of the Warner Center 2035 Specific Plan;

   ii. A Waiver of Development Standard permitting 8,592 square feet of Non-Residential Floor Area, in lieu of 68,211 square feet of Non-Residential Floor Area required, based on the Project's total Floor Area Ratio (FAR) of 3.5:1 pursuant to Section 6.1.2.3.4 of the Warner Center 2035 Specific Plan;

   iii. A Waiver of Development Standard permitting a 47 foot front setback along Canoga Avenue, in lieu of the maximum 20 foot front setback pursuant to Section 6.1.2.3.9 of the Warner Center 2035 Specific Plan;

   iv. A Waiver of Development Standard permitting a zero foot landscape buffer along the eastern perimeter of the building, in lieu of the five foot landscaped buffer otherwise required pursuant to Section 6.2.6.2.7(2) of the Warner Center 2035 Specific Plan;

   v. A Waiver of Development Standard waiving out of the requirement of one tree to be planted for every 30 feet of required landscape buffer along the eastern perimeter of the building in lieu of seven trees otherwise required pursuant to Section 6.2.6.2.7(2) of the Warner Center 2035 Specific Plan.

2. **Project Permit Compliance Review located in the Warner Center 2035 Specific Plan**
   Pursuant to LAMC Chapter 1, Section 11.5.7 C and the Warner Center 2035 Specific Plan Section 5.3.3 for the demolition of an approximately 65,903 square foot office building and associated surface parking, and the construction of a 272,844 square foot mixed-use development comprised of 276 dwelling units over ground floor commercial uses with 264,252 square feet of Residential Floor Area and 8,592 square feet of Non-Residential Floor Area.

FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:
(UNAPPEALED OR NON-APPEALABLE ITEMS)

☐ **N/A**

ITEMS APPEALED:

☐ **N/A**

ATTACHMENTS:	**REVISED:**	**ENVIRONMENTAL DOCUMENT:**	**REVISED:**
☐ **Letter of Determination**	☐	☐ **Categorical Exemption (CE)** **(Notice of Exemption)**	☐
☐ **Findings of Fact**	☐	☐ **Statutory Exemption (SE)** **(Notice of Exemption)**	☐
☐ **Staff Recommendation Report**	☐	☐ **Negative Declaration (ND)**	☐
☐ **Conditions of Approval**	☐	☐ **Mitigated Negative Declaration (MND)**	☐
☐ **T Conditions**	☐	☐ **Environmental Impact Report (EIR)**	☐
☐ **Proposed Ordinance**	☐	☐ **Mitigation Monitoring Program (MMP)**	☐
☐ **Zone Change Map and Ordinance**	☐	☐ **Sustainable Communities Project Exemption (SCPE)**	☐
☐ **GPA Resolution**	☐	☐ **Sustainable Communities Environmental Assessment (SCEA)**	☐
☐ **Land Use Map**	☐	☐ **Sustainable Communities Environmental Impact Report (SCEIR)**	☐
☐ **Exhibit A – Plans**	☐	☐ **Appendices**	☐
☐ **Mailing List (both Word and PDF)**	☐	☐ **Other:**	☐
☐ **Interested Parties List**	☐		
☐ **Appeal**	☐		
☐ **Development Agreement**	☐		
☐ **Site Photographs**	☐		
☒ **Other: Materials submitted by the applicant as part of their Transfer of Jurisdiction request.**	☐		

NOTES / INSTRUCTIONS:

City Council has two items for their consideration.

First Consideration is to accept transfer of jurisdiction from CPC to City Council.
If City Council chooses to accept the transfer, then they shall consider **the second consideration:** two entitlements, which is a Density Bonus application with one off-menu incentive and four waivers; and a Project Permit Compliance for a Project located in the Warner Center 2035 Specific Plan.

☐ **N/A**

CITY COUNCIL NOTICE TIMING:	**NOTICE LIST (SELECT ALL):**	**NOTICE PUBLICATION:**
☐ **10 days**	☐ **Owner**	☐ **10 days**
☐ **15 days**	☐ **Applicant**	☐ **15 days**
☐ **24 days**	☐ **Adjacent/Abutting**	☐ **24 days**
☐ **N/A / None**	☐ **100’ radius**	☐ **N/A / None**
☐ **Other: [enter here if applicable]**	☐ **300’ radius**	☐ **Other: [enter here if applicable]**
	☐ **500’ radius**	
	☐ **Neighborhood Council**	
	☐ **Interested Parties**	
	☐ **Other: [enter here if applicable]**	

FISCAL IMPACT STATEMENT:

☐ **Yes** ☒ **No**

***If determination states administrative costs are recovered through fees, indicate “Yes.”**

PLANNING COMMISSION:	
☒ City Planning Commission (CPC) ☐ Cultural Heritage Commission (CHC) ☐ Central Area Planning Commission ☐ East LA Area Planning Commission ☐ Harbor Area Planning Commission	☐ North Valley Area Planning Commission ☐ South LA Area Planning Commission ☐ South Valley Area Planning Commission ☐ West LA Area Planning Commission
PLANNING COMMISSION HEARING DATE:	**COMMISSION VOTE:**
Hearing was not held due to applicant requesting Transfer of Jurisdiction from the LA City Planning Commission to the LA City Council.	
LAST DAY TO APPEAL:	**DATE APPEALED:**
COUNCIL TIME TO ACT:	**TIME TO ACT START:**
☐ 30 days ☐ 45 days ☐ 60 days ☐ 75 days ☐ 90 days ☐ 120 days ☐ N/A / None ☐ Other: [enter here if applicable]	☐ Appeal Filing Date ☐ Received by Clerk ☐ Last Day to Appeal ☐ N/A / None ☐ Other: [enter here if applicable]
TRANSMITTED BY:	**TRANSMITTAL DATE:**
Ari Briski	October 8, 2025

APPLICATIONS

TRANSFER OF JURISDICTION – FAILURE TO ACT

Related Code Sections

Los Angeles Municipal Code (LAMC) Sections 11.5.7 C.5 (Specific Plans), 11.5.14 D.5(c)(2)(ii) (Redevelopment Plans), 12.20.3 I.3 and J.3 (Review of Conforming Work), 12.24 H (Conditional Use Permits), 12.27 G (Zone Variances), 12.50 D (Airport Hazard Zones), 13.03 F.7 ("G" Surface Mining Districts), 13.04 D.1 (Residential Planned Development Districts), 13.08 E.2 (Community Design Overlays), 14.00 B.8 (Public Benefit), 14.3.1 D (Eldercare Facilities), and 16.05 G.5 (Site Plan Review) authorize applicants to request a Transfer of Jurisdiction to the designated appellate body for decision if the initial decision maker fails to act on an application within the specified timeframe.

LAMC Section 12.27 N (Zone Variances) authorizes appellants to request a Transfer of Jurisdiction to the City Council if the Area Planning Commission fails to act within the specified timeframe.

1. Transfer of Jurisdiction from the Initial Decision Maker to: (Check One)

☑ The City Council ☐ City Planning Commission ☐ Area Planning Commission

Regarding Case Number: CPC-2023-8233-DB-SPP-VHCA, ENV-2023-8235-EAF

2. Project Location

Street Address: 6464 Canoga Avenue

3. Action Requested

☑ Applicant for above case requests a Transfer of Jurisdiction pursuant to one or more of the above Code Sections

Note: If you check this box, complete Section 4 below.

☐ Appellant of the decision on the above Case No. for a Variance Appeal requests a Transfer of Jurisdiction pursuant to LAMC Section 12.27 N.

Note: If you check this box, complete Section 5 below.

4. Applicant Information

Date Case Filed: 12/15/23 Invoice No./Date Paid: Invoice 92590

Date Case Accepted by Staff as Complete: 09/26/24

Date Time Limit to Process Expired: September 26, 2025

Applicant Name: John McCullough
Company/Firm: TB Canoga LLC
Address: 1140 Virgina Dr Unit/Space Number:
City: Fort Washington State: PA Zip Code: 19034
Telephone: 215-938-5227 E-mail: jmccullough@tollbrothers.com

Property Owner(s) Name (if different from Applicant): Eshan Ghodsian
Company/Firm: Emser International
Address: 8431 Santa Monica Boulevard Unit/Space Number:
City: West Hollywood State: CA Zip Code: 90069
Telephone: 323-498-7100 E-mail: samghodsian@emser.com

Agent/Representative Name (if different from applicant): Sarah Wolfson Golden
Company/Firm: Rosenheim & Associates, Inc.
Address: 21600 Oxnard Street Unit/Space Number: 630
City: Woodland Hills State: CA Zip Code: 91367
Telephone: 818-716-2778 E-mail: sarahg@raa-inc.com

Primary Contact for details regarding this request: ☐ Applicant ☐ Owner ☑ Representative

5. Appellant Information

An appellant may request a Transfer of Jurisdiction to the City Council if the Area Planning Commission fails to act on an appeal of a grant of a Variance within 75 days from the expiration of the appeal period. If appealing the above case, complete the following:

Final Date to Appeal: _____ Date Appealed: _____

Date time limit to process expired: _____ Invoice No./Date Paid: _____

Appellant's Name (print): _____
Company/Firm: _____
Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

Agent/Representative's Name (if applicable): _____

Company/Firm: _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

Primary Contact for details regarding this request: ☐ Appellant ☐ Representative

Required Materials

Applicants

Applicants submitting a Transfer of Jurisdiction pursuant to LAMC Section(s) 11.5.7 C.5, 11.5.14 D.5(c)(2)(ii), 12.20.3 I.3 and J.3, 12.24 H, 12.27 G, 12.50 D, 13.03 F.7, 13.04 D.1, 13.08 E.2, 14.00 B.8, 14.3.1 D, and/or 16.05 G.5 shall provide one copy of the case materials filed including all plans and exhibits. Plans shall be folded to 8 ½" x 11" size. The materials will become a part of the permanent administrative file.

Appellants

Appellants submitting a Transfer of Jurisdiction pursuant to LAMC Section 12.27 N shall provide one copy of the appeal filed including the Appeal Form (CP-7769) and required attachments (i.e., a copy of the original Letter of Determination, Justification for the Appeal and any supporting documentation). The materials will become a part of the permanent administrative file.

Although not required, an addendum to this form including any background information or supporting statements may be provided to expand on the reason the request is being filed.

APPLICATIONS

CITY PLANNING APPLICATION

☐ **ED1 Eligible** ☐ **AB 2097 Eligible**

Case Number: _____

Env. Case Number: _____

Application Type: _____

Case Filed With (Print Name): _____ **Date Filed:** _____

Application includes letter requesting:

☐ Waived Hearing ☐ Concurrent hearing ☐ Hearing not to be scheduled on a specific date (e.g. vacation hold)

Related Case Number(s): _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Refer to the City Planning Application Filing Instructions (CP-7810) for more information.

Street Address[1]: 6464 Canoga Avenue **Unit/Space Number:** _____

Legal Description[2] (Lot, Block, Tract): Lot A of Tract PM 6086

Assessor Parcel Number: 2149-001-030 **Total Lot Area:** 85,345 SF

Present Use: Commercial Office Building and Surface Parking

Proposed Use: Mixed-Use Multi-Family Development

Project Name (if applicable): _____

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

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

The Applicant proposes a Density Bonus Project with one off-menu Incentive and four Waivers of Development Standards for a mixed-use multi-family residential Project. The Project will consist of 276 DU across an 8-story, 100-foot tall, 272,844 square foot building, inclusive of 8,592 square feet of restaurant/retail Floor Area. The Project will seek one Incentive and four Waivers of Development Standards and will restrict 7% of the total units proposed affordable to VLI Households.

Additional Information Attached: ☒ **YES** ☐ **NO**

EXISTING SITE CONDITIONS

Complete and check all that apply:

- ☐ Site is undeveloped or unimproved (i.e., vacant)
- ☒ Site has existing buildings (provide copies of building permits)
- ☐ Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
- ☐ Site is located within 500 feet of a freeway or railroad
- ☐ Site is located within 500 feet of a sensitive use (e.g., school, park)
- ☐ Site has special designation (e.g., National Historic Register, Survey LA)

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- ☒ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☒ Removal of any on-site tree
- ☐ Removal of any street tree
- ☐ Removal of protected trees onsite/in public right-of-way
- ☒ Grading
- ☐ Haul Route
- ☒ New construction: 272,844 square feet
- ☐ Additions to existing buildings
- ☐ Interior tenant improvement
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

HOUSING COMPONENT INFORMATION

Number of Residential Units:	Existing 0	- Demolish(ed)[3]	0	+ Adding	276	= Total	276
Number of Affordable Units[4]:	Existing 0	- Demolish(ed)	0	+ Adding	21	= Total	21
Number of Market Rate Units:	Existing 0	- Demolish(ed)	0	+ Adding	255	= Total	255

Mixed Use Projects, Amount of Non-Residential Floor Area: 8,592 square feet

[3] Number of units to be demolished and/or which have been demolished within the last five years.
[4] As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097? ☒ YES ☐ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 406 Required # of Parking Spaces: 0-AB 2097

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

☐ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities

☐ Contain fewer than 20 dwelling units

☒ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the Planning Case Referral Form to BOE? (if required) ☒ YES ☐ NO

Is the project required to dedicate land to the public right-of-way? ☒ YES ☐ NO

If so, what is/are the dedication requirement(s)? Dedications on Victory Blvd. and Canoga Ave. feet

If dedications are required on multiple streets, identify as such: Canoga Ave.-7 ft dedication
Victory Blvd- 18 ft dedication

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10? ☒ YES ☐ NO

Authorizing Code Section: LAMC 11.5.7.C and WC 2035 Plan Section 5.3.3

Code Section from which relief is requested (if any):

Action Requested: A Project Permit Compliance review for a Mixed-Use Multi-Family Project in the Downtown District of the WC 2035 Plan area.

Authorizing Code Section: LAMC 12.22.A.25, CA Government Code Section 65915

Code Section from which relief is requested (if any): WC Plan Sections 6.1.2.3.9, 6.1.2.3.4, 6.1.2.3.5, 6.2.6.2.7

Action Requested: One off-menu Incentive and four Waivers of Dev. Standards granting please see Attachment A for the complete request.

Additional Requests Attached: ☐ **YES** ☒ **NO**

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ **YES** ☒ **NO**

If YES, list all case number(s): Please see Attachment A for a complete summary of prior cases on the Subject Property.

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No.: _____ Ordinance No.: _____

- ☐ Condition Compliance Review
- ☐ Modification of Conditions
- ☐ Revision of Approved Plans
- ☐ Renewal of Entitlement
- ☐ Clarification of Q (Qualified) Condition
- ☐ Clarification of D (Development) Limitation
- ☐ Amendment to T (Tentative) Classification
- ☐ Plan Approval subsequent to Main Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ **YES** ☒ **NO**

Have you filed, or is there intent to file, a Subdivision with this project? ☐ **YES** ☒ **NO**

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☒ **YES (provide copy)** ☐ **NO**

APPLICANT

Applicant[5] Name: John McCullough

Company/Firm: TB Canoga LLC

Address: 1140 Virginia Drive **Unit/Space Number:**

City: Fort Washington **State:** PA **Zip Code:** 19034

Telephone: 215-938-5227 **E-mail:** jmccullough@tollbrothers.com

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

PROPERTY OWNER OF RECORD ☐ **Same as applicant** ☒ **Different from applicant**

Name (if different from applicant): Emser International LLC

Address: 8431 Santa Monica Boulevard **Unit/Space Number:**

City: West Hollywood **State:** CA **Zip Code:** 90069

Telephone: 323-498-7100 **E-mail:** samghodsian@emser.com

AGENT / REPRESENTATIVE NAME: Sarah Golden/Brad Rosenheim

Company/Firm: Rosenheim & Associates, Inc.

Address: 21600 Oxnard Street **Unit/Space Number:** 630

City: Woodland Hills **State:** CA **Zip Code:** 91367

Telephone: 818-716-2778 **E-mail:** sarahg@raa-inc.com

[5] An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): _____

Name: _____

Company/Firm: _____

Address: _____ **Unit/Space Number:** _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: _____ **E-mail:** _____

Primary Contact for Project Information[6]

(Select only one. Email address and phone number required.)

☐ Owner ☐ Applicant ☒ Agent/Representative ☐ Other: _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

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

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

  a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

  b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

  c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

  d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.

Signature: _____ **Date:** 2-21-2024

Print Name: EHSAN GHODSIAN

Signature: _____ **Date:** _____

Print Name: _____

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT **CIVIL CODE '1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 02/21/2024 before me, Ryan Matthew McDuffie, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Ehsan Ghodsian, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ryan Matthew McDuffie
COMM. 2379110
NOTARY PUBLIC · CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct. 19, 2025

Signature

APPLICANT DECLARATION

A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.

d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

g. I understand that if this application is denied, there is no refund of fees paid.

h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).

j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: _____ **Date:** 2/21/24

Print Name: John McMullough

State of California
Bill Jones
Secretary of State

LIMITED LIABILITY COMPANY ARTICLES OF ORGANIZATION

A $70.00 filing fee must accompany this form.
IMPORTANT – Read instructions before completing this form.

File# 200000310106

FILED
In the office of the Secretary of State of the State of California

JAN 01 2000

BILL JONES, Secretary of State

This Space For Filing Use Only

1. Name of the limited liability company (end the name with the words "Limited Liability Company," " Ltd. Liability Co.," or the abbreviations "LLC" or "L.L.C.")

   Emser International, LLC

2. The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the Beverly-Killea limited liability company act.

3. Name the agent for service of process and check the appropriate provision below:

   Ehsan Ghodsian which is

   [X] an individual residing in California. Proceed to item 4.

   [ ] a corporation which has filed a certificate pursuant to section 1505. Proceed to item 5.

4. If an individual, California address of the agent for service of process:

   Address: 8431 Santa Monica Boulevard

   City: West Hollywood State: CA Zip Code: 90069-4294

5. The limited liability company will be managed by: **(check one)**

   [ ] one manager [ ] more than one manager [X] limited liability company members

6. Other matters to be included in this certificate may be set forth on separate attached pages and are made a part of this certificate. Other matters may include the latest date on which the limited liability company is to dissolve.

7. Number of pages attached, if any:

   None

Type of business of the limited liability company.

Real Estate Investments

DECLARATION: It is hereby declared that I am the person who executed this instrument, which execution is my act and deed.

Signature of Organizer

Ehsan Ghodsian
Type or Print Name of Organizer

DECEMBER 1, 1999
Date

53

SEC/STATE (REV. 1/99)

FORM LLC-1 – FILING FEE $70.00
Approved by Secretary of State

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
Secretary of State- Articles of Corp
1 of 1 page

2024 – STATEMENT OF INFORMATION – INSTRUCTION FORM

(California LLCs)

IMPORTANT! FOLLOW INSTRUCTIONS EXACTLY WHEN COMPLETING THIS FORM. PLEASE PRINT.

Customer ID Number	Notice Date	Entity File Number	Entity Start Date
F365771010	06/08/2023	200000310106	01/01/2000

Business Address

PH40605A AUTO 5-DIGIT 90069
7000009062 00.0041.0111 9062/1

EMSER INTERNATIONAL, LLC
8431 SANTA MONICA BLVD
OFFICE WEST HOLLYWOOD CA 90069-4209

California laws require every limited liability company authorized to transact business in the state to timely file a statement of information every other year. If EMSER INTERNATIONAL, LLC does not timely file a statement of information, a $250 late fee may apply.

CALIFORNIA CORPORATIONS CODE § 17702.09: "(A) Every limited liability company and every foreign limited liability company registered to transact intrastate business in this state shall deliver to the Secretary of State for filing within 90 days after the filing of its original articles of organization or registering to transact intrastate business and biennially thereafter during the applicable filing period, on a form prescribed by the Secretary of State, a statement of information..."

If the business entity is still in use, C.P.S. will assist in the filing of your statement of information.

To utilize this service, follow the steps below. C.P.S. will not disclose any information about your business to any third-party, including **competitors**, unless **required by** law. Mail the completed form with **$150.00** in the enclosed **envelope. Please respond today!**

STEP 1. Verify the accuracy of the pre-printed business information. Make any necessary changes and complete any missing information.

12-Digit Secretary of State Entity Number	Filing Year	Formation Date	State in which LLC was organized
200000310106	2024	01/01/2000	CA

Business Street Address of CA office

Mailing Address (if different)
8431 SANTA MONICA BLVD, OFFICE WEST HOLLYWOOD, CA 90069

Provide a brief description of the nature of the business in which the LLC is engaged in the State of California. (If none, so indicate)
REAL ESTATE INVESTMENTS

STEP 2. Identify managers or members: [Must state the names and business addresses of all managers (if manager-managed) or the names and addresses of all members (if member-managed)] Attach an extra sheet if necessary

Name	Title
EHSAN GHODSIAN	

Address
8431 SANTA MONICA BLVD, WEST HOLLYWOOD, CA 90069

Name	Title

Address

STEP 3. Agent for Service of Process (make changes where necessary)

Agent Name	Is the Agent an Entity?
EMSER INTERNATIONAL, LLC	☐ Yes ☐ No

Agent CA Address (no P.O. Boxes)
8431 SANTA MONICA BLVD, OFFICE WEST HOLLYWOOD, CA 90069

STEP 4. Chief Executive Officer, if elected or appointed

Name	Title

Address

STEP 5. Disclose any final labor judgment against member and/or manager

Does a Manager or Member have an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code? **REQUIRED**
☒ No ☐ Yes

STEP 6. PAYMENT INFORMATION Complete payment to file your statement of information. All services are fully guaranteed

☐ **CHECK ENCLOSED FOR $150.00**

Price includes state fee and C.P.S. processing fee.

Please make your check payable to:
C.P.S.
1026 Florin Road #312
Sacramento, CA 95831

Further assistance:
Call (916) 244-3826

THIS PRODUCT OR SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENTAL AGENCY, AND THIS OFFER IS NOT BEING MADE BY AN AGENCY OF THE GOVERNMENT.

STEP 7. Authorization and Contact Information (to be signed by authorized manager or member)

I authorize an electronic signature on behalf of the limited liability company for filing the statement of information. I understand that C.P.S. is not a government agency and is not providing legal advice.

Signature **REQUIRED**	Print Name Clearly
	EHSAN GHODSIAN

Title	Email Address	Phone
MANANGING MEMBER	SAMGHODSIAN@EMSER.COM	323 650 2000

© C.P.S. **ESPAÑOL EN EL REVERSO**

for office use only: **ND:** 06/08/2023 **CID:** F365771010

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
Statement of Information
1 of 1 page

Secretary of State Statement of Information (Limited Liability Company)

LLC-12

IMPORTANT — This form can be filed online at bizfile.sos.ca.gov.

Read instructions **before completing this form.**

Filing Fee - $20.00

Copy Fees - First page $1.00; each attachment page $0.50; Certification Fee - $5.00 plus copy fees

In the office of the Secretary of State of the State of California

JAN 17, 2022

This Space For Office Use Only

1. Limited Liability Company Name (Enter the **exact** name of the LLC. If you registered in California using an alternate name, see instructions.)

EMSER INTERNATIONAL, LLC

2. 12-Digit Secretary of State Entity Number	**3. State, Foreign Country or Place of Organization** (only if formed outside of California)
200000310106	CALIFORNIA

4. Business Addresses

a. Street Address of Principal Office - Do not list a P.O. Box 8431 Santa Monica Blvd, Office	City (no abbreviations) West Hollywood	State CA	Zip Code 90069
b. Mailing Address of LLC, **if different than item 4a** 8431 Santa Monica Blvd, Office	City (no abbreviations) West Hollywood	State CA	Zip Code 90069
c. Street Address of **California** Office, if Item 4a is not in California Do not list a P.O. Box 8431 Santa Monica Blvd, Office	City (no abbreviations) West Hollywood	State **CA**	Zip Code 90069

5. Manager(s) or Member(s)

If no managers have been appointed or elected, provide the name and address of each member. At least one name and address must be listed. If the manager/member is an individual, complete Items 5a and 5c (leave Item 5b blank). If the manager/member is an additional managers/members, enter the names(s) and address(es) on Form LLC-12A.

a. First Name, if an individual - Do not complete Item 5b	Middle Name	Last Name	Suffix
Eshan		Ghodsian	
b. Entity Name - Do not complete Item 5a			
c. Address 8431 Santa Monica Blvd, Office	City (no abbreviations) West Hollywood	State CA	Zip Code 90069

6. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is **not** a corporation)	Middle Name	Last Name	Suffix
Eshan		Ghodsian	

b. Street Address (if agent is **not** a corporation) - **Do not enter a P.O. Box**	City (no abbreviations)	State	Zip Code
8431 Santa Monica Blvd, Office	West Hollywood	**CA**	90069

CORPORATION – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b

7. Type of Business

Describe the type of business or services of the Limited Liability Company
Real Estate Investment

8. Chief Executive Officer, if elected or appointed

a. First Name	Middle Name	Last Name	Suffix

b. Address	City (no abbreviations)	State	Zip Code

9. Labor Judgment

Does a Manager or Member have an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code?	☐ Yes ☑ No

10. By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

01/17/2022	Julia Gilroy	Accounting Manager	
Date	Type or Print Name	Title	Signature

Applicant's Submittal: Transfer of Jurisdiction

CPC-2023-8233-DB-SPP-VHCA

Statement of Information- LLC

2 of 2 pages

OPERATING AGREEMENT
FOR
EMSER INTERNATIONAL, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

This Operating Agreement ("Agreement"), is made as of January 5, 2000, by and among the parties listed on the signature pages hereof, with reference to the following facts:

A. On January 1, 2000, Articles of Organization for Emser International, LLC (the "Company"), a limited liability company under the laws of the State of California, were filed with the California Secretary of State.

B. The parties desire to adopt and approve an operating agreement for the Company.

NOW, THEREFORE, the parties (hereinafter sometimes collectively referred to as the "Members," or individually as the "Member") by this Agreement set forth the operating agreement for the Company under the laws of the State of California upon the terms and subject to the conditions of this Agreement.

ARTICLE I

DEFINITIONS

When used in this Agreement, the following terms shall have the meanings set forth below (all terms used in this Agreement that are not defined in this Article I shall have the meanings set forth elsewhere in this Agreement):

1.1 "Act" shall mean the Beverly-Killea Limited Liability Company Act, codified in the California Corporations Code, Section 17000 et seq., as the same may be amended from time to time.

1.2 "Affiliate" shall mean any individual, partnership, corporation, trust or other entity or association, directly or indirectly, through one or more intermediaries, controlling, controlled by, or under common control with the Member. The term "control," as used in the immediately preceding sentence, means, with respect to a corporation or limited liability company the right to exercise, directly or indirectly, more than fifty percent (50%) of the voting rights attributable to the controlled corporation or limited liability company, and, with respect to any individual, partnership, trust, other entity or association, the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of the controlled entity.

1.3 "Agreement" shall mean this Operating Agreement, as originally executed and as amended from time to time.

earlier in the sole discretion of the Managers, and distribute Distributable Cash.

1.14 "Economic Interest" shall mean a Member's or Economic Interest Owner's share of one or more of the Company's Net Profits, Net Losses, and distributions of the Company's assets pursuant to this Agreement and the Act, but shall not include any other rights of a Member, including, without limitation, the right to vote or participate in the management, or except as provided in Section 17106 of the Corporations Code, any right to information concerning the business and affairs of Company.

1.15 "Economic Interest Owner" shall mean the owner of an Economic Interest who is not a Member.

1.16 "Fiscal Year" shall mean the Company's fiscal year, which shall be the calendar year.

1.17 "Former Member" shall have the meaning ascribed to it in Section 8.1.

1.18 "Former Member's Interest" shall have the meaning ascribed to it in Section 8.1.

1.19 "Majority Interest" shall mean one or more Percentage Interests of Members which taken together exceed fifty percent (50%) of the aggregate of all Percentage Interests.

1.20 "Manager" shall mean one or more managers. Specifically, "Manager" shall mean Ehsan Ghodsian and Saeed Ghodsian or any other persons that succeed any of them in that capacity.

1.21 "Member" shall mean each Person who (a) is an initial signatory to this Agreement, has been admitted to the Company as a Member in accordance with the Articles or this Agreement or is an assignee who has become a Member in accordance with Article VII and (b) has not resigned, withdrawn, been expelled, or if other than an individual, dissolved.

1.22 "Member Nonrecourse Debt" shall have the meaning ascribed to the term "Partner Nonrecourse Debt" in Regulations Section 1.704-2(b)(4).

1.23 "Member Nonrecourse Deductions" shall mean items of Company loss, deduction, or Code Section 705(a)(2)(B) expenditures which are attributable to Member Nonrecourse Debt.

1.24 "Membership Interest" shall mean a Member's entire interest in the Company including the Member's Economic Interest, the right to vote on or participate in the management, and the right to receive information concerning the business and affairs, of the Company.

1.25 "Net Profits" and "Net Losses" shall mean the income, gain, loss, deductions, and credits of the Company in the aggregate or separately stated, as appropriate,

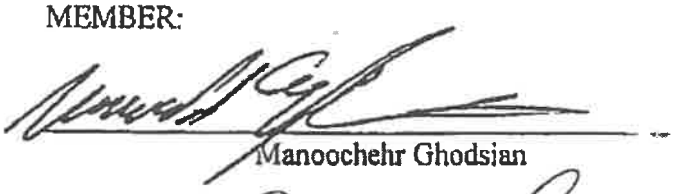
IN WITNESS WHEREOF, all of the Members of Emser International, LLC, a California limited liability company, have executed this Agreement, effective as of the date written above.

MEMBER:



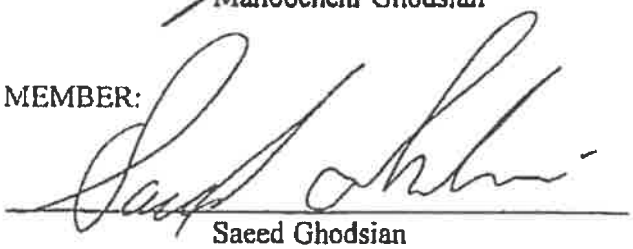
Ehsan Ghodsian

MEMBER:



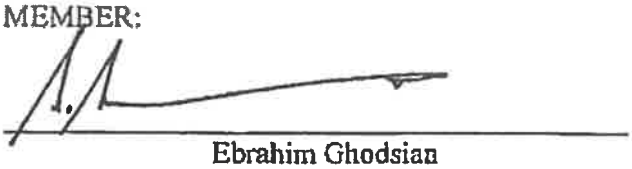
Manoochehr Ghodsian

MEMBER:



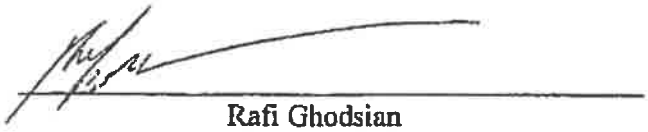
Saeed Ghodsian

MEMBER:



Ebrahim Ghodsian

MEMBER:



Rafi Ghodsian

State of California

OFFICE OF THE SECRETARY OF STATE

SECRETARY OF STATE

I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

That the attached transcript of 1 page(s) was prepared by and in this office from the record on file, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

JAN 05 2000

Bill Jones

Secretary of State

Applicant's Submittal: Transfer of Jurisdiction

CPC-2023-8233-DB-SPP-VHCA

Secretary of State

Sec/State Form CE-108 (rev. 6/98)

State of California
Bill Jones
Secretary of State

LIMITED LIABILITY COMPANY ARTICLES OF ORGANIZATION

A $70.00 filing fee must accompany this form.
IMPORTANT – Read instructions before completing this form.

File# 200000310106

FILED
In the office of the Secretary of State of the State of California

JAN 01 2000

BILL JONES, Secretary of State

This Space For Filing Use Only

1. Name of the limited liability company (end the name with the words "Limited Liability Company," " Ltd. Liability Co.," or the abbreviations "LLC" or "L.L.C.")

   Emser International, LLC

2. The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the Beverly-Killea limited liability company act.

3. Name the agent for service of process and check the appropriate provision below:

   Ehsan Ghodsian which is

   [X] an individual residing in California. Proceed to item 4.

   [ ] a corporation which has filed a certificate pursuant to section 1505. Proceed to item 5.

4. If an individual, California address of the agent for service of process:

   Address: 8431 Santa Monica Boulevard

   City: West Hollywood State: CA Zip Code: 90069-4294

5. The limited liability company will be managed by: **(check one)**

   [ ] one manager **[ ] more than one manager** **[X] limited liability company members**

6. Other matters to be included in this certificate may be set forth on separate attached pages and are made a part of this certificate. Other matters may include the latest date on which the limited liability company is to dissolve.

7. Number of pages attached, if any:

   None

Type of business of the limited liability company.

Real Estate Investments

DECLARATION: It is hereby declared that I am the person who executed this instrument, which execution is my act and deed.

Signature of Organizer

Ehsan Ghodsian
Type or Print Name of Organizer

DECEMBER 1, 1999
Date

53

OFFICE OF THE SECRETARY OF STATE

SEC/STATE (REV. 1/99)

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
Secretary of State
2 of 2 pages

FORM LLC-1 – FILING FEE $70.00
Approved by Secretary of State

Chicago Title Company

725 South Figueroa Street, Suite 200, Los Angeles, CA 90017
Phone: (213) 488-4300 • Fax: (213) 488-4377

Issuing Policies of Chicago Title Insurance Company

ORDER NO.: **00043389-001-JH3**

Escrow/Customer Phone: **(213) 488-4300**

Chicago Title Company
725 South Figueroa Street, Suite 200
Los Angeles, CA 90017
ATTN: Joan Hawkins
Email: Joan.Hawkins@CTT.com

Title Officer: **Jordan Curiel (LA/Comm)**
Title Officer Phone: **(213) 488-4371**
Title Officer Fax: **(213) 612-4171**
Title Officer Email: **UnitX23@ctt.com**

PROPERTY: **6464 CANOGA AVENUE, (WOODLAND HILLS AREA), LOS ANGELES, CA**

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Chicago Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Chicago Title Insurance Company, a Nebraska Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Company

By: _____
Authorized Signature

By
Randy Quirk, President

Attest
Michael Gravelle, Secretary

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
Title Report
1 of 22 pages

Chicago Title Company

725 South Figueroa Street, Suite 200, Los Angeles, CA 90017
Phone: (213) 488-4300 • Fax: (213) 488-4377

PRELIMINARY REPORT

EFFECTIVE DATE: **October 23, 2017 at 7:30 a.m.**

ORDER NO.: 00043389-001-JH3

The form of policy or policies of title insurance contemplated by this report is:

ALTA Standard Loan Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee as to Parcel(s) 1
   Easement(s) more fully described below as to Parcel(s) 2

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   EMSER INTERNATIONAL, LLC, a California limited liability company

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF (WOODLAND HILLS AREA), LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL "A" OF PARCEL MAP L.A. NO. 6086, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 210 PAGE 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, SEWER, PARKING AND UTILITY PURPOSES OVER THOSE PORTIONS OF PARCEL "B" OF PARCEL MAP NO. 6068, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 210 PAGE 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SET FORTH IN THE RECIPROCAL EASEMENT RECORDED SEPTEMBER 26, 1988 AS INSTRUMENT NO. 88-1537849 AS AMENDED BY THE AMENDMENT TO DECLARATION OF ESTABLISHMENT OF EASEMENTS BY AN INSTRUMENT RECORDED JULY 10, 1990 AS INSTRUMENT NO. 90-1207844, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO. 2149-001-030

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.

B. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Tax Identification No.:	2149-001-030
Fiscal Year:	2017-2018
1st Installment:	$48,697.82, unpaid (delinquent after December 10, 2017)
2nd Installment:	$48,697.82, unpaid (delinquent after April 10, 2018)
Exemption:	None
Code Area:	00016

C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

   Recorded: August 2, 1965 as Instrument No. 4466, of Official Records

   Note: Section 12956.1 of the government code provides the following: If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

3. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

   Recorded: August 2, 1965 as Instrument No. 4465, of Official Records

   Note: Section 12956.1 of the government code provides the following: If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

4. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Purpose:	ingress and egress for vehicular traffic
Recorded:	October 15, 1974 as Instrument No. 4375 of Official Records
Affects:	That portion of said land as described in the document attached hereto.

EXCEPTIONS
(Continued)

5. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

Purpose:	a non-exclusive easement for ingress, egress, pedestrian use, light and air and fire department use.
Recorded:	August 2, 1979 as Instrument No. 79-855545 of Official Records
Affects:	That portion of said land as described in the document attached hereto.

Said easement was modified as therein provided by "Modification of Easement"

Dated:	December 17, 1986
By and between:	John Hancock Mutual Life Insurance Company, a Massachusetts Corporation and Topanga-Warner Associates, a California general partnership
Recorded:	December 17, 1986 as instrument no. 86-1758199
Affects:	That portion of Parcel "A" of said Parcel Map LA No. 2582, included within a strip of land 20 feet in width, the southerly line thereof being described as follows

Beginning at the northeast corner of said Parcel "A"; thence southerly along the easterly line of said Parcel "A"; 282.50 feet to the southerly line of said Parcel "A"; thence westerly along the southerly line of said Parcel "A", a distance of 164.50 feet to the true point of beginning; thence continuing westerly along the southerly line of said Parcel "A", a distance of 211.20 feet.

6. A covenant and agreement upon and subject to the terms and conditions therein

Recorded: September 4, 1986 as Instrument No. 86-1166460, Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the proper government agency approves its termination.

7. A covenant and agreement upon and subject to the terms and conditions therein

Recorded: September 4, 1986 as Instrument No. 86-1166461, Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the proper government agency approves its termination.

8. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sec, handicap, familial status or national origin) as set forth in the document

Recorded: December 17, 1986 as Instrument No. 86-1758199, Official Records.

Note: Section 12956.1 of the government code provides the following: If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on fa[illegible]

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EXCEPTIONS
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9. A Notice of Lateral Support dated June 14, 1988, executed by Topanga Warner Associates, whereas future owners are hereby informed that the lateral support of a portion of the building foundation for the improvements presently located on the adjoining property to the South of the property may be provided by the subterranean walls of the improvements presently located on said property recorded June 15, 1988 as Instrument No. 88-950872, Official Records.

10. A Covenant and Agreement

Executed by:	Topanga Warner Associates
In favor of:	The City of Los Angeles
Recording Date:	June 22, 1988
Recording No:	88-989612, Official Records

Which among other things provides: A restriction

Reference is hereby made to said document for full particulars.

Affects: Parcels 1 and 2

11. This item has been intentionally deleted.

12. The effect of an instrument entitled "Declaration of Establishment of Easements" dated September 22, 1988, by Topanga Warner Associates, a California general partnership, upon the terms and conditions contained therein, recorded September 26, 1988 as instrument no. 88-1537849.

Said declaration of establishment of easement has been amended recorded July 10, 1990 as instrument no. 90-1207844.

Said Matter Affects: Parcel 1.

13. Intentionally deleted.

14. A covenant and agreement upon and subject to the terms and conditions therein

Recorded: October 24, 1988 as Instrument No. 88-1708769, of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the proper government agency approves its termination.

15. A covenant and agreement upon and subject to the terms and conditions therein

EXCEPTIONS
(Continued)

Recorded: October 24, 1988 as Instrument No. 88-1708770, of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the proper government agency approves its termination.

16. A covenant and agreement upon and subject to the terms and conditions therein

Recorded: October 24, 1988 as Instrument No. 88-1708773, of Official Records

Reference is hereby made to said document for full particulars.

This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the proper government agency approves its termination.

17. An unrecorded lease with certain terms, covenants, conditions and provisions as set forth therein as disclosed by a document.

Lessor: Topanga-Warner Associates, a California partnership
Lessee: Transamerica Insurance Company, a California corporation
Recorded: January 4, 1990 as Instrument No. 90-18125, of Official Records

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

18. A document subject to all the terms, provisions and conditions therein contained.

Entitled: Right of First Negotiation Agreement
Recorded: July 10, 1990 as Instrument No. 90-1207845, of Official Records

19. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

20. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

21. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

EXCEPTIONS
(Continued)

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

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REQUIREMENTS SECTION

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

   Limited Liability Company: Emser International, LLC, a California limited liability company

   a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member

   b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps

   c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member

   d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin

   e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

2. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

3. The Company will require an ALTA/ACSM LAND TITLE SURVEY. If the owner of the Land the subject of this transaction is in possession of a current ALTA/ACSM LAND TITLE SURVEY, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be prepared by a licensed land surveyor and supplied to the Company prior to the close of escrow.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. Intentionally deleted.

2. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

3. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land, a commercial structure, known as 6464 Canoga Avenue, located within the city of (Woodland Hills Area), Los Angeles, California, to an Extended Coverage Loan Policy.

4. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

5. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF INFORMATIONAL NOTES

Jordan Curiel (LA/Comm)/ng

FIDELITY NATIONAL FINANCIAL

PRIVACY NOTICE

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

Types of Information Collected. You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.	**How Information is Collected.** We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.
Use of Collected Information. We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.	**When Information Is Disclosed.** We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.
Choices With Your Information. Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.	**Information From Children.** We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.
Privacy Outside the Website. We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.	**International Users.** By providing us with your information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.
The California Online Privacy Protection Act. Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.	

INFORMATIONAL NOTES
(Continued)

Your Consent To This Privacy Notice. By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.	**Access and Correction; Contact Us.** If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice.

INFORMATIONAL NOTES
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FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected
We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:
- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:
- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected
In the course of our business, we may collect *Personal Information* about you from the following sources:
- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:
- Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- Cookies. When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information
Information collected by FNF is used for three main purposes:
- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

When Information Is Disclosed
We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:
- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use t[illegible] disclosed information
- to nonaffiliated third party service providers who prov[illegible] only in connection with such services;

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- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law
- enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court
- orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children

INFORMATIONAL NOTES
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The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website
The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act
For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN. **The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

Your Consent To This Privacy Notice
By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us
If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the field rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for each discount. These discounts only apply to transaction involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

FNF Underwritten Title Company
CTC - Chicago Title Company

FNF Underwriter
CTIC - Chicago Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC)
Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within 12 months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge within the following time period from the date of the report.

DISASTER LOANS (CTIC)
The charge for a lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within 24 months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be 50% of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be 50% to 70% of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be 40% to 50% of the appropriate title insurance rate, depending on the type of coverage selected.

EMPLOYEE RATE (CTC and CTIC)
No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten, subsidiary title companies for policies or escrow services in connection with financing, refinancing, sale or purchase of the employees' bona fide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

Attachment One (Revised 06-05-14)

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY – 1990 (04-08-14)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE–SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;

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c. land use;
d. improvements on the Land;
e. land division; and
f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$5,000.00

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;

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(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

PART I

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

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4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. Variable exceptions such as taxes, easements, CC&R's, etc. shown here.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (12-02-13)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverag

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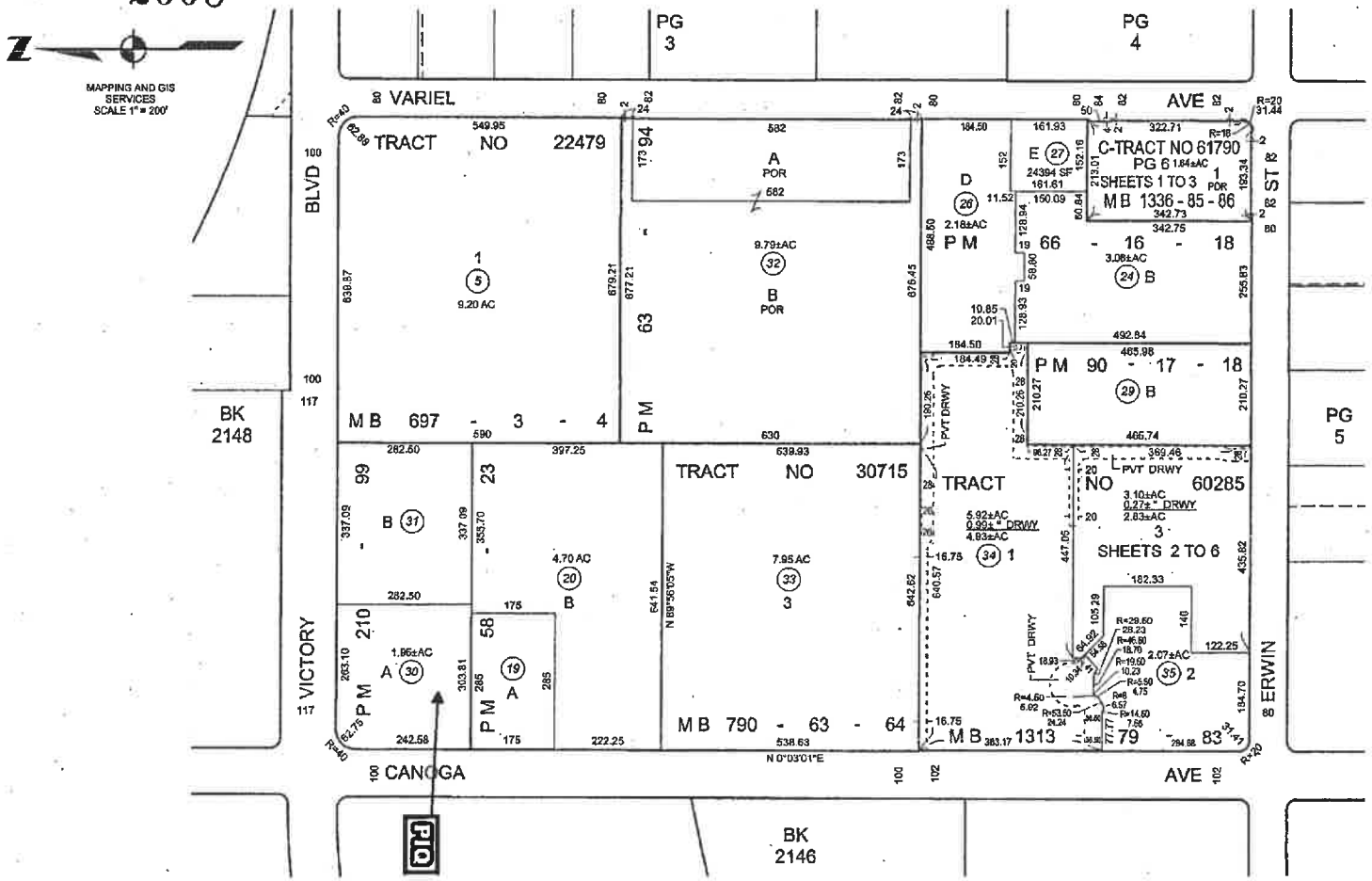
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

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2008

MAPPING AND GIS SERVICES
SCALE 1" = 200'



Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
Title Report
21 of 22 pages

OWNER'S DECLARATION

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)

   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 00043389-001-JH3-JC for full legal description (the "Land").

   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 00043389-001-JH3-JC for full legal description (the "Land").

2. (Fill in the applicable paragraph and strike the other)

   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.

   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Chicago Title Company against any and all claims arising therefrom.

3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.

4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.

5. The Land is currently in use as _____; _____occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.

7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

This declaration is made with the intention that Chicago Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on ____ at _____.

Signature: _____

ATTACHMENT A

BACKGROUND INFORMATION

6464 CANOGA
WOODLAND HILLS, CA 91367

PROJECT OVERVIEW

The Applicant, Toll Brothers Apartment Living (the "Applicant"), proposes the demolition of the existing approximately 65,903 square foot office building and associated surface parking located at 6464 Canoga Avenue (the "Subject Property") to make way for the construction and operation of an approximately 272,844 square foot Mixed-Use, Density Bonus Project (the "Project"). The Subject Property, which has a lot area of 85,345 square feet prior to any dedications (and 77,858-square-foot after anticipated dedications), is located in the Warner Center 2035 Specific Plan (the "WC 2035 Plan") Area, subject to the WC 2035 Plan certified program environmental impact report ("Certified Program EIR"), and is zoned (WC) Downtown-SN. The Project will include 276 dwelling units across 264,252 square feet of Residential Floor Area[1] and 8,592 square feet of Non-Residential Floor Area. The Project will include 8 stories and reach a maximum height of 100 feet (or 74 feet at the highest Residential floor level). The Project will restrict 7% of the total units as affordable to Very Low-Income Households and will seek one Density Bonus Incentive and four Waivers of Development Standards.

REQUESTED ENTITLEMENTS

In order to achieve the proposed Project, the Applicant requests the following entitlements:

- The approval of a **DENSITY BONUS PROJECT,** pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25 (g) and California Government Code Section 65915. The Project, which will restrict 21 dwelling units, 7% of the total proposed units, as affordable to Very Low-Income Households and will seek one Off-Menu Incentive and four Waivers of Development Standards pursuant to LAMC Section 12.22.A.25(g)(3) and California Government Code Section 65915, as set forth below. The Applicant requests:
    - An Off-Menu Incentive to allow for the reduction in required building height for a Residential Building in the Downtown District, permitting a highest residential floor level of 74 feet, in lieu of the 100 feet required by WC 2035 Plan Section 6.1.2.3.5(c); and
    - A Waiver of Development Standards to permit the Project to provide 8,592 square feet in Non-Residential Floor Area in lieu of the 68,211 SF (25%) otherwise required by WC 2035 Plan Section 6.1.2.3.4.

[1] Capitalized terms not defined herein are defined in the LAMC or WC 2035 Plan.

- A Waiver of Development Standards to permit a maximum setback of 47 feet along the Canoga Avenue frontage, in lieu of the maximum allowable setback of 15 feet required by WC 2035 Plan Section 6.1.2.3.9.
- A Waiver of Development Standards to eliminate the requirement for a 5-foot landscape buffer along the eastern edge of the Project required by WC 2035 Plan section 6.2.6.2.7(2).
- A Waiver of Development Standards to eliminate the requirement for one tree to be planted for every 30 linear feet of required landscape buffer, required by WC 2035 Plan Section 6.2.6.2.7(2).

- The granting of a **PROJECT PERMIT COMPLIANCE**, pursuant to LAMC Section 11.5.7 and WC 2035 Plan Section 5.3.3.

BACKGROUND

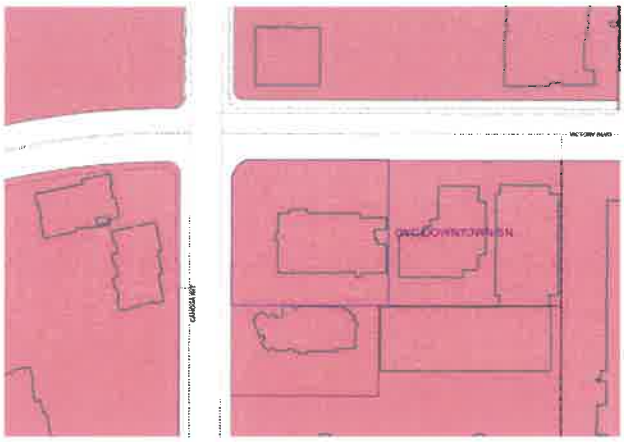
Subject Property

The Subject Property is located at the southeast corner of the intersection of Canoga Avenue and Victory Boulevard and is comprised of one, rectangular, generally level, parcel of land with a Lot Area of 85,345 square feet. The Subject Property has approximately 287 feet of linear frontage along Victory Boulevard and approximately 272 feet of linear frontage along Canoga Avenue. The Subject Property is legally described as Lot A of Tract PM 6086 and is assigned Assessor Parcel Number 2149-001-030. After anticipated street dedications, the net lot area will be 77,858 square feet.

The Subject Property is currently improved with an approximately 65,903 square foot commercial office building which has been vacant for approximately 28 years and associated surface parking. The Project will include the demolition of the existing office building and surface parking.

The Subject Property is located within the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan and the Downtown District of the WC 2035 Plan area (Zoned (WC)Downtown-SN), as shown in **Figure 1 – Subject Property,** below.

Figure 1 – Subject Property



Source: ZIMAS

Project Description

The Applicant proposes the demolition of the existing, approximately 65,903 square foot office building to make way for the construction of an 8-story, 100-foot-tall mixed-use building consisting of 272,844 square feet of Floor Area, inclusive of non-residential Floor Area and 276 dwelling units. The Project will restrict 21 Dwelling Units (7% of the total units) as affordable to Very Low-Income Households. The Project proposes a Floor Area Ratio ("FAR") of 3.51:1, of which 8,592 square feet will be Non-Residential Floor Area and 264,252 square feet of Residential Floor Area.

The ground floor of the proposed Project will include 8,592 square feet of ground floor commercial space at the corner of Victory Boulevard and Canoga Avenue. The remaining Canoga Avenue and Victory Boulevard frontages will include ground floor residential amenity spaces and lobby space, wrapping on-grade parking. The ground floor amenity spaces and commercial space will be double height, with additional parking provided on the second story. The third story and podium level of the Project will include dwelling units, interior amenity spaces and a courtyard with exterior amenity spaces including a pool and spa. The fourth story includes dwelling units and interior amenity spaces. Stories five through seven include dwelling units. The eighth story includes dwelling units and a roof deck. The Project will also include two basement levels for the provision of automobile and bicycle parking.

As described above, the Project will provide 276 dwelling units across stories three through eight. The dwelling units will consist of 61 studio units with an average unit size of 525 square feet, 48 junior 1-bedroom units with an average unit size of 598 square feet, 88 1-bedroom units with an average unit size of 744 square feet, 12 1-bedroom units with dens and an average unit size of 890 square feet, and 67 2-bedroom units with an average unit size of 1,184 square feet. The Project will restrict 21 dwelling units (7% of the total units) as affordable to Very Low-Income Households.

The Project will provide open space in accordance with LAMC 12.21.G.2, which requires 29,575 square feet of resident serving open space. As such, the Project will provide approximately

31,247 square feet of open space in satisfaction of this requirement. Resident serving open space will include the Publicly Accessible Open Space ("PAOS") provided in the Victory Boulevard and Canoga Avenue setbacks, the podium level courtyard, roof deck, and interior amenity spaces. Additionally, 113 units will include balconies, providing 5,650 square feet of private open space.

With regard to setbacks, the Project will provide a pedestrian plaza[2] along the Canoga Frontage and as such the Project will be setback a minimum of 35 feet, 3 inches and a maximum of 47 feet from the property line. The Canoga Avenue setback will be permitted pursuant to the request for a Waiver of Development Standards, permitting a setback in excess of 15 feet, otherwise required by WC 2035 Plan Section 6.1.2.3.9. No setback is required by the WC 2035 Plan for the Victory Boulevard frontage, however, the Project will provide an approximately 12 foot, 7 inch setback from the property line. The Project will also be setback approximately 34 feet, six inches from the southern property line and 5 feet, 7 inches from the eastern property line.

The Project will provide PAOS that will be open and accessible to the public from 6 a.m. to 10 p.m. The Project is required 11,679 square feet of PAOS and will provide 11,940 square feet of PAOS. PAOS will be provided along the Victory Boulevard and Canoga Avenue Setbacks. A focal point will be provided at the corner of Victory Boulevard and Canoga, additionally a pedestrian oriented plaza will be provided along the Canoga Avenue frontage.

With regards to automobile parking, the Project is not required to provide parking pursuant to Assembly Bill 2097[3]. The WC 2035 Plan would require a minimum of 294 automobile parking spaces and permitted a maximum of 587 automobile parking spaces to serve the 276 proposed Dwelling Units and 8,592 square feet of commercial space. The Project will provide 406 automobile parking spaces within two subterranean levels, on grade, and one above grade level. The Project is also required to, and will, provide 19 short-term bicycle parking spaces and 149 long-term bicycle parking spaces. Short-term bicycle parking will be provided within the PAOS and long-term bicycle parking will be provided within the basement.

The Project is seeking one Incentive and four Waivers of Development Standards pursuant to California Government Code 65915, utilizing the incentive to establish the highest residential floor level at 74 feet and Waivers of Development Standards to reduce the required non-residential Floor Area to 8,592 square feet, provide an increased building setback along Canoga Avenue, accommodating required Publicly Accessible Open Space, and to eliminate the required 5 foot landscape buffer, and associated required trees, along the eastern property line in order to provide a required path of access for the Fire Department.

***Surrounding Properties[4]*:**

The properties immediately surrounding the Project Site are also located within the WC 2035 Plan area and are characterized by generally level topography and improved streets.

---

[2] Pedestrian Plazas are permitted breaks in the street wall pursuant to Section 04.A.4 of the Urban Design Guidelines.

[3] Pursuant to AB 2097, parking is not required for commercial and residential development where the Subject Property is located within ½ mile of a Major Transit Stop. The Subject Property is approximately 895 feet south of the Canoga Bus transit station which services the Metro G Line, a Major Transit Stop.

[4] Source: ZIMAS

The property immediately to the south of the Subject Property, fronting on Canoga Avenue, is located in the Downtown District and is improved with a BJ's Restaurant and Brewhouse.

The properties to the north of the Subject Property, across Victory Boulevard, are improved with a commercial shopping center.

The property to the east of the Subject Property on Victory Boulevard is improved with a high-rise commercial office building.

The properties to the west of the Subject Property are improved with a commercial shopping center.

STREETS AND CIRCULATION

Canoga Avenue: The Project Site fronts on Canoga Avenue, which is designated by the Mobility Plan 2035 as a Modified Boulevard II. The portion of the street adjacent to the Subject Property is currently dedicated to a half Public-Right-of-Way ("PROW") of 50 feet, and is improved with a concrete curb, gutter, sidewalk, and street lights.

As listed in Table 1 of the WC 2035 Plan, *Warner Center 2035 Plan Street Standards-North/South Streets (Version 9/23/2013),* the portion of the Project Site, adjoining the east side of Canoga Avenue with a northern boundary greater than 350 feet south of Victory Boulevard and a southern boundary greater than 350 feet north of Oxnard Street, is designated to provide a 52-foot half PROW plus a 4-foot easement, for a 40-foot half roadway, an 8-foot wide parkway, and an 8-foot wide sidewalk. As such a 2-foot dedication will be provided, as will a 4-foot sidewalk easement.

Victory Boulevard: The Project Site fronts on Victory Boulevard, which is designated by the Mobility Plan 2035 as a Modified Boulevard II. The portion of the street adjacent to the Subject Property is currently dedicated to a half Public-Right-of-Way ("PROW") of 50 feet, and is improved with a concrete curb, gutter, sidewalk, and streetlights.

As listed in Table 2 of the WC 2035 Plan, *Warner Center 2035 Plan Street Standards-North/South Streets (Version 9/23/2013),* the portion of the Project Site, adjoining the south side of Victory Boulevard between Canoga Avenue and DeSoto Avenue is designated to provide a 68-foot half right-of-way, plus a 12-foot easement, for a 56 foot half right-of-way, 16-foot parkway, and 8 foot sidewalk. As such, the Project will provide an 18-foot dedication and 12-foot easement along Victory Boulevard.

PREVIOUS CASES

The following zoning-related actions pertain to the Project Site per the City's Zoning Information and Map Access System (ZIMAS):

Warner Center 2035 Specific Plan – On November 29, 2012, the City Planning Commission recommended approval for an Ordinance repealing the existing (former) Warner Center Specific Plan, first approved in February of 1993, and establishing the WC 2035 Plan, for a portion of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area. The corresponding case number is CPC-2008-3470-SP-FPA-ZC-SUD-BL and the Corresponding Ordinance Nos.

182,764, 182,765, and 182,766 became effective in December 2013. Additionally, on July 2, 2014, the Los Angeles City Council approved an ordinance establishing the WC 2035 Plan Sign District. Corresponding Ordinance Nos. 183,147 and 183,148 became effective on August 20, 2014. Additional related case and Ordinances, related to the creation of the Warner Center 2035 Plan: CPC-2005-3594-ICO, Ordinance 174,061, CPC-2000-846-SP, Ordinance 173,072, Ordinance 173,071, CPC-1999-122-SPA, CPC-1997-356-ICO, Ordinance 171,529, Ordinance 171,426, CPC-1991-308-ZC-SP, Ordinance 168,984, and Ordinance 168,870.

DIR-2007-2700-SPP-TDR- On November 21, 2007 the Director approved an Application for a Project Permit Compliance and Transfer of Floor Area to permit the redevelopment of the site with a commercial office building and restaurant.

Ordinance 165,479-SA4970; CPC-1986-609-GPC – On January 10, 1990, in conjunction with the General Plan/Zoning Consistency Program under AB-283, the City Council adopted a General Plan Amendment for Community-wide Zone Changes and Community Plan changes to bring the zoning into consistency with the Community Plan. The Planning Commission had recommended approval of the Ordinance on January 26, 1989.

GENERAL PLAN

The Project Site is located within the adopted Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan area with a General Plan Land Use Designation of Regional Center Commercial, corresponding to the CR, C1.5, C2, C4, RAS3, RAS4, R3, R4, and R5 Zones. The Project Site is zoned (WC) Downtown-SN under the WC 2035 Plan.

# # #

ATTACHMENT B

PROJECT PERMIT COMPLIANCE FINDINGS

6464 CANOGA
WOODLAND HILLS, CA 91367

PROJECT OVERVIEW

The Applicant, Toll Brothers Apartment Living (the "Applicant"), proposes the demolition of the existing approximately 65,903 square foot office building and associated surface parking located at 6464 Canoga Avenue (the "Subject Property") to make way for the construction and operation of an approximately 272,844 square foot Mixed-Use, Density Bonus Project (the "Project"). The Subject Property, which has a lot area of 85,345 square feet prior to any dedications (and 77,858-square-foot after anticipated dedications), is located in the Warner Center 2035 Specific Plan (the "WC 2035 Plan") Area, subject to the WC 2035 Plan certified program environmental impact report ("Certified Program EIR"), and is zoned (WC) Downtown-SN. The Project will include 276 dwelling units across 264,252 square feet of Residential Floor Area[1] and 8,592 square feet of Non-Residential Floor Area. The Project will include 8 stories and reach a maximum height of 100 feet (or 74 feet at the highest Residential floor level). The Project will restrict 7% of the total units as affordable to Very Low-Income Households and will seek one Density Bonus Incentive and four Waivers of Development Standards.

REQUESTED ENTITLEMENTS

In order to achieve the proposed Project, the Applicant requests the following entitlements:

- The approval of a **DENSITY BONUS PROJECT,** pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25 (g) and California Government Code Section 65915. The Project, which will restrict 21 dwelling units, 7% of the total proposed units, as affordable to Very Low-Income Households and will seek one Off-Menu Incentive and four Waivers of Development Standards pursuant to LAMC Section 12.22.A.25(g)(3) and California Government Code Section 65915, as set forth below. The Applicant requests:
    - An Off-Menu Incentive to allow for the reduction in required building height for a Residential Building in the Downtown District, permitting a highest Residential floor level of 74 feet, in lieu of the 100 feet required by WC 2035 Plan Section 6.1.2.3.5(c); and
    - A Waiver of Development Standards to permit the Project to provide 8,592 square feet in Non-Residential Floor Area in lieu of the 68,211 SF (25%) otherwise required by WC 2035 Plan Section 6.1.2.3.4.

[1] Capitalized terms not defined herein are defined in the LAMC or WC 2035 Plan.

- A Waiver of Development Standards to permit a maximum setback of 47 feet along the Canoga Avenue frontage, in lieu of the maximum allowable setback of 15 feet required by WC 2035 Plan Section 6.1.2.3.9.
- A Waiver of Development Standards to eliminate the requirement for a 5-foot landscape buffer along the eastern edge of the Project required by WC 2035 Plan section 6.2.6.2.7(2).
- A Waiver of Development Standards to eliminate the requirement for one tree to be planted for every 30 linear feet of required landscape buffer, required by WC 2035 Plan Section 6.2.6.2.7(2).

- The granting of a **PROJECT PERMIT COMPLIANCE**, pursuant to LAMC Section 11.5.7 and WC 2035 Plan Section 5.3.3.

PROJECT PERMIT COMPLIANCE FINDINGS

1. **That the Project substantially complies with the applicable regulations, findings, standards, and provisions of the Warner Center 2035 Plan.**

The proposed Project complies with all applicable regulations, findings, standards, and provisions for development in the WC 2035 Plan, including the standards for Projects in the Downtown District and the standards that apply to the entire WC 2035 Plan area, except as permitted pursuant to LAMC Section 12.22.A.25 and California Government Code Section 65915 (see ***Attachment C: Density Bonus Findings)*** as outlined below.

A. *USE AND DEVELOPMENT STANDARDS – DOWNTOWN DISTRICT*

WC 2035 Plan Section 6.1.2.3.1: Uses

Consistent with *Appendix A: Land Use Matrix* of the WC 2035 Plan, the Project proposes residential, and restaurant/retail uses, all of which are permitted in the Downtown District.

WC 2035 Plan Section 6.1.2.3.2: Intensity

A base maximum Floor Area Ratio (FAR) of 5.0:1 is permitted in the Downtown District. The Project proposes the construction of the Mixed-Use Building with approximately 272,844 square feet of Floor Area on an approximately 77,858-square foot lot (after anticipated dedications), thereby proposing an FAR of 3.51:1, consistent with the WC 2035 Plan FAR limitations for the Downtown District.

WC 2035 Plan Section 6.1.2.3.3: Permitted Development by Floor Area

Per *Appendix B, Graduated FAR Table for All Projects,* of the WC 2035 Plan, the minimum Non-Residential Floor Area required for a Project in the Downtown District proposing an FAR greater than 3.0 is 25%, and the maximum Residential Floor Area permitted is 75%. The proposed Project has a FAR of 3.5:1, as discussed above, and is a Mixed-Use project proposing 8,592 square feet of Non-Residential Floor Area and 264,252 square feet of Residential Floor Area, therefore

providing 3.1% of the proposed Floor Area for Non-Residential uses and 96.9% of the proposed Floor Area for Residential uses. This is achieved pursuant to the requested Waiver of Development Standards to permit relief from the requirements of the Graduated FAR Table. Please see ***Attachment C: Density Bonus Findings*** for additional information.

WC 2035 Plan Section 6.1.2.3.4: Ground Floor Limitations

No ground-floor residential uses are permitted in the Downtown District. The proposed Project does not include any prohibited residential uses on the ground floor, in compliance with the requirements of this Section. The Project proposes only Non-Residential and ancillary non-habitable residential Floor Area, in addition to parking, on the ground floor. The proposed ground floor uses are in full compliance with WC 2035 Plan Sections 6.1.2.3.4(a) through (d), which are as follows:

(a) Ground floor Non-Residential Projects shall have a minimum depth of 25 feet from the front Building Façade and a minimum of 15 feet in floor-to-floor height.

(b) Ground floor Non-Residential Projects shall have a minimum of 75 percent of the Building Façade located between 30 inches and 84 inches from the ground floor devoted to transparent windows and/or doors. Dark tinted, reflective or opaque glazing shall not be counted towards the minimum percentage.

(c) Where residential uses are prohibited on the ground floor in the Downtown District, non-habitable uses that are used in conjunction with residential uses may be permitted on the ground floor including but not limited to: leasing offices, community centers, entrance lobbies, gym/fitness center, residential business center, and concierge services.

(d) Parking shall only be permitted on the ground floor of a Building or Structure when at least eighty percent (80%) of the ground floor frontage on any side of an above grade parking structure that is either adjacent to a public street (except an alley) or adjacent to a public open space/plaza is devoted to ground floor Non-Residential development, which Non-Residential development shall be subject to the provisions established in subsections (a) and (b) above. At least the first 12 vertical feet of the ground-level Building Façade of such Building or Structure shall include all of the following features:

- *Building Façade articulation and modulation through changes in vertical wall plane and/or a change in building material.*
- *Use of windows with glazing that may be translucent but shall not include black or mirrored glass or similar opaque glazing.*
- *Integration of building entrances.*
- *Buffering of the street edge with landscaping, berms, or landscaped planters.*

As demonstrated in Project Plans submitted with this instant Application, the proposed Project will contain Non-Residential ground-floor uses with a minimum depth of 25 feet from the front Building Façade (along Canoga Avenue and Victory Boulevard), a minimum floor-to-floor height of 15 feet, and will provide transparent windows and/or doors along a minimum of 75 percent of the Building Façade located between 30 and 84 inches from the ground floor. The

proposed parking serving the Project is located on the ground floor of the Mixed-Use Building; however, no ground floor Parking is located adjacent to PAOS and a minimum of 80% of the Canoga Avenue and Victory Boulevard Building Facades consist of Floor Area, buffering the parking from the Street. As such, the parking is not located adjacent to Canoga Avenue, Victory Boulevard, or the PAOS areas and is therefore in compliance with the provisions of this Section of the WC 2035 Plan.

WC 2035 Plan Section 6.1.2.3.5: Building Height

Projects within the Downtown District are permitted an unlimited Building or Structure height, but must comply with the following provisions:

(a) Street Wall: All Projects with frontage along a public street or highway shall be required to have a minimum building height of 35 feet along that public street or highway. The Street Wall's design should follow the guidelines established in the Urban Design Guidelines in Appendix F.

The proposed Project is consistent with the Street Wall requirements, with a building height of 100 feet (variable).

(b) Any Project over 75 feet in height shall be subject to additional submittal requirements as set forth in the Mitigation Monitoring Program.

The proposed Project will comply with all applicable Mitigation Measures in the Certified Program EIR.

(c) For any residential Project, mixed-use Project with a residential component, or a Work-Live project, the floor level of the highest residential dwelling unit must be at least 100 feet above the adjacent grade.

The proposed Project has a maximum height of 100 feet, with the floor level of the highest residential dwelling unit reaching a maximum height of approximately 74 feet. The reduction in residential building height is achieved via an Off-Menu Density Bonus Incentive, please see **Attachment C: Density Bonus Findings** for additional information.

WC 2035 Plan Section 6.1.2.3.6: Street Standards

As demonstrated in the associated Project Plans, the Project will comply with the WC 2035 Plan Street Standards, providing the necessary dedications, sidewalk easements, and where necessary improvements to achieve the street standards adjacent to the Subject Property as set forth below.

Canoga Avenue: The Subject Property fronts on Canoga Avenue, which is designated by the Mobility Plan 2035 as a Modified Boulevard II. The portion of the street adjacent to the Subject Property is currently dedicated to a half Public-Right-of-Way ("PROW") of 50 feet, and is improved with a concrete curb, gutter, sidewalk, and street lights.

As listed in Table 1 of the WC 2035 Plan, *Warner Center 2035 Plan Street Standards-North/South Streets (Version 9/23/2013),* the portion of the Subject Property, adjoining the east

side of Canoga Avenue with a northern boundary greater than 350 feet south of Victory Boulevard and a southern boundary greater than 350 feet north of Oxnard Street, is designated to provide a 52-foot half PROW plus a 4-foot easement, for a 40-foot half roadway, an 8-foot wide parkway, and an 8-foot wide sidewalk. As such a 2-foot dedication will be provided, as will a 4-foot sidewalk easement.

Victory Boulevard: The Subject Property fronts on Victory Boulevard, which is designated by the Mobility Plan 2035 as a Modified Boulevard II. The portion of the street adjacent to the Subject Property is currently dedicated to a half Public-Right-of-Way ("PROW") of 50 feet, and is improved with a concrete curb, gutter, sidewalk, and streetlights.

As listed in Table 2 of the WC 2035 Plan, *Warner Center 2035 Plan Street Standards-North/South Streets (Version 9/23/2013)*, the portion of the Subject Property, adjoining the south side of Victory Boulevard between Canoga Avenue and DeSoto Avenue is designated to provide a 68-foot half right-of-way, plus a 12-foot easement, for a 56-foot half right-of-way, 16-foot parkway, and 8 foot sidewalk. As such, the Project will provide an 18-foot dedication and 12-foot easement along Victory Boulevard.

WC 2035 Plan Section 6.1.2.3.7: Activity Nodes

The proposed Project is located at the southeast corner of Canoga Avenue and Victory Boulevard and as such is located in an identified Activity Node. The Project will comply with Activity Node standards as set forth in Section 6.2.4 and discussed below.

WC 2035 Plan Section 6.1.2.3.8: Active Street Frontages

The proposed Project is located on the east side of Canoga Avenue, with frontage on Victory Boulevard, and as such is located on an Active Street Frontage. The proposed Project will comply with the Active Street Frontage Requirements as set forth in Section 6.2.4 and discussed below.

WC 2035 Plan Section 6.1.2.3.9: Setbacks

In the Downtown District, all Projects within an Active Street frontage are required to observe a front setback area of no less than 12 feet and no more than 15 feet. A minimum of 30% of the required setback area shall be landscaped. The proposed Project's front setback is along Canoga Avenue, which is an Active Street frontage. The Project has a maximum setback of 47 feet from the property line in order to provide a Pedestrian Plaza, which is a permitted break in the Street Wall pursuant to WC 2035 Plan Urban Design Guidelines Section 04.A.4 which states that "breaks in the street wall should be limited to those necessary to accommodate pedestrian pass-throughs, public plazas, entry forecourts, permitted vehicular access driveways, and hotel drop-offs." Nevertheless, the Project is also requested a Waiver of Development Standards to permit the setback, which is variable, with a maximum setback of 47 feet (see ***Attachment C: Density Bonus Findings)***. A minimum of 30% of the front setback area will be landscaped, as required.

B. *STANDARDS THAT APPLY TO THE ENTIRE PLAN AREA*

WC 2035 Plan Section 6.2.1: Incentivized Uses and Bonuses

The proposed Project does not include an Incentivized Use and is not seeking a development bonus, as permitted in Section 6.2.1.1.

WC 2035 Plan Section 6.2.2: Publicly Accessible Open Space (PAOS)

Based on 77,858 square feet of lot area after anticipated dedications, approximately 11,679 square feet of PAOS (or 15% of the site area after dedications) must be provided for the Project per the WC 2035 Plan. Approximately 11,940 square feet of PAOS will be provided on-site, meeting and exceeding the minimum PAOS required. As shown in detail on the Project Plans, the PAOS will be located on the ground floor and include the pedestrian Plaza adjacent to Canoga Avenue and the Victory Boulevard setback area.

As shown in the Project Plans, the proposed Project's PAOS complies with all of the applicable standards in WC 2035 Plan Section 6.2.2.2, as follows:

- The PAOS is contiguous and internally integrated into the overall design of the Project.
- The PAOS will be accessible to the public from 6:00 am to 10:00 pm.
- A minimum of 90% of the PAOS is open to the sky, and a maximum of 10% of the PAOS will be covered.
- A minimum of 50% of the PAOS will be landscaped, with approximately 5,969 square feet of landscaping provided, exceeding the minimum requirement.
- The PAOS includes a minimum of 27 seats, as required at a rate of 1 seat per approximately 500 square feet and based on approximately 11,940 square feet of provided PAOS.

In addition to the proposed outdoor seating, a focal point will be provided at the corner of Canoga Avenue and Victory Boulevard.

WC 2035 Plan Section 6.2.3: Parking

With regards to automobile parking, the Project is not required to provide parking pursuant to Assembly Bill 2097[2]. As such, all parking provided is done so voluntarily. Nevertheless, the Project proposes to provide parking consistent with the requirements of the WC 2035 Plan.

The WC 2035 Plan would require a minimum of 294 automobile parking spaces and permitted a maximum of 587 automobile parking spaces to serve the 276 proposed Dwelling Units and 8,592 square feet of commercial space. Specifically, residential parking is required a minimum of one parking space per dwelling unit and permitted a maximum of two parking spaces per dwelling unit. As such, to serve the proposed 276 dwelling units, a minimum of 276 automobile parking spaces should be provided and a maximum of 552 automobile parking spaces may be permitted to serve the proposed residential use. Parking for commercial uses is required to be provided at a rate of two stalls per 1,000 square feet of commercial Floor Area and permitted to be provided at a rate of four stalls per 1,000 square feet of commercial Floor Area. As such, to serve the proposed 8,592 square feet of commercial Floor Area, a minimum of 18 automobile parking spaces would be required and a maximum of 35 automobile parking spaces would be permitted.

[2] Pursuant to AB 2097, parking is not required for commercial and residential development where the Subject Property is located within ½ mile of a Major Transit Stop. The Subject Property is approximately 895 feet south of the Canoga Bus transit station which services the Metro G Line, a Major Transit Stop.

As discussed above, the WC 2035 Plan would require that the Project provide a minimum of 294 automobile parking spaces and would permit a maximum of 587 automobile parking spaces.

The Project will voluntarily provide 406 automobile parking spaces within two subterranean levels, on grade, and one above grade level. The Project is also required to, and will, provide 19 short-term bicycle parking spaces and 149 long-term bicycle parking spaces. Short-term bicycle parking will be provided within the PAOS and long-term bicycle parking will be provided within the basement.

WC 2035 Plan Section 6.2.4: Activity Nodes and Active Street Frontages

The Project is located within an Activity Node at the intersection of Victory Boulevard and Canoga Avenue and the Canoga Avenue street frontage is also a designated Active Street Frontage. In accordance with WC 2035 Plan Section 6.2.4.2.1(a) and (b) and as shown in the Project Plans, ground floor uses will have a minimum depth of 25 feet from the front façade, a minimum floor-to-floor height of 15 feet and have a minimum of 75% of the Building Façade located between 30 inches and 84 inches from the ground floor devoted to transparent windows and/or doors.

As discussed above, the Project will provide 8,592 square feet of commercial space on the ground floor at the intersection of Canoga Avenue and Victory Boulevard. Additionally, the lobby and amenity spaces are permitted ground floor residential uses that meet the requirements of WC 2035 Plan Sections 6.1.2.3.4(c) and 6.2.4.2.2(a), which permit residential common spaces on the ground floor within the Downtown District and within an Active Street Frontage, respectively.

WC 2035 Plan Section 6.2.5: New Streets and Pedestrian Adapted Pathways

As the proposed Project is not a Master Planned Project and is not located on a Subject Property that is 217,800 square feet (five acres) or greater, it is not required to include New Streets or PAPs.

WC 2035 Plan Section 6.2.6: Urban Design Guidelines and Supplemental Urban Design Standards

The Project is consistent with the following Supplemental Urban Design Standards. Unlike the Urban Design Guidelines set forth in *Appendix F* of the WC 2035 Plan, with which compliance is encouraged but not required, the Urban Design Standards are the required standards for all Projects:

C. *SUPPLEMENTAL URBAN DESIGN STANDARDS*

6.2.6.2.1. Parking in Required Setbacks:

The proposed Project does not locate surface parking within the front setback area along Canoga Avenue.

6.2.6.2.2. Architecture:

As demonstrated in the elevations and renderings included in the Project Plans, the proposed Project complies with the requirement that for buildings in excess of three stories of

height, the upper floors have a different architectural treatment then the ground floor. As shown in the elevations and renderings included in the Project Plans, the ground floor has a commercial architectural treatment characterized by storefront glazing and the upper levels have a modern, and iconic residential treatment utilizing a variety of building materials and balconies, differentiating the upper levels from the ground floor. The differing architectural treatment is modern yet unified, providing a cohesive aesthetically pleasing building, while creating visual interest and a distinct ground floor level in compliance with the requirements of WC 2035 Plan Section 6.2.6.2.2.

***6.2.6.2.3. Lighting and Security*:**

Lighting for the proposed Project will be integrated into the buildings' design and incorporated to ensure that a safe and secure environment is provided for all users and visitors of the proposed Project. Within the exterior of the Project, lighting will be appropriately shielded to reduce glare, and will be contained within the Subject Property.

***6.2.6.2.4. Utilities*:**

This design standard is not applicable to the proposed Project as it only applies to Master Planned Projects.

6.2.6.2.5. Articulation of Building Facades:

Building Façades, as defined in WC 2035 Plan Section 4, over 250 feet in horizontal length, where the exterior wall of the building or structure is within 50 feet of the setback, are subject to the articulation requirements set forth in this Section. Neither the Canoga Avenue nor the Victory Boulevard building facades exceed 250 feet in horizontal length and as such this section does not apply to the proposed Project.

6.2.6.2.6. General Landscape Requirements for All Projects - Landscape and Irrigation Plans:

All planted areas within the Subject Property will be serviced by an automatic irrigation system and conform to the City's water conservation requirements. Final Landscape and Irrigation plans prepared by a licensed landscape architect will be submitted to the Director for review and approval prior to the issuance of any building permit for the Project. Designed to meet the WC 2035 Plan's Urban Design Guidelines and PAOS requirements (where applicable), the proposed Project will be landscaped to create attractive public spaces integrated throughout the overall Project. As required under the WC 2035 Plan's PAOS requirements, a minimum of approximately 50% of the total provided PAOS will be landscaped.

6.2.6.2.7. Landscaping Requirements for Parking Facilities:

The provisions of Section 6.2.6.2.7(2) are applicable to the proposed Mixed-Use Building, which requires that "a minimum landscaped setback of five (5) feet shall be observed on all perimeters of standalone parking structures or any portion of a building or structure used for parking at grade or above grade within the interior of a lot, and not located adjacent to an existing public street, new public or private street, or PAP." The Applicant is requesting two Waivers of Development Standards related to this section, the first is to waive the requirement for the five-foot landscape buffer along the eastern edge of the Project and the second is to eliminate the requirement to plant 1 tree for every 30 feet within the landscape buffer. The Waiver request will accommodate required fire access, as described further in ***Attachment C: Density***

Bonus/Affordable Housing Incentive Program Findings. This requirement is complied with where the proposed Parking is not wrapped by a non-residential or permissible ground floor residential use, along the southern building facade as demonstrated in the associated Project Plans. As demonstrated in the associated landscape plans and as required by this Section, trees are planted in the 5-foot setback area at a minimum ratio of one tree for every 30 linear feet of the length of the parking structure along the southern edge of the parking garage as well. Non-residential and permissible ground floor residential uses wrap the parking adjacent to the PAOS provided, and therefore no additional landscaping is required along the western and northern building facades pursuant to the requirements of this section. Additionally, as required, the portions of the building that are used for parking at or above grade have been designed to minimize vehicle headlight and noise impacts.

6.2.6.2.8. Street Trees:

As shown on the associated landscape plans included in the Project Plans, the Project proposes to locate street trees along the Canoga Avenue and Victory Boulevard frontages of the Project, per the species required in *Appendix F: Urban Design Guidelines,* and *Figure 2, Warner Center – Canoga Avenue Cross Section.* There are no existing street trees; however, the proposed Project includes the planting of Shamel Ash and Tipu Trees in compliance with *Figure 2, Warner Center – Canoga Avenue Cross Section.*

WC 2035 Plan Section 6.2.7: Hybrid Industrial

The Project does not propose to include hybrid industrial uses.

WC 2035 Plan Section 6.2.8: Automobile Uses

The Project does not propose to include automobile uses.

WC 2035 Plan Section 6.2.9: Establishment of Entertainment Uses – Downtown and Uptown Districts Only.

The proposed Project is located within the Downtown District. However, an Entertainment Use is not proposed.

WC 2035 Plan 6.2.10: Sustainability

The proposed Project is designed to meet the equivalent green standards for Leadership in Energy and Environmental Design (LEED™) at the Silver Level, as shown in the LEED 2009 Preliminary Project Checklist included in the associated Project application, and will comply with the City's Green Building Ordinance. Additionally, the roof of the proposed Project comply with Option One of the Solar Reflectance Index Requirement set forth in *Appendix G* of the WC 2035 Plan (with an SRI equal to or greater than 78 provided on a minimum of 75% of the roof surface area).

WC 2035 Plan Section 7: Mobility

As required, the Applicant is concurrently filing the *Warner Center 2035 Plan Los Angeles Department of Transportation (DOT) Site Information Application Form and Preliminary WC2035 Plan Mobility Fee Calculation Application Form - Project Permit Compliance* ("LADOT Application Form") with the Los Angeles Department of Transportation ("LADOT"). Consistent with the requirements of this Section, the Applicant will pay any assigned Mobility Fee and complete any required Mitigation Measures contained in the Certified Program EIR, as assigned by Los Angeles City Planning ("LACP"). The Applicant will seek credit for the existing use as well as credit for any dedications made in furtherance of assigned mitigation measures. Lastly, in compliance with WC 2035 Plan Section 7.8.1.2, the Applicant will prepare a Transportation Demand Management Plan or join the Transportation Management Organization.

WC 2035 Plan Section 9: Cultural Amenities

The proposed Project will comply with applicable requirements under WC 2035 Plan Section 9.

Appendix F: Urban Design Guidelines

As described further below, the proposed Project is generally consistent with the WC 2035 Plan Urban Design Guidelines, in satisfaction of the requirements of the WC 2035 Plan.

Section 2: Blocks

The WC 2035 Plan Urban Design Guidelines ("the Guidelines") recommend that blocks be structured to enhance walkability and to provide visual and physical connection to the public right of way, thus bringing a pedestrian scale to the street, and to support this connection by sprinkling public open spaces among the buildings while deemphasizing the location of parking. Additionally, the Guidelines aim to encourage development conscious of the effects of massing and site layout to further ensure greater visual and pedestrian connectivity to projects and adjacent street blocks.

The proposed Project has been designed to meet these goals. The Project features large glass storefront windows along Canoga Avenue and Victory Boulevard creating a visual connection to the public right of way, and enhancing the pedestrian environment and scale by differentiating the ground floor from the upper levels. Additionally, the PAOS along the Canoga frontage has been designed to facilitate a physical connection to the street. Parking is deemphasized as no surface parking is proposed and all parking is screened from view from the public right-of-way.

As indicated on the Landscape Plans submitted with the instant application, the PAOS has been designed throughout the Subject Property with a significant consolidated public plaza along the Canoga Avenue frontage, creating a pedestrian friendly and walkable environment throughout the Subject Property.

Section 3: Streets

As demonstrated in the associated Project Plans, the Project will comply with the WC 2035 Plan Street Standards, providing the necessary dedications, sidewalk easements, and where

necessary improvements to achieve the street standards adjacent to the Subject Property as set forth below.

Canoga Avenue: The Subject Property fronts on Canoga Avenue, which is designated by the Mobility Plan 2035 as a Modified Boulevard II. The portion of the street adjacent to the Subject Property is currently dedicated to a half Public-Right-of-Way ("PROW") of 50 feet, and is improved with a concrete curb, gutter, sidewalk, and street lights.

As listed in Table 1 of the WC 2035 Plan, *Warner Center 2035 Plan Street Standards-North/South Streets (Version 9/23/2013),* the portion of the Subject Property, adjoining the east side of Canoga Avenue with a northern boundary greater than 350 feet south of Victory Boulevard and a southern boundary greater than 350 feet north of Oxnard Street, is designated to provide a 52-foot half PROW plus a 4-foot easement, for a 40-foot half roadway, an 8-foot wide parkway, and an 8-foot wide sidewalk. As such a 2-foot dedication will be provided, as will a 4-foot sidewalk easement.

Victory Boulevard: The Subject Property fronts on Victory Boulevard, which is designated by the Mobility Plan 2035 as a Modified Boulevard II. The portion of the street adjacent to the Subject Property is currently dedicated to a half Public-Right-of-Way ("PROW") of 50 feet, and is improved with a concrete curb, gutter, sidewalk, and streetlights.

As listed in Table 2 of the WC 2035 Plan, *Warner Center 2035 Plan Street Standards-North/South Streets (Version 9/23/2013),* the portion of the Subject Property, adjoining the south side of Victory Boulevard between Canoga Avenue and DeSoto Avenue is designated to provide a 68-foot half right-of-way, plus a 12-foot easement, for a 56 foot half right-of-way, 16-foot parkway, and 8 foot sidewalk. As such, the Project will provide an 18-foot dedication and 12 foot easement along Victory Boulevard.

Section 4: Street Wall and Ground Floor

As designed, the proposed Project complies with the Street Wall and Ground Floor Guidelines. The Project meets the Guidelines' intent to design a building wall along the sidewalk to define the street, provide a comfortable scale for pedestrians, and orienting these spaces to the street to maximize transparency and promote sidewalk activity.

The Project's design provides contemporary architecture aimed to appeal not only to the current community but to retain its broad appeal into the future. A glass storefront has been designed on the ground floor, maximizing transparency and, in conjunction with the PAOS provided, creating an active and inviting pedestrian atmosphere. Further, the pedestrian plaza provided along Canoga has been designed to promote not just sidewalk activity but pedestrian activity within the Subject Property. Additionally, as discussed above, the pedestrian scale is enhanced by the differentiation of materials used on the ground floor and the upper levels.

Section 5: Parking and Access

As described in the findings above, the proposed Project will voluntarily provide sufficient automobile and bicycle parking spaces to meet the applicable parking provisions and demands of the proposed uses. Parking will be provided for all uses on site within the proposed garage, which will span two subterranean levels, one on-grade and one above-grade level. Parking will be screened from view and landscaping will be provided consistent with the requirements of the WC

2035 Plan.

Section 6: Architecture

According to the Guidelines, new projects are expected to contribute to making a great development, a successful block and a livable neighborhood. This requires particular attention to the way buildings meet the sidewalk, providing a transition to the pedestrian scale and elements that activate the street, and accommodating vehicular access and parking in a way that respects pedestrians and public spaces and contributes to the quality of the neighborhood. As described, the proposed Project is very much in line with these goals.

Massing

The proposed Project avoids the bulky massing discouraged by the Guidelines. The Project provides relief from massing through a variety of rooflines and materials, as well as the use of balconies to break up the massing and create the appearance of smaller scale buildings on the upper levels. Additionally, relief from the massing is provided through the dramatic corner element which provides not just visual relief but also a view into the proposed Project through a break in the vertical and horizontal plane at the podium level.

Horizontal and Vertical Articulation

The street edge of the Project is defined by the western and northern façades of the proposed Project. The architecture features modern materials including glass storefront windows on the ground floor, distinct from the upper levels which are designed to reflect a sophisticated residential environment, and providing horizontal articulation. The horizontal articulation is also provided through use of a subtle cantilever of the upper levels of the building along the Victory Boulevard frontage.

In regards to vertical articulation, as described above a variety of materials and roof lines are used to reduce the scale of the building and provide articulation through inset and protruding balconies and winged building edges. Also notable, is opening of the Project on the upper levels at the corner of Victory Boulevard and Canoga Avenue. The use of a large outdoor podium and roof deck creates visual interest and diversity.

Windows and Doors

In accordance with the Guidelines, the proposed Project incorporates windows and doors in places that easily identify building entrances at the ground level, accentuate the architectural styles, and facilitate greater visual interest as tools to break up the plane of the building façade. The placement of storefront windows on the ground floor along Canoga Avenue and Victory Boulevard establish a street-presence for the Project on a pedestrian scale. Upper levels include residential scale glazing, enhancing and emphasizing the distinct design of the upper levels.

Lighting and Security

Lighting has been designed to ensure that a safe and secure environment is provided for all users and visitors of the Project. Within the exterior of the Project, including PAOS spaces, lighting has been appropriately shielded to reduce glare, and to be contained within the Subject Property. Lighting within the Project and within the exterior areas, including the pool area, would likewise be focused downward and inward, as appropriate, and shielded to reduce glare and prevent light

spillover on surrounding properties.

Minimizing Impacts on Neighbors

The proposed Project has been designed to screen the Project's mechanical equipment from public view and to minimize impacts on neighbors. As shown on the Project Plans, where possible mechanical equipment is located on the roof and screened from view. As described in the section above, all Project lighting and illumination will be shielded down to reduce glare upon adjacent uses and the street.

Section 7: On-Site Open Space

As previously described, the proposed Project will include PAOS as required under the WC 2035 Plan, both in terms of area amounts and locations, which will benefit the community as well as users of the Project. Additional open space is provided for residents throughout the proposed Project. Passive recreational space is provided across private balconies, a ground floor lobby/lounge, and a roof deck. Active recreational spaces are provided as well, inclusive of a pool deck with multiple features.

Section 8: Landscape and Stormwater Treatment

The proposed Project will comply with the Stormwater Management Guidelines as required by the City's Low Impact Development Ordinance (LID). The Project will explore on-site infiltration to the extent feasible. Should on-site infiltration be infeasible, the proposed Project will rely on either rainwater harvesting (or the capture and reuse of Subject Property runoff) or biofiltration to comply with LID requirements for treatment of the first flush of rainfall.

The proposed Project would remove any existing invasive species on the Subject Property and the proposed landscaping palette would incorporate native and drought-tolerant plants, with irrigation designed in compliance with required Mitigation Measures contained in the Certified Program EIR. Plants that filter pollutants from stormwater will be used within the vegetated parkway swales wherever possible. Additionally, the landscaped areas will employ high-efficiency irrigation systems wherever possible to reduce water waste.

Section 9: Streetscape Improvements

As discussed above, the Project will improve Canoga Avenue and Victory Boulevard consistent with WC 2035 Plan Standards, where required, consistent with this Section.

Section 10: Signage

Signage, once designed, will be reviewed by LACP consistent with the requirements of the WC 2035 Plan sign district.

Section 11: Cultural Amenities

The proposed Project will comply with the the applicable Cultural Amenities Fee payment or provide on-site art.

2. That the Project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would

mitigate the negative environmental effects of the Project, to the extent physically feasible.

Associated with this Application, the Project has prepared an analysis demonstrating that the Project's potential environmental impacts are within the scope of those analyzed in the Certified Program EIR. The Project will comply with all applicable Mitigation Measures.

# # #

ATTACHMENT C

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVE PROGRAM

JUSTIFICATION/FINDINGS

6464 CANOGA AVENUE
WOODLAND HILLS, CA 91367

PROJECT OVERVIEW

The Applicant, Toll Brothers Apartment Living (the "Applicant"), proposes the demolition of the existing approximately 65,903 square foot office building and associated surface parking located at 6464 Canoga Avenue (the "Subject Property") to make way for the construction and operation of an approximately 272,844 square foot Mixed-Use, Density Bonus Project (the "Project"). The Subject Property, which has a lot area of 85,345 square feet prior to any dedications (and 77,858-square-foot after anticipated dedications), is located in the Warner Center 2035 Specific Plan (the "WC 2035 Plan") Area, subject to the WC 2035 Plan certified program environmental impact report ("Certified Program EIR"), and is zoned (WC) Downtown-SN. The Project will include 276 dwelling units across 264,252 square feet of Residential Floor Area[1] and 8,592 square feet of Non-Residential Floor Area. The Project will include 8 stories and reach a maximum height of 100 feet (or 74 feet at the highest Residential floor level). The Project will restrict 7% of the total units as affordable to Very Low-Income Households and will seek one Density Bonus Incentive and four Waivers of Development Standards.

REQUESTED ENTITLEMENTS

In order to achieve the proposed Project, the Applicant requests the following entitlements:

- The approval of a **DENSITY BONUS PROJECT,** pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25 (g) and California Government Code Section 65915. The Project, which will restrict 21 dwelling units, 7% of the total proposed units, as affordable to Very Low-Income Households and will seek one Off-Menu Incentive and four Waivers of Development Standards pursuant to LAMC Section 12.22.A.25(g)(3) and California Government Code Section 65915, as set forth below. The Applicant requests:
    - An Off-Menu Incentive to allow for the reduction in required building height for a Residential Building in the Downtown District, permitting a highest residential floor level of 74 feet, in lieu of the 100 feet required by WC 2035 Plan Section 6.1.2.3.5(c); and

[1] Capitalized terms not defined herein are defined in the LAMC or WC 2035 Plan.

- A Waiver of Development Standards to permit the Project to provide 8,592 square feet in Non-Residential Floor Area in lieu of the 68,211 SF (25%) otherwise required by WC 2035 Plan Section 6.1.2.3.4.
- A Waiver of Development Standards to permit a maximum setback of 47 feet along the Canoga Avenue frontage, in lieu of the maximum allowable setback of 15 feet required by WC 2035 Plan Section 6.1.2.3.9.
- A Waiver of Development Standards to eliminate the requirement for a 5-foot landscape buffer along the eastern edge of the Project required by WC 2035 Plan section 6.2.6.2.7(2).
- A Waiver of Development Standards to eliminate the requirement for one tree to be planted for every 30 linear feet of required landscape buffer, required by WC 2035 Plan Section 6.2.6.2.7(2).

- The granting of a **PROJECT PERMIT COMPLIANCE**, pursuant to LAMC Section 11.5.7 and WC 2035 Plan Section 5.3.3.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVE PROGRAM FINDINGS

Pursuant to LAMC Section 12.22.A.25 and California Government Code Section 65915 *et seq.*, a Project that restricts 5% of units affordable (exclusive of market-rate manager's units) is entitled to a density bonus and one incentive. The proposed Project will restrict 7% of units affordable to Very Low-Income Households, as such, the Project is permitted the one requested off-menu Incentive and four requested Waivers of Development Standards, as outlined below.

Incentive

Pursuant to LAMC Section 12.22 A.25(g)(2)(i)(c) and Government Code Section 65915(e), the City Planning Commission shall approve the requested Off-Menu Incentive unless the Commission finds that:[2]

a. The Incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs under 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

[2] The findings referenced in LAMC Section 12.22 A.25(g)(2)(i)(c) apply to off-menu requests.

of residential rent or ownership pricing not to exceed 30 percent times 50 percent of the area median income adjusted for family size appropriate for the unit.

In exchange for reserving 7% of the proposed dwelling units for Very Low-Income households, the Project is entitled to one Incentive and any necessary Waivers of Development Standards under Government Code Section 65915. Accordingly, the Project is entitled to the Off-Menu Incentive request to allow for a reduction in the minimum residential building height. As described further below, the requested Incentive provides cost reductions that provide for the Project's affordable housing costs.

WC 2035 Plan Section 6.1.2.3.5(c): Minimum Residential Height

The Applicant has requested an Off-Menu Incentive pursuant to LAMC Section 12.22 A.25(g)(3) to permit a floor level of 74 feet for the highest residential unit, as measured per LAMC Section 12.03 from the lowest adjacent grade to the floor level of the highest residential unit, in lieu of the 100 feet otherwise required. As described further below, the requested incentive results in actual cost reductions, providing for the Project's affordable housing costs.

The requirement for the floor level of the highest residential unit to have a minimum height of 100 feet above the adjacent grade, requires Type I construction, also known as high-rise construction which requires concrete and steel framing, pursuant to the requirements of the Los Angeles City Building Code. The instant incentive which will reduce the height of the floor level of the highest residential unit to 74 feet allows for Type III construction, which allows for the use of wood framing, consistent with the Los Angeles City Building Code. The requested reduction in building height and therefore the Type III building construction results in approximately 72 million dollars in cost savings for the Project thereby offsetting the cost of the proposed affordable units.

As described above, the requested Incentive results in cost savings, thereby providing for the inclusion of the proposed restricted affordable Dwelling Units.

b. The Incentive will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low-, Low- and Moderate-Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

There is no substantial evidence in the record that the proposed Incentive will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. LAMC Section 12.22.A.25(b) defines "specific adverse impact" as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." The

Project is located within the WC 2035 Plan Specific Plan Area and subject to the Certified Program EIR. The proposed Project is within the scope of the potential impacts analyzed by the Certified Program EIR for the Subject Property, as demonstrated in the analysis prepared for the Project pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15168(c), and as such any potential adverse impacts have been contemplated and for which mitigation measures will be assigned. Additionally, the Project is not located within a Very High Fire Severity Zone, flood zone, hillside area, methane hazard zone, or within an Alquist Priolo Fault Zone. The Project is located within a liquefaction zone; however, the design and construction of the Project will be required to comply with all applicable provisions of the California Building Code and the Los Angeles Building Code, including incorporation of all grading, foundation, and structural recommendations provided in the Project's geotechnical investigation, which includes a liquefaction analysis. With adherence to these requirements, the Project would not result in or exacerbate liquefaction risks. Therefore, there is no substantial evidence that the proposed Project, and thus the requested Incentive, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource. Based on the above, there is no basis to deny the requested Incentive.

c. The Incentive is contrary to State/Federal Law.

There is no substantial evidence in the record that the proposed Incentive is contrary to State or Federal Law.

Waivers of Development Standards

Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Government Code Section 65915(e), the City Planning Commission shall approve the requested Waiver(s) of Development Standards unless the Commission finds that:[3]

a. The Waivers of Development Standards relate to development standards that will not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]" (Government Code Section 65915(e)(1))

As described further below, without the four requested waivers, the existing development standards would preclude the development of the proposed Project, inclusive of the restricted affordable dwelling units, at its proposed density and with the inclusion of the requested density bonus incentive.

WC 2035 Plan Section 6.1.2.3.3: Graduated FAR Table

[3] Pursuant to LAMC Section 12.22 A.25(g)(3), the City Planning Commission is considered the decisionmaker for waiver of development standards requests. The findings referenced in LAMC Section 12.22 A.25(g)(2)(i)(c) apply to such requests.

The Applicant has requested a Waiver of Development Standards to permit the Project to provide 96.9% residential Floor Area, deviating from the requirements of the WC 2035 Plan Section 6.1.2.3.3. Per *Appendix B, Graduated FAR Table for All Projects,* of the WC 2035 Plan, the minimum Non-Residential Floor Area required for a Project in the Downtown District proposing an FAR greater than 3.0 is 25% of the proposed Floor Area, which would physically preclude the construction of the proposed Project at the proposed density within the reduced building envelope sought through the Incentive for a reduced residential height, as discussed above. As demonstrated in the included Waiver Exhibit, providing 25% of the proposed Floor Area for Non-Residential uses would result in a loss of 75 dwelling units. As such, the Project is eligible for the requested Waiver of Development Standards.

WC 2035 Plan Section 6.1.2.3.9: Setbacks

The Applicant has requested a Waiver of Development Standards to permit the Project to provide a variable setback along Canoga Avenue of approximately 35 feet to 43 feet, deviating from the requirements of Section 6.1.2.3.9 of the WC 2035 Plan. The WC 2035 Plan permits a maximum setback of 15 feet along the Canoga Avenue frontage. Additionally, the Plan requires 15% of the lot area to be Publicly Accessible Open Space. As demonstrated in the included Waiver Exhibit, a WC 2035 Plan compliant Project would lose 13 dwelling units. As such, the Project is eligible for the requested Waiver of Development Standards.

WC 2035 Plan Section 6.2.6.2.7(2): Landscape Buffer Requirement

The Applicant has requested a Waiver of Development Standards to permit the Project to deviate from the requirements of WC 2035 Plan Section 6.2.6.2.7(2) which would require a 5-foot landscape buffer along the eastern edge of the parking garage. The Los Angeles Fire Department requires a five-foot walkway that is clear to the sky along the eastern edge of the parking garage. As demonstrated in the associated Waiver Exhibit, a WC 2035 Plan compliant Project, inclusive of the 5-foot landscape buffer and the 5-foot LAFD access, would lose 12 dwelling units. As such, the Project is eligible for the requested Waiver of Development Standards.

WC 2035 Plan Section 6.2.6.2.7(2): Landscape Buffer Planting Requirement

The Applicant has requested a Waiver of Development Standards to permit the Project to deviate from the requirements of WC 2035 Plan Section 6.2.6.2.7(2) which would require a 5-foot landscape buffer along the eastern edge of the parking garage, with one tree planted every 30 feet within the 5-foot landscape buffer. The Los Angeles Fire Department requires a 5-foot walkway that is unobstructed and clear to the sky along the eastern edge of the parking garage. As demonstrated in the associated Waiver Exhibit, a WC 2035 Plan compliant Project, inclusive of the 5-foot landscape buffer, with trees planted at 30-foot intervals, and the 5-foot LAFD access, would lose 12 dwelling units. As such, the Project is eligible for the requested Waiver of Development Standards.

b. The Waivers of Development Standards will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low-, Low- and Moderate-Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

There is no substantial evidence in the record that the proposed Waivers of Development Standards will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. LAMC Section 12.22.A.25(b) defines "specific adverse impact" as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete". The Project is located within the WC 2035 Plan Specific Plan Area and subject to the Certified Program EIR. The proposed Project is within the scope of the potential impacts analyzed by the Certified Program EIR for the Subject Property, as demonstrated in the analysis prepared for the Project pursuant to CEQA Guidelines Section 15168(c), and as such any potential adverse impacts have been contemplated and for which mitigation measures will be assigned. Additionally, the Project is not located within a Very High Fire Severity Zone, flood zone, hillside area, methane hazard zone, or within an Alquist Priolo Fault Zone. The Project is located within a liquefaction zone; however, the design and construction of the Project will be required to comply with all applicable provisions of the California Building Code and the Los Angeles Building Code, including incorporation of all grading, foundation, and structural recommendations provided in the Project's geotechnical investigation, which includes a liquefaction analysis. With adherence to these requirements, the Project would not result in or exacerbate liquefaction risks. Therefore, there is no substantial evidence that the proposed Project, and thus the requested Waivers of Development Standards, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource. Based on the above, there is no basis to deny the requested Waivers of Development Standards.

c. The Waivers of Development Standards are contrary to State/Federal Law.

There is no substantial evidence in the record that the proposed Waiver of Development Standards are contrary to State or Federal Law.

# # #

REFERRAL FORM

GEOGRAPHIC PROJECT PLANNING REFERRAL

Any case filing application submitted to Los Angeles City Planning for a project which is subject to one or more of the following Overlays shall include a completed and signed Geographic Project Planning Referral Form (Referral Form). An Assignment List can be found on the City Planning website at http://planning.lacity.org under the "About" tab.

APPLICABLE OVERLAYS

- **Specific Plan**
- **Community Design Overlay (CDO)**
- **Neighborhood Oriented District (NOD)**
- **Community Plan Implementation Ordinance (CPIO)**
- **Design Review Board (DRB)**
- **Pedestrian Oriented District (POD)**
- **Sign District (SN)**

Review of the application by Project Planning Staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regards to requested actions or the adequacy of application exhibits/materials pursuant to the applicable Geographic Overlay, which could subsequently delay processing.

City Planning reserves the right to require an updated Referral Form for the project if more than **180 days** has lapsed from the date of the signature provided by the Project Planner, or as necessary to reflect project modifications, policy changes and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

THIS SECTION TO BE COMPLETED BY APPLICANT

Project Site Address: 6464 Canoga Avenue, Woodland Hills, 91367

Community Plan Area: Canoga Park-Winnetka-Woodland Hills-Warner Center

Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including Subarea, if applicable: WC 2035 Plan, WC 2035 Plan Sign District

PROJECT TYPE (check all that apply)

- ☐ **ED 1 Eligible**[1]
- ☒ **New Construction**
- ☐ **Addition**
- ☐ **Renovation**
- ☒ **Grading**
- ☐ **Change of Use**
- ☐ **Signage**
- ☐ **Other** _____

Description of Proposed Project: The Applicant proposes the demolition of existing commercial uses and associated surface parking to make way for the construction of a mixed-use density bonus Project with 4,045 SF of non-residential floor area and 276 DU (21 of which to be affl to VLI HH).

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

AUTHORIZATION TO FILE (check all that apply)

Specific Plan/SN

- ☒ **Project Permit**
  - ☐ **Minor** (3 signs or less or change of use)
  - ☐ **Standard** (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)
    - ☐ Single-Family
  - ☒ **Major** (All other projects)
    - ☐ Single-Family

☐ **Modification** ☐ **Interpretation** ☐ **Adjustment** ☐ **Administrative Clearance**

☐ **Exception** ☐ **Amendment** ☐ **Sign-Off Only** ☐ **Not a Project**

☐ **SB 9 - ADM Case Required**

Design Review Board (DRB)

☐ **Preliminary Review** ☐ **Final Review**

CDO/POD/NOD

☐ **Design Overlay Plan Approval**

- ☐ **Minor** (3 signs or less or change of use)
- ☐ **Standard** (More than 3 signs, wireless equipment, or additions of less than 200 sq. ft.)
- ☐ **Major** (All other projects)

☐ **Sign-Off Only**

☐ **Not a Project**

☐ **SB 9 - ADM Case Required**

Community Plan Implementation Overlay (CPIO)

☐ **Administrative Clearance (Multiple Approvals)**

☐ **CPIO Adjustment (CPIOA)**

☐ **CPIO Exception (CPIOE)**

☐ **Potentially Historic Resource**

☐ **SB 9 - ADM Case Required**

Streetscape Plan

☐ **Consultation Completed**

☐ **Not a Project or N/A under Streetscape Plan:** _____

ENVIRONMENTAL CLEARANCE

☐ **Not Determined** ☐ **Categorical Exemption (CE)**

☐ **Environmental Assessment Form (EAF)** ☐ **Class 32 CE**

☒ **Existing ENV Case Number:** ENV-2008-3471-EIR

☐ **ENV Addendum Case Number:** _____

☐ **Other:** _____

PUBLIC NOTICING

☒ **Public Hearing Required (BTC Required)**

☒ **Mailing of Letter of Determination**

☒ **BTC Required** ☐ **BTC Not Required**

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

Notes:

DSC staff, please charge the major fee for the Project Permit Compliance request. This project also includes a DB request.

Note: Application is incomplete and is missing the following items:

- Signed PZA Form
- PZA Stamped Project Plans
- Phase 1 Environmental Site Assessment

Also, WC staff has communicated with the applicant:
1) Project needs to provide more Non-Residential Floor Area (communicated December 2023) and;
2) There is an issue with the front yard setback (as communicated July 2022).

Note: Materials and plans have not been checked for full compliance with LAMC or Los Angeles Building Code. A signed Referral Form does not constitute approval of entitlements or the plans submitted at the time of case filing.

Project Planning Signature: Sheila Toni Digitally signed by Sheila Toni Date: 2023.12.14 14:11:11 -08'00'

Print Name: Sheila Toni

Phone Number: (818) 374-5062 **Date:** 12.13.2023

INSTRUCTIONS

1. **APPOINTMENTS.** A pre-filing appointment with the planner assigned to the applicable Overlay is required to complete this Referral Form. Please be advised that to file the application, a case filing appointment must be made separately with the Development Services Centers via the City Planning website. Please check the Development Services page for current protocols.
2. **REVIEW MATERIALS.** Please provide the following materials:
   a. Project Planning Referral Form with items in the Project Summary Section completed.
   b. A complete copy of all application materials, as specified in the Department of City Planning Filing Instructions (CP-7810) (e.g., DCP Application Form, Project Plans, Site Photographs).
   c. Specialized Requirements/Findings pertinent to your project.
3. **OTHER APPLICABLE APPROVALS.** This Referral Form is not intended to provide an exhaustive list of required entitlements. The City of Los Angeles offers several services to assist in identifying required entitlements and if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing, including DSC Case Management and/or Preliminary Plan Check with the Los Angeles Department of Building and Safety (LADBS).

CITY PLANNING OFFICE LOCATIONS

DOWNTOWN OFFICES	VALLEY OFFICES	WEST LA OFFICES
DSC Metro Counter Figueroa Plaza 201 N Figueroa Street, 4th Floor Los Angeles, CA 90012	DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd, Suite 251 Van Nuys, CA 91401	DSC West Los Angeles Counter 1828 Sawtelle Blvd, 2nd Floor Los Angeles, CA 90025
Major Projects Figueroa Plaza 221 N Figueroa St, Rm 1350 Los Angeles, CA 90012	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd, Suite 430 Van Nuys, CA 91401	
Central Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 621 Los Angeles, CA 90012		
West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N Spring Street, Room 720 Los Angeles, CA 90012		

Los Angeles Department of City Planning

INSTRUCTIONS:

WARNER CENTER 2035 PLAN
PROJECT PERMIT COMPLIANCE
Ordinance No. 182,766; Effective: December 25, 2013

Filing Requirements for ALL Project Permit Approval Applications, Except Administrative Clearance and Sign Applications

A Project may qualify for a Project Permit Compliance process if any of the following are true:

1) The Project is a Multiple-Phased Project.

2) The Project is a Master Planned Project.

3) The Project is a Basic Development Right Project.

4) The Project includes a subdivision of a lot that is larger than 217,800 square feet in lot area

5) The Project is a stand-alone parking structure.

6) The Project includes the addition of more than 50,000 square feet of net new floor area.

7) The Project includes the addition of 50 or more net new dwelling units

8) The Project includes any Entertainment Uses pursuant to Section 6.2.9 of the Plan.

Read ALL instructions carefully. Missing or incomplete materials can cause delays.

1) **Before** designing the project, review the Warner Center 2035 Plan, which can be found at: https://planning.lacity.org/odocument/3eadcb84-d31e-4666-9811-ad55f4f67d93/13-0197_ord_182766.pdf or purchased at either one of the Department of City Planning (DCP) Development Services Centers (Public Counters at Metro, Valley or West Los Angeles offices). For locations, access the DCP Website at: http://planning.lacity.org/.

   Link: https://planning.lacity.org/odocument/3eadcb84-d31e-4666-9811-ad55f4f67d93/13-0197_ord_182766.pdf

   You can also download the Warner Center 2035 Plan through ZIMAS at http://zimas.lacity.org under the Planning and Zoning dropdown menu after inputting search information. Click the link for *'Specific Plan Area'* and select *'Warner Center.'* Then select the link *'Continue'* to open the link to this document as well as the plan area maps.

2) Contact City Planning Warner Center 2035 Plan staff by phone to schedule an appointment to review your original submittal **before** photocopies of additional sets are made. Planning staff are located at 6262 Van

Nuys, Suite 430, Van Nuys, CA 91401. For questions and/or additional information contact Alycia Witzling at (818)374-5044: alycia.witzling@lacity.org or Tim Fargo at (818) 3749911: tim.fargo@lacity.org.

3) All submitted text-based application materials shall be submitted on 8 ½" x 11" paper.

4) All drawings, plans, etc. shall. be on 8 ½" x 11", 8 ½" x14", or 11"x17" paper. Oversize plans submitted shall be folded down to approximately 8 ½" x 14".

5) ***As soon as possible***, preferably at the beginning of the design process, contact City Planning Warner Center staff by phone or e-mail to schedule a **preliminary review** to go over your project site plan and discuss any points from the Specific Plan that affect your project and,

6) **After your preliminary review,** and once all materials required for filing are completed, schedule a meeting with the City Planning Warner Center 2035 Plan to review your application package in accordance to the Specific Plan and the filing instructions.

Please provide two (2) collated copies, plus the original version, of the following:

1) ☐ The **DEPARTMENT OF CITY PLANNING APPLICATION (CP-7771)** must be completely filled out – typed or printed in black or blue ink – with full answers to every statement and question. The application **MUST** be signed by the lessee (if the entire site is leased by the applicant), property owner(s) or an officer of a corporation authorized to sign official document for the corporation (Note: proof of this authorization/notarization shall be submitted as well). It **MAY NOT** be signed by an agent, owner in escrow or attorney without authorization. The application must be signed before a Notary Public in the space provided and the property owner shall verify the application and submit a title report showing that the applicant is the record owner at the time of submitting a Project Permit Compliance application.

Department of City Planning Application:
https://planning.lacity.org/odocument/3d913582-d6e7-4375-90e8-3e276b9c28bb/Department%20of%20City%20Planning%20Application.pdf

Department of City Planning Application (DCP) Filing Instructions:
https://planning.lacity.org/odocument/b3cd2983-ed8d-4ec2-bedc-eb7c3d940c9a/Department_of_City_Planning_Application_Filing_Instructions.pdf

2) ☐ A **COVER LETTER WITH THE PROJECT DESCRIPTION SHOWING COMPLIANCE WITH THE PLAN** must be provided giving a synopsis of the project and a discussion of design objectives. The applicant must also provide a detailed discussion of the project's compliance with the Plan's provisions. Additionally, a complete listing of entitlement requests must be included.

3) ☐ Provide a copy of the completed proof of **DEPARTMENT OF TRANSPORTATION REVIEW APPLICATION** and accompanying receipt for the payment for the subject project. That application maybe obtained and filed at the Department of Transportation, San Fernando Valley Development Review, Planning and Land Use Development, 6262 Van Nuys Blvd. Room 320, CA 91401 – (818) 374-4697 or LADCP 6262 Van Nuys Blvd. Room 320, CA 91401 – (818) 374-4699.

4) ☐ **BUREAU OF ENGINEERING PLANNING CASE REFERRAL FORM (PCRF)** (See Bureau of Engineering contacts below):

Downtown	**Valley**	**West Los Angeles**
Bureau of Engineering	Bureau of Engineering	Bureau of Engineering
Land Development Group	Valley District	West LA District
201 N. Figueroa, Suite 200	6262 Van Nuys Blvd., Suite 251	1828 Sawtelle Blvd., 3rd Floor
Los Angeles, CA 90012	Van Nuys, CA 91401	Los Angeles, CA 90025
(818) 374-5090	(310) 575-8384	(213) 977-8945

- ☐ 5) **B-PERMIT.** Submit a copy of B-Permit Case Management form(s).
- ☐ 6) **Sanitation Case Referral Form.** Submit a copy of the form signed by a Sanitation Plan Checker.
- ☐ 7) **TITLE REPORT.** Submit a copy of a title report to verify current ownership of the subject property.
- ☐ 8) **VICINITY MAP**, with scale and a directional arrow, indication the location of the project site in relation to nearby streets.
- ☐ 9) **DISTRICT/ZIMAS MAP/REPORT,** indicating the project's location, zoning, and related cases.
- ☐ 10) **COLOR PHOTOGRAPHS** (with index map indicating where photos were taken) showing the existing site situation, an aerial, the project site, the surrounding areas and buildings, to clearly represent the context

of the proposed project. Photos shall be mounted on 8 ½" x 11" card stock or the equivalent.

11) ☐ **COMMUNITY PLANNING AUTHORIZATION FORM**: Complete the first page of the form and Planning staff will complete the second page. Prior to submitting this application, the City Planner MUST sign this form.

12) ☐ **PLANS REQUIRED**. The application shall be accompanied by two (2) sets of plans (one (1) set of 11"x 17" and one (1) set of "16 x 20"). **Oversize plans submitted shall be folded down to approximately 8 ½" x 14"**, plus an original print out and on a CD or Flash Drive, of the following:

a. ☐ **COLORED RENDERINGS OR DRAWINGS** of the proposed project, including finish details. The plans shall call out specific products and materials proposed and state the manufacturer's name and color for the materials.

b. ☐ A **PLOT PLAN** drawn to scale that clearly represents all the features of the site and significant design issues. If the scope of work is significant, or the project is complex, it may be necessary to provide two (2) Site Plans; one (1) showing the existing site situation, and the second showing the proposed changes. The Plot Plan shall include at a minimum:

☐ i. Existing and proposed dimensions of improvements

☐ ii. Lot Lines

☐ iii. iii. Scale

iv. North Arrow ☐

v. ☐ Buildings, structures, walls, fences and significant trees

vi. Abutting ☐ sidewalks and streets

See Plot Plan Instructions (CP-7752):
https://planning.lacity.org/odocument/f7e02c30-3105-4c3b-9149-f3b359f01281/Plot_Plan_Instructions.pdf

c. ☐ **ELEVATION PLANS,** including building height and architectural forms and detailing.

See Elevation Instructions (CP-7817):
https://planning.lacity.org/odocument/e7b10ed3-6b4d-4929-80f8-769343418774/Elevation_Instructions.pdf

d. ☐ Where there is new construction, addition or change of use of any land, **FLOOR PLANS** shall be submitted showing the proposed arrangement of rooms and location of various activities.

See Floor Plan Instructions (CP-7751):
https://planning.lacity.org/odocument/97bd7bf3-3d90-4fbc-87d5-4928247d09cc/Floor_Plan_Instructions_[Interior_Floor_Plan].pdf

e. ☐ **LANDSCAPE AND IRRIGATION PLAN,** prepared by a licensed landscape architect.

Landscape Plan instructions:
https://planning.lacity.org/odocument/0ec5781c-e9c2-446f-9a68-ffc6ec9b2d8b/Landscape_Plan_Instructions.pdf

Landscape Guidelines [City of Los Angeles Landscape Ordinance Guidelines]:
https://planning.lacity.org/odocument/3de931fb-5553-4db1-8d0b-a1b4fcfaf0d5/Landscape_Guidelines_[City_of_Los_Angeles_Landscape_Ordinance_Guidelines].pdf

Los Angeles RIO District:
http://planning.lacity.org/Code_Studies/RIOproject/LA-RIO_183144_8.20.14.pdf

Overlay (RIO) District:
http://planning.lacity.org/Code_Studies/RIOproject/RIO_183145_8.20.14.pdf

f. ☐ **PARKING PLAN.** A Plan shall be submitted showing the location of the required automobile and bike parking spaces. The Plan shall list all the current land uses and their required parking requirements as required per the Specific Plan and LAMC. If the Project involves an addition or change of use, the last Certificate of Occupancy is needed to document the required parking for the existing use.

g. ☐ **SIGN PLAN.** If applicable, a sign plan shall be submitted indicating the proposed sign(s), fully dimensioned, in addition to any existing signs on the property. The Sign Plan shall include a matrix describing general characteristics of each sign (type, sign name or number, illumination, dimensions, quality).

13) ☐ **PERMITS.** Provide all building permits, use of land permits, sign permits, associated plot plans and certificates of occupancy for all existing buildings and structures on-site. If project plans have been submitted into plan check, provide a copy of both sides of the current building permit application(s) with the structure inventory section filled out by your plan checker.

14) ☐ **SOLAR REFLECTIVE STUDY** (Appendix G).

☐ a. Option One

☐ b. Option Two

☐ c. Option Three

15) ☐ **LEED CHECKLIST. A Checklist and narrative shall be provided documenting how each point was obtained and which plan sheet documents the obtained points.**

LEED v4 Project Checklist for New Construction
https://www.usgbc.org/resources/leed-v4-building-design-and-construction-checklist

LEED for Homes Mid-rise Project Checklist for California https://www.usgbc.org/resources/leed-homes-v2008-midrise-checklis

☐ a. Silver

☐ b. Gold

16) ☐ **PUBLIC ACCESSIBLE OPEN SPACE STUDY.** Document location and dimensions of PAOS as well as where the required focal point, seating, covered areas etc. are located.

17) ☐ **SUPPLEMENTAL PROJECT INFORMATION – MULTIPLE-PHASED PROJECTS**: Any applicant filing for a Multiple-Phased Project shall provide a Supplement to this Application Form providing the information detailed in Sections 5.3.3.1.1 and 5.3.3.1.2 of the Plan.

a. ☐ Phasing Plan with timeline for each phase and what will be included in each phase.

18) ☐ **SUPPLEMENTAL PROJECT INFORMATION – MASTER PLANNED PROJECTS**: Any applicant filing on a Project site over 217,800 square feet (5 acres) shall provide a Supplement to this Application Form providing the information detailed in Sections 5.3.3.3.3 of the Plan. The Plans will need to show the following at a minimum:

☐ a. New Streets

☐ b. Pedestrian-Adapted Pathways

☐ c. Publicly Accessible Open Space

☐ d. Walkways

☐ e. Sidewalks

☐ f. Landscaping

☐ g. Lighting Fire Lanes

☐ h. Parking

i. Urban Design Features

19) ☐ If applicable, **SUPPLEMENTAL PROJECT INFORMATION – ACTIVITY NODES AND ACTIVE STREET FRONTAGE STUDY (Section 6.2.4).**

20) ☐ If applicable, **SUPPLEMENTAL PROJECT INFORMATION – NEW STREETS AND PEDESTRIAN ADAPTED PATHWAY STUDY (Section 6.2.5).**

21) ☐ **PROJECT PERMIT COMPLIANCE FINDINGS** Provide written documentation of compliance with LAMC Section 11.5.7.C.2 and all applicable WC2035 Regulations (include both District Specific and General Plan Regulations) and Urban Design Guidelines in Appendix F.

☐ 22) **Transportation Demand Management Plan** if Project is over 30,000 sq. ft.

☐ 23) **Mitigation Monitoring Program** on Plans and recorded as a Covenant and Agreement.

- Possible additional Environmental Studies required **may** include:

1) Air Quality Study
2) Shade/Shadow Analysis
3) Noise Study
4) Historical Analysis
5) Drainage Report
6) Tree Survey
7) Phase 1 Study
8) Phase 2 Study

24) ☐ **ELECTRONIC COPY OF APPLICATION DOCUMENTS.** Provide an electronic copy of your application on a flash drive (DSC planners will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Floor Plan.pdf", "Photos.pdf", or "Findings.pdf" etc.). No file should exceed 9.8 MB in size.

- ○ Department of City Planning Application ○ Findings/Justification ○ Vicinity Map
- ○ Radius Map (if applicable)
- ○ Each required plan separately (e.g. plot plan.pdf, floor plan.pdf. etc.) ○ All photographs of the project site and surrounding properties ○ Any additional application specific materials (alcohol list. pdf., FAA_application.pdf etc.) ○ Any additional documents that could be helpful in the review of the project.

What to bring to the filing appointment at the Public Counter:

☐ Your signed **Geographic Project Planning Referral Form.**

☐ The original notarized **Department of City Planning Application**. Copies should be in the plan sets, but the original notarized document needs to be kept separate for the file.

☐ Your **plan sets**, *with each page numbered as 1, 2, 3...* You should have at least two (2) of these sets for the case file.

- ☐ Your **Duplicate Neighborhood Council packet** in an envelope, with the address on it and postage paid, but not sealed. One of the two (2) sets called out for the case filing is intended for this packet. This packet must include (and should be culled to only include):
    - Department of City Planning Application
    - Photos of the site and surrounding properties
    - Vicinity Map
    - Set of plans: Site Plan, Elevations
    - The environmental document, which will be added to the packet at the time of filing at the Public Counter

    There will be no acceptance of a case file without the Neighborhood Council copy!

- ☐ The **mailing gum (sticky) labels**. Copies of these should be in the plan sets but the two (2) of the originals should be in the case file.

- ☐ The **money/check** to pay the filing fee for the case.

Items completed at time of filing:

Environmental Documentation Confirm with Warner Center 2035 Plan Staff the type of environmental clearance needed for the project.

Fees are set by section 19.01 Q of the Los Angeles Municipal code. Checks should be made payable to the City of Los Angeles. (A copy of the most recent fee schedule can be obtained at the Development Services Centers (DSC) (Public Counters).

The application may be filed at either one of the Department of City Planning, Development Services Centers at:

- DSC Valley, 6262 Van Nuys Boulevard, 2nd Floor, Van Nuys;
- DSC Metro, 201 North Figueroa, 4th Floor, Los Angeles, or
- DSC West Los Angeles, 1828 Sawtelle Boulevard, 2nd Floor, Los Angeles.

The application will not be considered officially on file until it is deemed complete and required plans and information are found to fulfill the requirements of the Project Planning Bureau.

Administrative (Section to be completed by project staff)	
Case No.	
Environmental Clearance No	
Permit Application No.	
Date Submitted:	
Project Address:	
Assessor Parcel Number(s):	
Other Related Cases:	
Fee:	
Receipt#:	
Date of Receipt:	
Project Planner:	

Information
(Section to be co npleted by applicant)

Applicant Name: John McCullough
Company: Toll Brothers Apartment Living
Contact: Representative (see below)
Address: 1140 Virginia Drive, Fort Washington PA, 19034
Phone Nos.: 215-938-5227
E-Mail: jmccullough@tollbrothers.com

Property Owner's Name (if different from Applicant):
Company: Emser International LLC
Contact:
Address: 8431 Santa Monica Boulevard,West Hollywood,CA 90069
Phone Nos.:
E-Mail:

Project Contact: Sarah Golden Company: Rosenheim & Associates, Inc.
Contact:
Address: 21600 Oxnard Street, Ste 630, Woodland Hills, CA 91367
Phone Nos.:
E-Mail:

Project Description

Project Type: Check all that are applicable

- [ ] Change of Use
- [ ] Interior Alteration
- [x] Use of Land
- [x] New Construction
- ☐ Exterior Alteration
- ■ Demolition
- ☐ Addition
- ■ Pool/Spa
- ■ Grading
- ☐ Temporary Permit

District:	Downtown
Neighborhood Council:	Woodland Hills Warner Center
Community Plan	Canoga Park – Winnetka – Woodland Hills – West Hills
Gross Lot Area (before any dedications):	85,345 SF
Existing Square Feet:	65,903 SF
Demolished Square Feet:	65,903 SF
Existing Maximum Height:	N/A
Proposed Maximum Height:	100 feet
Project Total Size in Non-Residential Square Feet:	8,592 SF
Project Total Size in Residential Square Feet:	264,252 SF
Project Total Size in Square Feet:	272,844 SF
Project Total FAR Devoted to Non-Residential:	8,592 SF
Project Total FAR Devoted to Residential:	264,252 SF
Current Use(s):	Vacant commercial office building
Proposed Use(s): **See Appendix A of the Plan for Permitted Uses**	Retail/restaurant and residential
Amount of Publicly Accessible Open Space:	11,940 SF
Number of residential units: (if applicable) Removed: 0 New: 276 Remaining: N/A Work/Live 0	
Number of hotel rooms: (if applicable)	
Number of vehicle parking spaces: Required: 285 (min) 569 (max) Proposed: 406	Site is AB 2097 eligible
Number of bicycle parking spaces: Required: 162 Proposed: 162	
Active Frontage Street: YES ◉ NO ○ Activity Node YES ○ NO ○	
Number of LEED Points proposed:	52 (preliminary)
Green Roof Option:	Option 1- SRI of 78 or greater

Other Considerations

	Yes	No
Is the Project a Multi-Phased Project?		X
Is the Project a Master Planned Project		X
Is the Project a Basic Development Right Project		X
Does the Project include a subdivision of a lot that is larger than 217,800 square feet (5 acres) in lot area?		X

Is the Project a standalone parking structure?		X
Does the Project include an addition of more than 50,000 square feet of net new floor area?	X	
Does the Project include the addition of 50 or more net dwelling units?	X	
Does the Project include any Entertainment Uses pursuant to Section 6.2.9 of the Plan?		X
Does the Project include any Automobile use?		X
Does the Project include any Hybrid Industrial use?		X
Is the Project's uses permitted pursuant to Appendix A of the Plan? **If "No", those uses must be removed from the Project.**	X	
Is the Project subject to the Graduated Table limitations? **If "Yes", Project is subject to Appendix B of the Plan.**	X	
Is the Project located within ½ mile of a Los Angeles Unified School District school? **If "Yes", Project is subject to Conditions AQ10-AQ14 of the Appendix C of the Plan.**		X
Is the Project providing Incentivized Uses per Section 6.2.1.1 of the Plan?		X
Does the Project need additional environmental review beyond what was analyzed in the Master EIR? **If "Yes", please submit a detailed list of additional environmental review necessary including reports.**	Within the scope analysis has been	
Does the Project involve an existing building of 30,000 square feet or more of floor area, an addition to an existing building where the total square of the building of 30,000 square feet or more of floor area, or any new building containing 30,000 square feet or more of floor area? **If "Yes", please submit proof of compliance with Section 7.8 (Transportation Demand Management) of the Plan.**	Yes, TDM has been prepared	

Project Permit Checklist Form

(Except Sign Applications)

Warner Center 2035 Plan

[Ordinance No. 182,766; Effective: December 25, 2013]

New Construction (Section to be completed by applicant)			
	WC2035 Plan Standard (fill in requirement or "N/A")	**Plan Sheet / Document which Demonstrates Compliance**	**Staff Approval**
Plan District	Downtown District	See Attachment B, Project Permit Compliance Findings	
Land Use	Appendix A	See Attachment B, Project Permit Compliance Findings	
FAR	Allowed: 5:1 Proposed: 3.51:1	Sheet G-001	
Buildable Area	Lot Area 85,345 SF (Before Dedication) Lot Area (net) 77,858 SF (After Dedication)	Sheet G-001	
Residential Floor Area & Non-Residential Floor Area	25% Non-Residential Minimum, 75% Residential Maximum	Density Bonus Waiver of Development Standards, See Attachment C: Density	
Ground Floor Limitation	Downtown District and Active Street Frontage	See Attachment B, Project Permit Compliance Findings	
Building Height / Street Wall	Minimum height of 100 feet for floor level of highest	Density Bonus Incentive, See Attachment C: Density	
Setbacks	Canoga Avenue Setback 12-15 feet	Permitted break in the street wall is provided for a	
Parking	N/A Property is AB 2097 eligible	Sheet G-001	

Activity Node	Yes- Canoga Avenue and Victory Boulevard	A-103 and Attachment B: Project Permit Compliance	
Active Street Frontage	Yes- Canoga Avenue	A-103 and Attachment B: Project Permit Compliance	
PAOS/PAP	PAOS, 15% of Lot Area	Sheet G-001 and Attachment B: Project	
Consultation with Urban Design Studio / Neighborhood Council	Yes	Consultation with UDS July 13, 2023, WHWCNC	
Landscape Plan	Yes	Sheets L-1-L-8	
LEED Silver Compliant	Yes	G-007	
Solar Reflectance	Option 1	SRI Greater than 78	
DOT Mobility Fee	Preliminary Mobility Fee Form	Receipt included	
TDM Program if over 30,000 sq. ft.	Yes	TDM Provided	
Street Dedication and Improvement	Yes	BOE PCRF and Sheet A-000	
Street Trees	Yes	Sheets L-1- L-8	
List MMP on Plans and Execute Covenant	Required during permit processing	To be provided post entitlement	
Additional Mitigations if 500-feet or ½ mile from school	N/A	N/A	
Cultural Amenities Fee if permit valuation is $500,000 or more	Yes	Project will comply, see Attachment B: Project	
Supplemental Materials if Multiple-Phase or Master Plan	N/A	N/A	

*This checklist is for reference only, in order to provide supplemental information for a Director's Determination for the project

The Project described above is:

- ○ APPROVED

○ DISAPPROVED

REVIEWED BY:	APPROVED BY:
PRINT NAME:	PRINT NAME:
DATE:	DATE:

*For any proposed Project, if Disapproved, there is no appeal process associated with an Administrative Clearance. The Planning Department's decision is final. The applicant can either: 1) Refile a new application for an Administrative Clearance with a new filing and application fee OR 2) File the Disapproved proposed Project as a new Project Permit Compliance application and fee payment pursuant to the provisions of LAMC Section 11.5.7-C and Section 6 of the Warner Center 2035 Plan.

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles

Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
LAHD Replacement Unit Determination
1 of 3 pages

DATE: June 8, 2023

TO: Emser International, LLC, a California limited liability company, Owner
Sarah Golden, Representative

FROM: Marites Cunanan, Senior Management Analyst II
Los Angeles Housing Department

SUBJECT: **Housing Crisis Act of 2019 (SB 8)**
(DB) Replacement Unit Determination
RE: 6464 North Canoga Avenue, Los Angeles, CA 91367

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by Sarah Golden (Representative) on behalf of Emser International, LLC, a California limited liability company (Owner), for the above referenced property located at 6464 North Canoga Avenue (APN 2149-001-030) (Property), the Los Angeles Housing Department (LAHD) has made the following determination in regards to the above referenced application. No units existed on the property within the last 5 years. No units are subject to replacement as an affordable "protected unit".

PROJECT SITE REQUIREMENTS:

The Housing Crisis Act of 2019, as amended by SB 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project ("Project") on a site ("Property") that will require demolition of existing dwelling units or occupied or vacant "Protected Units" unless the Project replaces those units as specified below. The replacement requirements below apply to the following projects:

- Discretionary Housing Development Projects that receive a final approval from Los Angeles City Planning (LACP) on or after January 1, 2022,
- Ministerial On-Menu Density Bonus, SB 35 and AB 2162 Housing Development Projects that submit an application to LACP on or after January 1, 2022, and
- Ministerial Housing Development Projects that submit a complete set of plans to the Los Angeles Department of Building & Safety (LADBS) for Plan Check and permit on or after January 1, 2022.

Replacement of Existing Dwelling Units
The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past 5 years.

Replacement of Existing or Demolished Protected Units
The Project must also replace all existing or demolished "Protected Units". Protected Units are those residential dwelling units on the Property that are, or were, within the 5 years prior to the owner's application for a SB 8 Replacement Unit Determination (SB 8 RUD): **(1)** subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, **(2)** subject to any form of rent or price control through a public entity's valid exercise of its police power within the 5 past years **(3)** occupied by lower or very low income households (an affordable Protected Unit), or **(4)** that were withdrawn from rent or lease per the Ellis Act, within the past 10 years.

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the INCOME level of the occupants (i.e. W-2 forms, tax return, pay stubs, etc.). The Los Angeles Housing Department (LAHD) will send

requests for information to each occupant of the existing project. Requests for
weeks to be returned. It is the owner's responsibility to work with the oc
information is timely produced.

- ***In the absence of occupant income documentation***: Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of September 9, 2022, is at 33% extremely low income, 18% very low income and 19% low income for Transit Oriented Communities (TOC) projects and 51% very low income and 19% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 51% very low income and 19% low income. The remaining 30% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Replacement of Protected Units Subject to the Rent Stabilization Ordinance (RSO), Last Occupied by Persons or Families at Moderate Income or Above

The City has the option to require that the Project provide: **(1)** replacement units affordable to low income households for a period of 55 years (rental units subject to a recorded covenant), OR **(2)** require the units to be replaced in compliance with the RSO.

Relocation, Right to Return, Right to Remain:

All occupants of Protected Units (as defined in California Government Code Section 66300(d)(2)(F)(vi)) being displaced by the Project have the right to remain in their units until six (6) months before the start of construction activities with proper notice subject to Chapter 16 (Relocation Assistance) of Division 7, Title I of the California Government Code ("Chapter 16"). However, all **Lower Income Household** (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are **also** entitled to: **(a)** Relocation benefits also subject to Chapter 16, and **(b)** the right of first refusal ("Right to Return") to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the "affordable rent" or "affordable housing cost", as applicable. This provision does not apply to: **(1)** a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, and **(2)** a Project that consists of 100% lower income units except Manager's Unit.

THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by LAHD on February 28, 2023, the Owner plans to construct a two hundred and seventy-six (276) unit apartment building pursuant to Density Bonus (DB) guidelines with Discretionary Entitlements with the Department of City Planning (DCP).

PROPERTY STATUS (AKA THE "PROJECT SITE"):

Owner submitted an Application for a RUD for the Property on February 28, 2023. In order to comply with the required **5-year** look back period, LAHD collected and reviewed data from February 2018 to February 2023.

Review of Documents:

Pursuant to the Grant Deed, Owner acquired the Property on July 28, 2011.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates a use code of "1700 – Commercial – Office Building – One Story" for the Property, 6464 North Canoga Avenue, under APN 2149-001-030.

Google Earth, Google Street View, and an Internet Search confirm that the Property is commercial.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner has not applied for a Demolition Permit. The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner has applied for Building Permit #23010-10000-01993, permit not issued.

REPLACEMENT UNIT DETERMINATION:

Research shows the property as being commercial the entire lookback period of February 2018 – February 2023. Therefore, LAHD has determined that since at least February 2018, the Property has been commercial. Therefore, the proposed housing development does not require the demolition of any prohibited types of housing. Further, the provisions of SB 8 do not apply to commercial properties, therefore no SB 8 replacement affordable units are required.

Please note that this RUD will also apply if the proposed project is Transit Oriented Communities (TOC).

NOTE: This determination is provisional and is subject to verification by LAHD's Rent Division.

If you have any questions about this RUD, please contact Louie Miller at Louie.Miller@lacity.org.

cc: Los Angeles Housing Department File
Emser International, LLC, a California limited liability company, Owner
Sarah Golden, Representative
Planning.PARP@lacity.org, Department of City Planning

MAC:lm

PLANNING CASE REFERRAL FORM (PCRF)

City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 202200314

Part I. To be Completed by Applicant		DCP Case Number	
Applicant	Sarah Golden	Address	21600 Oxnard Street, Suite 630 Woodland Hills, CA 91367
Phone	8187162778	Email	sarahg@raa-inc.com
Owner	Emser International, LLC	Address	8431 Santa Monica Boulevard N/A West Hollywood, CA 90069
Project Address	6464 Canoga Avenue	APN	2149001030
Engineering District	Valley		

Project description (attach ZIMAS map with highlighted parcel(s))
TBD

Is there a tract or parcel map being filed in conjunction with this: [ ] Yes [**X**] No

If yes,Tract Map No. _____ Parcel Map No. _____

Has the Tract/Parcel report been prepared and submitted to DCP by BOE [ ] Yes [**X**] No
If yes, please refer to the Tract or Parcel map conditions, if not, then

Is any part of this project on a corner lot? [**X**] Yes [ ] No

Part II. To be Completed by BOE Staff

What is/are the street classification(s) for the adjacent streets (list all)?
Victory Blvd - Modified Boulevard I
Canoga Ave - Modified Boulevard II

Does the project front an intersection of two major or secondary highways? [**X**] Yes [ ] No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See Standard Plan S-470-1.

Apparent width of existing half right of way (street centerline to property line):	Victory Blvd - 59 ft Canoga Ave - 50 ft
Standard dimension for half right of way (from S-470-1), (street centerline to property line):	Victory Blvd - 12 ft SWE + 68 ft Canoga Ave - 4 ft SWE + 57 ft
Apparent width of existing half roadway (street centerline to curb face):	Victory Blvd - 49 ft Canoga Ave - 42 ft
Standard street dimension for half roadway (street centerline to curb face):	Victory Blvd - 56 ft Canoga Ave - 45 ft
Is the lot connected to the sewer?	[**X**] Yes [ ] No
Distance from subject lot to nearest main line sewer	45 ft
Is the subject lot(s) within the hillside ordinance boundary?	[ ] Yes [**X**] No

Preliminary Required Improvements:

Planning Case Referral Form Recommendation:	
Dedication Required:	[**X**] Yes [ ] No
Street Widening Required:	[**X**] Yes [ ] No
Other Improvements Required:	[**X**] Yes [ ] No
If yes, please list preliminary required improvements:	Install street trees and tree wells as required by the Urban Forestry Division. Install street lights as required by the Bureau of Street Lighting.

NOTE: The information on this PCRF is only a "preliminary recommendation" by BOE, which provides the applicant with a general understanding of what **may** be required by BOE. If the PCRF Recommendations for Dedication or Street Widening is marked "Yes", a formal investigation and engineering report will be required. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Street Trees: If the PCRF Recommendation for Street Widening is marked "Yes", Street tree removals may be required. All street tree removals must be approved by the Board of Public Works. Applicant shall contact the Urban Forestry Division at (213) 847-3077 before proceeding with the Master Land Use Application.

In all cases, the Applicant will be required to close any unused driveways; remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalk,; and install/replace public improvements, such as driveway aprons and access ramps, to meet ADA requirements.

Applicants with PCRF Recommendation of "Yes" for Dedication or Street Widening are advised to submit the following documents and pay the BOE investigation fee.

1. BOE investigation fee.
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

Prepared by: Jennifer Lee Date: 06/08/2022

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
BOE Planning Referral Form
3 of 3 pages

City Planning Case Referral

Project Information

LA Sanitation Case Referral #: 1348 Date: 12/1/2023

Site Information

Project Address: 6464 Canoga Avenue

APN: 2149001030

Type of Project: ☑ New / ☐ Redevelopment

- ☐ Res ☐ Comm ☐ Indus. ☑ Mixed Use
- Other: _____

Hillside Grading: ☐ Y ☑ N ESA: ☐ Y ☑ N

Liquefaction: ☑ Y ☐ N

Percolation test done: ☐ Y ☑ N

Applicant Information

Name: Sarah Golden

Email: sarahg@raa-inc.com

Phone: (818) 716-2778

Address: 21600 Oxnard Street, Suite 630,
Woodland Hills, 91367

Project Information

Total site area (Ac): 1.790

Design Storm (85th Percentile): 0.95

Approx Impervious area (Ac): 1.580

Approx Pervious Area (Ac): 0.210

Note:
The information on this City Planning Case Referral Form is only a "preliminary review" by LA Sanitation. It informs the applicant of the stormwater requirements that will need to be implemented on the project in order to satisfy Low Impact Development (LID) requirements.

Possible BMP
(Subject to Soils testing and Site conditions)

Infiltration: ☐ Y ☑ N Capture & Use: ☑ Y ☐ N

Bio-Filtration: ☑ Y ☐ N

Sanitation Plan Checker

Reviewer: S. Garcia

Date Reviewed: 12/1/2023

Comment(s):

Site is in a liquefaction area therefore infiltration is infeasible. Provide City of LA LID Handbook Appendix F calculation for Capture and Use. If infeasible provide biofiltration BMP per the requirements of the LID Handbook.

Address of Building 6464 CANOGA AV

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY

Note: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.*

Issued 11/5/87 Permit No. and Year VN03160/86, LA34016/86

Add 1 Story 32' x 123' Office to existing 115' x 208' Type III Office Building - New building size 147' x 208 Office building. 581 required parking spaces, 951 parking spaces provided. B-2 Occupancy.

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHEATHER LISTED ABOVE OR NOT. 26700630272

Owner Filmation

Owner's Address 6464 Canoga Ave.
Woodland Hills CA 91367

R. KLINE/sb

5000630200500003072

B & S B-95a (R 5/86)

BY _____

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
Certificate of Occupancy
1 of 1 page

APPLICATIONS

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case No.: _____

Related Case Nos.: _____

Filed With: _____ **Date Filed:** _____

Accepted By: _____ **Date Accepted:** _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address[1]: 6464 Canoga Avenue, Woodland Hills, CA 91367

Assessor's Parcel Number: 2149-001-030

Major Cross Streets: Victory Boulevard and Canoga Avenue

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

OVERVIEW

The California Environmental Quality Act, also known as CEQA, was enacted by the State of California in 1970 to establish statewide regulations for the environmental review of discretionary projects. The CEQA review process is intended to foster transparency and integrity in public decision-making while ensuring land use decisions take into account the full impacts of development on natural and human environments. Before a discretionary project may be approved by the City, the Department must determine the appropriate level of CEQA review and conduct the corresponding type of environmental analysis.

Under CEQA, a project's potential impacts on the environment will fall into one of the following categories: Statutory Exemption (including the Sustainable Communities Project Exemption [SCPE]), Categorical Exemption (CE), Negative Declaration (ND), Mitigated Negative Declaration (MND), Sustainable Communities Environmental Assessment (SCEA), Sustainable Communities Environmental Impact Report (SCEIR), or Environmental Impact Report (EIR).

The purpose of this form is to assist Planning staff in determining the appropriate environmental clearance for a project. Unless otherwise specified on the pages that follow, provide all applicable information in narrative form or in a separate attachment to the Environmental Assessment Form (EAF). Any missing, incomplete, or inconsistent information will cause delays in the processing of your application.

[1] Project address must include all addresses on the subject site (as identified in ZIMAS; http://zimas.lacity.org).

A. PROJECT DESCRIPTION

Describe the entire project scope and any related entitlement requests. Attach a separate sheet if necessary. The description must include and/or describe:

- All phases and plans for future expansion
- Total square footage for:
  - Existing Development
  - Proposed Demolition
  - Proposed Construction
  - Summary of gross and net new square footage
- All uses, building heights (stories/feet), land use and zoning, floor area ratio (FAR), density, trees or protected tree removals, excavation/grading activities, construction staging areas, haul routes, street vacations or off-site improvements, sustainability features, hours of operation, etc.

Consider using tables to compare square footages or other aspects of the project.

Project Description:

The Applicant proposes the demolition of the existing approximately 65,903 square foot commercial building and surrounding surface parking to make way for the construction of an 8-story, 100 foot tall, 271,618 square foot (Floor Area) mixed-use Density Bonus Project. The Project will consist of 276 dwelling units and 4,045 square feet of ground floor commercial Floor Area. Please see Attachment A for a complete Project Description.

Additional Information Attached ☒ YES ☐ NO

B. PROJECT & PROJECT SITE INFORMATION

ZONING/LAND USE

	Existing	Proposed
General Plan Land Use Designation	Regional Center Commercial	Regional Center Commercial
Zoning	(WC) Downtown-SN	(WC) Downtown-SN
Use (e.g., apartments, restaurant, retail)	Commercial and Surface Parking	Mixed-Use Residential

PROJECT SITE

	Square Feet	Acres
Gross Lot Area	85,345 SF	1.96
Net Lot Area	77,858 SF	1.79

SLOPE[2]

Identify how much of the property is:

< 10% slope: 100% 10-15% slope: _____ > 15% slope: _____

*If slopes over 10% exist, a **Topographic Map** is required.*

PROJECT SIZE

Total square footage of the existing development:	65,903 SF
Square footage to be demolished:	65,903 SF
Square footage to be built:	469,048 SF
Net new square footage:	403,145 SF
Total gross square footage:	469,048 SF

PROPOSED USES

Residential square footage:	279,624 SF
Commercial square footage:	4,148 SF
Industrial square footage:	0 SF
Other square footage (indicate use):	0 SF

DWELLING UNITS

Number of residential units and type:	276 DU
Number of hotel guestrooms:	0 GU
Net new units or hotel guestrooms:	276 DU

[2] Defined in LAMC Section 12.03 as "An inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance (e.g., 2:1 or 1:1) or as a percentage (e.g., 50% or 100%)."

BUILDING HEIGHT

Total number of stories at or above ground: 8 stories

Maximum height: 100 feet

LOT COVERAGE

Indicate the percent of the total lot area that is proposed for:

Building footprint:	64 %	Permeable hardscape:	0 %
Paving/hardscape:	24 %	Landscaping:	12 %

EXISTING AND PROPOSED DEVELOPMENT

Does the project only involve a remodel or change of use of an existing interior space? ☐ YES ☒ NO

If YES, indicate the total size of the interior space: _____

Does the property contain any vacant structures? ☒ YES ☐ NO

If YES, describe and state how long it has been vacant:

Vacant since approximately 1994/1995

Does the project propose the removal or demolition of any structures? ☒ YES ☐ NO

If YES, provide the number, type, age, and total square footage of structures to be removed:

The Project includes the demolition of the existing 65,903 square foot commercial office building, constructed in 1964.

Does the project propose to remove any residential dwellings? ☐ YES ☒ NO

If YES, indicate the number of units: _____

Does the project include a pool and/or hot tub? ☒ YES ☐ NO

If YES, provide the total number of gallons of water: 15,260 gallons pool/4,189 gallons spa

SENSITIVE USES

Is the project site located within 500 feet of any of the following sensitive uses: residences (single-family, apartments, or condominiums), transient lodgings, and/or retirement homes, long-term health care facilities, rehabilitation centers, and convalescent centers; hospitals; schools and childcare centers; parks and playgrounds; churches; auditoriums, concert halls, amphitheaters, and/or recording studios?

☒ YES ☐ NO

If YES, describe use and proximity:

The Project is within 500 feet of a high-rise hotel located at 6360 Canoga Avenue.

HOURS OF OPERATION

The hours of operation of the proposed project:

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
5am-12am	5am-12am	5am-12am	5am-12am	5am-12am	5am-12am	5am-12am

SPECIAL EVENTS

Will there be special events not normally associated with day-to-day operations (e.g., fundraisers, parties, parent-teacher nights, athletic events, graduations)?

☐ YES ☒ NO

If YES, describe the number of events, type, duration, and frequency proposed:

TREES

Are there any protected and/or non-protected trees and shrubs[3] on the project site and/ or within the adjacent public right-of-way, that may be removed or impacted[4] as a result of the project? ☒ YES ☐ NO

Existing number of trees onsite: 42

Existing number of protected trees/shrubs onsite: 0

Existing number of street trees adjacent to the project site: 0

*If a protected tree or shrub (as defined in Los Angeles Municipal Code [LAMC] Section 17.02) occurs onsite, or any trees will be removed, replaced, relocated, or impacted, a **Tree Report** is required. Refer to the Tree Report Template (CP-4068) for additional instructions. If NO, a Tree Disclosure Statement (CP-4067) is required.*

Tree Report Attached ☒ YES ☐ NO ☐ N/A

Tree Disclosure Statement Attached ☐ YES ☐ NO ☒ N/A

GRADING

Specify the total amount of soil being moved:

Grading for Cut:	approx 30,000	cubic yards
Grading for Fill:	approx 0	cubic yards
Total Grading:	approx 30,000	cubic yards (including BHO-exempt grading)
Overexcavation/Recompaction:	approx 0	cubic yards

If subject to the Baseline Hillside Ordinance (BHO) per LAMC Section 12.21 C.10, identify the following exemptions, where applicable:

Remedial Grading as defined in LAMC Section 12.03: N/A cubic yards
(Must be recommended in Geotechnical Report and *approved by* the LADBS Grading Division)

Cut and/or Fill for driveway: N/A cubic yards
(Maximum exemption is 500 cubic yards)

Cut and/or Fill for deepened foundation systems: N/A cubic yards

Fill resulting from Cut underneath the main building footprint: N/A cubic yards
(Maximum exemption cannot exceed 50% of said Cut)

[3] For a list of protected trees and shrubs, refer to the Tree Disclosure Statement (CP-4067).

[4] Impacted means that grading or construction activity will be conducted within five feet of, or underneath, the tree's canopy.

HAUL ROUTE[5]

Indicate the amount of soil to be exported and/or imported:

☐ **Less than 1,000 cubic yards**
☒ **1,000 cubic yards or more**

Provide the following details only if the project is exporting/importing soil amount of 1,000 cubic yards or greater:

Soil Export Amount: approx 30,000 cubic yards (including a 25% swell factor)

Location of Disposal Site: Anticipated that exported soil will be disposed of at Vulcan Materials Company

Soil Import Amount: approx 0 cubic yards

Location of Borrow Site: N/A

RETAINING WALLS

Does the project include retaining walls? ☐ **YES** ☒ **NO**

If YES, describe:

No above grade retaining walls are contemplated as part of the proposed Project.

C. ENVIRONMENTAL CHECKLIST

Any technical study identified as required below shall be submitted at the time of case filing. Projects submitting an EIR may submit the technical studies at a later date.

AIR QUALITY

Does the proposed project include:

80 or more residential units?	☒ **YES**	☐ **NO**
75,000 sq. ft. or more of non-residential use?	☐ **YES**	☒ **NO**
20,000 or more cubic yards of soil export?	☒ **YES**	☐ **NO**

*If ANY of the three boxes are marked as YES, provide an **Air Quality Study**.*

[5] Haul Route approval will be required if the project is located within a BOE Special Grading Area and is exporting / importing 1,000 cubic yards or greater. If the project includes a subdivision map, the Deputy Advisory Agency has the authority to act on the Haul Route; otherwise, a separate public hearing and approval will be required by the Board of Building and Safety Commissioners.

BIOLOGICAL RESOURCES

Does the project propose any grading, new construction, or expansion of any building footprint? ☒ YES ☐ NO

*If NO, provide an **Owner's Declaration of Biological Resources (CP-3612)**.*
If YES, continue below.

Will the project remove any vegetation? ☒ YES ☐ NO

Will the project remove any protected trees or shrubs? ☐ YES ☒ NO

Would the project alter or encroach upon any water resources? ☐ YES ☒ NO

*If all three boxes are marked as NO, provide an **Owner's Declaration of Biological Resources (CP-3612)**.*

*If any of the three boxes are marked as YES and the project is within a hillside area and/or coastal zone, provide a **Biologist's Statement of Biological Resources (CP-3613)**.*

*If any of the three boxes are marked as YES and the project is not within a hillside area and/or coastal zone, provide an **Owner's Declaration of Biological Resources (CP-3612)**.*

HISTORICAL RESOURCES

Identification of Historical Resources Listed or Eligible for Listing

Are there any resources on or adjacent to the project site that are listed or eligible for listing under federal, state, or local landmark or historic district programs? Properties may include buildings, structures, sites, objects, and components of districts. ☐ YES ☒ NO

*If YES, indicate which of the following apply, and skip to **"3.c. Analysis of Project Impacts"**.*

☐ National Register of Historic Places: _____

☐ California Register of Historical Resources: _____

☐ City of Los Angeles Historic-Cultural Monument (HCM): _____

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

_____

Evaluation of Potential Historical Resources

Are there any properties on or adjacent to the project site that have been identified in a federal, State or local register? ☐ YES ☒ NO

If YES, indicate which: _____

_____

Are there any properties on or adjacent to the project site that have been previously identified in a historic resources survey? ☒ YES ☐ NO

If YES, indicate which of the following apply and identify the name and/or address of the identified property and the geographic plan area in which the property is located: _____

☒ Identified in SurveyLA: 6464 Canoga, in the Canoga Park- Winnetka- Woodland Hills- West Hills Community Plan

☐ Identified in CRA/LA Survey: _____

☐ Identified in Specific Plan: _____

☐ Identified in Other Geographic Overlay(s): _____

Does the Project Site contain any buildings over 45 years old that are not visible from the public right-of-way? ☐ YES ☒ NO

*If YES to any of the above, provide a **Historical Resource Assessment Report**.*

Analysis of Project Impacts

If there are any properties listed or evaluated eligible for listing in ***Historical Resource Assessment Report*** on or adjacent to the project site, provide the applicable document below:

☐ ***Historical Resource Technical Report (HRTR)*** is required for projects involving the demolition, construction, rehabilitation, relocation, or alteration of an identified historical resource. An HRTR should be prepared in support of an EIR, SCEA, MND/ND, SCPE, and/or Class 32 CE.

☐ ***Secretary of the Interior's Standards Compliance Memorandum*** is required for projects involving the rehabilitation, relocation, or alteration of an identified historical resource seeking a Class 31 CE.

HAZARDS AND HAZARDOUS MATERIALS

Is the project site listed in any of the databases that compose the Cortese List of hazardous wastes and substances, maintained by the California Environmental Protection Agency (CalEPA)? These database resources can be located online at the following address: https://calepa.ca.gov/SiteCleanup/CorteseList. **Check all that apply.**

☐ Department of Toxic Substances Control (DTSC): EnviroStor database

☐ State Water Board: GeoTracker database of leaking underground storage tank sites

☐ State Water Board: List of solid waste disposal sites with waste constituents above hazardous waste levels

☐ State Water Board: List of active Cease and Desist Orders and Cleanup and Abatement Orders

☐ DTSC: List of hazardous waste facilities subject to corrective action

☒ None of the Above

*If the project site is listed in ANY of the above databases, the project is ineligible for a CE, a **Phase I Environmental Site Assessment (ESA)** is required, and the project may incur other restrictions or requirements.*

Notwithstanding the checklist above, is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial / manufacturing use, or other similar type of use that may have resulted in site contamination? ☐ **YES** ☒ **NO**

If YES, describe:

*If YES, provide a **Phase I Environmental Site Assessment (ESA)**.*

TRANSPORTATION

Is the project required, or voluntarily proposing, to make modifications to the public right-of-way (i.e., dedications and/or improvements, reconfigurations of the curb line)? ☒ **YES** ☐ **NO**

*If YES, complete Sections A, B, and C of **Attachment D: Plan Consistency Worksheet** of the Transportation Assessment Guidelines. Review by the Department of Transportation (LADOT) will be required to determine if the project's proposed changes to the public right of way conflicts with any plans, programs, ordinances, or policies.*

Is the project proposing new driveways, or introducing new vehicle access to the property from the public right-of-way on a street designated as a Boulevard or Avenue, or on a collector or local street within 75 feet from the intersecting street? ☐ **YES** ☒ **NO**

*If YES, contact LADOT to initiate a **Transportation Engineering Design Review** by LADOT.*

A development project must also be screened to determine if a **Transportation Assessment** review by LADOT is required to analyze a potential increase in Vehicle Miles Traveled (VMT). Complete the **Transportation Study Assessment (CP-2151.1)** to determine if the project needs to complete a VMT analysis.

If a Transportation Study Assessment (CP-2151.1) has been completed, did the results indicate that a VMT analysis would be needed? ☐ **YES** ☒ **NO** ☐ **NOT COMPLETED**

MISCELLANEOUS

Does the property contain any easements, rights-of-ways, Covenant & Agreements, parking agreements, or other contracts which restrict full use of the property? ☒ YES ☐ NO

If YES, describe:

There is an access easement along the southern property line.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, State, county, or environmental control agency, such as the Coastal Commission, California Department of Fish and Wildlife, State Water Resources Board, South Coast Air Quality Management District, etc.? ☐ YES ☒ NO

If YES, specify:

REQUESTED ENVIRONMENTAL CLEARANCE

CATEGORICAL EXEMPTION (CE)

Check all that apply below:

☐ **Check this box if you are requesting a CE and:**

You do not meet any of the exceptions listed in Section 15300.2 of the State CEQA Guidelines.

☐ **Check this box if you are requesting a Class 1–30 or 33 CE.**

Identify the Class of the CE which you are requesting: _____

☐ **Check this box if you are requesting a Class 31 CE and:**

A Secretary of the Interior's Standards Compliance Memorandum is attached.

☐ **Check this box if you are requesting a Class 32 CE and:**

- The Special Requirements for the Class 32 CE (CP-7828) have been reviewed;
- Written justifications identified in the Special Requirements (CP-7828) and any supporting documents and/or technical studies to support your position that the proposed project is eligible for the Class 32 CE and does not fall under any of the Exceptions pursuant to CEQA Section 15300.2 have been included; and
- This project would not result in any significant traffic, noise, air quality, or water quality impacts.

STATUTORY EXEMPTION

☐ **Check this box if you are requesting a Statutory Exemption.**

Identify the Code and Section under which a Statutory Exemption is being requested: _____

_____

NEGATIVE DECLARATION (ND) OR MITIGATED NEGATIVE DECLARATION (MND)

☐ **Check this box if you are requesting an ND or MND.**

Is a consultant-prepared Initial Study attached? ☐ **YES** ☐ **NO**

ENVIRONMENTAL IMPACT REPORT (EIR)

☐ **Check this box if you are requesting an EIR. Note that a consultation with the Major Projects Unit is required prior to filing.**

A consultation has been completed. ☐ **YES** ☐ **NO**

Date consultation completed: _____

SENATE BILL (SB) 375 CEQA STREAMLINING REQUEST

SB 375 introduced a series of streamlined CEQA environmental clearances for qualifying Transit Priority Projects (TPPs) pursuant to Public Resources Code (PRC) 21155, intended to encourage higher density infill development located near transit. The SB 375 clearances include Sustainable Communities Project Exemptions (SCPEs), Sustainable Communities Environmental Assessments (SCEAs), and Sustainable Communities Environmental Impact Reports (SCEIRs). Projects are eligible to seek one of these clearances if they meet the statutory requirements for TPPs **and** the qualifying requirements for the applicable environmental clearance.

☐ **Check this box if you are requesting a SB 375 environmental clearance, and indicate below which type you are requesting (choose only one):**

- ☐ **SCPE.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCPE pursuant to PRC Section 21155.1.
- ☐ **SCEA.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCEA pursuant to PRC Section 21155.2(a) and 21155.2(b).
- ☐ **SCEIR.** The Project is required to meet all criteria listed for a Transit Priority Project pursuant to PRC Section 21155 and for a SCEIR pursuant to PRC Sections 21155.2(a) and 21155.2(c).

Written justifications and any supporting documents and/or technical studies are required to support the position that the proposed Project is eligible for one of these three SB 375 CEQA streamlining clearances.

Note that requesting a SCPE, SCEA, or SCEIR, or other environmental clearance does not guarantee that the request will be accepted. The City may require additional studies and information, if necessary. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

PROPERTY OWNER

Name: Emser International, LLC C/O Sam Ghodsian

Company:

Address: 8431 Santa Monica Boulevard **Unit/Space Number:**

City: West Hollywood **State:** CA **Zip Code:** 90069

Telephone: 323-498-7100 **E-mail:** samghodsian@emser.com

APPLICANT (if not Property Owner)

Name: John McCullough

Company: Toll Brothers Apartment Living

Address: 1140 Virginia Drive **Unit/Space Number:**

City: Fort Washington **State:** PA **Zip Code:** 19034

Telephone: 215-938-5227 **E-mail:** jmccullough@tollbrothers.com

APPLICANT'S REPRESENTATIVE

Name: Sarah Golden

Company: Rosenheim & Associates, Inc.

Address: 21600 Oxnard Street **Unit/Space Number:** 630

City: Woodland Hills **State:** CA **Zip Code:** 91367

Telephone: 818-716-2778 **E-mail:** sarahg@raa-inc.com

ENVIRONMENTAL CONSULTANT (if applicable)

Name: Johanna Falzarano

Company: Envicom

Address: 4165 East Thousand Oaks Blvd **Unit/Space Number:** 290

City: Westlake Village **State:** CA **Zip Code:** 91362

Telephone: 818-879-4700 **E-mail:** jfalzarano@envicomcorporation.com

APPLICANT/CONSULTANT'S AFFIDAVIT

Affidavit must be signed and notarized by the Property Owner and Consultant (if applicable). Notarized signatures shall also be required each time a revised EAF is submitted.

PROPERTY OWNER

I,

EHSAN GHODSIAN

(Print Name)

Signature

CONSULTANT/AGENT

I,

(Print Name)

Signature

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT **CIVIL CODE 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 11/09/2023 before me, Ryan Matthew McDuffie, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Ehsan Ghodsian, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ryan Matthew McDuffie
COMM. 2379110
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct. 19, 2025

Signature

APPLICANT/CONSULTANT'S AFFIDAVIT

Affidavit must be signed and notarized by the Property Owner and Consultant (if applicable). Notarized signatures shall also be required each time a revised EAF is submitted.

PROPERTY OWNER

I,

_____

(Print Name)

_____

Signature

CONSULTANT/AGENT

I,

Johanna N.M. Falzarano

(Print Name)

Johanna N.M. Falzarano

Signature

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

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State of California

County of Ventura

On December 1, 2023 before me, Renee Lana Mauro, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Johanna Falzarano, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Renee Lana Mauro
Signature

RENEE LANA MAURO
Notary Public - California
Ventura County
Commission # 2403319
My Comm. Expires Jun 1, 2026

APPLICATIONS

OWNER'S DECLARATION OF BIOLOGICAL RESOURCES

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City of Los Angeles is required to consider any potentially adverse impacts the project may have on biological resources. Failure by a project applicant to disclose known biological resources on the project site may result in a violation of CEQA.

Date of Site Visit: _____

Project Address or APN(s)[1]: 6464 Canoga Avenue

Does the project site contain certain known biological resources, and if so, will the project require biological analysis by a qualified biologist? (Follow the instructions for each respective answer.)

☐ **Yes.** The project site contains one or more of the following biological resources: (Check all that apply)

- ☐ Water Resources, including but not limited to, streams, wetlands, or other permanent / seasonal water bodies
- ☐ Protected Trees and/or Shrubs, or certain trees within the Coastal Zone (See Appendix A)
- ☐ Other sensitive/special resources requiring additional review: (Describe below)

_____

_____

☒ **No.** The project site does not contain any of the above biological resources.

If No, sign and notarize the signature at the bottom of the form and return the notarized form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.

If Yes, will the project remove or possibly affect any of the above marked biological resources (e.g., set up construction staging near tree trunks)?

_____

[1] Include the entire site, not just the development footprint.

☐ **Yes.** The project will require biological resources analysis (Biological Resources Report) by a Qualified Biologist. (See Appendix A)

☒ **No.** The project site will not remove or possibly affect any of the above biological resources.

If No, sign and notarize the signature at the bottom of the form and return the notarized form (plus Appendix B attachments) to the appropriate department within the City of Los Angeles at the time of filing for permits/entitlements.

Owner's Declaration

I own the property located at 6464 CANOGA AVE, WOODLAND HILLS, CA. I have read the above "Notice to Owner." I acknowledge and understand that should the City determine that the project site contains any of the above biological resources, the City may require biological resources analysis by a qualified biologist prior to completing the CEQA analysis. I certify that the project site does not contain any of the above biological resources to the best of my knowledge.

Name of the Owner (Print) EHSAN GHODSIAN (EMSER INTERNATIONAL, LLC) MANAGING MEMBER)

Owner Signature

Date 8-16-2023

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 08/16/2023 before me, Ryan Matthew McDuffie, Notary Public
(insert name and title of the officer)

Personally appeared Ehsan Ghodsian, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the ____ person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Ryan Matthew McDuffie
COMM. 2379110
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct. 19, 2025

APPENDIX A - REFERENCES

Qualified Biologist. A person with the appropriate education, training, and experience to conduct biological surveys, monitor Project activities that have the potential to affect biological resources, provide construction worker education programs related to the protection of biological resources, and supervise or perform other tasks related to biological resources; possesses a Bachelor of Science degree or Bachelor of Arts degree in biology, ecology, or a related environmental science; has at least five years of professional experience that requires knowledge of natural history, habitat affinities, and identification of flora and fauna species, and relevant local, state and federal laws and regulations governing the protection of biological resources; and meets the California Department of Fish and Wildlife (CDFW) qualifications for botanical field surveyors.

Protected Trees & Shrubs

- Oak, including valley oak (*Quercus lobota*) and coast live oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California but excluding the California scrub oak (*Quercus berberidifolia*)
- Southern California black walnut (*Juglans californica*)
- Western sycamore (*Platanus racemosa*)
- California bay (*Umbellularia californica*)
- Mexican elderberry (*Sambucus mexicana*)
- Toyon (*Heteromeles arbutifolia*)

Monarch Butterfly Overwintering Trees (only applicable within the Coastal Zone)

- Monterey cypress (*Cupressus macrocarpa*)
- Monterey pine (*Pinus radiata*)
- Coast redwood (*Sequoia sempervirens*)
- Coast live oak (*Quercus agrifolia*)
- Douglas-fir (*Pseudotsuga menzesii*)
- Western sycamore (*Platanus racemosa*)
- Bishop pine (*Pinus muricata*)
- Any Eucalyptus species

APPENDIX B - REQUIRED DOCUMENTS

- Site Plan
- Tree Disclosure Statement

REFERRAL FORM

PRELIMINARY ZONING ASSESSMENT

This form is to serve as an inter-agency referral for City Planning applications associated with a project creating two or more residential units. As a part of a City Planning application, a completed Preliminary Zoning Assessment (PZA) form, accompanied by architectural plans, shall be submitted to Plan Check staff at the Department of Building and Safety (LADBS). LADBS Plan Check staff will sign the PZA form and the architectural plans once the informational Zoning Plan Check verifications are completed. Following the completion of the PZA process, a City Planning application may be filed along with all other applicable filing requirements.

Review of the referral form by City staff is intended to determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to identify any zoning issues or necessary approvals that would need to be resolved through a City Planning application. The informational Zoning Plan Check done through the PZA process does not constitute a zoning approval and does not require compliance with development standards to be completed.

To check if a project type qualifies for and requires the PZA form, see the Housing Development Project Applicability Matrix available on the City Planning Forms webpage.

CONTACT INFORMATION

Department of Building and Safety, Affordable Housing Section

201 N. Figueroa St., Ste 830
Los Angeles, CA 90012
Phone: (213) 482-0455
Web: https://ladbs.org/services/special-assistance/affordable-housing
Email: LADBS.AHS@lacity.org

Department of City Planning, Development Services Center

For locations and hours:
https://planning.lacity.org/contact/locations-hours

THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF ONLY

LADBS Plan Check Staff Name and Title	**LADBS Plan Check Staff Signature**[1]
ERIC ROMERO, ARCHITECTURAL ASSOCIATE	Eric Romero Digitally signed by Eric Romero DN: C=US, E=eric.s.romero@lacity.org, O=Zoning Division, OU=LADBS, CN=Eric Romero Date: 2024.06.20 11:01:59-07'00'
Plan Check Application No.[2]	**Date**
23010-10000-01993	06/11/24
Notes	☐ **ED 1 Eligible**

1 LADBS Plan Check staff will sign the Preliminary Zoning Assessment Form once the Zoning Plan Check verifications are complete.
2 This completed form shall be accompanied by plans signed by a DBS Plan Check staff following the completion of a Zoning Plan Check.

THIS SECTION TO BE COMPLETED BY THE APPLICANT[3]

PROJECT INFORMATION

I. PROJECT LOCATION, ZONING & LAND USE JURISDICTION

Project Address: 6464 Canoga Avenue

Project Name (if applicable):

Assessor Parcel Number(s): 2149-001-030

Legal Description (Lot, Block, Tract): Lot A of Tract PM 6086

Community Plan: Canoga Park- Win **Number of Parcels:** 1 **Site Area:** 85,345 **sq. ft.**

Current Zone(s) & Height District(s): (WC) Downtown-SN **Land Use Designation:** Regional Ce.

☐ YES ☒ NO	**ED 1 Eligible**[4]	☐ YES ☒ NO	**Site Contains Historical Features**
☐ YES ☒ NO	**Alley in Rear**	☐ YES ☒ NO	**Downtown Design Guide Area**
☐ YES ☒ NO	**Coastal Zone**	☐ YES ☒ NO	**Special Grading Area (BOE) Area**
☐ YES ☒ NO	**Hillside Area (Zoning)**	☐ YES ☒ NO	**Very High Fire Hazard Severity Zone**
☒ YES ☐ NO	**Enterprise Zone**	☐ YES ☒ NO	**Greater Downtown Housing Incentive Area**

☒ **Specific Plan:** Warner Center 2035 Plan

☐ **Historic Preservation Overlay Zone (HPOZ):**

☐ **Design Review Board (DRB):**

☐ **Redevelopment Project Area:**

☐ **Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.):**

☐ **Q Condition/ D Limitation/ T Classification *(Ordinance No. and Subarea):***

Description of Condition:

☐ **Legal (Lot Cut Date)** N/A

☐ **Related City Planning Cases**

[3] All fields in this form must be completed. If an item is not applicable, write N/A.
[4] Refer to Executive Directive 1 Implementation Guidelines for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

☒ **Z.I.(s)** ZI-1870, ZI-2452, ZI-2498, ZI-2374

☒ **Affidavits** AFF-61566, AFF- 61565, AFF-38652, OB 15438

☐ **Easements**

☐ **TOC Tier[5] (if applicable to project)**

II. PROJECT DESCRIPTION

Project Description/Proposed Use The Applicant proposes the construction, use, and maintenance of an 8-story, 272,844 SF mixed-use, multi-family building in the WC 2035 Plan Area which will include 276 DU (7% to be restricted affordable) and 8,592 SF of commercial Floor Area on the ground floor. To achieve the proposed Project, the Applicant is seeking 1 incentive and 4 waivers under DB.

No. of Stories: 8 **No. of Dwelling Units:** 276 **Floor Area (Zoning):** 272,844

Present Use/No. of Units: Vacant Commercial Office Building and surface parking

III. CITY PLANNING ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request to City Planning and (if applicable) the Section in the LAMC or the Specific Plan/Overlay from which relief is sought; follow with a description of the requested action.

Authorizing Code Section: LAMC 11.5.7.C and WC 2035 Plan 5.3.3

Code Section from which relief is requested (if any):

Action Requested, Narrative: Project Permit Compliance Review

Authorizing Code Section: LAMC 12.22.A.25, California Government Code Section 65915

Code Section from which relief is requested (if any): WC 2035 Secs. 6.1.2.3.4, -.5, -.9, 6.2.6.2.7

Action Requested, Narrative: DB approval with one off-menu incentive and 4 waivers of dev std.

Additional Requests Attached ☐ YES ☒ NO

[5] Must be verified by the City Planning Affordable Housing Services Section. A Tier Verification for projects using the TOC guidelines is required to initiate a Preliminary Zoning Assessment with LADBS. Contact Planning.PriorityHousing@lacity.org.

IV. APPLICANT INFORMATION[6]

Name: Michael Moore

Phone: 310-503-8224

Email: mmoore2@tollbrothers.com

V. REPRESENTATIVE INFORMATION

Name: Sarah Golden, Rosenheim & Associates, Inc.

Phone: 818-716-2778

Email: sarahg@raa-inc.com

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

VI. PRELIMINARY ZONING ASSESSMENT SUMMARY
THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF[7]

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable LAMC Section No.[8]	Comments and Additional Information
1	**Use**	MIXED USE - APARTMENT HOUSE, RETAIL, AND PARKING GARAGE	MIXED USE - APARTMENT HOUSE, RETAIL, AND PARKING GARAGE	☒ YES ☐ NO	WARNER CENTER 2035 PLAN 6.1.2.3.1. AND APPENDIX A.	☐ Conditional Use (LAMC Section 12.24) for _____ N/A
2	**Height**	100'	UNLIMITED; FOR ANY RESIDENTIAL PROJECT, MIXED-USE PROJECT WITH A RESIDENTIAL COMPONENT, OR A WORK-LIVE PROJECT, THE FLOOR LEVEL OF THE HIGHEST RESIDENTIAL DWELLING UNIT MUST BE AT LEAST 100 FEET ABOVE THE ADJACENT GRADE. PER WARNER CENTER 2035 PLAN 6.1.2.3.5.(c).	☐ YES ☒ NO ☐ N/A	WARNER CENTER 2035 PLAN 6.1.2.3.5.(c).	☐ Transitional Height applies (LAMC Section 12.21.1 A.10) ☐ Commercial Corner Development/Mini-Shopping Center height applies (LAMC Section 12.22 A.23(a)(1)) PROJECT IS SEEKING OFF MENU INCENTIVE - RELIEF OF MINIMUM HEIGHT REQUIREMENT OF 100' TO HIGHEST RESIDENTIAL DWELLING UNIT TO ALLOW 74'-10".

[7] LADBS Plan Check staff will sign Section IV of the Preliminary Zoning Assessment (PZA) form and provide signed architectural plans once the Zoning Plan Check verifications are complete.

[8] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ER **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[9]	Comments and Additional Information
3	**No. of Stories**	8 STORIES	UNLIMITED	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21.1 (if code prevails) NO REQUIREMENT SPECIFIED IN WARNER CENTER 2035 PLAN	N/A
4	**FAR** (Floor Area Ratio)	3.51:1; 271,844 SF 3.15% NON-RESIDENTIAL FLOOR AREA 96.85% RESIDENTIAL FLOOR AREA	5.0:1 MAX. FAR >3.0 SHALL PROVIDE MINIMUM NON-RESIDENTIAL FLOOR AREA 25% OF TOTAL FAR & MAXIMUM RESIDENTIAL FLOOR AREA 75% OF TOTAL FAR.	☐ YES ☒ NO ☐ N/A	WARNER CENTER 2035 PLAN 6.1.2.3.2	PROJECT IS SEEKING WAIVER - RELIEF FROM THE REQUIREMENT OF THE GRADUATED FAR TABLE.

[9] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

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Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[10]	Comments and Additional Information
5	**RFAR** (Residential Floor Area Ratio)	N/A	N/A	☐ YES ☐ NO ☒ N/A	N/A	N/A
6	**Density**	276 UNITS	UNLIMITED	☒ YES ☐ NO ☐ N/A	NO REQUIREMENT SPECIFIED IN WARNER CENTER 2035 PLAN	Density Ratio: ☒ Site Plan Review (16.05) / Major Project CUP (12.24 U.14) N/A

[10] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ER **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[11]	Comments and Additional Information
7	**Setback** (Front)	35'-3"	NO LESS THAN 12' AND NO MORE THAN 15'	☐ YES ☒ NO	WARNER CENTER 2035 PLAN 6.1.2.3.9.	Lot Line Location (Street Name): N CANOGA AVE Lot Line Location (Street Name): N/A PROJECT IS SEEKING WAIVER - RELIEF FROM FRONT SETBACK REQUIREMENT OF 12' MINIMUM AND 15' MAXIMUM.
8	**Setback** (Side)	24-5' (NORTH) 34'-5 3/4" (SOUTH)	0'	☒ YES ☐ NO	NO REQUIREMENT SPECIFIED IN WARNER CENTER 2035 PLAN	Offset/plane break met: ☐ YES ☐ NO ☒ N/A N/A

[11] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ER **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[12]	Comments and Additional Information
9	**Setback** (Rear)	5'	0'	☒ YES ☐ NO ☐ N/A	NO REQUIREMENT SPECIFIED IN WARNER CENTER 2035 PLAN	PROJECT IS SEEKING WAIVER - RELIEF FROM 5' LANDSCAPE BUFFER REQUIREMENT ADJACENT TO PARKING GARAGE. PROJECT IS SEEKING WAIVER - RELIEF TREE REQUIREMENT OF 1 TREE FOR EVERY 30' WITHIN LANDSCAPE BUFFER.
10	**Building Line**	N/A	N/A	☐ YES ☐ NO ☒ N/A	Ordinance No.: N/A	N/A

[12] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ER **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[13]	Comments and Additional Information
11	**Parking** (automobile)	Residential: 388 SPACES Non-Residential: 18 SPACES	Residential: 0 PER AB 2097 Non-Residential: 0 PER AB 2097	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21 A.4 (if code prevails) AB 2097	Design standards met(12.21 A5): ☒ YES ☐ NO Improvement standards met (12.21 A.6 (except landscaping, to be determined by City Planning)): ☒ YES ☐ NO N/A
12	**Bicycle Parking** (residential)	Long-term: 144 SPACES Short-term: 14 SPACES	Long-term: 144 SPACES Short-term: 14 SPACES	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21 A.16 (if code prevails) WARNER CENTER 2035 PLAN, 6.2.3.3.f., PAGE 73	Facility standards met: ☒ YES ☐ NO Design standards met: ☒ YES ☐ NO N/A

[13] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ER **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[14]	Comments and Additional Information
13	**Bicycle Parking** (non-residential)	Long-term: 2 SPACES Short-term: 2 SPACES	Long-term: 2 SPACES Short-term: 2 SPACES	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21 A.16 (if code prevails) WARNER CENTER 2035 PLAN, 6.2.3.3.f., PAGE 73	Facility standards met: ☒ YES ☐ NO Design standards met: ☒ YES ☐ NO N/A
14	**Open Space**	Total (sq. ft.): 31,247 SF Common (sq. ft.): 25,597 SF Private (sq. ft.): 5,650 SF	Total: 29,575 SF Common: N/A Private: N/A	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21 G (if code prevails) WARNER CENTER 2035 PLAN, 6.2.2.	Units/Habitable Room <3: 197 UNITS @ 100SF =3: 79 UNITS @ 125SF >3: 0 UNITS @ 175 SF Dimensions met: ☒ YES ☐ NO PAOS PROVIDED = 11,940 SF

[14] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ER **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[15]	Comments and Additional Information
15	**Retaining Walls in Special Grading Areas**	Max Height: N/A Max Quantity: N/A	Max Height: N/A Max Quantity: N/A	☐ YES ☐ NO ☒ N/A	LAMC Section 12.21 C.8 (if code prevails) N/A	N/A
16	**Grading** (Zoning and Planning limitations)	N/A	N/A	☐ YES ☐ NO ☒ N/A	N/A	N/A

[15] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ER **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[16]	Comments and Additional Information
17	**Lot Coverage**	N/A	N/A	☐ YES ☐ NO ☒ N/A	N/A	N/A
18	**Lot Width**	N/A	N/A	☐ YES ☐ NO ☒ N/A	N/A	N/A

[16] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ER **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[17]	Comments and Additional Information
19	**Space between Buildings**	N/A	N/A	☐ YES ☐ NO ☒ N/A	LAMC Section 12.21 C.2(a) (if code prevails) N/A	N/A
20	**Passageway**	DIRECT ACCESS FROM PUBLIC RIGHT OF WAY	DIRECT ACCESS FROM PUBLIC RIGHT OF WAY	☒ YES ☐ NO ☐ N/A	LAMC Section 12.21 C.2(b) (if code prevails) N/A	N/A

[17] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ER **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[18]	Comments and Additional Information
21	**Location of Accessory Buildings**	N/A	N/A	☐ YES ☐ NO ☒ N/A	LAMC Section 12.21 C.5 (if code prevails) N/A	N/A
22	**Loading Area**	N/A	N/A	☐ YES ☐ NO ☒ N/A	N/A	N/A

[18] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ER **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[19]	Comments and Additional Information
23	**Trash & Recycling**	96 SF (RESIDENTIAL) 100 SF (COMMERCIAL)	100 SF (RESIDENTIAL) 60 SF (COMMERCIAL)	☒ YES ☐ NO ☐ N/A	12.21. A.19.c.2.	N/A
24	**Landscape**	*Conformance determined by Los Angeles City Planning*			N/A	N/A

[19] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ER **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.[20]	Comments and Additional Information
25	**Private Street**	☐ YES ☐ NO ☒ N/A	☐ YES ☐ NO ☒ N/A	☐ YES ☐ NO ☒ N/A	N/A	N/A
	Other (e.g., ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.)	See additional sheets, if applicable				Additional Sheet(s) attached: ☐ YES ☒ NO N/A

[20] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

ER **(LADBS Staff Initials)**

ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED
to be completed by LADBS Plan Check Staff

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.	Comments and Additional Information
N/A	N/A	N/A	N/A	☐ YES ☐ NO	N/A	N/A
				☐ YES ☐ NO		
				☐ YES ☐ NO		
				☐ YES ☐ NO		
				☐ YES ☐ NO		
				☐ YES ☐ NO		

ER **(LADBS Staff Initials)**

REFERRAL FORM

HOUSING CRISIS ACT
Vesting Preliminary Application

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

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

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

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

THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

Case Number PAR- 2023-7888-VHCA

Proposed No. of Dwelling Units[1]: 276

Proposed Building Area[1,2]: 469,057 sf

Submittal Completion Date[3]: 12/14/2023

Last Day to file City Planning Application/Submit to LADBS Plan Check[1]: 06/11/2024

Invoice No.: 92277 **Payment Date:** 12/14/2023

City Planning Staff Name and Title: Greg Guillermo, Planning Assistant

City Planning Staff Signature: Greg Guillermo Digitally signed by Greg Guillermo Date: 2023.12.14 16:50:15 -08'00'

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

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

THIS SECTION TO BE COMPLETED BY THE APPLICANT

A. SITE INFORMATION

PROJECT LOCATION

Street Address[4]: 6464 Canoga Avenue, Woodland Hills, CA 91367

Legal Description[5] (Lot, Block, Tract): Lot A of Tract PM 6086

Assessor Parcel Number(s): 2149-001-030 **Site Area (sf):** 85,345

EXISTING USE(S)

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

The site is currently improved with surface parking and a vacant, approximately 65,903 square foot office building.

B. PROPOSED PROJECT

☐ **ED 1 Eligible[6]**

PROPOSED USE(S)

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

The Applicant proposes the demolition of the existing building and surface parking to make way for the development of an 8 story approximately 100 foot tall mixed-use building to include 276 DU and 271,618 SF of Floor Area (inclusive of 4,045 SF of non-residential Floor Area). The Project will

[4] Street Address must include all addresses on the subject/application site (as identified in ZIMAS http://zimas.lacity.org).
[5] Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site).
[6] Refer to Executive Directive 1 Implementation Guidelines for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS, AND PARKING REDUCTIONS

Will the project proponent seek incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915 (i.e., Density Bonus), the Transit-Oriented Communities (TOC) program, or any other affordable housing incentive program[7]?

☒ **YES** ☐ **NO**

If "YES", please describe:

The Project will restrict 7% of units affordable to VLI households and is seeking one incentive and one waiver of development standards pursuant to California Government Code Section 65915. The incentive requested will permit deviations from the minimum height requirements of the WC 2035 Plan (Section 6.1.2.3.5(c)) and the waiver of development standards will allow the Project to deviate from the Graduated FAR requirements of the WC 2035 Plan (Section 6.1.2.3.4)

RESIDENTIAL DWELLING UNIT COUNT

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

Affordability Levels	Total
Market Rate	255
No. of Affordable Units Proposed	21
Extremely Low Income	0
Very Low Income	21
Low Income	0
Moderate Income	0
TOTAL No. of Units Proposed	276

Total Units	Total
No. of Units Allowed by Right (per LAMC)	N/A
No. of Bonus Units Proposed	N/A
TOTAL No. of Units Proposed	276

Other Notes on Units:

The Downtown District Zoning of the Subject Property does not provide a minimum allowable density.

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

FLOOR AREA

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

Floor Area[8] 271,618 **Building Area**[9] 469,057

PARKING

Provide the proposed number of automobile and bicycle parking spaces:

Automobile Parking	Total
Residential	420
Non-Residential	9

Bicycle Parking	Total
Residential Long Term	144
Residential Short Term	14
Non-Residential Long Term	2
Non-Residential Short Term	2

SUBDIVISION

Will the proposed project include a request for an approval pursuant to the Subdivision Map Act, including a Vesting or Tentative Tract Map, Preliminary Parcel Map, Condominium Map, Lot Line Adjustment, or Certificate of Compliance? ☐ **YES** ☒ **NO**

ADDITIONAL INFORMATION

Does the project propose any point sources of air or water pollutants[10]? ☐ **YES** ☒ **NO**

If "YES", please describe:

[8] As defined by the LAMC.
[9] As defined by the California Building Standards Code (Title 24 of the California Code of Regulations) – California Government Code Section 65941.1(c). Refer to Appendix 1 for Building Area calculation instructions.
[10] A project that proposes point sources of air or water pollutants may trigger review and permitting by, but not limited to, the South Coast Air Quality Management District, the Los Angeles Regional Water Quality Control Board, or the Los Angeles Bureau of Sanitation.

C. EXISTING SITE CONDITIONS

HOUSING[11]

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

	Existing Residential Units	Demolished or To Be Demolished
Occupied Units	0	0
Unoccupied Units	0	0
TOTAL Units	0	0

ADDITIONAL SITE CONDITIONS

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

a. A Very High Fire Hazard Severity Zone (VHFHSZ)[12]? ☐ **YES** ☒ **NO**

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

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

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

e. Hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Section 25356 of the Health and Safety Code[13]? ☐ **YES** ☒ **NO**

[11] A Housing Development Project, as defined in California Government Code Section 65905.5(b)(3), is subject to the provisions of Government Code Section 66300, as amended by SB 8, and will require an SB 8 Replacement Unit Determination letter from the Los Angeles Housing Department or a No-Net-Loss Property Owner Declaration.
[12] Housing Development Projects located in a VHFHSZ are eligible to seek vesting rights pursuant to the HCA.
[13] The development shall not be located on a legal parcel that is a hazardous waste site except for sites the DTSC has cleared for residential use or residential mixed use.

2. Does the project site contain a designated or potentially historic and/or cultural resource[14]? ☐ YES ☒ NO

If "YES", please describe:

The site was identified by SurveyLA as a potential historic resource, however, subsequent investigation confirmed that the site is not historically significant.

a. Does the project site contain any species of special concern such as special status flora or fauna, protected trees, or wildlife[15]? ☐ YES ☒ NO

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

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

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

There are easements with the adjacent property to the east, easements are depicted in the project plans.

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

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

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

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

D. COASTAL

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

2. Does the project site contain a/an:

   a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations[16]? ☐ **YES** ☒ **NO**
   b. Environmentally Sensitive Habitat Area (ESHAs), as defined in Section 30240 or the California PRC[17]? ☐ **YES** ☒ **NO**
   c. Tsunami run-up zone? ☐ **YES** ☒ **NO**
   d. Area used for public access to or along the coast? ☐ **YES** ☒ **NO**

E. ADDITIONAL REQUIRED MATERIALS

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

1. **HCA Vesting Preliminary Application** (CP-4062)
2. **Plot/Site Plan.** A legible plot plan drawn to scale is required. The plot plan must include all contiguous parcels under the applicants' ownership and any contiguous parcels proposed to be part of the project site. The plot plan should identify which parcels are/are not a part of the proposed project. The plot plan should include a summary of information table indicating the following:
   - Building area of each building that is to be occupied
   - Proposed land uses
   - Proposed number of dwelling units
   - Height of buildings
   - All measurements that establish the proposed location of the proposed buildings and structures, including property lines, yards, setbacks, space between buildings and structures, and building footprint dimensions.
   - Trees and Shrubs. Plans must clearly show all existing trees and shrubs on the project site and within the right-of-way adjacent to the property. Identify and label (by name and trunk diameter) the following protected trees and shrubs as identified on the Plot Plan Instructions (CP-7752).

[16] Wetlands may include a watercourse or a storm drain. A Wetlands Delineation Report may be required following the filing of an application requesting approval of a discretionary action in the Coastal Zone if the site contains a watercourse or a storm drain.
[17] ESHAs are mapped areas in the certified Venice Land Use Plan and the San Pedro Coastal Land Use Plan.

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

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

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

F. ADDITIONAL RESOURCES

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

G. RETENTION OF VESTING RIGHTS

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

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

TIME LIMITS TO RETAIN VESTING RIGHTS

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

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

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

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

PROJECT SCOPE THRESHOLDS TO RETAIN VESTING RIGHTS

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

H. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant[18] Name: Michael Moore

Company/Firm: Toll Brothers Apartment Living

Address: 23382 Mill Creek Drive **Unit/Space Number:** Ste 120

City: Laguna Hills **State:** CA **Zip Code:** 92653

Telephone: 310-503-8224 **E-mail:** mmoore2@tollbrothers.com

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

(Optional) Agent/Representative Name: Sarah Golden

Company/Firm: Rosenheim & Associates, Inc.

Address: 21600 Oxnard Street **Unit/Space Number:** Ste 630

City: Woodland Hills **State:** CA **Zip Code:** 91367

Telephone: 8187162778 **E-mail:** sarahg@raa-inc.com

Primary Contact for Project Information[19]
(select only one) ☒ Agent/Representative ☐ Applicant

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

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

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

HOUSING CRISIS ACT VESTING LOG

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

CITY STAFF USE ONLY

Case Number PAR- _____

Date Vested (Date Preliminary Application Submittal Complete): _____

Proposed No. of Dwelling Units[20]: _____

City Planning Staff Name and Title: _____

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

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

Milestone	Date Due	Date Complete	Dwelling Units[21]	Determination[22]	Staff Name
City Planning Application Filing Project submitted within 180 days of the HCA Vesting Preliminary Application being deemed complete.[23] Project meets the time limits: ☐ **YES** ☐ **NO**			☐ Project meets 20% threshold ☐ Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	☐ The project meets the time limits (180 days) and limitations on project scope (unit count). ☐ The HCA Vesting Preliminary Application is expired and has no further force or effect.	
Applicant Response to Deemed Incomplete Letter If a City Planning Application is Deemed Incomplete, the applicant must submit all information needed within 90 days of receiving the Deemed Incomplete Letter (applies ONLY to projects that are required to file a City Planning application) Project meets the time limits: ☐ **YES** ☐ **NO**			☐ Project meets 20% threshold ☐ Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	☐ The project meets the time limits (90 days) and limitations on project scope (unit count). ☐ The HCA Vesting Preliminary Application is expired and has no further force or effect.	

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

Milestone	Date Due	Date Complete	Dwelling Units	Determination	Staff Name
Date City Planning Application Deemed Complete	N/A		☐ Project meets 20% threshold ☐ Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	☐ The project meets the limitations on project scope (unit count). ☐ The HCA Vesting Preliminary Application is expired and has no further force or effect.	
Date of Hearing	N/A		☐ Project meets 20% threshold ☐ Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	☐ The project meets the limitations on project scope (unit count). ☐ The HCA Vesting Preliminary Application is expired and has no further force or effect.	
Date of Final Approval of City Planning Application[24]	N/A		☐ Project meets 20% threshold ☐ Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	☐ The project meets the limitations on project scope (unit count). ☐ The HCA Vesting Preliminary Application is expired and has no further force or effect.	

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

Milestone	Date Due	Date Complete	Dwelling Units	Determination	Staff Name
Date Construction Commenced (within 2.5 years or 3.5 years of Final Decision)[25] Project meets the time limits: ☐ **YES** ☐ **NO**			☐ Project meets 20% threshold ☐ Project exceeds 20% threshold Proposed Units: _____ Plan Sheet No.: _____	☐ The project meets the time limits (2.5 or 3.5 years) and limitations on project scope (unit count). ☐ The HCA Vesting Preliminary Application is expired and has no further force or effect.	

Notes:

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

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

123 Example Blvd, Los Angeles, CA



Materials, Textures and Colors


Exterior Cement Plaster, Smooth, Cream


Balcony Door, Vinyl, White


Board Formed Concrete, Wood Grain, Misty Blue


Exterior Cement Plaster, Smooth, Pewter


Aluminum, Brushed Metal, Dark Grey

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

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

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

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
Housing Vested Crisis Act Vesting Preliminary Application
15 of 16 pages

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

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

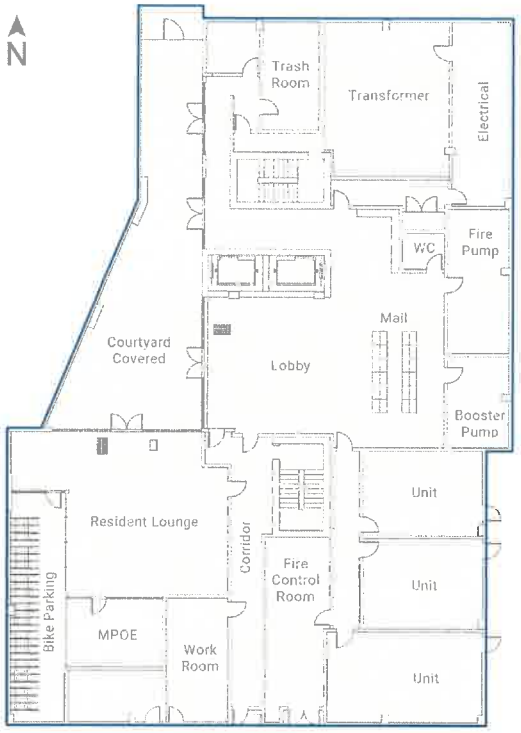
Building Area Calculation Table – Example

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

Building Area Definition

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

Building Area Diagram – Example



Level 1 Building Area 9,426 sf



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

Instructions

Shaded and Dimensioned Diagram: Set of plans shall include a shaded and dimensioned diagram indicating the total Building Area for each level, including any covered parking areas, elevator shafts and stairwells at each level.

Quantities Referenced Diagram: Each area analysis must include a label or reference to its Building Area, expressed as square-footage.

Calculation Table: The Building Area page should include [illegible] Building Area for each level, as well as the grand total.

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
Housing Vested Crisis Act Vesting Preliminary Application
16 of 16 pages

REFERRAL FORM

PAR-2023-6148-AHRF
REVISION 1

AFFORDABLE HOUSING REFERRAL FORM

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
Affordable Housing Referral Form
1 of 15 pages

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

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

Note: This Referral Form does not constitute a City Planning application. See the Forms webpage for City Planning Application (CP-7771.1) and the City Planning Application Filing Instructions (CP-7810). If the project is located within a Specific Plan or Overlay Zone, check with the assigned planner prior to preparing these plans, as some have additional or different requirements. An Assignment List can be found on the City Planning website at http://planning.lacity.org under the "About" tab, under "Staff Directory."

THIS SECTION TO BE COMPLETED BY AHSS STAFF ONLY

Planning Staff Name & Title: Miguel Gamboa, City Planning Associate

Planning Staff Signature: Miguel

Referral Date: 7/18/2024 **Expiration Date:** 1/14/2025

Case Number: PAR- 2023-6148-AHRF

TRANSPORTATION QUALIFIERS (if applicable)

☒ **Major Transit Stop** ☐ **Paratransit / Fixed Bus Route** ☒ **Very Low Vehicle Travel Areas**

☐ **Other:**

Location of Transit: Canoga Orange Line BRT Station

Qualifier #1: Metro Orange Line

Service Interval #1: Rail L.O.S. **Service Interval #2:** Rail L.O.S.

Qualifier #2: -

Service Interval #1: - **Service Interval #2:** -

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

Notes:

This project is requesting one Off-menu incentive and four waiver of development standards form the Warner Center 2035 Specific Plan regulations; project planner to confirm requests. This project qualifies for parking reductions per AB2345. Project is exempt from SPR per WC2035. Base and maximum allowable density calculated per GPLU corresponding zone (R5). Applicant was advised to maximize incentives before utilizing waivers.

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Applicant Requesting:

- ☐ **100% Affordable per AB 2345**[1]
- ☐ **SB 35**
- ☐ **ED 1**
- ☐ **Measure JJJ**
- ☐ **AB 2011**
- ☒ **AB 2097**
- ☐ **AB 2162**
- ☒ **AB 2334**
- ☐ **Other:**

APPLICANT INFORMATION

Applicant Name: Sarah Golden, Representative, Rosenheim & Associates, Inc.

Phone Number: 818-716-2778

Email: sarahg@raa-inc.com

I. PROPOSED PROJECT

1. PROJECT LOCATION/ZONING

Project Address(es): 6464 Canoga Avenue, Woodland Hills, 91367

Assessor Parcel Number(s): 2149-001-030

[1] AB 1763 incentives were amended by AB 2345 (2020) per Government Code Section 65915(b)(1)(G).

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

Existing Zone: (WC) Downtown-SN

Land Use Designation: Regional Center Commercial

Number of Parcels: 1

Project Site Area (sf): 85,345 SF

☐ **ED 1 Eligible**[2] ☒ **Specific Plan** ☐ **DRB/CDO**

☐ **HPOZ** ☒ **Enterprise Zone** ☐ **Redevelopment Project Area**

If applicable, specify Specific Plan/Overlay: Warner Center 2035 Plan

☐ **Q Condition/D Limitation (Ordinance No. and provide a copy):** _____

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

2. DETAILED DESCRIPTION OF PROPOSED PROJECT

The Applicant proposes a Density Bonus Project with one off-menu incentive and one waiver of development standards for a mixed-use multi-family residential Project. The Project will consist of 276 DU across an 8 story, 100-foot tall, 272,844 square foot building, inclusive of 8,592 square feet of ground floor restaurant/retail uses. The Project will seek one incentive and four waivers of development standards, accordingly the Project is required to restrict 5% of the proposed DU affordable to Very Low Income Households, in satisfaction of this requirement, the Project will restrict 21 DU (7%) affordable to Very Low Income Households.

3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

The site is currently developed with one approximately 65,903 square foot commercial office building and associated surface parking.

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

Existing Uses Dwelling Unit (DU) Square Footage (SF)	Existing No. of DUs or Non-Residential SF	Existing No. of DUs or Non-Residential SF to be Demolished	Proposed[3] No. of DUs or Non-Residential SF
Guest Rooms	0	0	0
Studio	0	0	61
One Bedroom	0	0	148
Two Bedrooms	0	0	67
Three Bedrooms	0	0	0
_____ Bedrooms	0	0	0
Non-Residential SF	0	0	8,592
Other	0	0	0

4. APPLICATION TYPE

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

1) _____
2) _____
3) _____
4) _____

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

1) Relief from WC 2035 Plan Sec. 6.1.2.3.5(c) to permit a reduced minimum height
2) _____
3) _____
4) _____

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

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

1) Relief from the requirements of the graduated FAR Table in WC 2035 Plan Section 6.1.2.3.4
2) Relief from the maximum allowable front setback requirements in WC 2035 Plan Section 6.1.2.3.9
3) Relief from the requirements for a 5-foot landscape buffer along the eastern edge of the building in WC 2035 Plan Section 6.2.6.2.7(2)
4) Relief from the requirements of WC 2035 Plan Section 6.2.6.2.7(2) for a tree to be planted every 30 feet within the landscape buffer

☐ Greater Downtown Housing Incentive Area per LAMC Section 12.22 A.29

☐ Affordable Housing per LAMC Section 11.5.11 (Measure JJJ)

☐ Public Benefit Project per LAMC Section 14.00 A.2

☐ General Plan Amendment per LAMC Section 11.5.6

Request: _____

☐ Zone/Height District Change per LAMC Section 12.32

Request: _____

☐ Conditional Use per LAMC Section 12.24 U.26

☒ Specific Plan Project Permit Compliance per LAMC Section 11.5.7 C

☐ Community Design Overlay per LAMC Section 13.08

☐ Coastal Development Permit per LAMC Section 12.20.2 or 12.20.2.1

☐ Tract or Parcel Map per LAMC Section 17.00 or 17.50

☐ Other (specify): _____

5. ENVIRONMENTAL REVIEW

☐ Project is Exempt[4]

☐ Not Yet Filed

☒ Filed (Case No.): ENV-2023-8235-EAF

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

6. HOUSING DEVELOPMENT PROJECT TYPE

CHECK ALL THAT APPLY:

☒ For Rent ☐ For Sale ☐ Mixed-Use Project ☐ Residential Hotel

☐ Extremely Low Income ☒ Very Low Income ☐ Low Income ☐ Moderate Income

☒ Market Rate ☐ Supportive Housing ☐ Senior

☐ Shared Housing Building per AB 682

☐ Special Needs (describe): _____

☐ Other Category (describe): _____

7. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning[5]

Lot size (including any ½ of alleys)[6] 85,345 SF (a)

Density allowed by Zone N/A SF of lot area per DU (b)

Density allowed by General Plan 200

No. of DUs allowed by right (per LAMC) N/A DUs (c) [c = a/b, round down to whole number]

No. of Guest Rooms allowed per AB 682 N/A

Base Density 427 DUs (d) [d = a/b, round up to whole number]

B. Maximum Allowable Density Bonus[7, 8] 577 DUs (e) [e = dx1.35, round up to whole number]

☐ AB 2345 - Unlimited Density

[5] As defined by Government Code Section 65915(o)(7), which states that "maximum allowable residential density" or "base density" means the maximum number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted applicable to the project. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or specific plan, the greater shall prevail.

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

[7] Per AB 2345, 100% affordable housing developments may request an 80% density increase or unlimited density if the project site is within 0.5 miles of a Major Transit Stop or in a Very Low Vehicle Travel Area (see ZIMAS). In addition, a property located in the Hollywood Redevelopment Plan Area is eligible for a 50% density bonus pursuant to Government Code Section 65915(f), as described in the November 2, 2022 AB 2345 Memo.

[8] Per AB 2334, a Very Low Vehicle Travel Area are defined by Government Code Section 65915(o)(4), as an urbanized area "where the existing residential development generates vehicle miles traveled (VMT) per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita.

C. Proposed Project: Please indicate total number of DUs requested and break down by levels of affordability set by each category (California Department of Housing and Community Development [HCD] or United States Department of Housing and Urban Development [HUD]). For information on HCD and HUD levels of affordability please contact LAHD at https://housing.lacity.org/partners/land-use-rent-income-schedules.

Note: Rent schedules will be determined by LAHD.

	Total	HCD (State)	HUD (TCAC)
Market Rate	254	N/A	N/A
Managers Unit(s) — Market Rate[9]	1	N/A	N/A
Extremely Low Income (ELI)	0	N/A	N/A
Very Low Income (VLI)	21	21	N/A
Low Income (LI)	N/A	N/A	N/A
Moderate Income	N/A	N/A	N/A
Permanent Supportive Housing — ELI	N/A	N/A	N/A
Permanent Supportive Housing — VLI	N/A	N/A	N/A
Permanent Supportive Housing — LI	N/A	N/A	N/A
Seniors — Market Rate	N/A	N/A	N/A
No. of Guest Rooms allowed per AB 682	N/A	N/A	N/A
Other _____	N/A	N/A	N/A
Other _____	N/A	N/A	N/A
Other _____	N/A	N/A	N/A
Other _____	N/A	N/A	N/A

TOTAL No. of DUs Proposed	276	(f)
TOTAL No. of Affordable Housing DUs	21	(g)
No. of Density Bonus DUs	0	(h) [If f>c, then h=f-c; if f<c, then h= 0]
Percent of Density Bonus Requested	0	(i) {i = 100 x [(f/d) – 1]} (round down)
Percent of Affordable Set Aside	7%	(j) [g/d, round down to a whole number]

[9] Properties proposing 16 units or more need to provide a manager's unit per 25 CCR § 42.

8. SITE PLAN REVIEW CALCULATION

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

N/A units allowed by right (permitted by LAMC) – N/A existing units = N/A units

☐ **YES, SPR is required.**
Proposed by-right units minus existing units is equal to or greater than 50[10]

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

☒ **Exempt.**
Specify reason: WC 2035 Plan Section 3.1.1

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

9. PARKING OPTIONS

CHECK ALL THAT APPLY:

☐ **Automobile Parking Reductions via Bicycle Parking for Residential Uses[11]. Choose only one of the options, if applicable:**

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

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

Required Parking per LAMC: _____

Required Parking after the 30% reduction: _____

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

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

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

Note: Any fractional numbers are rounded up.

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

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

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

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

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

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

☐ **100% Affordable Housing Developments.**[12] There is no minimum parking requirement for any of the following 100% affordable housing developments described below. Check all that apply:

☐ A housing development located within 0.5 miles of a Major Transit Stop.

[12] As defined by Government Code Section 65915(b)(1)(G)

☐ A housing development for individuals who are 55 years of age or older with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.[13]

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

☐ **Supportive Housing Development**

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

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

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

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

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

2) Transit signal priority

3) All-door boarding

4) Fare collection system that promotes efficiency

5) Defined stations

☒ **Parking Option 4 [AB 2097 2022].** No minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a Major Transit Stop.[14]

[13] AB 2334 aligned the resident age requirement from 62 years of age to 55 years of age for 100 percent affordable housing developments seeking a parking waiver under Section 65915(p)(3)(B).

[14] Parking reductions do not apply to a hotel, motel, bed and breakfast inn or other transient lodging except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code. Moreover, reductions do not apply to an event center or commercial parking in a contractual agreement executed before January 1, 2023.

10. INCENTIVES

A. Qualification for Incentives

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

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

Note: To utilize AB 682, at least 10% Low or 5% Very Low Income of the base units shall be provided.

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

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

	Permitted w/o Incentives	Proposed per Incentives	On-Menu	Off-Menu	Waivers
☐ Yard/Setback (each yard counts as one incentive)					
☐ Front (1)	_____	_____	☐	☐	☐
☐ Front (2)	_____	_____	☐	☐	☐
☐ Side (1)	_____	_____	☐	☐	☐
☐ Side (2)	_____	_____	☐	☐	☐
☐ Rear	_____	_____	☐	☐	☐
☐ Lot Coverage	_____	_____	☐	☐	☐
☐ Lot Width	_____	_____	☐	☐	☐
☐ Floor Area Ratio[15]	_____	_____	☐	☐	☐
☐ Overall Height/Stories[16]	_____	_____	☐	☐	☐
☐ Transitional Height(s)	_____	_____	☐	☐	☐
☐ Open Space	_____	_____	☐	☐	☐
☐ Density Calculation	_____	_____	☐	☐	☐

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

☐ FAR ☐ Density ☐ Parking ☐ Open Space ☐ Vehicular Access

[15] See LAMC Section 12.22 A.25(f)(4) for additional requirements.

[16] See LAMC Section 12.22 A.25(f)(5) for additional requirements.

☒ Other Off-Menu Incentives (specify): Relief from WC 2035 Plan Section 6.1.2.3.5(c)

☒ Waiver of Development Standards (specify): Relief from WC 2035 Plan Sections 6.1.2.3.4, 6.1.2.3.9, 6.2.6.2.7(2) relative to both the landscape buffer and tree planting reqs

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

TOTAL No. of Incentives Requested: **On-Menu** 0 **Off-Menu** 1

TOTAL No. of Waivers Requested: 4

11. COVENANT

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

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

12. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

A. Eligibility for Floor Area Bonus

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

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

B. INCENTIVES

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

CHECK ALL THAT APPLY:

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

C. Additional Incentives to Produce Housing in the GDHIA

- ☐ No yard requirements except as required by the Urban Design Standards and Guidelines
- ☐ Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- ☐ Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units
- ☐ No prescribed percentage of the required open space that must be provided as either common open space or private open space

IV. MEASURE JJJ[17] (LAMC Sec. 11.5.11, Ordinance No. 184, 745)

13. AFFORDABLE REQUIREMENTS

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

A. Rental Projects

- ☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:
  - ☐ _____ % VLI **OR** ☐ _____ % LI
- ☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
  - ☐ 5% ELI **AND** ☐ 6% VLI **OR** ☐ 15% LI
  - ☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
  - ☐ 5% ELI **AND** ☐ 11% VLI **OR** ☐ 20% LI

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

Required Number of Affordable Units

ELI _____ VLI _____ LI _____

B. For Sale Projects

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

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

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

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

Required Number of Affordable Units

VLI _____ LI _____ Moderate Income _____

14. ALTERNATIVE COMPLIANCE OPTIONS

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

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

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

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

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

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

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

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

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

15. DEVELOPER INCENTIVES

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

1) _____

_____

2) _____

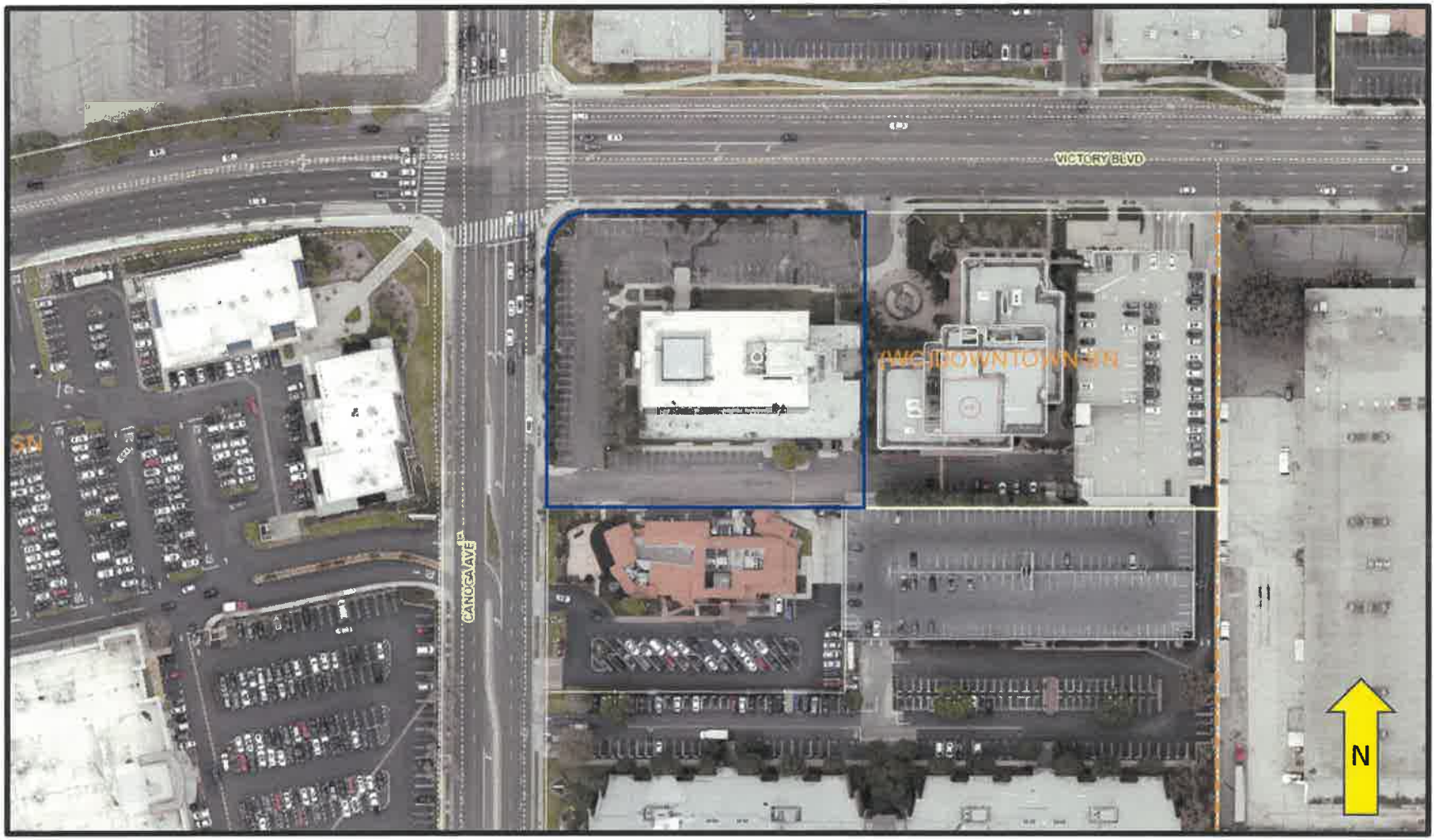
_____

3) _____

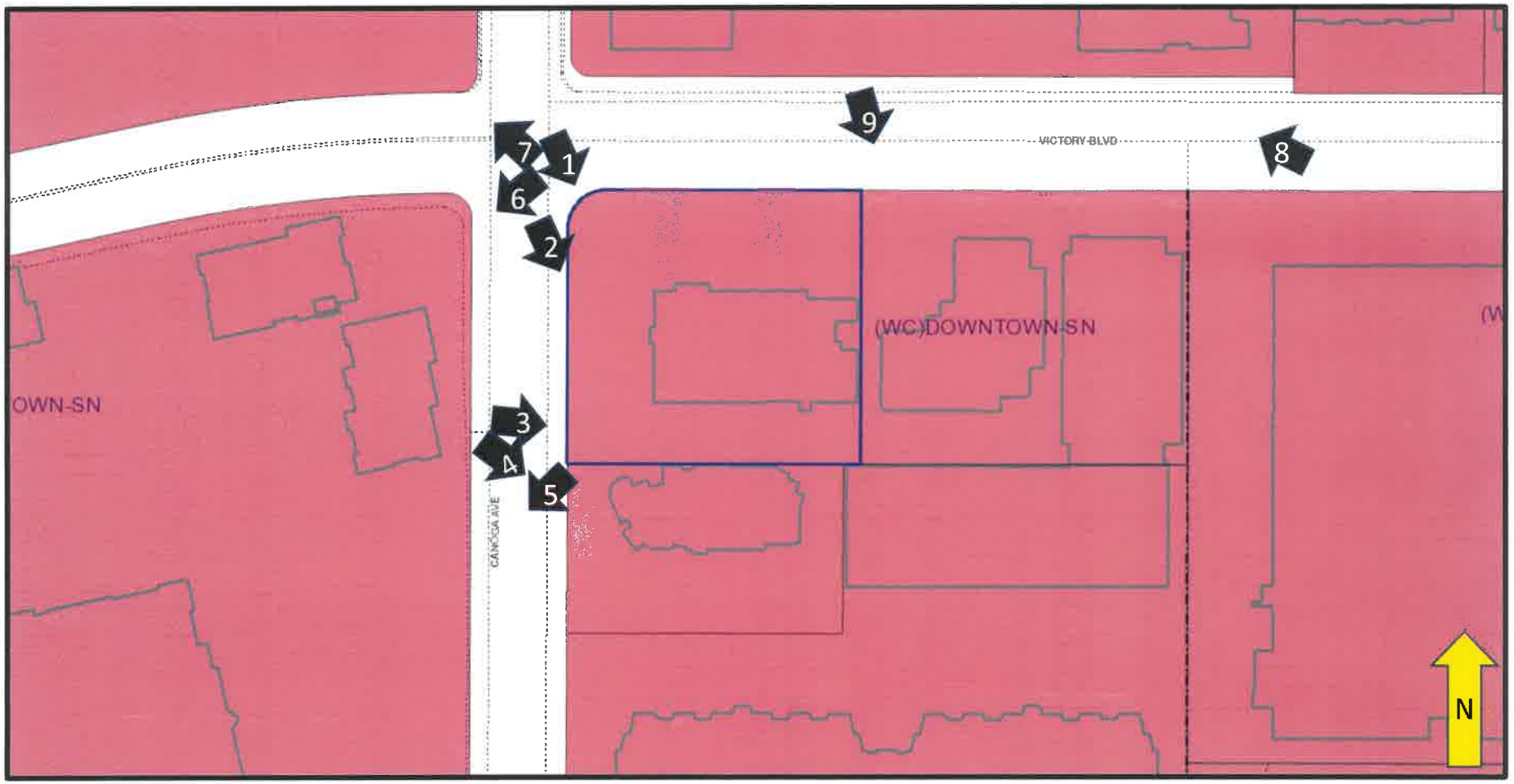
_____

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

6464 Canoga Avenue Photo Exhibit



6464 Canoga Avenue Photo Index





1. View of the Subject Property facing southeast from the intersection of Canoga Avenue and Victory Boulevard



2. View of the Subject Property facing southeast on Canoga Avenue



3. View of the Subject Property facing northeast on Canoga Avenue.



4. View of neighboring properties to the south of the Subject Property along Canoga Avenue.



5. View of adjacent properties facing southwest on Canoga Avenue.



6. View of adjacent properties to the west, facing southwest from the intersection of Canoga Avenue and Victory Boulevard.



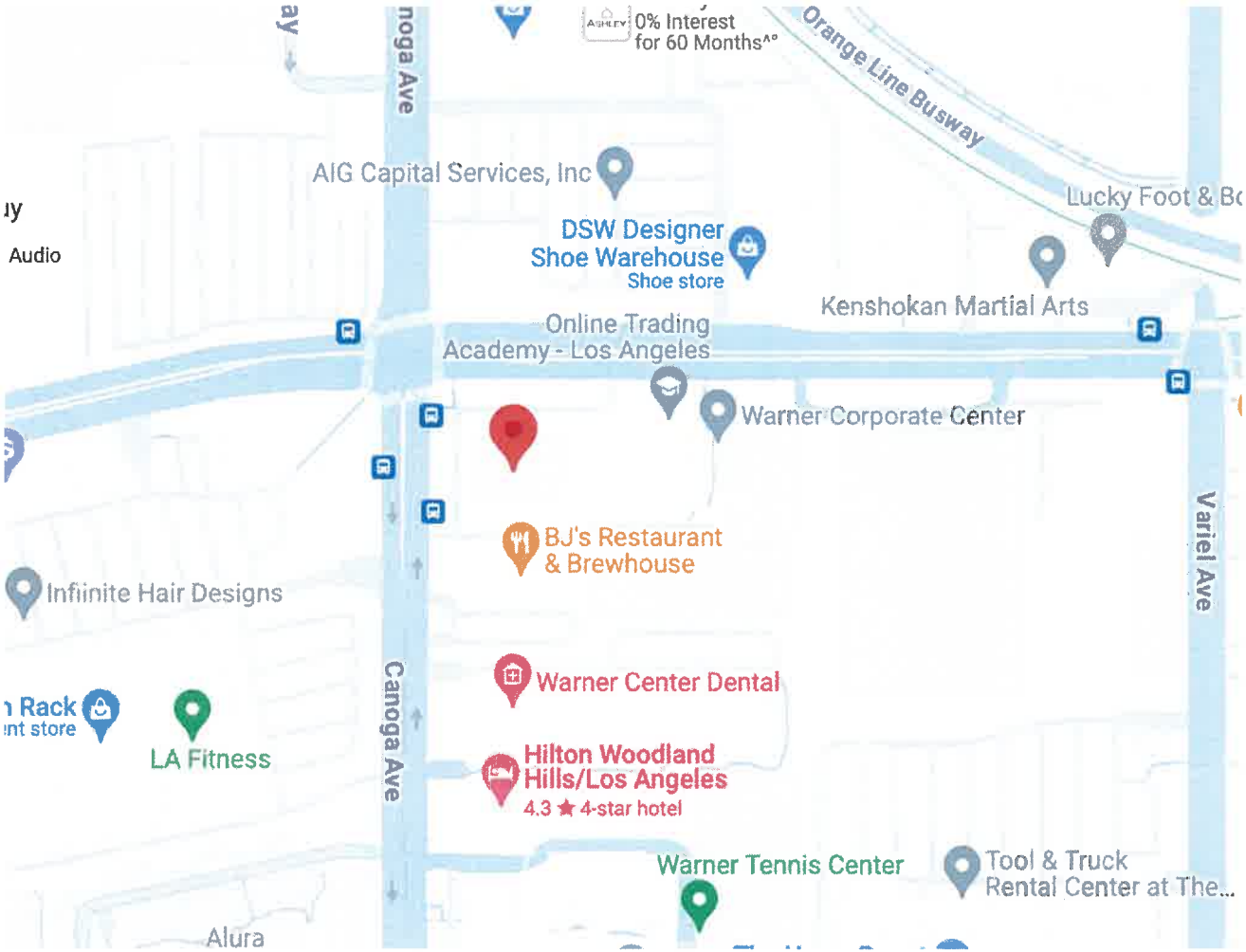
7. View of adjacent properties to the northwest of the subject property, facing northwest from the intersection of Canoga Avenue and Victory Boulevard.



8. View of adjacent properties to the south, looking southwest along Canoga Avenue.



9. View of of the adjacent property to the east, looking south from Victory Boulevard.



Vicinity Map

City of Los Angeles
Department of City Planning

12/15/2023
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
6464 N CANOGA AVE

ZIP CODES
91367

RECENT ACTIVITY
CPC-2008-3470-SPP

CASE NUMBERS
CPC-2019-1742-CPU
CPC-2008-3470-SP-GPA-ZC-SUD-BL
CPC-2005-3594-ICO
CPC-2000-846-SP
CPC-1999-122-SP-A
CPC-1997-356-ICO
CPC-1991-308
CPC-1986-609-GPC
CPC-1984-411-MOR
CPC-13457
ORD-183148
ORD-182764
ORD-174061
ORD-173072
ORD-173071
ORD-171529
ORD-171426
ORD-168984
ORD-168870
ORD-165479-SA4970
ORD-123524
ORD-123523
ORD-111507
DIR-2007-2700-SPP-SPPA-TDR
ZA-1989-709-CUB
BZA-1994-4971-CUZ
PMEX-3161
PM-1988-6086-PMLA
ENV-2019-1743-EIR
ENV-2016-1073-CE
ENV-2008-3471-EIR
ENV-2007-2701-MND
ENV-2005-8253-ND
ENV-2005-3595-CE
ENV-2002-502-CE
OB-15438
AFF-61566

Address/Legal Information	
PIN Number	180B105 56
Lot/Parcel Area (Calculated)	85,341.9 (sq ft)
Thomas Brothers Grid	PAGE 530 - GRID B7
Assessor Parcel No. (APN)	2149001030
Tract	P M 6086
Map Reference	BK 210-99
Block	None
Lot	A
Arb (Lot Cut Reference)	None
Map Sheet	180B105
Jurisdictional Information	
Community Plan Area	Canoga Park - Winnetka - Woodland Hills - West Hills
Area Planning Commission	South Valley
Neighborhood Council	Woodland Hills-Warner Center
Council District	CD 3 - Bob Blumenfield
Census Tract #	1349.05
LADBS District Office	Van Nuys
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	(WC)DOWNTOWN-SN
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
	ZI-2374 State Enterprise Zone: Los Angeles
	ZI-1870 Specific Plan: Warner Center 2035
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	WARNER CENTER
Subarea	Downtown District
Special Land Use / Zoning	(WC)C/I-145/1.5
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None

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

AFF-61565	RIO: River Implementation Overlay	No
AFF-38652	SN: Sign District	Warner Center 2035 Plan
FG	AB 2334: Very Low VMT	Yes
CFG-2000	AB 2097: Reduced Parking Areas	Yes
	Streetscape	No
	Adaptive Reuse Incentive Area	None
	Affordable Housing Linkage Fee	
	Residential Market Area	Medium
	Non-Residential Market Area	Medium
	Transit Oriented Communities (TOC)	Tier 3
	ED 1 Eligibility	Review Eligibility
	RPA: Redevelopment Project Area	None
	Central City Parking	No
	Downtown Parking	No
	Building Line	None
	500 Ft School Zone	No
	500 Ft Park Zone	No
	Assessor Information	
	Assessor Parcel No. (APN)	2149001030
	APN Area (Co. Public Works)*	1.960 (ac)
	Use Code	1700 - Commercial - Office Building - One Story
	Assessed Land Val.	$4,823,715
	Assessed Improvement Val.	$3,380,388
	Last Owner Change	07/28/2011
	Last Sale Amount	$7,000,070
	Tax Rate Area	16
	Deed Ref No. (City Clerk)	881036
		64745
		443229
		434599
		4-140
		314781
		1453395
		1383975
		1135976-81
		1015319
	Building 1	
	Year Built	1964
	Building Class	BXA
	Number of Units	0
	Number of Bedrooms	0
	Number of Bathrooms	0
	Building Square Footage	65,903.0 (sq ft)
	Building 2	No data for building 2
	Building 3	No data for building 3
	Building 4	No data for building 4
	Building 5	No data for buildir
	Rent Stabilization Ordinance (RSO)	No [APN: 214900
	Additional Information	
	Airport Hazard	None
	Coastal Zone	None
	Santa Monica Mountains Zone	No
	Farmland	Urban and Built-up Land
	Urban Agriculture Incentive Zone	YES
	Very High Fire Hazard Severity Zone	No

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Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	13.2792216
Nearest Fault (Name)	Santa Susana
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	5.00000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	16.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	80.00000000
Maximum Magnitude	6.70000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 2149001030]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	5.7 Units, Moderate
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Topanga
Reporting District	2158
Fire Information	
Bureau	Valley

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Battallion	17
District / Fire Station	72
Red Flag Restricted Parking	No

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

CASE SUMMARIES

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

Case Number:	CPC-2019-1742-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2008-3470-SP-GPA-ZC-SUD-BL
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
	GPA-GENERAL PLAN AMENDMENT
	ZC-ZONE CHANGE
	SUD-SUPPLEMENTAL USE DISTRICT ("K" DIST., "O" DISTRICT, ETC.)
	BL-BUILDING LINE
Project Descriptions(s):	WARNER CENTER SPECIFIC PLAN
Case Number:	CPC-2005-3594-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	WARNER CENTER SPECIFIC PLAN ICO. CITY COUNCIL REQUESTS THE PLANNING DEPARTMENT, WITH THE ASSISTANCE OF THE CITY ATTORNEY AND THE DEPARTMENT OF TRANSPORTATION, DRAFT AN INTERIM CONTROL ORDINANCE(ICO), WITH AN URGENCY CLAUSE, FOR THE WARNER CENTER SPECIFIC PLAN AREA THAT SHALL NOT ALLOW BUILDING PERMITS TO BE ISSUED FOR RESIDENTIAL PROJECTS ONCE THE 3,000 UNIT THRESHOLD IS PASSED. SAID ICO IS TO BE IMPOSED FOR A ONE-YEAR PERIOD, WITH THE POSSIBILITY OF TWO, SIX-MONTH EXTENSIONS DURING WHICH TIME THE WCSP BE REVIEWED AND REVISED TO IMPLEMENT THE NEXT STAGE OF GROWTH BASED ON SMARTER GROWTH PLANS AND NEW COMMUNITY INPUT. AN APPLICATION FOR A HARDSHIP EXEMPTION FROM THE ICO CAN BE MADE TO THE CITY COUNCIL. THE CITY COUNCIL MAY GRANT AN EXEMPTION PROVIDED THAT PROVISIONS OF PROJECT COMPLIANCE AS CURRENTLY REQUIRED IN THE WCSP ARE COMPLETE, AN ENVIRONMENTAL REVIEW THAT ADDRESSES THE CUMULATIVE ENVIRONMENTAL AND TRAFFIC IMPACTS FOR THE AREA AND REGION IMPACTS IS CERTIFIED, THE APPROPRIATE MITIGATION MEASURES AND/OR CONTRIBUTIONS TO THE WARNER CENTER TRANSPORTATION TRUST FUND ARE MADE, AND A MIX-USE COMPONENT IN THE PROJECT IS PROVIDED. PLANNING DEPARTMENT IMMEDIATELY WORK WITH WHWCNC TO CONSULT WITH THE STAKEHOLDERS OF WOODLAND HILLS AND LOCAL DEVELOPERS SUCH THAT WITHIN ONE YEAR, RECOMMENDATIONS WILL BE MADE TO THE LOS ANGELES CITY PLANNING COMMISSION AND CITY COUNCIL FOR MODIFICATIONS AND AMENDMENTS TO THE WCSP TO IMPLEMENT PHASE II THAT WILL ALLOW FOR CONTINUED SMART GROWTH DEVELOPMENT OF WARNER CENTER WITH THE APPROPRIATE JOBS/HOUSING BALANCE, INCLUDING GREATER CONSIDERATION TO THE NEEDS OF THE REGION AND COMMUNITY, APPROPRIATE LAND USE AND DESIGN STANDARDS FOR A HIGH QUALITY MIXED-USE COMMUNITY GIVING DUE CONSIDERATION TO MARKET AND ECONOMIC FORCES, AND APPROPRIATE MITIGATION MEASURES TO CURTAIL TRAFFIC CONGESTION. DATE INTRODUCED AND REFERRED 02/09/2005 TO PLANNING AND LAND USE MANAGEMENT COMMITTEE; 4-6-05 - PLANNING AND LAND USE MANAGEMENT COMMITTEE DISPOSITION.
Case Number:	CPC-2000-846-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	
Case Number:	CPC-1999-122-SP-A
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	AMENDMENT TO THE WARNER CENTER SPECIFIC PLAN (ORDINANCE NOS. 168,873, 168,984 AND 171,529 FOR PROPERTY LOCATED APPROXIMATELY 1.5 SQ MILES AND IS GENERALL BOUNDED BY WESTSIDE OF TOPANGA CANYON BLVD ON THE WEST, VANOWEN ST ON THE NORTH, DE SOTO AVE ON THE EAST AND THE US 101 FRWY ON THE SOUTH
Case Number:	CPC-1997-356-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	TO PROVIDE A GUIDE IN ORDER TO BALANCE FUTURE GROWTH WITH AN IMPROVED TRANSPORTATION SYSTEM
Case Number:	CPC-1991-308
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-91-0308. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-1986-609-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CANOGA PARK AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TOBRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (BARR/FERGUSON)\
Case Number:	CPC-1984-411-MOR
Required Action(s):	MOR-MORATORIUMS
Project Descriptions(s):	INITIATION OF A MORATORIUM ON BUILDING HEIGHT - AREA E/O CANOGA AV., W/O DE SOTO AV., S/O VICTORY BL., AND N/O VENTURA FWY. IN WARNER CENTER.
Case Number:	DIR-2007-2700-SPP-SPPA-TDR
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE

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	SPPA-SPECIFIC PLAN PROJECT PERMIT ADJUSTMENT
	TDR-TRANSFER OF DEVELOPMENT RIGHTS (TFAR)
Project Descriptions(s):	WARNER CENTER SP - PROJECT PERMIT COMPLIANCE, PROJECT PERMIT ADJUSTMENT AND TRANSFER OF FLOOR AREA. DEMOLISH EXISTING 65,903 SF COMMERCIAL/OFFICE BUILDING AND CONSTRUCT AN 11 STORY, 164 FOOT TALL, 160,014 SF COMMERCIAL TOWER, WITH 144,098 SF OF OFFICE AREA, 14,416 SF OF RESTAURANT/ RETAIL USES FLOOR AREA, AND A 1,500 SF COMMUNITY ROOM. THE PROJECT WIL PROVIDE CODE REQUIRED PARKING.
Case Number:	ZA-1989-709-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOL
Project Descriptions(s):	TO PERMIT THE SALE AND DISPENSING OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTIONIN CONJUNCTION WITH A PROPOSED RESTAURANT, ACCOMMODATING 260 PATRONS, HAVING HRSOF OPERATION FROM 7 A.M. TO 11 P.M. SEVEN DAYS AWEEK IN THE M2-1 ZONE.
Case Number:	BZA-1994-4971-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	THE CONSTRUCTION, USE AND MAINTENACE OF A DRIVE-THROUGH FAST FOOD ESTABLISHMENT ON A C2-IVL ZONED SITE
Case Number:	PM-1988-6086-PMLA
Required Action(s):	PMLA-PARCEL MAP
Project Descriptions(s):	PURSUANT TO SECTION 17.53 OF THE LOS ANGELES MUNICIPAL CODE, TO ALLOW THE SUBVIDISION OF A PARCEL INTO TWO (2) LOTS, IN THE M2-1 AND P-1 ZONES.
Case Number:	ENV-2019-1743-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2016-1073-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PURSUANT TO SECTION 17.53 OF THE LOS ANGELES MUNICIPAL CODE, TO ALLOW THE SUBVIDISION OF A PARCEL INTO TWO (2) LOTS, IN THE M2-1 AND P-1 ZONES.
Case Number:	ENV-2008-3471-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	WARNER CENTER SPECIFIC PLAN
	CEQA CLEARANCE FOR ZA-2018-7429-SPP.
Case Number:	ENV-2007-2701-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	WARNER CENTER SP - PROJECT PERMIT COMPLIANCE, PROJECT PERMIT ADJUSTMENT AND TRANSFER OF FLOOR AREA. DEMOLISH EXISTING 65,903 SF COMMERCIAL/OFFICE BUILDING AND CONSTRUCT AN 11 STORY, 164 FOOT TALL, 160,014 SF COMMERCIAL TOWER, WITH 144,098 SF OF OFFICE AREA, 14,416 SF OF RESTAURANT/ RETAIL USES FLOOR AREA, AND A 1,500 SF COMMUNITY ROOM. THE PROJECT WIL PROVIDE CODE REQUIRED PARKING.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ENV-2005-3595-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	WARNER CENTER SPECIFIC PLAN ICO. CITY COUNCIL REQUESTS THE PLANNING DEPARTMENT, WITH THE ASSISTANCE OF THE CITY ATTORNEY AND THE DEPARTMENT OF TRANSPORTATION, DRAFT AN INTERIM CONTROL ORDINANCE(ICO), WITH AN URGENCY CLAUSE, FOR THE WARNER CENTER SPECIFIC PLAN AREA THAT SHALL NOT ALLOW BUILDING PERMITS TO BE ISSUED FOR RESIDENTIAL PROJECTS ONCE THE 3,000 UNIT THRESHOLD IS PASSED. SAID ICO IS TO BE IMPOSED FOR A ONE-YEAR PERIOD, WITH THE POSSIBILITY OF TWO, SIX-MONTH EXTENSIONS DURING WHICH TIME THE WCSP BE REVIEWED AND REVISED TO IMPLEMENT THE NEXT STAGE OF GROWTH BASED ON SMARTER GROWTH PLANS AND NEW COMMUNITY INPUT. AN APPLICATION FOR A HARDSHIP EXEMPTION FROM THE ICO CAN BE MADE TO THE CITY COUNCIL. THE CITY COUNCIL MAY GRANT AN EXEMPTION PROVIDED THAT PROVISIONS OF PROJECT COMPLIANCE AS CURRENTLY REQUIRED IN THE WCSP ARE COMPLETE, AN ENVIRONMENTAL REVIEW THAT ADDRESSES THE CUMULATIVE ENVIRONMENTAL AND TRAFFIC IMPACTS FOR THE AREA AND REGION IMPACTS IS CERTIFIED, THE APPROPRIATE MITIGATION MEASURES AND/OR CONTRIBUTIONS TO THE WARNER CENTER TRANSPORTATION TRUST FUND ARE MADE, AND A MIX-USE COMPONENT IN THE PROJECT IS PROVIDED. PLANNING DEPARTMENT IMMEDIATELY WORK WITH WHWCNC TO CONSULT WITH THE STAKEHOLDERS OF WOODLAND HILLS AND LOCAL DEVELOPERS SUCH THAT WITHIN ONE YEAR, RECOMMENDATIONS WILL BE MADE TO THE LOS ANGELES CITY PLANNING COMMISSION AND CITY COUNCIL FOR MODIFICATIONS AND AMENDMENTS TO THE WCSP TO IMPLEMENT PHASE II THAT WILL ALLOW FOR CONTINUED SMART GROWTH DEVELOPMENT OF WARNER CENTER WITH THE APPROPRIATE JOBS/HOUSING BALANCE, INCLUDING GREATER CONSIDERATION TO THE NEEDS OF THE REGION AND COMMUNITY, APPROPRIATE LAND USE AND DESIGN STANDARDS FOR A HIGH QUALITY MIXED-USE COMMUNITY GIVING DUE CONSIDERATION TO MARKET AND ECONOMIC FORCES, AND APPROPRIATE MITIGATION MEASURES TO CURTAIL TRAFFIC CONGESTION. DATE INTRODUCED AND REFERRED 02/09/2005 TO PLANNING AND LAND USE MANAGEMENT COMMITTEE; 4-6-05 - PLANNING AND LAND USE MANAGEMENT COMMITTEE DISPOSITION.
Case Number:	ENV-2002-502-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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Project Descriptions(s):

DATA NOT AVAILABLE

CPC-13457
ORD-183148
ORD-182764
ORD-174061
ORD-173072
ORD-173071
ORD-171529
ORD-171426
ORD-168984
ORD-168870
ORD-165479-SA4970
ORD-123524
ORD-123523
ORD-111507
PMEX-3161
OB-15438
AFF-61566
AFF-61565
AFF-38652
FG
CFG-2000

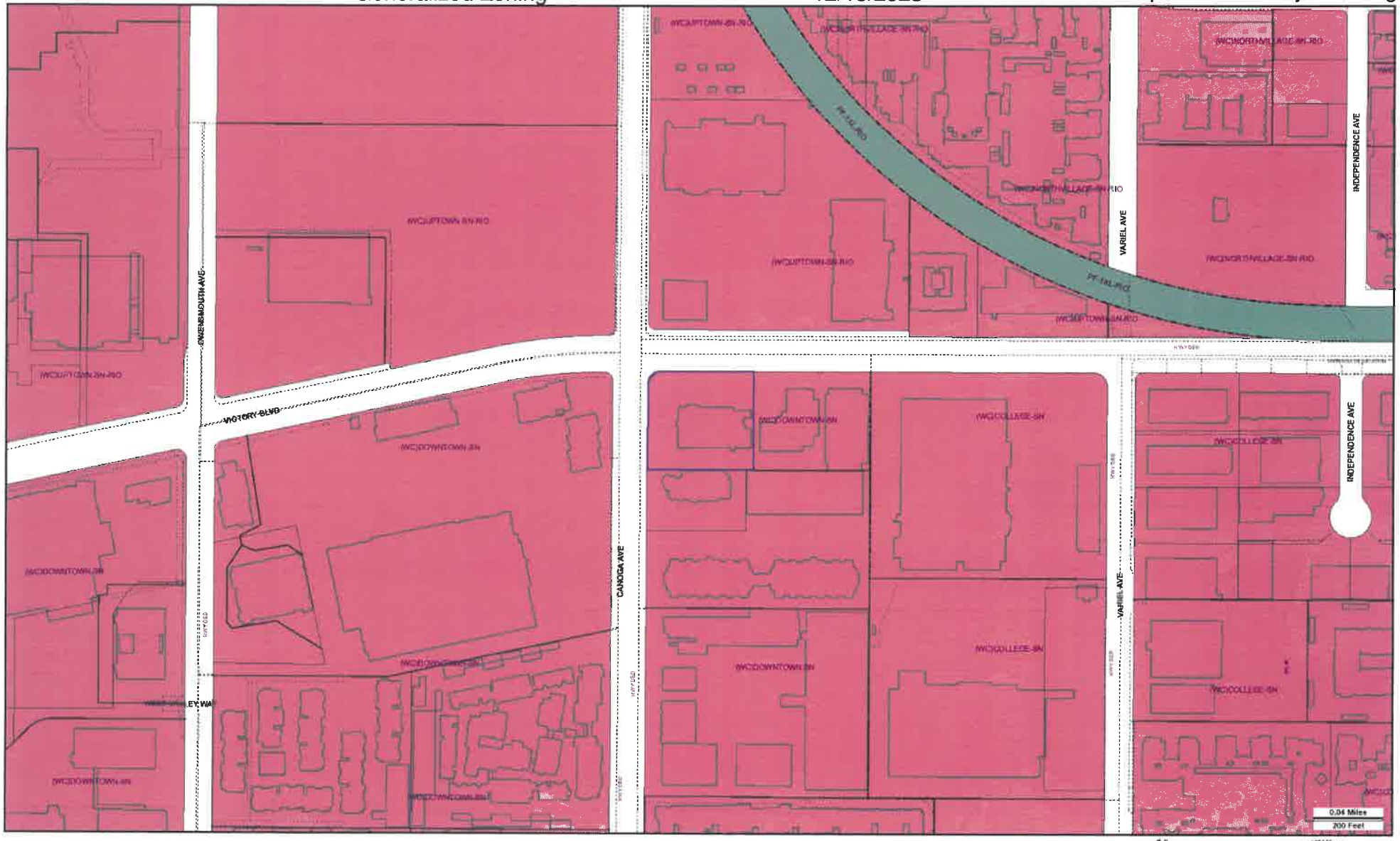
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ZIMAS PUBLIC

Generalized Zoning

12/15/2023

City of Los Angeles
Department of City Planning



Address: 6464 N CANOGA AVE
APN: 2149001030
PIN #: 180B105 56

Tract: P M 6086
Block: None
Lot: A
Arb: None

Zoning: (WC)DOWNTOWN-SN
General Plan: Regional Center Commercial

Applicant's Submittal: Transfer of Jurisdiction

CPC-2023-8233-DB-SPP-VHCA

ZIMAS Parcel Profile Report

LEGEND

GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

PARKING

- Parking Buffer

PORT OF LOS ANGELES

- General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
- General / Bulk Cargo - Hazard
- Commercial Fishing
- Recreation and Commercial
- Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

- Airport Landside / Airport Landside Support
- Airport Airside
- LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

- Open Space
- Public / Open Space
- Public / Quasi-Public Open Space
- Other Public Open Space
- Public Facilities

FRAMEWORK

COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

INDUSTRIAL

- Limited Industrial
- Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Co

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- HW Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DMV DMV Office
- DWP DWP
- DWP Pumping Station
- Equestrian Center
- Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Fireboat Station
- Health Center / Medical Facility
- Helistop
- Historic Monument
- Historical / Cultural Monument
- Horsekeeping Area
- Horsekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- HW House of Worship
- Important Ecological Area
- Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- JC Junior College
- MTA / Metrolink Station
- MTA Station
- MTA Stop
- MWD MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- P Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Center
- Parking Enforcement
- HQ Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- PO Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- C Private College
- E Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- JH Private Junior High School
- PS Private Pre-School
- Private Recreation & Cultural Facility
- SH Private Senior High School
- SF Private Special School
- Public Elementary (Proposed Expansion)
- Public Elementary School
- Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- JH Public Junior High School
- JH Public Junior High School (Proposed)
- MS Public Middle School
- SH Public Senior High School
- SH Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- RPD Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- ADM School District Headquarters
- SC School Unspecified Loc/Type (Proposed)
- Skill Center
- SS Social Services
- ★ Special Feature
- Special Recreation (a)
- SF Special School Facility
- SF Special School Facility (Proposed)
- Steam Plant
- SMI Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- UTL Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2020
- Building Outlines 2017
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells - Acitive
- Wells - Inactive

APPLICATIONS

TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application that includes changes to the building footprint, including demolition or grading permit applications, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

If there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report (CP-4068) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: 6464 Canoga Avenue

Date of Field Visit: 6/27/23

Does the property contain any of the following protected trees or shrubs?

☐ **Yes** (Mark any that apply below)

- ☐ Oak, including Valley Oak *(Quercus lobota)* and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
- ☐ Southern California Black Walnut (*Juglans californica*)
- ☐ Western Sycamore (*Platanus racemosa*)
- ☐ California Bay (*Umbellularia californica*)
- ☐ Mexican Elderberry (*Sambucus mexicana*)
- ☐ Toyon (*Heteromeles arbutifolia*)

☑ **No**

Does the property contain any street trees in the adjacent public right-of-way?

☐ **Yes** ☑ **No**

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more diameter at 4.5 feet above average natural grade at base of tree and/or is more than 35 feet in height?

☐ **Yes** ☑ **No**

Does the project occur within the Coastal Zone and contain any of the following trees?

- ☐ **Yes** (Mark any that apply below)
  - ☐ Blue Gum Eucalyptus *(Eucalyptus globulus)*
  - ☐ Red River Gum Eucalyptus *(Eucalyptus camaldulensis)*
  - ☐ Other Eucalyptus species
- ☑ **No**

Tree Expert Credentials (if applicable)

Name of Tree Expert: Greg Applegate

Mark which of the following qualifications apply:

- ☐ Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- ☐ Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- ☑ Registered consulting arborist with the American Society of Consulting Arborists

Certification/License No.: RCA #365 WE-0180a

Owner's Declaration

I acknowledge and understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Los Angeles Municipal Code Section 46.00, which can lead to criminal and/or civil legal action. I certify that the information provided on this form relating to the project site and any of the above biological resources is accurate to the best of my knowledge.

Name of the Owner (Print) EHSAN GHODSIAN

Owner Signature

Date 8-16-2023

Department of Transportation
City of Los Angeles
Development Services
100 S. Main St. 10th Floor
Los Angeles, CA 90012
(213) 972 - 8470

PAYMENT RECORD

ERIC GARCETTI
Mayor

Invoice #: 807301
Receipt #: 122339
Payment Entered on: October 30, 2023
Payment Processed on: November 1, 2023
Amount: **$430.00**
Processed By:

PAID

Payer **John Hyde**
Company

Phone

Authorization Code: **200048419813**

Fund	Fund Description	Fund Type	Distribution Desc	Amount
573	Warner Center Trans Trust	Application Fee		$430.00

Confirmation number: 200048419813
Payment date: Nov 01, 2023
Payment amount: 430.00
Processing Fee: 0.00
Total amount charged: 430.00

Contact Information

First name: John
Last name: Hyde
Daytime Phone Number: (310)503-8224
Email: mmoore2@tollbrothers.com

Account Information

Payment type: Developer Fees
Account number: 807301SA
Zip Code: 92677
Payment method: Credit Card
Date due:

Payment Method Information

Card type: Visa
Card number: **********7871
Card holder name: John Hyde

Total: $430.00

If payment is deposited by someone other than the name listed above, fill in this section. Otherwise, just initial next to your name above.

Received By
Print Name Sheila Ahoraian Signature Sheila Ahoraian Date 11/1/2023

Case No: **WC 23-115187** Project ID: **55503**
Project Address: **6464 N CANOGA AV**
Project Description: **Mixed-Use**

Printed on: November 01, 2023

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
DOT Receeipt of Payment

MEMORANDUM

To:	Toll Brothers Apartment Living	Date:	September 21, 2023
From:	David S. Shender, P.E. Jason A. Shender, AICP Amrita Shankar Linscott, Law & Greenspan, Engineers	LLG Ref:	1-23-4556-1
Subject:	**Transportation Demand Management (TDM) Program – 6464 Canoga Avenue Mixed-Use Project**		

LINSCOTT LAW & GREENSPAN engineers

Engineers & Planners
Traffic
Transportation
Parking

Linscott, Law & Greenspan, Engineers
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Suite 500
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626.796.2322 T
626.792.0941 F
www.llgengineers.com

Pasadena
Irvine
San Diego

This memorandum has been prepared by Linscott, Law & Greenspan, Engineers (LLG) to provide a Transportation Demand Management ("TDM") Program associated with the proposed mixed-use project ("Project") located at 6464 Canoga Avenue ("Project Site") in the Warner Center area of the City of Los Angeles ("City"). The following TDM Program is based on the Warner Center 2035 Plan ("WC2035 Plan"), Ordinance No. 182766 approved in October 2013, Section 7 – Mobility, subsection 7.8 – Transportation Demand Management (TDM) Program.

Project Description

Project Site Location

The Project Site is located at 6464 Canoga Avenue in the Warner Center area of the City. Specifically, the Project Site is bounded by Victory Boulevard to the north, a restaurant to the south, an office building to the east, and Canoga Avenue to the west.

Existing Project Site

The Project Site is currently improved with a vacant commercial/industrial building providing approximately 65,903 square feet of floor area and associated surface parking.

Project Description

The Project proposes to remove the existing improvements to accommodate the development and construction of an eight-story mixed-use building with 257 market-rate residential apartment dwelling units, 19 affordable housing dwelling units, and 4,045 square feet of ground floor commercial area. The Project proposes to provide a total of 435 vehicular parking spaces within an onsite parking structure with two subterranean levels, an at-grade level, and one above-grade level. Construction and occupancy of the Project is proposed to be completed by the year 2026.

LINSCOTT LAW & GREENSPAN engineers

Street Standards

The Project will provide proper dedications and improvements to the satisfaction of the Department of Public Works, Bureau of Engineering ("BOE"). Canoga Avenue is designated as a Modified Boulevard II, Major Highway Class II. Victory Boulevard is designated as a Modified Boulevard I, Major Highway Class I.

Activity Nodes

The Project is located at the Activity Node of the intersection of Canoga Avenue and Victory Boulevard.

Active Street Frontage

The Project is located along Canoga Avenue and Victory Boulevard, which are Active Street Frontages.

Publicly Accessible Open Space ("PAOS")

The Project is required to provide PAOS that has a minimum square footage equal to fifteen percent (15%) of the net site area (i.e., after dedication) and satisfies all of the required standards outlined in the WC2035 Plan 6.2.2.2. A total of 11,679 square feet of PAOS is required for the Project, which is 15% of the 77,858 square feet of net site area after expected street dedications. The Project proposes to provide 11,808 square feet of PAOS, which satisfies the requirement of the WC2035 Plan. Public access will be provided from both Canoga Avenue and Victory Boulevard.

Parking

The WC2035 Plan provides the minimum and maximum onsite parking requirements for the components of the Project. Specific parking rates applicable to the proposed components of the Project are as follows:

- Residential: Minimum 1 to maximum 2 spaces / dwelling unit; and
- Accessory Non-Residential: Exempt from non-residential parking requirements of the WC2035 Plan if non-residential uses, in aggregate, occupy two percent or less of the Project's total floor area.

It is noted that the non-residential components of the Project (i.e., the commercial component) totals 4,045 square feet of floor area, which is less than two percent of the Project's total floor area of 264,395 square feet. Thus, the Project is exempt from the non-residential parking requirements of the WC2035 Plan.

Based on the parking rates from the WC2035 Plan, the Project would yield an unadjusted parking requirement for the residential component to be between 276 and 552 parking spaces.

The Project proposes to provide a total of 435 parking spaces, which falls within the total minimum and maximum unadjusted required parking spaces for the Project. Accordingly, the Project's proposed parking supply is adequate and in compliance with the requirements of the WC2035 Plan.

TDM Program Objectives and Goal

The objective of the TDM Program is to provide building and site design elements that facilitate customer, tenant, and employee vehicle reduction efforts, as well as manage the access to and availability of, parking for residents, employees and visitors to the site. The success of the TDM Program is dependent on the type and level of TDM strategies implemented. The key to developing an effective program is to determine what strategies the employees and residents of the Project would be able to use and then build the program incentives around those strategies.

The following TDM measures will be implemented at the Project. These measures are intended to reduce vehicular miles traveled ("VMT"), reduce congestion and address greenhouse gas ("GHG") emissions.

Transportation Information Center

Information regarding transportation mode options will be provided as much as possible. Residents and employees will have many opportunities to learn about transit and alternative transportation modes through the establishment and maintenance of a Transportation Information Center ("TIC"). General transit information, including maps, transit schedules, and promotions, will be provided. Bicycle facilities, including routes, rental and sales locations, onsite bicycle facilities, and bicycle safety information, will also be provided.

The TIC will also include a list of facilities available for carpoolers, bicyclists, transit riders, and pedestrians at the site. Walking maps and information about local services, restaurants, movie theaters, and recreational activities within walking distance of the Project will also be made available. Such transportation information will be provided onsite, regardless of whether also provided on a website.

Transportation Coordinator

An existing employee will be designated as the Transportation Coordinator ("TC") to be responsible for implementing, maintaining, and monitoring the TDM Program.

The TC will be responsible for promoting the TDM Program to residents and employees, updating information boards/websites, offering carpool matching services, assisting with route planning, and conducting an annual survey and report.

The intent of the annual survey is to understand the resident modes of transportation utilized to better focus future efforts. The TC will coordinate the TDM efforts with the residents and employees.

Bicycle Program

The bicycle program is intended to allow residents to "test" this mode of transportation to see if it works for them. Residents will be provided with two bicycles that can be reserved through the TC. The user will require advanced registration and will be responsible for damage or theft while they have a bicycle checked out. The bicycles may be used for commuting and non-commute purposes, such as recreation and personal errands.

Bicycle Parking

Bicycle commuting is a viable option for many people. Having a secure place to store bicycles is an important factor in a decision to use this mode of transportation. A total of 164 bicycle parking spaces, including long-term and short-term parking spaces, will be provided onsite. Secure bicycle parking is a free amenity for residents and employees.

Carpool Program

The carpool program is simply two or more residents or employees sharing a ride together for their commute to and from work. Carpoolers are provided with a preferred parking pass which allows them to enjoy free parking and access to the preferential parking area.

Ride-Share Program

The ride-share program is similar to the carpool program wherein ride-share matching services and designated preferred parking will be provided to two or more residents or employees sharing a ride together for their commute to and from work.

Resident Transportation Flyer/Brochure

Upon leasing a rental apartment, new residents will be given a Transportation Flyer. The Flyer will be a tool that provides the name and contact information of the TC. It will also provide information about transit options, including carpooling, ride-share

matching, and public transportation. The Flyer will direct residents to review the TIC on a regular basis to stay informed of the latest transportation options.

Annual Resident Commute Survey

The best method to learn how the alternative transportation mode programs work and what future programs may include is through a resident survey. The survey will provide information about transit usage, driving habits, trip locations and trip purposes. The survey will be used to formulate new programs to assist better in single occupancy trip reduction and vehicle miles traveled.

Telecommuting Infrastructure

Residential units will be pre-wired with access to high-speed internet and broadband technology. The apartments will have work areas to allow residents the ability to telecommute.

Onsite Amenities

The Project will incorporate amenities that will eliminate the need for a resident to use an automobile to make non-essential trips. Amenities include a fitness center, co-working space, clubroom, pool, and spa. Sidewalks within the site connect to regional open spaces and public facilities (e.g., post office and schools).

TDM Program Modification

Depending on the progress made toward the performance goals outlined herein, as well as the evolving nature of trip reduction strategies, it may be in the best interest of Toll Brothers Apartment Living to delete, modify, or add elements to this TDM Program. Changes initiated by Toll Brothers Apartment Living will be submitted in writing to the City of Los Angeles. The City is expected to approve, deny or suggest modifications to the proposed changes within 60 days.

Nature of Obligation

Toll Brothers Apartment Living agrees to inform subsequent owners of all or part of the site covered by this TDM Program. Owners should consult with the WC2035 Plan and LADOT staff regarding current requirements for a TDM Program.

LINSCOTT LAW & GREENSPAN engineers

PROPERTY OWNER:
Toll Brothers Apartment Living

_____ _____
(Signature) (Date)

_____ _____
(Printed Name) (Title)

CITY OF LOS ANGELES:
By LADOT

_____ _____
(Signature) (Date)

_____ _____
(Printed Name) (Title)

cc: File

LADOT Attachment D: Plan, Policy, and Program Consistency Worksheet

Plans, Policies and Programs Consistency Worksheet

The worksheet provides a structured approach to evaluate the threshold T-1 question below, that asks whether a project conflicts with a program, plan, ordinance or policy addressing the circulation system. The intention of the worksheet is to streamline the project review by highlighting the most relevant plans, policies and programs when assessing potential impacts to the City's circulation system.

> ***Threshold T-1***: Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?

This worksheet does not include an exhaustive list of City policies, and does not include community plans, specific plans, or any area-specific regulatory overlays. The Department of City Planning project planner will need to be consulted to determine if the project would obstruct the City from carrying out a policy or program in a community plan, specific plan, streetscape plan, or regulatory overlay that was adopted to support multimodal transportation options or public safety. LADOT staff should be consulted if a project would lead to a conflict with a mobility investment in the Public Right of Way (PROW) that is currently undergoing planning, design, or delivery. This worksheet must be completed for all projects that meet the Section I. Screening Criteria. For description of the relevant planning documents, **see Attachment D.1.**

For any response to the following questions that checks the box in **bold text** ((i.e.□ **Yes** or □ **No**), further analysis is needed to demonstrate that the project does not conflict with a plan, policy, or program.

I. SCREENING CRITERIA FOR POLICY ANALYSIS

If the answer is 'yes' to any of the following questions, further analysis will be required:

Does the project require a discretionary action that requires the decision maker to find that the project would substantially conform to the purpose, intent and provisions of the General Plan?

☒ Yes □ No

Is the project known to directly conflict with a transportation plan, policy, or program adopted to support multimodal transportation options or public safety?

□ Yes ☒ No

Is the project required to or proposing to make any voluntary modifications to the public right-of-way (i.e., dedications and/or improvements in the right-of-way, reconfigurations of curb line, etc.)?

☒ Yes □ No

II. PLAN CONSISTENCY ANALYSIS

A. Mobility Plan 2035 PROW Classification Standards for Dedications and Improvements

These questions address potential conflict with:

LADOT

Plan, Policy, and Program Consistency Worksheet

Mobility Plan 2035 Policy 2.1 *– Adaptive Reuse of Streets. Design, plan, and operate streets to serve multiple purposes and provide flexibility in design to adapt to future demands.*

Mobility Plan 2035 Policy 2.3 *– Pedestrian Infrastructure. Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.*

Mobility Plan 2035 Policy 3.2 *– People with Disabilities. Accommodate the needs of people with disabilities when modifying or installing infrastructure in the public right-of-way.*

Mobility Plan 2035 Street Designations and Standard Roadway Dimensions

A.1 Does the project include additions or new construction along a street designated as a Boulevard I, and II, and/or Avenue I, II, or III on property zoned for R3 or less restrictive zone? ☒ Yes ☐ No

A.2 If **A.1 is yes**, is the project required to make additional dedications or improvements to the Public Right of Way as demonstrated by the street designation. ☒ Yes ☐ No ☐ N/A

A.3 If **A.2 is yes**, is the project making the dedications and improvements as necessary to meet the designated dimensions of the fronting street (Boulevard I, and II, or Avenue I, II, or III)?

☒ Yes ☐ No ☐ N/A

If the answer is to **A.1 or A.2 is NO, or to A.1, A.2 and A.3. is YES**, then the project does not conflict with the dedication and improvement requirements that are needed to comply with the Mobility Plan 2035 Street Designations and Standard Roadway Dimensions.

A.4 If the answer to **A.3. is NO**, is the project applicant asking to waive from the dedication standards?

☐ **Yes** ☐ **No** ☒ N/A

Lists any streets subject to dedications or voluntary dedications and include existing roadway and sidewalk widths, required roadway and sidewalk widths, and proposed roadway and sidewalk width or waivers. *

Frontage 1 Existing PROW'/Curb' : Existing _____ Required _____ Proposed _____

Frontage 2 Existing PROW'/Curb' : Existing _____ Required _____ Proposed _____

Frontage 3 Existing PROW'/Curb' : Existing _____ Required _____ Proposed _____

Frontage 4 Existing PROW'/Curb' : Existing _____ Required _____ Proposed _____

If the answer to **A.4 is NO**, the project is inconsistent with Mobility Plan 2035 street designations and must file for a waiver of street dedication and improvement.

If the answer to **A.4 is YES**, additional analysis is necessary to determine if the dedication and/or improvements are necessary to meet the City's mobility needs for the next 20 years. The following factors may contribute to determine if the dedication or improvement is necessary:

Is the project site along any of the following networks identified in the City's Mobility Plan?

*The Project will make a 7-foot street dedication along Canoga Avenue and an 18-foot street dedication along Victory Boulevard. In addition, the Project will provide a 4-foot sidewalk easement along Canoga Avenue and a 12-foot sidewalk easement along Victory Boulevard. All dedications and improvements will be confirmed with BOE.

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
LADOT Attachment D: Plan, Policy Program Consistency Worksheet
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Plan, Policy, and Program Consistency Worksheet

- Transit Enhanced Network ✗
- Bicycle Enhanced Network ✓
- Bicycle Lane Network ✗
- Pedestrian Enhanced District ✓
- Neighborhood Enhanced Network ✗

To see the location of the above networks, see **Transportation Assessment Support Map**.[1]

Is the project within the service area of Metro Bike Share, or is there demonstrated demand for micro-mobility services? ✗

If the project dedications and improvements asking to be waived are necessary to meet the City's mobility needs, the project may be found to conflict with a plan that is adopted to protect the environment.

B. Mobility Plan 2035 PROW Policy Alignment with Project-Initiated Changes

B.1 Project-Initiated Changes to the PROW Dimensions

These questions address potential conflict with:

Mobility Plan 2035 Policy 2.1 – *Adaptive Reuse of Streets. Design, plan, and operate streets to serve multiple purposes and provide flexibility in design to adapt to future demands.*

Mobility Plan 2035 Policy 2.3 – *Pedestrian Infrastructure. Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.*

Mobility Plan 2035 Policy 3.2 – *People with Disabilities. Accommodate the needs of people with disabilities when modifying or installing infrastructure in the public right-of-way.*

Mobility Plan 2035 Policy 2.10 – *Loading Areas. Facilitate the provision of adequate on and off-site street loading areas.*

Mobility Plan 2035 Street Designations and Standard Roadway Dimensions

B.1 Does the project propose, above and beyond any PROW changes needed to comply with Section 12.37 of the LAMC as discussed in Section II.A, physically modify the curb placement or turning radius and/or physically alter the sidewalk and parkways space that changes how people access a property?

Examples of developer-initiated physical changes to the public right-of-way include:

- widening the roadway,
- narrowing the sidewalk,
- adding space for vehicle turn outs or loading areas,
- removing bicycle lanes, bike share stations, or bicycle parking

[1] LADOT Transportation Assessment Support Map https://arcg.is/fubbD

- modifying existing bus stop, transit shelter, or other street furniture
- paving, narrowing, shifting or removing an existing parkway or tree well

☐ Yes ☒ No

B.2 Driveway Access

These questions address potential conflict with:

Mobility Plan 2035 Policy 2.10 – *Loading Areas. Facilitate the provision of adequate on and off-site street loading areas.*

Mobility Plan 2035 Program PL.1. Driveway Access. *Require driveway access to buildings from non-arterial streets or alleys (where feasible) in order to minimize interference with pedestrian access and vehicular movement.*

Citywide Design Guidelines - Guideline 2*: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.*

Site Planning Best Practices:

- *Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public right-of-way. On corner lots, parking should be oriented as far from the corner as possible.*
- *Minimize both the number of driveway entrances and overall driveway widths.*
- *Do not locate drop-off/pick-up areas between principal building entrances and the adjoining sidewalks.*
- *Orient vehicular access as far from street intersections as possible.*
- *Place drive-thru elements away from intersections and avoid placing them so that they create a barrier between the sidewalk and building entrance(s).*
- *Ensure that loading areas do not interfere with on-site pedestrian and vehicular circulation by separating loading areas and larger commercial vehicles from areas that are used for public parking and public entrances.*

B.2 Does the project add new driveways along a street designated as an Avenue or a Boulevard that conflict with LADOT's Driveway Design Guidelines (See Sec. 321 in the Manual of Policies and Procedures) by any of the following:

- locating new driveways for residential properties on an Avenue or Boulevard, and access is otherwise possible using an alley or a collector/local street, or
- locating new driveways for industrial or commercial properties on an Avenue or Boulevard and access is possible along a collector/local street, or
- the total number of new driveways exceeds 1 driveway per every 200 feet[2] along on the Avenue or Boulevard frontage, or
- locating new driveways on an Avenue or Boulevard within 150 feet from the intersecting street, or
- locating new driveways on a collector or local street within 75 feet from the intersecting street, or

[2] for a project frontage that exceeds 400 feet along an Avenue or Boulevard, the incremental additional driveway above 2 is more than 1 driveway for every 400 additional feet.

- locating new driveways near mid-block crosswalks, requiring relocation of the mid-block crosswalk

□ Yes ☒ No

If the answer to **B.1 and B.2 are both NO**, then the project would not conflict with a plan or policies that govern the PROW as a result of the project-initiated changes to the PROW.

Impact Analysis

If the answer to either **B.1 or B.2 are YES**, City plans and policies should be reviewed in light of the proposed physical changes to determine if the City would be obstructed from carrying out the plans and policies. The analysis should pay special consideration to substantial changes to the Public Right of Way that may either degrade existing facilities for people walking and bicycling (e.g., removing a bicycle lane), or preclude the City from completing complete street infrastructure as identified in the Mobility Plan 2035, especially if the physical changes are along streets that are on the High Injury Network (HIN). The analysis should also consider if the project is in a Transit Oriented Community (TOC) area, and would degrade or inhibit trips made by biking, walking and/ or transit ridership. The streets that need special consideration are those that are included on the following networks identified in the Mobility Plan 2035, or the HIN:

- Transit Enhanced Network
- Bicycle Enhanced Network
- Bicycle Lane Network
- Pedestrian Enhanced District
- Neighborhood Enhanced Network
- High Injury Network

To see the location of the above networks, see **Transportation Assessment Support Map**.[3]

Once the project is reviewed relevant to plans and policies, and existing facilities that may be impacted by the project, the analysis will need to answer the following two questions in concluding if there is an impact due to plan inconsistency.

B.2.1 Would the physical changes in the public right of way or new driveways that conflict with LADOT's Driveway Design Guidelines degrade the experience of vulnerable roadway users such as modify, remove, or otherwise negatively impact existing bicycle, transit, and/or pedestrian infrastructure?

□ Yes □ No ☒ N/A

B.2.2 Would the physical modifications or new driveways that conflict with LADOT's Driveway Design Guidelines preclude the City from advancing the safety of vulnerable roadway users?

□ Yes □ No ☒ N/A

If either of the answers to either **B.2.1 or B.2.2 are YES**, the project may conflict with the Mobility Plan 2035, and therefore conflict with a plan that is adopted to protect the

[3] LADOT Transportation Assessment Support Map https://arcg.is/fubbD

environment. If either of the answers to both **B.2.1. or B.2.2. are NO**, then the project would not be shown to conflict with plans or policies that govern the Public Right-of-Way.

C. Network Access

C. 1 Alley, Street and Stairway Access

These questions address potential conflict with:

> ***Mobility Plan Policy 3.9*** *Increased Network Access: Discourage the vacation of public rights-of-way.*

C.1.1 Does the project propose to vacate or otherwise restrict public access to a street, alley, or public stairway?

☐ Yes ☒ No

C.1.2 If the answer to C.1.1 is Yes, will the project provide or maintain public access to people walking and biking on the street, alley or stairway?

☐ Yes ☐ **No** ☒ N/A

C.2 New Cul-de-sacs

These questions address potential conflict with:

> ***Mobility Plan 2035 Policy 3.10*** *Cul-de-sacs: Discourage the use of cul-de-sacs that do not provide access for active transportation options.*

C.2.1 Does the project create a cul-de-sac or is the project located adjacent to an existing cul-de-sac?

☐ Yes ☒ No

C.2.2 If yes, will the cul-de-sac maintain convenient and direct public access to people walking and biking to the adjoining street network?

☐ Yes ☐ **No** ☒ N/A

If the answers to either C.1.2 or C.2.2 are YES, then the project would not conflict with a plan or policies that ensures access for all modes of travel. If the answer to either **C.1.2 or C.2.2 are NO**, the project may conflict with a plan or policies that governs multimodal access to a property. Further analysis must assess to the degree that pedestrians and bicyclists have sufficient public access to the transportation network.

D. Parking Supply and Transportation Demand Management

These questions address potential conflict with:

> ***Mobility Plan 2035 Policy 3.8*** *– Bicycle Parking, Provide bicyclists with convenient, secure and well maintained bicycle parking facilities.*

> ***Mobility Plan 2035 Policy 4.8*** *– Transportation Demand Management Strategies. Encourage greater utilization of Transportation Demand Management Strategies to reduce dependence on single-occupancy vehicles.*

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Plan, Policy, and Program Consistency Worksheet

Mobility Plan 2035 Policy 4.13 *– Parking and Land Use Management: Balance on-street and off-street parking supply with other transportation and land use objectives.*

D.1 Would the project propose a supply of onsite parking that exceeds the baseline amount[4] as required in the Los Angeles Municipal Code or a Specific plan, whichever requirement prevails?

□ Yes □ No

D.2 If the answer to D.1. is YES, would the project propose to actively manage the demand of parking by independently pricing the supply to all users (e.g. parking cash-out), or for residential properties, unbundle the supply from the lease or sale of residential units?

□ Yes ■ **No** □ N/A

If the answer to **D.2. is NO** the project may conflict with parking management policies. Further analysis is needed to demonstrate how the supply of parking above city requirements will not result in additional (induced) drive-alone trips as compared to an alternative that provided no more parking than the baseline required by the LAMC or Specific Plan. If there is potential for the supply of parking to result in induced demand for drive-alone trips, the project should further explore transportation demand management (TDM) measures to further off-set the induced demands of driving and vehicle miles travelled (VMT) that may result from higher amounts of on-site parking. The TDM measures should specifically focus on strategies that encourage dynamic and context-sensitive pricing solutions and ensure the parking is efficiently allocated, such as providing real time information. Research has demonstrated that charging a user cost for parking or providing a 'cash-out' option in return for not using it is the most effective strategy to reduce the instances of drive-alone trips and increase non-auto mode share to further reduce VMT. To ensure the parking is efficiently managed and reduce the need to build parking for future uses, further strategies should include sharing parking with other properties and/or the general public.

D.3. Would the project provide the minimum on and off-site bicycle parking spaces as required by Section 12.21 A.16 of the LAMC?

□ Yes ■ **No**

D.4. Does the Project include more than 25,000 square feet of gross floor area construction of new non-residential gross floor?

□ Yes □ No

D.5 If the answer to D.4. is YES, does the project comply with the City's TDM Ordinance in Section 12.26 J of the LAMC?

□ Yes □ **No** □ N/A

If the answer to **D.3. or D.5. is NO** the project conflicts with LAMC code requirements of bicycle parking and TDM measures. If the project includes uses that require bicycle parking (Section 12.21 A.16) or TDM (Section 12.26 J), and the project does not comply with those Sections of the LAMC, further analysis is required to ensure that the project supports the intent of the two LAMC sections. To meet the intent of

[4] The baseline parking is defined here as the default parking requirements in section 12.21 A.4 of the Los Angeles Municipal Code or any applicable Specific Plan, whichever prevails, for each applicable use not taking into consideration other parking incentives to reduce the amount of required parking.

bicycle parking requirements, the analysis should identify how the project commits to providing safe access to those traveling by bicycle and accommodates storing their bicycle in locations that demonstrates priority over vehicle access.

Similarly, to meet the intent of the TDM requirements of Section 12.26 J of the LAMC, the analysis should identify how the project commits to providing effective strategies in either physical facilities or programs that encourage non-drive alone trips to and from the project site and changes in work schedule that move trips out of the peak period or eliminate them altogether (as in the case in telecommuting or compressed work weeks).

E. Consistency with Regional Plans

This section addresses potential inconsistencies with greenhouse gas (GHG) reduction targets forecasted in the Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP) / Sustainable Communities Strategy (SCS).

E.1 Does the Project or Plan apply one the City's efficiency-based impact thresholds (i.e. VMT per capita, VMT per employee, or VMT per service population) as discussed in **Section 2.2.3** of the TAG?

□ Yes □ No

E.2 If the Answer to **E.1 is YES**, does the Project or Plan result in a significant VMT impact?

□ Yes □ No □ N/A

E.3 If the Answer to **E.1 is NO**, does the Project result in a net increase in VMT?

□ Yes □ No □ N/A

If the Answer to **E.2 or E.3 is NO**, then the Project or Plan is shown to align with the long-term VMT and GHG reduction goals of SCAG's RTP/SCS.

E.4 If the Answer to **E.2 or E.3 is YES,** then further evaluation would be necessary to determine whether such a project or land use plan would be shown to be consistent with VMT and GHG reduction goals of the SCAG RTP/SCS. For the purpose of making a finding that a project is consistent with the GHG reduction targets forecasted in the SCAG RTP/SCS, the project analyst should consult **Section 2.2.4** of the Transportation Assessment Guidelines (TAG). **Section 2.2.4** provides the methodology for evaluating a land use project's cumulative impacts to VMT, and the appropriate reliance on SCAG's most recently adopted RTP/SCS in reaching that conclusion.

The analysis methods therein can further support findings that the project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to Section 65080(b)(2)(H) of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.

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Plan, Policy, and Program Consistency Worksheet

References

BOE Street Standard Dimensions S-470-1
http://eng2.lacity.org/techdocs/stdplans/s-400/S-470-1_20151021_150849.pdf

LADCP Citywide Design Guidelines.
https://planning.lacity.org/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf

LADOT Transportation Assessment Support Map https://arcg.is/fubbD

Mobility Plan 2035
https://planning.lacity.org/odocument/523f2a95-9d72-41d7-aba5-1972f84c1d36/Mobility_Plan_2035.pdf

SCAG. Connect SoCal, 2020-2045 RTP/SCS, https://www.connectsocal.org/Pages/default.aspx

ATTACHMENT D.1: CITY PLAN, POLICIES AND GUIDELINES

The Transportation Element of the City's General Plan, Mobility Plan 2035, established the "Complete Streets Design Guide" as the City's document to guide the operations and design of streets and other public rights-of-way. It lays out a vision for designing safer, more vibrant streets that are accessible to people, no matter what their mode choice. As a living document, it is intended to be frequently updated as City departments identify and implement street standards and experiment with different configurations to promote complete streets. The guide is meant to be a toolkit that provides numerous examples of what is possible in the public right-of-way and that provides guidance on context-sensitive design.

The Plan for A Healthy Los Angeles (March 2015) includes policies directing several City departments to develop plans that promote active transportation and safety.

The City of Los Angeles Community Plans, which make up the Land Use Element of the City's General Plan, guide the physical development of neighborhoods by establishing the goals and policies for land use. The 35 Community Plans provide specific, neighborhood-level detail for land uses and the transportation network, relevant policies, and implementation strategies necessary to achieve General Plan and community-specific objectives.

The stated goal of Vision Zero is to eliminate traffic-related deaths in Los Angeles by 2025 through a number of strategies, including modifying the design of streets to increase the safety of vulnerable road users. Extensive crash data analysis is conducted on an ongoing basis to prioritize intersections and corridors for implementation of projects that will have the greatest effect on overall fatality reduction. The City designs and deploys Vision Zero Corridor Plans as part of the implementation of Vision Zero. If a project is proposed whose site lies on the High Injury Network (HIN), the applicant should consult with LADOT to inform the project's site plan and to determine appropriate improvements, whether by funding their implementation in full or by making a contribution toward their implementation.

The Citywide Design Guidelines (October 24, 2019) includes sections relevant to development projects where improvements are proposed within the public realm. Specifically, Guidelines one through three provide building design strategies that support the pedestrian experience. The Guidelines provide best practices in designing that apply in three spatial categories of site planning, building design and public right of way. The Guidelines should be followed to ensure that the project design supports pedestrian safety, access and comfort as they access to and from the building and the immediate public right of way.

The City's Transportation Demand Management (TDM) Ordinance (LA Municipal Code 12.26.J) requires certain projects to incorporate strategies that reduce drive-alone vehicle trips and improve access to destinations and services. The ordinance is revised and updated periodically and should be reviewed for application to specific projects as they are reviewed.

The City's LAMC Section 12.37 (Waivers of Dedication and Improvement) requires certain projects to dedicate and/or implement improvements within the public right-of-way to meet the street designation standards of the Mobility Plan 2035.

The Bureau of Engineering (BOE) Street Standard Dimensions S-470-1 provides the specific street widths and public right of way dimensions associated with the City's street standards.

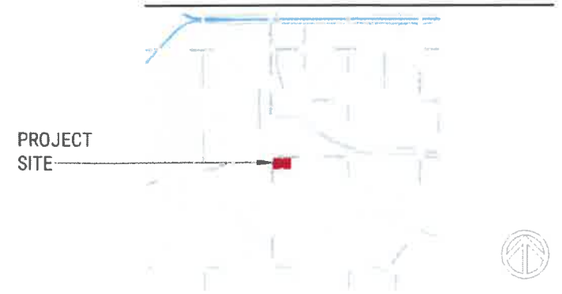
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6464 CANOGA

6464 Canoga Ave Woodland Hills, CA 91367
Toll Brothers Apartment Living



VICINITY MAP



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G-003	FAR DIAGRAMS	A-211	PERSPECTIVE
G-004	BUILDING AREA DIAGRAM	A-212	PERSPECTIVE
G-005	OPEN SPACE DIAGRAM	A-213	PERSPECTIVE
G-006	CONNECTIVITY DIAGRAM	A-214	PERSPECTIVE
G-007	LEED SCORECARD	A-300	EAST-WEST SECTION
A-000	PLOT PLAN	A-301	EAST-WEST SECTION
A-101	LEVEL B2 PLAN	A-302	NORTH-SOUTH SECTION
A-102	LEVEL B1 PLAN	A-500	TYPICAL UNIT PLANS
A-103	LEVEL 01 PLAN	A-501	TYPICAL UNIT PLANS
A-104	LEVEL 02 PLAN	A-502	TYPICAL UNIT PLANS
A-105	LEVEL 03 PLAN	A-503	TYPICAL UNIT PLANS
A-106	LEVEL 04 PLAN	A-504	TYPICAL UNIT PLANS
A-107	LEVEL 05-07 PLAN	A-505	TYPICAL UNIT PLANS
A-108	LEVEL 08 PLAN	A-601	DOOR & STOREFRONT SCHEDULE
A-109	ROOF PLAN	A-602	DOOR & STOREFRONT SCHEDULE
A-200	EXTERIOR ELEVATION - WEST	A-701	VEHICULAR RAMP DETAIL
A-201	EXTERIOR ELEVATION - NORTH	A-702	BICYCLE RACK DETAILS

LANDSCAPE

L.1	COMPOSITE LANDSCAPE PLAN
L.2	GROUND LEVEL LANDSCAPE PLAN
L.3	PUBLICLY ACCESSIBLE OPEN SPACE (PAOS) EXHIBIT
L.4	LEVEL 3 - PODIUM ENLARGEMENT
L.5	LEVEL 8 - ROOF TERRACE ENLARGEMENT
L.6	TREE PLAN
L.7	LANDSCAPE CALCULATIONS AND NOTES
L.8	IRRIGATION HYDROZONE PLAN

CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: ERIC ROMERO

DATE: 06/11/2024

APPLICATION #: 23010-10000-01993

PROJECT TEAM:

OWNER | DEVELOPER:
TOLL BROS.
23382 MILL CREEK DR.
SUITE 120
LAGUNA HILLS, CA 92653
TEL. (310) 503-8224

ARCHITECT:
AC MARTIN
900 WILSHIRE BLVD
SUITE 2800
LOS ANGELES, CA 90017
TEL. (213) 614-6050

LANDSCAPE:
MJS
507 30TH ST.
NEWPORT BEACH, CA 92663
TEL. (949) 675-9964

AC MARTIN

project no | 2207013
issue date | 06/03/2024

PROJECT DESCRIPTION

PROJECT DESCRIPTION	MIXED-USE 8 STORY BUILDING COMPRISED OF 276 RESIDENTIAL UNITS AND 4,045 SF OF RETAIL. IT CONSISTS OF 5 LEVELS OF TYPE III-A WOOD FRAMED CONSTRUCTION OVER 3 LEVELS OF TYPE I-A CONCRETE PODIUM PLUS TWO LEVELS OF SUBTERRANEAN PARKING.
PROJECT ADDRESS	6464 CANOGA AVE. WOODLAND HILLS, CA 91367
LOT INFO	APN: 2149-001-030 TRACT: P M 6086 MAP REFERENCE: BK 210-99 BLOCK: NONE LOT: A 85,345 SF (PRE-DEDICATION) 77,858 SF (POST-DEDICATION) PROPOSED FAR - 3.51:1 272,844SF / 77,858 (NET SITE AREA) = 3.51 PROPOSED BUILDING HEIGHT - 8 STORIES, 100 FT
ZONING INFORMATION	WARNER CENTER 2035 PLAN - DOWNTOWN DISTRICT SUBAREA
CODES	• 2022 CALIFORNIA MECHANICAL CODE (CMC) • 2022 CALIFORNIA PLUMBING CODE (CPC) • 2022 CALIFORNIA ELECTRICAL CODE (CEC) • 2022 CALIFORNIA BUILDING (CBC) AND FIRE CODES • 2022 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS (T24) • 2022 CALIFORNIA GREEN BUILDING
LIFE SAFETY SYSTEM	FULLY SPRINKLERED BUILDING (PER NFPA-13) FIRE ALARM SYSTEM W/ VISIBLE ALARM NOTIFICATION
PAOS	**PAOS REQUIRED (15% OF SITE AREA) = 11,679 SF** NET SITE AREA = 77,858 SF X 0.15 = 11,679 SF **PAOS PROVIDED = 11,940 SF**
DENSITY BONUS INCENTIVE	7% OF THE TOTAL UNITS IN THE PROJECT WILL BE RESTRICTED TO VERY-LOW INCOME HOUSEHOLDS (VLI). OFF-MENU INCENTIVE REQUEST GRANTING RELIEF FROM THE MINIMUM HEIGHT REQUIREMENTS OF THE DOWNTOWN DISTRICT. MINIMUM HEIGHT OF 100' TO LAST OCCUPIABLE UNIT FLOOR. _DESIGNED HEIGHT = 74'-10" (LEVEL 8) 100 FT TO HIGHEST PROJECTION.
WAIVERS	WAIVER GRANTING RELIEF FROM THE REQUIREMENT FOR NON-RESIDENTIAL FLOOR AREA. GRADUATED FAR TABLE PER WC 2035 PLAN 6.1.2.3.4. MINIMUM REQUIRED NON-RESIDENTIAL FLOOR AREA = 25%, 3.15% PROPOSED. MAXIMUM RESIDENTIAL FLOOR AREA = 75% ALLOWED, 96.85% PROPOSED _PROPOSED FAR - 3.51:1 WAIVER FOR THE CANOGA AVENUE SETBACK, WHICH EXCEEDS THE MAXIMUM ALLOWABLE SETBACK FOR THE DOWNTOWN DISTRICT. MINIMUM 12 FT & MAXIMUM 15 FT SETBACK PER WC 2035 PLAN 6.1.2.3.9. A WAIVER FROM SECTION 6.2.6.2.7(2) OTHERWISE REQUIRING A 5 FOOT LANDSCAPE BUFFER ADJACENT TO THE EASTERN EDGE OF THE PARKING GARAGE. A WAIVER FROM SECTION 6.2.6.2.7(2) REQUIRING ONE TREE BE PLANTED FOR EVERY THIRTY FEET WITHIN SAID LANDSCAPE BUFFER.

SETBACKS & SIDEWALK EASEMENTS	MIN REQ.	MAX REQ.	PROV.
CANOGA	12'	15'	35'-3"
VICTORY	N/A	N/A	0'
SIDE (SOUTH)	N/A	N/A	34'-6"
SIDE (EAST)	N/A	N/A	5'-7"

CANOGA AVE. - 4 FT SIDEWALK EASEMENT + 12 FT FRONT YARD
VICTORY BLVD. - 12 FT SIDEWALK EASEMENT
SIDE (SOUTH) - +/-30 FT ACCESS EASEMENT

UNIT SCHEDULE

UNIT	AVG AREA	COUNT	RATIO
1B	744	88	32%
1BD	890	12	4%
2B	1184	67	24%
JR1B	598	48	17%
S	525	61	22%
TOTAL UNITS: 276			

FAR TABULATION

Level	Name	Area
Level B2	FAR-RESIDENTIAL	911
Level 01	FAR-NON RESIDENTIAL	8,592
Level 01	FAR-RESIDENTIAL	12,112
Level 02	FAR-RESIDENTIAL	5,445
Level 03	FAR-RESIDENTIAL	40,239
Level 04	FAR-RESIDENTIAL	41,123
Level 05	FAR-RESIDENTIAL	41,557
Level 06	FAR-RESIDENTIAL	41,557
Level 07	FAR-RESIDENTIAL	41,560
Level 08	FAR-RESIDENTIAL	39,748
TOTAL FAR		272,844

MEASUREMENT PER LAMC 12.21.1:
IN COMPUTING THE TOTAL FLOOR AREA WITHIN A BUILDING, THE GROSS AREA CONFINED WITHIN THE EXTERIOR WALLS WITHIN A BUILDING SHALLL BE CONSIDERED AS THE FLOOR AREA OF THAT BUILDING, EXCEPT FOR THE SPACE DEVOTED TO BICYCLE PARKING, STAIRWAYS, ELEVATOR SHAFTS, LIGHT COURTS, ROOMS HOUSING MECHANICAL EQUIPMENT INCIDENTAL TO THE OPERATION OF BUILDINGS, AND OUTDOOR EATING AREAS OF GROUND FLOOR RESTAURANTS.

PARKING REQUIRED

(per WC 2035)

(NO MINIMUM PARKING REQUIRED PER AB2097)

RESIDENTIAL

DWELLING UNITS	STALLS / UNIT	MIN. REQ. #	MAX. ALLOWED #
276	1 STALL / UNIT MIN 2 STALL / UNIT MAX	276	552

GUEST PARKING OPTIONAL ON PROJECTS WITH >100 UNITS

RESIDENTIAL REQUIRES A MINIMUM OF 1 AND PERMITS A MAX OF 2 STALLS PER UNIT.
NON RESIDENTIAL IS A MINIMUM OF 2 PER 1K AND A MAX OF 4 PER 1K

COMMERCIAL

COMMERCIAL SF	STALLS / SF	MIN. REQ. #	MAX. ALLOWED #
8,592 SF	2 STALL / 1,000 SF 4 STALL / 1,000 SF	18	35

TOTAL	MIN. REQ. #	MAX. ALLOWED #
	294	587

PARKING PROVIDED

PARKING SCHEDULE

LEVEL	COUNT
Level 01	54
Level 02	63
Level B1	135
Level B2	154
TOTAL PARKING: 406	

PARKING
GRAND TOTAL : 406 STALLS
***361 PRIME + 45 TANDEM STALLS**

RESIDENTIAL PARKING

STALL TYPE	COUNT
Level 01	
ADA	7
STANDARD	22
TANDEM	7
Level 02	
STANDARD	50
TANDEM	13
Level B1	
ADA	1
STANDARD	120
TANDEM	14
Level B2	
ADA	1
STANDARD	129
TANDEM	24
TOTAL PARKING	388

COMMERCIAL PARKING

TYPE	COUNT
Level 01	
STANDARD	18
TOTAL PARKING	18

BICYCLE PARKING REQ.

DWELLING UNITS	SHORT TERMS SPACES / UNIT	REQ. #
1-25	1 SPACE PER 10 UNITS	2
26-100	1 SPACE PER 15 UNITS	5
101-200	1 SPACE PER 20 UNITS	5
201+	1 SPACE PER 40 UNITS	2
LAND USE	SHORT TERMS SPACES / UNIT	REQ. #
RETAIL STORES, GENERAL	1 PER 2,000 SF (MINIMUM 2)	5
TOTAL		**19**

DWELLING UNITS	LONG TERMS SPACES / UNIT	REQ. #
1-25	1 SPACE PER 1 UNIT	25
26-100	1 SPACE PER 1.5 UNITS	50
101-200	1 SPACE PER 2 UNITS	50
201+	1 SPACE PER 4 UNITS	19
LAND USE	LONG TERMS SPACES / UNIT	REQ. #
RETAIL STORES, GENERAL	1 PER 2,000 SF (MINIMUM 2)	5
TOTAL		**149**

SHORT TERM PROVIDED: 19
LONG TERM PROVIDED: 149

BUILDING AREA

Level	Use	Area
Level 01	GSF-NON-RESI	9,689
Level 01	GSF-PARKING	30,212
Level 01	GSF-RESI	591
Level 01	GSF-RESI	3,786
Level 01	GSF-RESI	3,767
Level 01	GSF-RESI	705
Level 01	GSF-NON-RESI	1,047
Level 01	GSF-NON-RESI	540
Level 02	GSF-PARKING	33,839
Level 03	GSF-RESI	44,421
Level 04	GSF-RESI	45,783
Level 05	GSF-RESI	45,788
Level 06	GSF-RESI	45,793
Level 07	GSF-RESI	45,436
Level 08	GSF-RESI	41,328
Level B1	GSF-PARKING	55,985
Level B2	GSF-PARKING	58,554
TOTAL GSF		467,233

MEASUREMENT PER CBC 2022 "BUILDING AREA": The area included within the surrounding walls, or exterior walls and fire walls, exclusive of vent shafts and courts, areas of building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal protection of the rood or floor above.

RESIDENTIAL OPEN SPACE REQ.

UNIT	COUNT	OPEN SPACE	TOTAL OS REQ.
1B	88	100	8800
1BD	12	125	1500
2B	67	125	8375
JR1B	48	100	4800
S	61	100	6100
			29,575 SF

RESIDENTIAL OPEN SPACE PROV.

TYPE	SF
PAOS	11,940 SF
COURTYARD	4,243 SF
AMENITY* (INTERIOR)	7,417 SF
ROOF DECK	1,997 SF
PRIVATE**	5,650 SF
TOTAL	**31,247 SF**

***25% MAX = 29,575 SF X 0.25 = 7,394 SF**
ACTUAL AMENITY = 7,417 SF

****113 UNITS X 50 SF = 5,650 SF**

Applicant's Submittal: Transfer of Jurisdiction

CPC-2023-8233-DB-SPP-VHCA

PZA Stamped Project Plans

2 of 40 pages

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: ERIC ROMERO
DATE: 06/11/2024
APPLICATION #: 23010-10000-01993

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

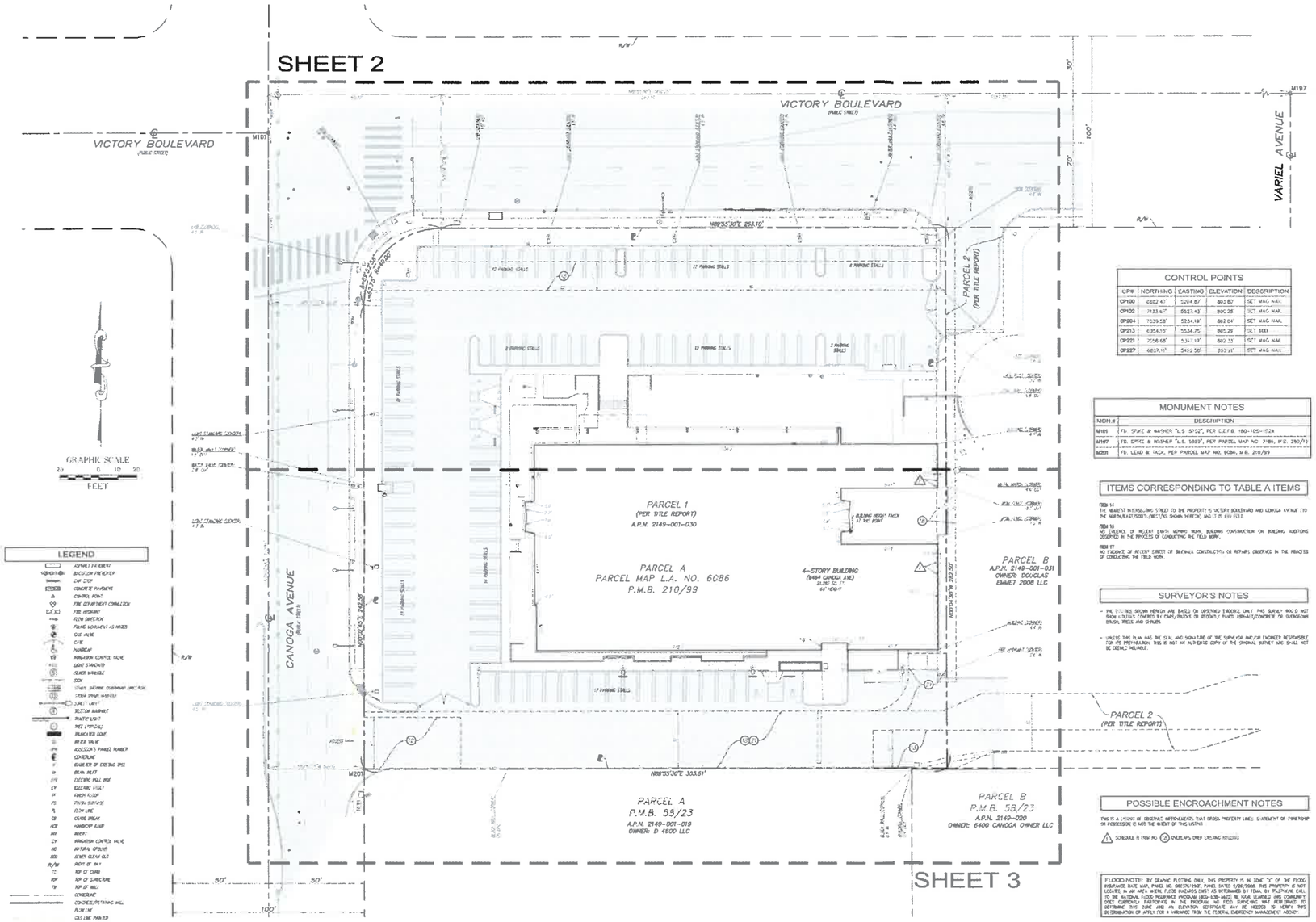
PROJECT SUMMARY

G-001

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

6464 CANOGA AVENUE, WOODLAND HILLS, CA 91367

SHEET 2



SHEET 3

GRAPHIC SCALE
20 0 10 20
FEET

LEGEND

ASPHALT PAVEMENT
BACKFLOW PREVENTER
CAP STOP
CONCRETE PAVEMENT
CONTROL POINT
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
FLOW DIRECTION
FOUND MONUMENT AS NOTED
GAS METER
GATE
HANDICAP
IRRIGATION CONTROL VALVE
LIGHT STANDARD
SEWER MANHOLE
SIGN
STORM DRAIN OVERFLOW RISER/INLET
STORM DRAIN MANHOLE
SURVEY MARKER
TELEPHONE RISER
TRAFFIC LIGHT
TREE (TYPICAL)
TRIANGLE BOX COVER
WATER VALVE
ASSESSOR'S PARCEL NUMBER
CENTERLINE
DIAMETER OF EXISTING TREE
DRAIN INLET
ELECTRIC PULL BOX
ELECTRIC VAULT
ENTER ELEVATION
FINISH SURFACE
FLOW LINE
GRADE BREAK
HANDICAP RAMP
INVERT
IRRIGATION CONTROL VALVE
NATURAL GROUND
SEWER CLEAN OUT
TOP OF BANK
TOP OF CURB
TOP OF STRUCTURE
TOP OF WALL
COVERAGE
CONCRETE/PAVING AREA
FLOW LINE
GAS LINE PAINTED
INTERIOR LOT LINE
OVERHANG
PROPERTY LINE
RIGHT-OF-WAY
SANITARY SEWER LINE
STORM DRAIN LINE
WROUGHT IRON FENCE

CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP100	6002.47	5224.87	860.80'	SET MAG NAIL
CP102	7133.67'	5527.43	890.25'	SET MAG NAIL
CP204	7039.58'	5234.19'	862.04'	SET MAG NAIL
CP213	6354.75'	5534.75'	865.29'	SET BDD
CP221	7056.68'	5317.19'	862.33'	SET MAG NAIL
CP227	6827.11'	5492.58'	863.91'	SET MAG NAIL

MONUMENT NOTES

MON.#	DESCRIPTION
M101	FD. SPIKE & WASHER "L.S. 5752", PER C.S.F.B. 180-105-1024
M197	FD. SPIKE & WASHER "L.S. 5809", PER PARCEL MAP NO 7186, M.B. 290/75
M201	FD. LEAD & TACK, PER PARCEL MAP NO. 6086, M.B. 210/99

ITEMS CORRESPONDING TO TABLE A ITEMS

ITEM 14
THE NEAREST INTERSECTING STREET TO THE PROPERTY IS VICTORY BOULEVARD AND CANOGA AVENUE TO THE NORTH/EAST/SOUTH/WEST AS SHOWN HEREON AND IT IS 690 FEET.

ITEM 16
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

ITEM 17
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

SURVEYOR'S NOTES

- THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY WOULD NOT KNOW UTILITIES COVERED BY EARTH, MULCH OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROWN BRUSH, BUSHES AND SHRUBS.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

POSSIBLE ENCROACHMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

(A) SCHEDULE B ITEM NO. (16) OVERLAPS OVER EXISTING BUILDING

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 06037C1637F, PANEL DATED 9/26/2008. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED AND COMMUNITY 060137 CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

VICINITY MAP



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL A OF PARCEL MAP L.A. NO. 6086, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 210, PAGE 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, SEWER, PARKING AND UTILITY PURPOSES OVER THOSE PORTIONS OF PARCEL "B" OF PARCEL MAP NO. 6086, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 210 PAGE 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 26, 1988 AS INSTRUMENT NO. 88-1437846, AS AMENDED BY THE AMENDMENT TO RECIPROCAL EASEMENT AGREEMENTS BY AN INSTRUMENT RECORDED JULY 10, 1990, AS INSTRUMENT NO. 90-1067844 OF OFFICIAL RECORDS.

SCHEDULE B ITEMS

BASED UPON TITLE REPORT NO. 0675-1120564-LA3, DATED MAY 25, 2022 AS PREPARED BY FIRST AMERICAN TITLE COMPANY

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS EXCLUDED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)
2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
3. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (NOT A SURVEY MATTER)
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
6. (A) UNPATENTED MINING CLAIMS, (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
7. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023, A LIEN NOT YET DUE OR PAYABLE. (NOT A SURVEY MATTER)
8. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
9. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. (NOT A SURVEY MATTER)
10. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED AUGUST 2, 1983 AS INSTRUMENT NO. 4465 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SUBJECT PROPERTY)
11. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED AUGUST 2, 1983 AS INSTRUMENT NO. 4466 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SUBJECT PROPERTY)
12. AN EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR TRAFFIC AND INCIDENTAL PURPOSES, IN FAVOR OF ROBERT J. HOWDS RECORDED OCTOBER 15, 1974 AS INSTRUMENT NO. 1275 OF OFFICIAL RECORDS. (PLOTTED HEREON)
13. AN EASEMENT FOR PUBLIC ROAD USE, LIGHT AND AIR AND FIRE DEPARTMENT USE AND INCIDENTAL PURPOSES, IN FAVOR OF SPEEDY MOVING GROUP, A CALIFORNIA CORPORATION RECORDED AUGUST 2, 1979 AS INSTRUMENT NO. 79-855045 OF OFFICIAL RECORDS. (PLOTTED HEREON)
14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED SEPTEMBER 9, 1988 AS INSTRUMENTS NO. 88-1160492 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)
15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF LATERAL SUPPORT" RECORDED JUNE 15, 1988 AS INSTRUMENT NO. 88-910172 OF OFFICIAL RECORDS. (DOES NOT AFFECT THE SUBJECT PROPERTY)
16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED JUNE 22, 1988 AS INSTRUMENT NO. 88-988812 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)
17. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
18. THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF ESTABLISHMENT OF EASEMENTS" RECORDED SEPTEMBER 26, 1988 AS INSTRUMENT NO. 88-1437846 OF OFFICIAL RECORDS. (PLOTTED HEREON)
19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCTOBER 24, 1988 AS INSTRUMENT NO. 88-1706849 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)
20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCTOBER 24, 1988 AS INSTRUMENT NO. 88-1706870 OF OFFICIAL RECORDS. (NOT A SURVEY MATTER)
21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT" RECORDED OCTOBER 24, 1988 AS INSTRUMENT NO. 88-1706873 OF OFFICIAL RECORDS. (PLOTTED HEREON)
22. SURVEY PREPARED BY AMERICAN SURVEYING & MAPPING INC. DATED JULY 3, 2001 UNDER JOB NO. 2001-0030, SHOWS THE FOLLOWING:
    (A) THE FACT THAT THE BUILDING LOCATED ON SAID LAND ENCROACHES ONTO THE EASEMENT SHOWN IN EXCEPTION NO. 13
    (B) THE FACT THAT AN UNMARKED UTILITY BOX IS SITUATED NEAR THE WESTERLY LINE OF SAID LAND. (NOT A SURVEY MATTER)
23. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
24. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INSTRUMENTS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY. (NOT A SURVEY MATTER)
25. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
26. RIGHTS OF PARTIES IN POSSESSION

SURVEYOR'S CERTIFICATE

TO: BADER INTERNATIONAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)1, 8, 9, 11, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 24, 2022.

DATE OF PLAT OR MAP: JULY 6, 2022.

REVISIONS			
NO.	DATE	REVISIONS	BY
0	07/06/22	SUBMITTAL	AA/CE

UTILITY STATEMENT

BASED UPON A VISUAL SURVEY OF EVIDENCE SHOWN HEREON AND PER MARKS AND APPARENT SURFACE EVIDENCE. RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES, NOT CONNECTED WITH CALVADA SURVEYING, INC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR, NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITIES SHOULD BE CONTACTED DIRECTLY. ABSENCE OF FIELD EVIDENCE OF UNDERGROUND FACILITIES SHALL NOT BE USED AS PROOF OF THEIR NON-EXISTENCE. THE LOCATION OF UTILITIES SHALL NOT BE RELIED UPON FOR THE LOCATION OF ONE OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE VALVES OR PIPELINES.

Underground Service Alert
Call: TOLL FREE
1-800
227-2600
(Not including Hawaii, Alaska or Nevada)

PREPARED FOR

KIMLEY-HORN
550 SOUTH HOPE STREET, SUITE 2050
LOS ANGELES, CA 90071
PHONE: 213-261-1040

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF VICTORY BOULEVARD, BEING MEASURED BETWEEN MONUMENTS PER PARCEL MAP L.A. NO. 6086, FILED IN BOOK 210, PAGE 99 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON THE VERTICAL DATUM OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) PER CITY OF LOS ANGELES BENCHMARK NO. 04-452, ELEVATION 1053.63 FEET (NAVD 88).

DESCRIPTION:
CITY OF L.A. MON. #TOPANGA 04-01452 1977 1.1 FT. S/O E. CURB CANOGA AVE., 200'± N/O BCR, E/O CENTERLINE TO PARKING AREA, 0.1' W. W/I R/D TWIG/BRUSH.

SITE INFORMATION

SITE ADDRESS: 6464 CANOGA AVE., WOODLAND HILLS, CA 91367
PROPERTY AREA: 1.0518 AC OR 45,545 SQ. FT.
TOTAL GROUND FLOOR AREA OF BUILDINGS: 21,282 SQ. FT.
PARKING COUNT: 49 REGULAR PARKING STALLS
2 HANDICAP PARKING STALLS
116 TOTAL PARKING STALLS
ASSESSOR'S PARCEL NO.: 2149-001-030

SURVEYOR OF RECORD

FIELD COMPLETION DATE: JUNE 24, 2022

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
EST 1989 JOB NO 22486

SHEET 1 OF 3

FOR REFERENCE ONLY

ACMARTIN

6464 CANOGA AVE

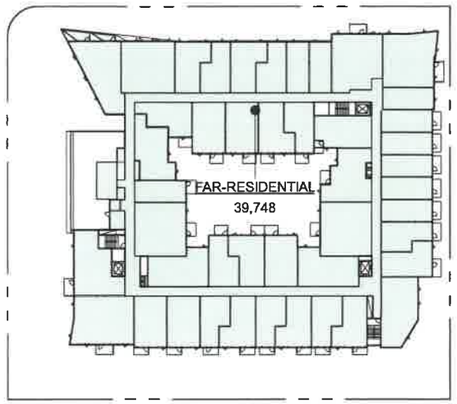
TOLL BROS.

project no | 2207013 issue date | 06/03/2024

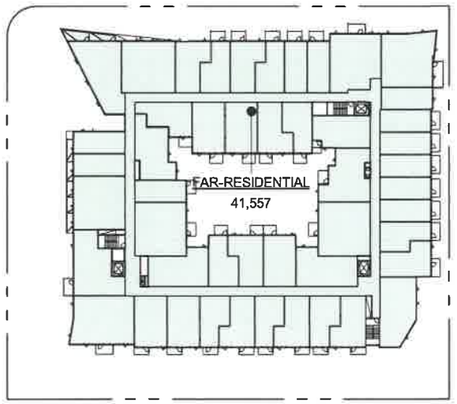
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SURVEY

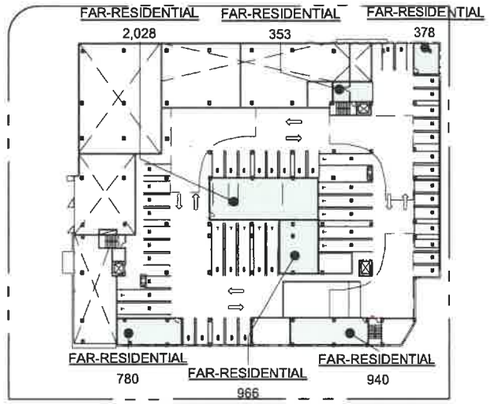
G-002



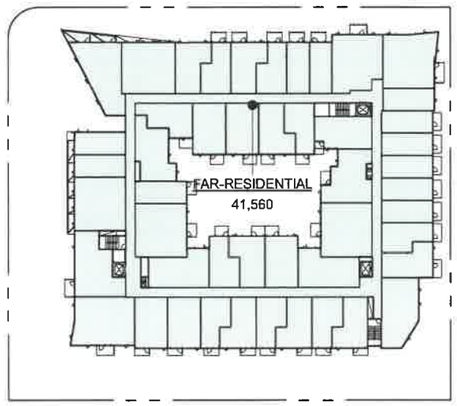
Level 08 — SCALE: 1" = 100'-0" — 9 G-003



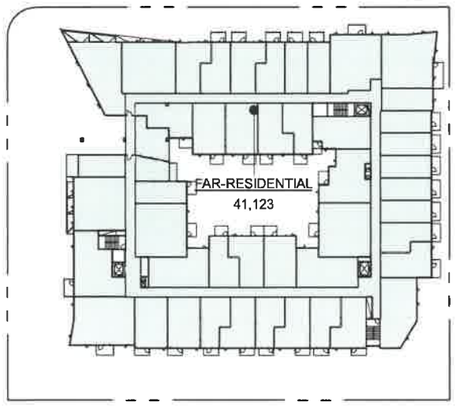
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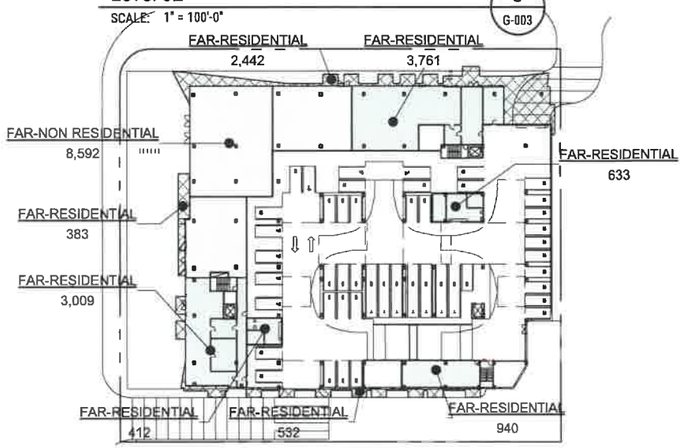
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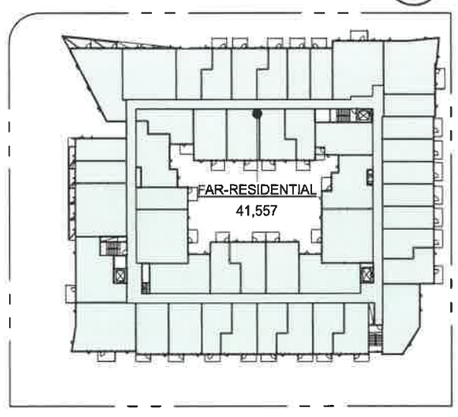
Level 07 — SCALE: 1" = 100'-0" — 8 G-003



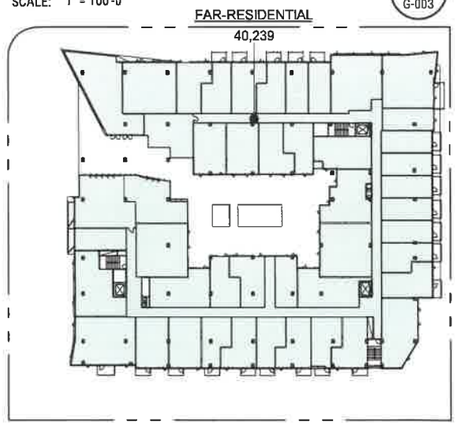
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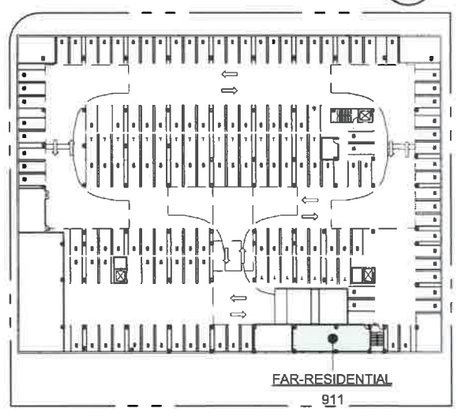
Level 01 — SCALE: 1" = 100'-0" — 2 G-003



Level 06 — SCALE: 1" = 100'-0" — 7 G-003



Level 03 — SCALE: 1" = 100'-0" — 4 G-003



Level B2 — SCALE: 1" = 100'-0" — 1 G-003

FAR TABULATION

Level	Use	Area
Level B2	FAR-RESIDENTIAL	911
Level 01	FAR-NON RESIDENTIAL	8,592
Level 01	FAR-RESIDENTIAL	12,112
Level 02	FAR-RESIDENTIAL	5,445
Level 03	FAR-RESIDENTIAL	40,239
Level 04	FAR-RESIDENTIAL	41,123
Level 05	FAR-RESIDENTIAL	41,557
Level 06	FAR-RESIDENTIAL	41,557
Level 07	FAR-RESIDENTIAL	41,560
Level 08	FAR-RESIDENTIAL	39,748
TOTAL FAR		272,844

MEASUREMENT PER LAMC 12.21.1:
IN COMPUTING THE TOTAL FLOOR AREA WITHIN A BUILDING, THE GROSS AREA CONFINED WITHIN THE EXTERIOR WALLS WITHIN A BUILDING SHALLL BE CONSIDERED AS THE FLOOR AREA OF THAT BUILDING, EXCEPT FOR THE SPACE DEVOTED TO BICYCLE PARKING, STAIRWAYS, ELEVATOR SHAFTS, LIGHT COURTS, ROOMS HOUSING MECHANICAL EQUIPMENT INCIDENTAL TO THE OPERATION OF BUILDINGS, AND OUTDOOR EATING AREAS OF GROUND FLOOR RESTAURANTS.

Applicant's Submittal: Transfer of Jurisdiction

CPC-2023-8233-DB-SPP-VHCA

PZA Stamped Project Plans

4 of 40 pages

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: ERIC ROMERO

DATE: 06/11/2024

APPLICATION #: 23010-10000-01993

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

project no I 2207013 issue date I 06/03/2024

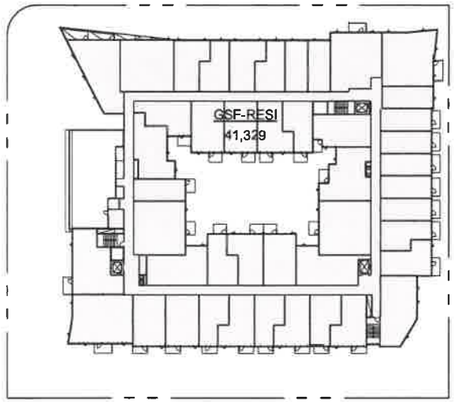
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scale: 1" = 100'-0

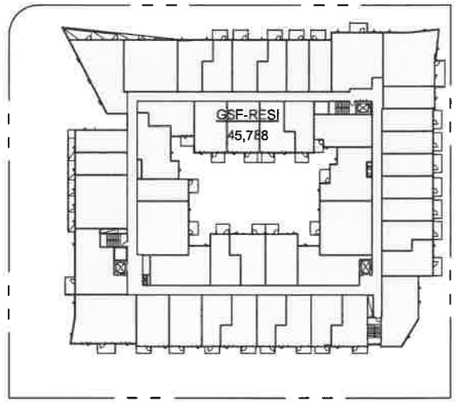
0' 50' 100' 200'

FAR DIAGRAMS

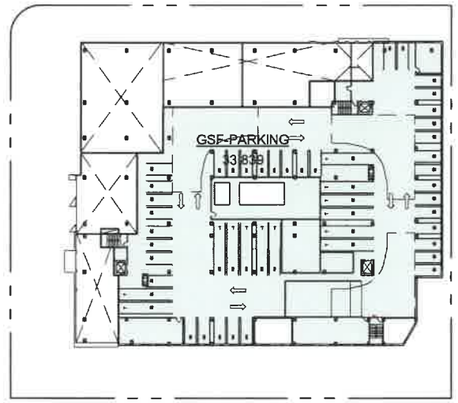
G-003



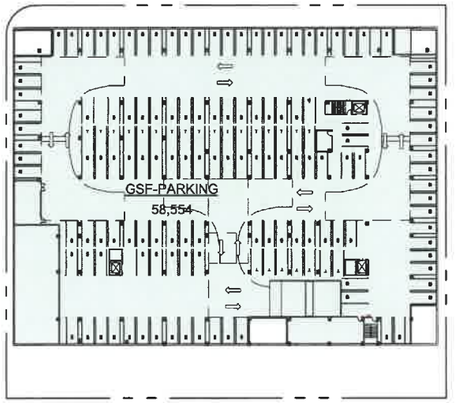
Level 08 — SCALE: 1" = 100'-0" — 9 G-004



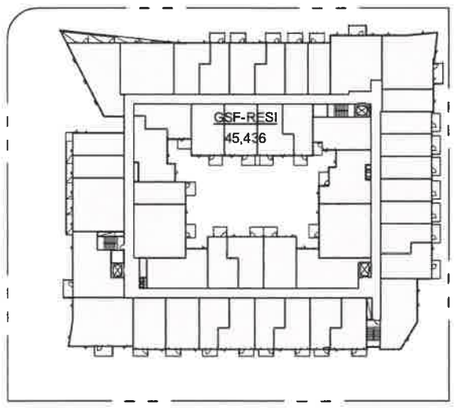
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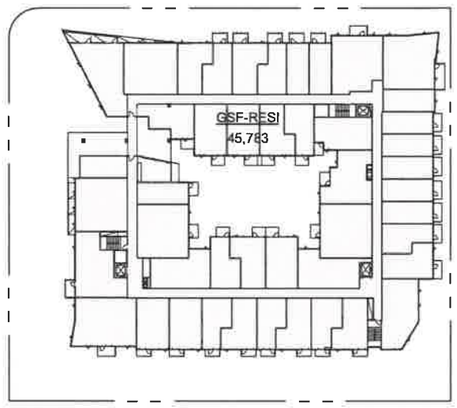
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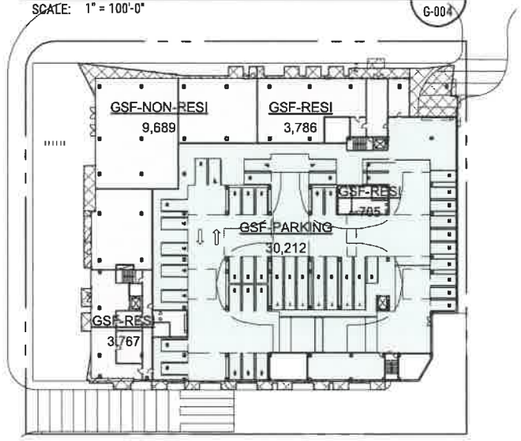
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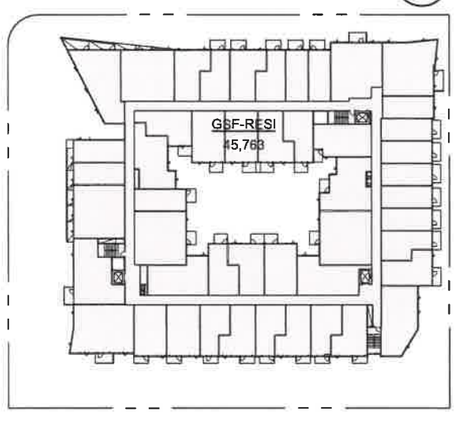
Level 07 — SCALE: 1" = 100'-0" — 8 G-004



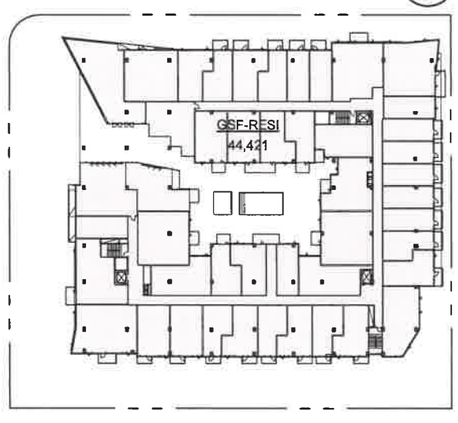
Level 04 — SCALE: 1" = 100'-0" — 5 G-004



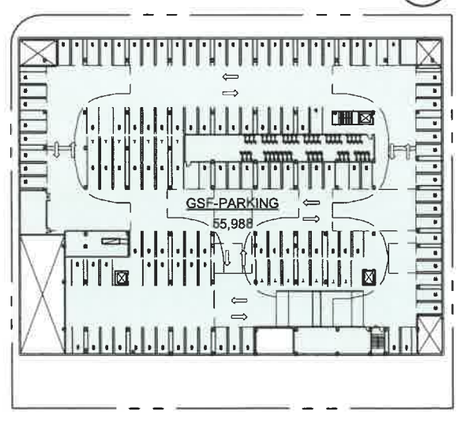
Level 01 — SCALE: 1" = 100'-0" — 2 G-004



Level 06 — SCALE: 1" = 100'-0" — 7 G-004



Level 03 — SCALE: 1" = 100'-0" — 4 G-004



Level B1 — SCALE: 1" = 100'-0" — 1 G-004

BUILDING AREA

Level	Use	Area
Level 01	GSF-NON-RESI	9,689
Level 01	GSF-PARKING	30,212
Level 01	GSF-RESI	591
Level 01	GSF-RESI	3,786
Level 01	GSF-RESI	3,767
Level 01	GSF-RESI	705
Level 01	GSF-NON-RESI	1,047
Level 01	GSF-NON-RESI	540
Level 02	GSF-PARKING	33,839
Level 03	GSF-RESI	44,421
Level 04	GSF-RESI	45,783
Level 05	GSF-RESI	45,788
Level 06	GSF-RESI	45,763
Level 07	GSF-RESI	45,436
Level 08	GSF-RESI	41,329
Level B1	GSF-PARKING	55,988
Level B2	GSF-PARKING	58,554
TOTAL GSF		467,238

MEASUREMENT PER CBC 2022 "BUILDING AREA": The area included within the surrounding walls, or exterior walls and fire walls, exclusive of vent shafts and courts, areas of building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal protection of the rood or floor above.

Applicant's Submittal: Transfer of Jurisdiction

CPC-2023-8233-DB-SPP-VHCA

PZA Stamped Project Plans

5 of 40 pages

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1/16" = 1'-0"

0' 8' 16' 32'

BUILDING AREA DIAGRAM

G-004

OS-COURTYARD

OS-INTERIOR

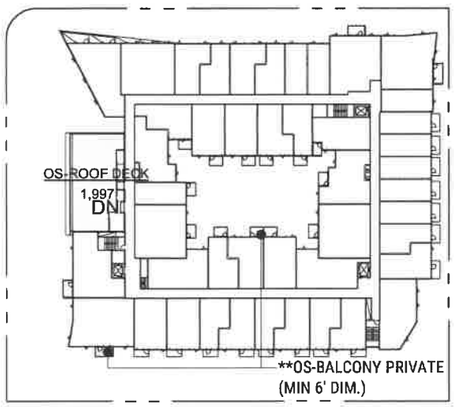
OS-PRIVATE

Applicant's Submittal: Transfer of Jurisdiction

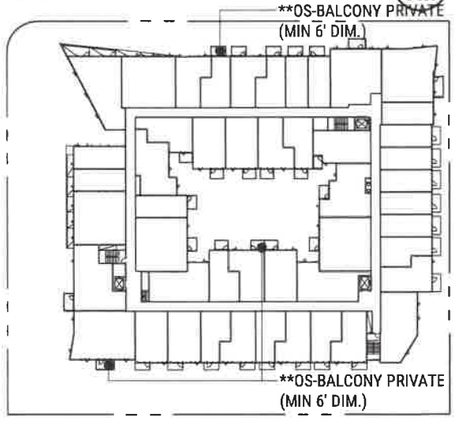
CPC-2023-8233-DB-SPP-VHCA

PZA Stamped Project Plans

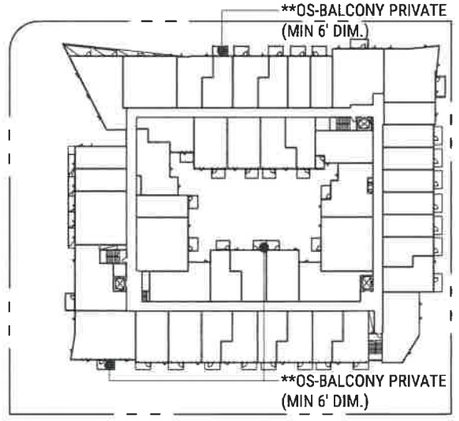
6 of 40 pages



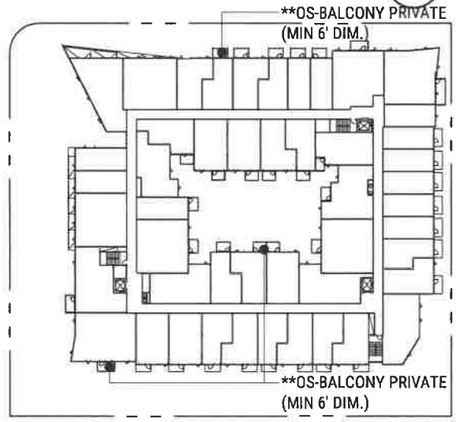
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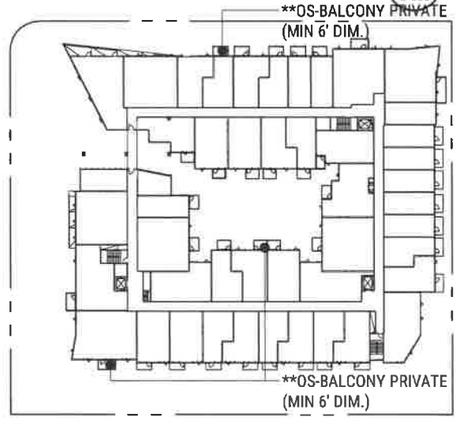
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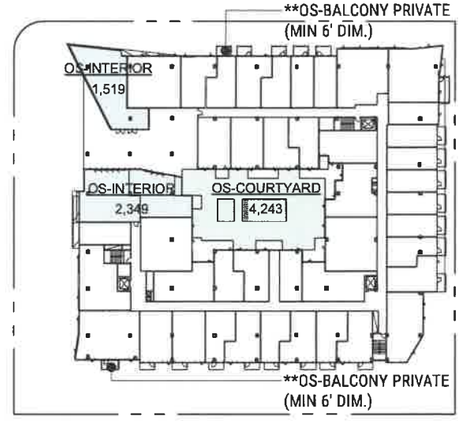
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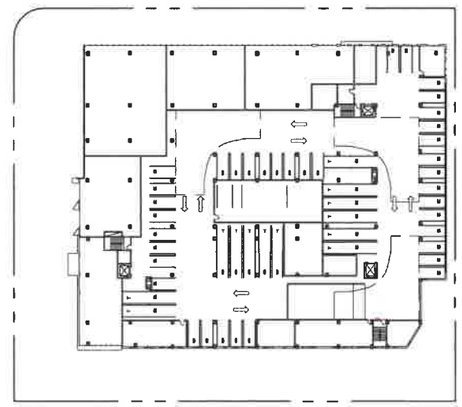
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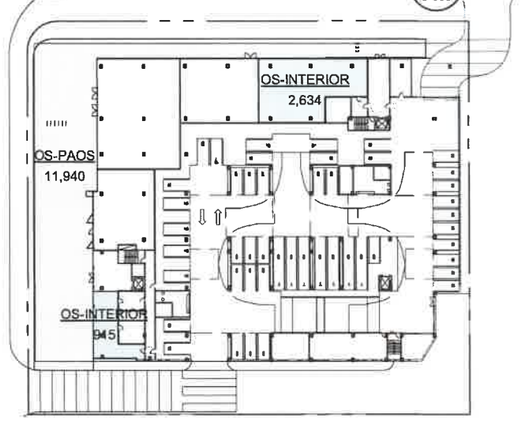
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Level 03 — SCALE: 1" = 100'-0" — 3 G-005



Level 02 — SCALE: 1" = 100'-0" — 2 G-005



Level 01 — SCALE: 1" = 100'-0" — 1 G-005

*see dimensions on overall plans

OPEN SPACE - AMENITY

Level	Name	Area
Level 01	OS-INTERIOR	2,634
Level 01	OS-INTERIOR	915
Level 03	OS-INTERIOR	2,349
Level 03	OS-INTERIOR	1,519
TOTAL AMENITY OS		7,417

OPEN SPACE - PAOS

Level	Name	Area
Level 01	OS-PAOS	11,940
TOTAL PAOS OS		11,940

OPEN SPACE - COURTYARD

Level	Name	Area
Level 03	OS-COURTYARD	4,243
TOTAL COURTYARD OS		4,243

OPEN SPACE - ROOF DECK

Level	Name	Area
Level 08	OS-ROOF DECK	1,997
TOTAL ROOF DECK OS		1,997

OPEN SPACE - PRIVATE

Level	Name	Count	Area
Level 03	OS-PRIVATE	8	400SF
Level 04	OS-PRIVATE	22	1,100SF
Level 05	OS-PRIVATE	22	1,100SF
Level 06	OS-PRIVATE	22	1,100SF
Level 07	OS-PRIVATE	22	1,100SF
Level 08	OS-PRIVATE	17	850SF
TOTAL PRIVATE OS		113	5,650SF

RESIDENTIAL OPEN SPACE REQUIRED

OPEN SPACE REQUIRED = 29,575 SF

RESIDENTIAL OPEN SPACE PROVIDED

TYPE	SF
PAOS	11,940 SF
COURTYARD	4,243 SF
AMENITY* (INTERIOR)	7,417 SF
ROOF DECK	1,997 SF
PRIVATE**	5,650 SF
TOTAL	**31,247 SF**

*25% MAX = 29,575 SF X 0.25 = 7,394 SF
ACTUAL AMENITY = 7,417 SF
**113 UNITS X 50 SF = 5,650 SF

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: ERIC ROMERO

DATE: 06/11/2024

APPLICATION #: 23010-10000-01993

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

project no | 2207013

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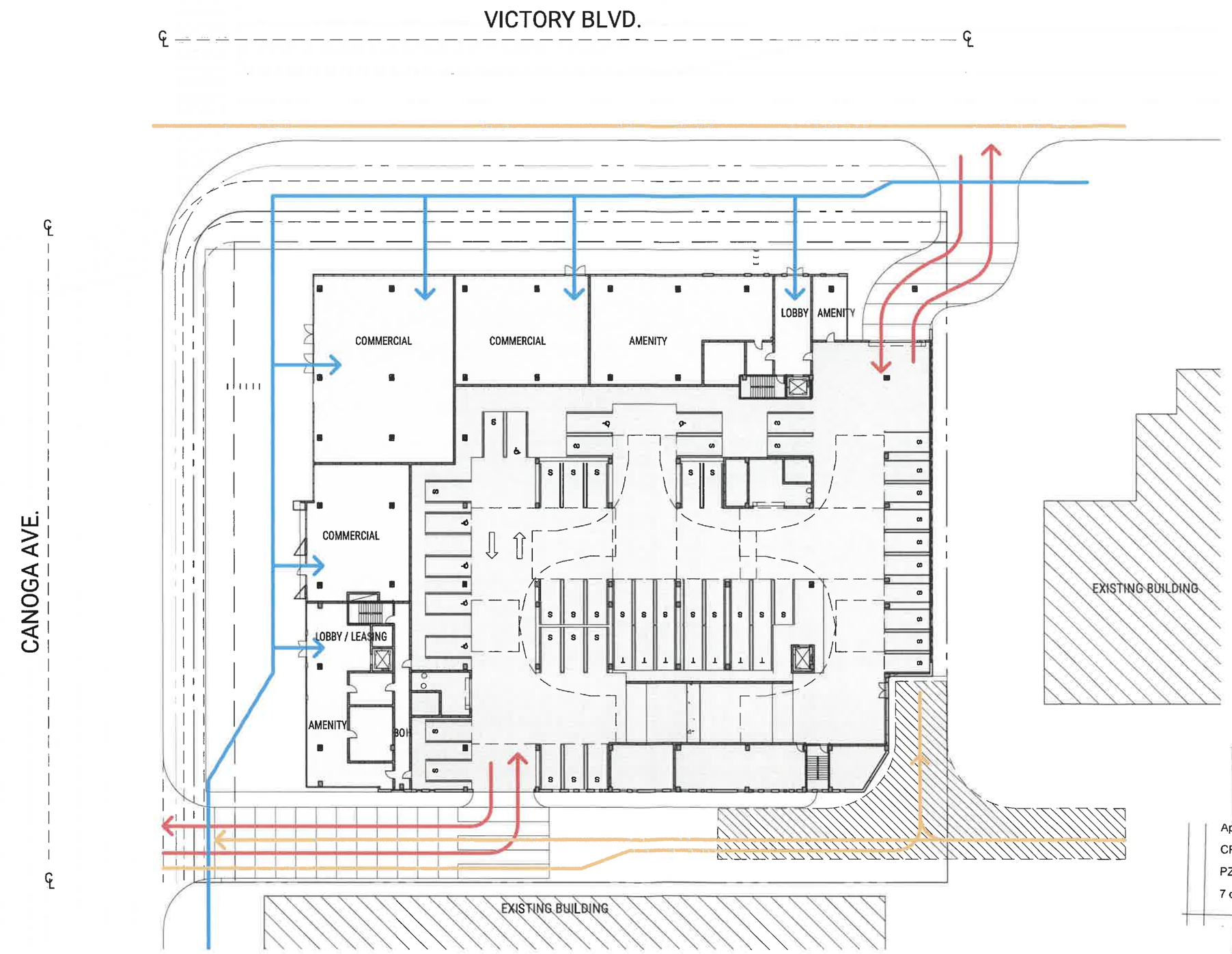
*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1/16" = 1'-0"

0' 8' 16' 32'

OPEN SPACE DIAGRAM

G-005



VEHICULAR CIRCULATION

FIRE LANE

PEDESTRIAN CIRCULATION

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
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ACMARTIN

6464 CANOGA AVE

TOLL BROS.

project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1" = 40'-0"
0' 20' 40' 80'

CONNECTIVITY DIAGRAM

G-006

LEED BD+C: Multifamily Midrise v4 - LEED v4

6464 Canoga Scorecard

Location: **6464 Canoga Avenue, Los Angeles, CA 91205, USA**

Integrative Process		Preliminary	Y	2 of 2		Verified	0
IPc	Integrative Process			2 of 2	0		

Location and Transportation		Preliminary	Y	12 of 15		Verified	0
LTp	Floodplain Avoidance			Required			Verified
Performance Path							
LTc	LEED for Neighborhood Development			0 of 15	0		
Prescriptive Path							
LTc	Site Selection			6 of 8	0		
LTc	Compact Development			3 of 3	0		
LTc	Community Resources			2 of 2	0		
LTc	Access to Transit			1 of 2	0		

Sustainable Sites		Preliminary	Y	2 of 7		Verified	0
SSp	Construction Activity Pollution Prevention			Required			Not Verified
SSp	No Invasive Plants			Required			Not Verified
SSc	Heat Island Reduction			1 of 2	0		
SSc	Rainwater Management			1 of 3	0		
SSc	Nontoxic Pest Control			0 of 2	0		

Water Efficiency		Preliminary	Y	7 of 12		Verified	0
WEp	Water Metering			Required			Not Verified
Performance Path							
WEc	Total Water Use			0 of 12	0		
Prescriptive Path							
WEc	Indoor Water Use			3 of 6	0		
WEc	Outdoor Water Use			4 of 4	0		

Energy and Atmosphere		Preliminary	Y	15 of 37		Verified	0
EAp	Minimum Energy Performance			Required			Not Verified
EAp	Energy Metering			Required			Not Verified
EAp	Education of the Homeowner, Tenant or Building Manager			Required			Not Verified
EAc	Annual Energy Use			15 of 30	0		
EAc	Efficient Hot Water Distribution System			0 of 2	0		
EAc	Advanced Utility Tracking			0 of 2	0		

Materials and Resources		Preliminary	Y	3 of 9		Verified	0
MRp	Certified Tropical Wood			Required			Not Verified
MRp	Durability Management			Required			Not Verified
MRc	Durability Management Verification			0 of 1	0		
MRc	Environmentally Preferable Products			1 of 5	0		
MRc	Construction Waste Management			2 of 3	0		

Indoor Environmental Quality		Preliminary	Y	9 of 18		Verified	1
EQp	Ventilation			Required			Not Verified
EQp	Combustion Venting			Required			Not Verified
EQp	Garage Pollutant Protection			Required			Not Verified
EQp	Radon-Resistant Construction			Required			Not Verified
EQp	Air Filtering			Required			Not Verified
EQp	Environmental Tobacco Smoke			Required			Not Verified
EQp	Compartmentalization			Required			Not Verified
EQc	Enhanced Ventilation			1 of 3	0		
EQc	Contaminant Control			1 of 2	0		
EQc	Balancing of Heating and Cooling Distribution Systems			1 of 3	0		
EQc	Enhanced Compartmentalization			0 of 3	0		
EQc	Combustion Venting			2 of 2	0		
EQc	Enhanced Garage Pollutant Protection			1 of 1	0		
EQc	Low-Emitting Products			2 of 3	0		
EQc	No Environmental Tobacco Smoke			1 of 1	0		

Innovation		Preliminary	Y	1 of 6		Verified	0
INp	Preliminary Rating			Required			Not Verified
INc	Innovation			0 of 5	0		0
INc	LEED Accredited Professional			1 of 1	0		

Regional Priority		Preliminary	Y	1 of 4		Verified	0
RPc	Regional Priority			1 of 4	0		

Point Floors	
The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	Yes
The project earned at least 3 points in Water Efficiency	Yes
The project earned at least 3 points in Indoor Environmental Quality	Yes

Total		Preliminary	Y	52 of 110		Verified	0

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

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CPC-2023-8233-DB-SPP-VHCA
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ACMARTIN

6464 CANOGA AVE

TOLL BROS.

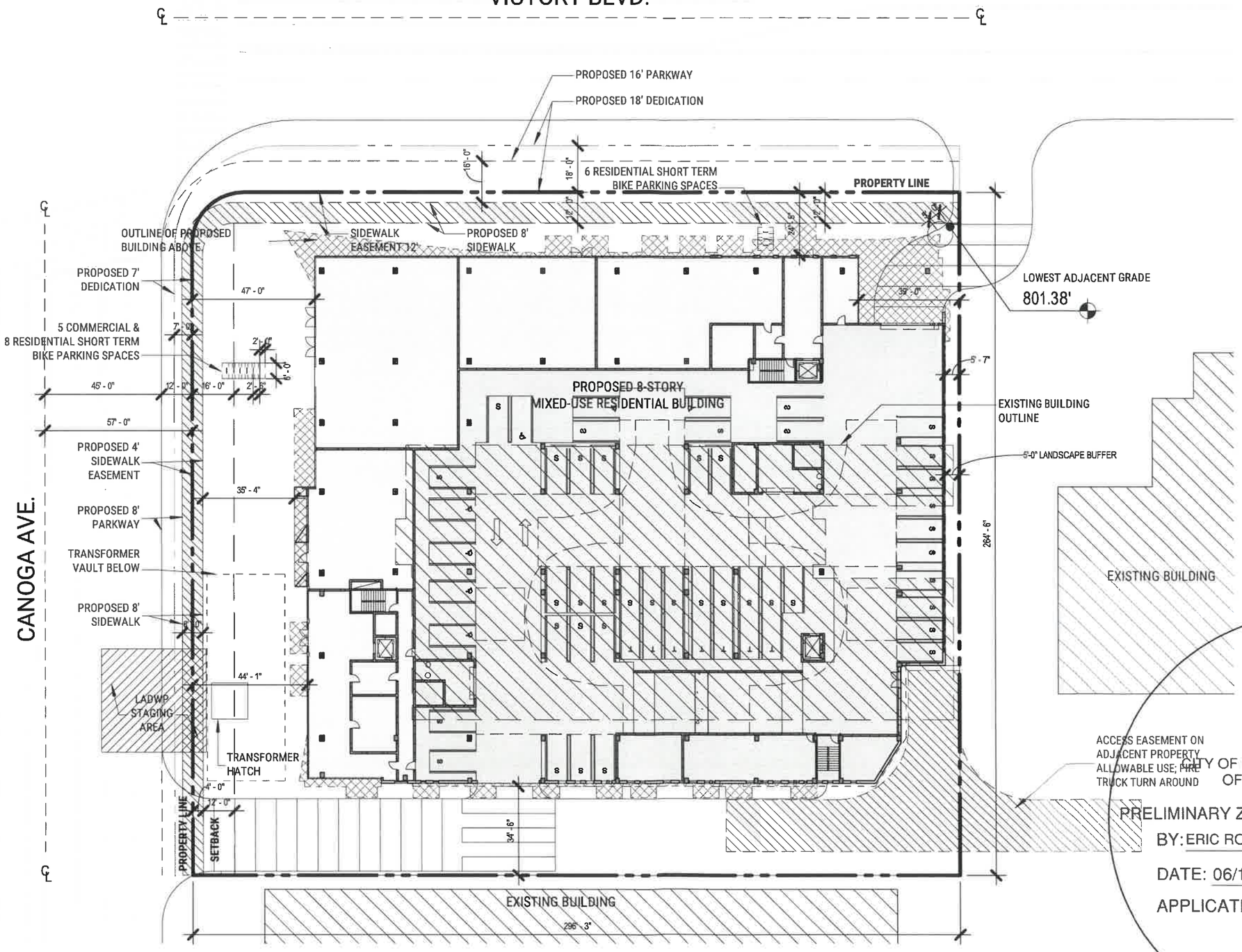
project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1" = 40'-0"
0' 20' 40' 80'

LEED SCORECARD

G-007



Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: ERIC ROMERO

DATE: 06/11/2024

APPLICATION #: 23010-10000-01993

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

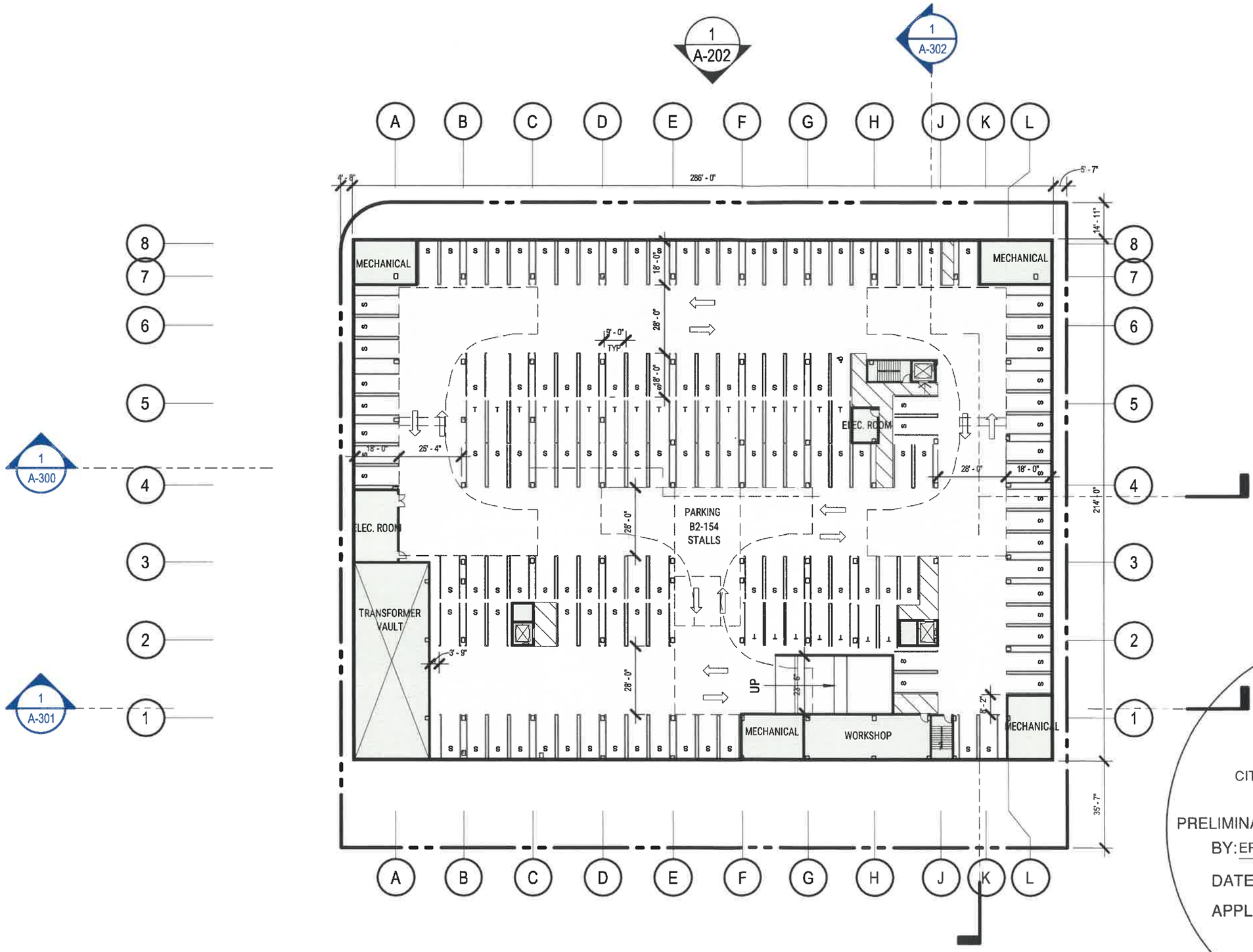
project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1" = 20'-0"
0' 20' 40' 80'

PLOT PLAN

A-000



Applicant's Submittal: Transfer of Jurisdiction
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CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

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ACMARTIN

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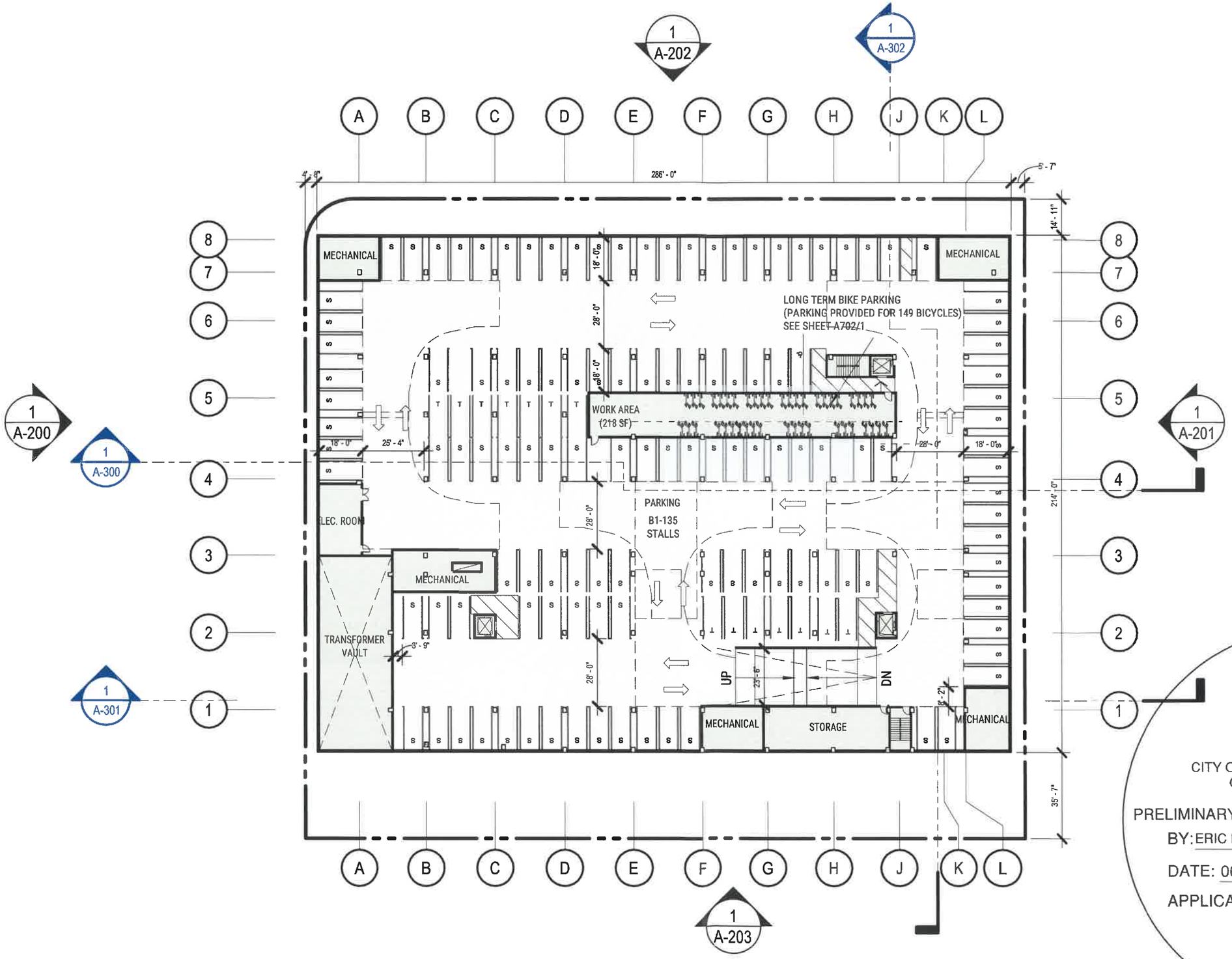
project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1" = 20'-0"
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LEVEL B2 PLAN

A-101



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CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

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BY: ERIC ROMERO

DATE: 06/11/2024

APPLICATION #: 23010-10000-01993

ACMARTIN

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TOLL BROS.

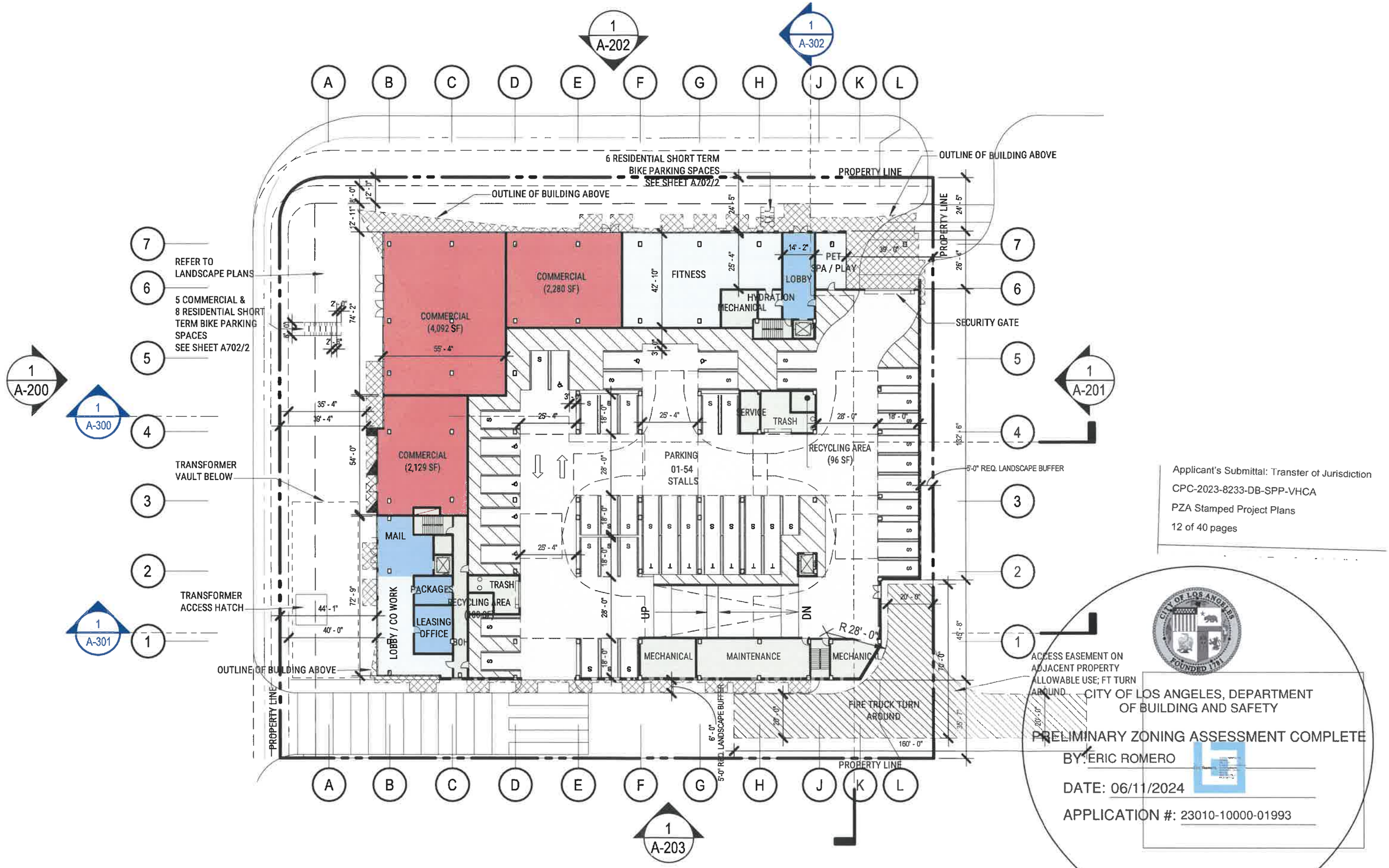
project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1" = 20'-0"
0' 20' 40' 80'

LEVEL B1 PLAN

A-102



Applicant's Submittal: Transfer of Jurisdiction
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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

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APPLICATION #: 23010-10000-01993

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

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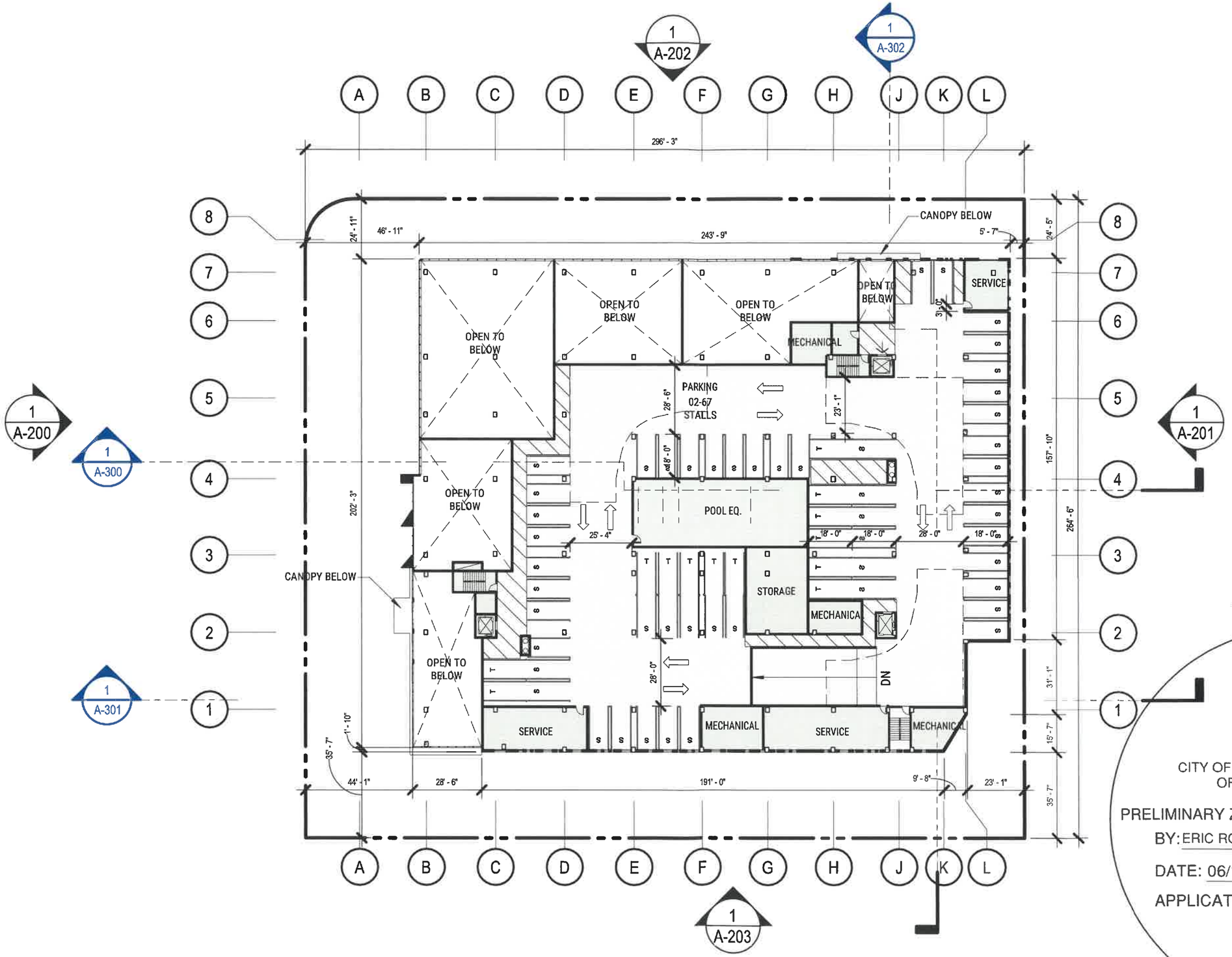
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LEVEL 01 PLAN

A-103



Applicant's Submittal: Transfer of Jurisdiction
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CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY

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TOLL BROS.

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issue date | 06/03/2024

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scale: 1" = 20'-0

0' 20' 40' 80'

LEVEL 02 PLAN

A-104



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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

PRELIMINARY ZONING ASSESSMENT COMPLETE

BY: ERIC ROMERO

DATE: 06/11/2024

APPLICATION #: 23010-10000-01993

*SEE SHEET A500 THROUGH A505 FOR UNIT DIMENSIONS

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1" = 20'-0"

0' 20' 40' 80'

LEVEL 03 PLAN

A-105



Applicant's Submittal: Transfer of Jurisdiction
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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

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scale: 1" = 20'-0"
0' 20' 40' 80'

LEVEL 04 PLAN

A-106



Applicant's Submittal: Transfer of Jurisdiction
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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

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ACMARTIN

6464 CANOGA AVE

TOLL BROS.

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scale: 1" = 20'-0"

0' 20' 40' 80'

LEVEL 05-07 PLAN

A-107



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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

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APPLICATION #: 23010-10000-01993

*SEE SHEET A500 THROUGH A505 FOR UNIT DIMENSIONS

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

project no | 2207013 issue date | 06/03/2024

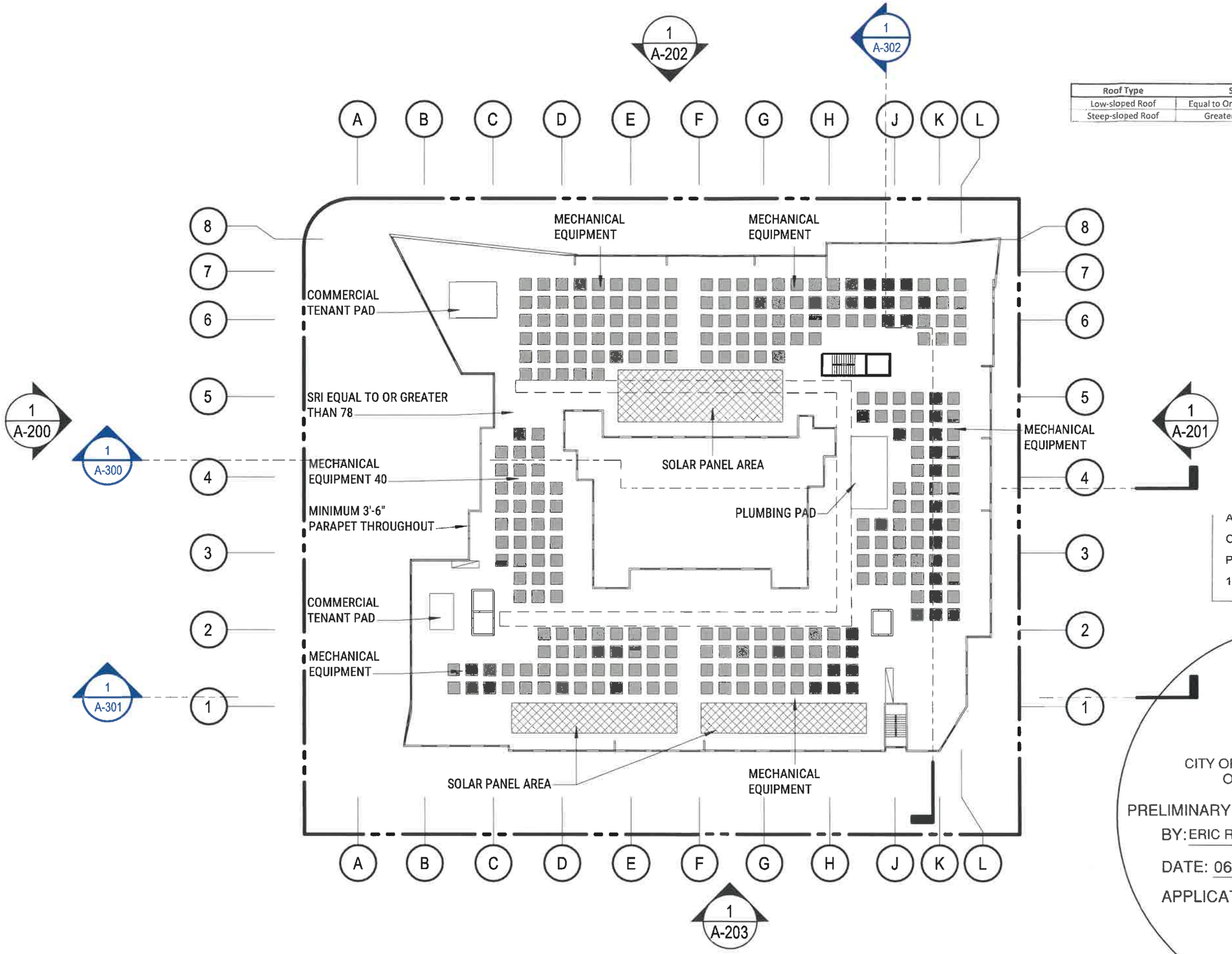
*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1" = 20'-0"
0' 20' 40' 80'

LEVEL 08 PLAN

A-108

Roof Type	Slope	SRI
Low-sloped Roof	Equal to Or Less Than 2:12	Equal To or Greater Than 78
Steep-sloped Roof	Greater Than 2:12	Equal To or Greater Than 29



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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

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6464 CANOGA AVE

TOLL BROS.

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ROOF PLAN

A-109



*WC 2035 Plan Section 6.1.2.3.4(b) Ground floor Non Residential - A minimum 75% of the Building Facade located between 30" & 84" inches from the ground floor devoted to transparent windows and/or doors

MATERIAL LEGEND

S1	STUCCO - OMEGA or EQ	ACM	ALUMINUM COMPOSITE PANEL	SF	STOREFRONT - ARCADIA or EQ
S2	STUCCO - OMEGA or EQ	MP1	RIBBED METAL PANEL	R1	GLASS RAILING - RAILCRAFT or EQ
S3	STUCCO - OMEGA or EQ	MP2	METAL PANEL	R2	PERF. METAL RAILING - BOK or EQ
S4	STUCCO - OMEGA or EQ	MP3	METAL FIN	R3	METAL RAILING (PICKETS) - RAILCRAFT or EQ
S5	STUCCO OMEGA or EQ - MATCH ACM COLOR	W1	WINDOW (VINYL) - VPI or EQ		

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
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ACMARTIN

6464 CANOGA AVE

TOLL BROS.

project no | 2207013 issue date | 06/03/2024

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scale: 1" = 20'-0"
0' 20' 40' 80'

EXTERIOR ELEVATION - WEST

A-200



*WC 2035 Plan Section 6.1.2.3.4(b) Ground floor Non Residential - A minimum 75% of the Building Facade located between 30" & 84" inches from the ground floor devoted to transparent windows and/or doors

MATERIAL LEGEND

S1	STUCCO - OMEGA or EQ	ACM	ALUMINUM COMPOSITE PANEL	SF	STOREFRONT - ARCADIA or EQ
S2	STUCCO - OMEGA or EQ	MP1	RIBBED METAL PANEL	R1	GLASS RAILING - RAILCRAFT or EQ
S3	STUCCO - OMEGA or EQ	MP2	METAL PANEL	R2	PERF. METAL RAILING - BOK or EQ
S4	STUCCO - OMEGA or EQ	MP3	METAL FIN	R3	METAL RAILING (PICKETS) - RAILCRAFT or EQ
S5	STUCCO OMEGA or EQ - MATCH ACM COLOR	W1	WINDOW (VINYL) - VPI or EQ		

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
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ACMARTIN

6464 CANOGA AVE

TOLL BROS.

project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1/16" = 1'-0"
0' 8' 16' 32'

EXTERIOR ELEVATION - NORTH

A-201



MATERIAL LEGEND

S1	STUCCO - OMEGA or EQ	ACM	ALUMINUM COMPOSITE PANEL	SF	STOREFRONT - ARCADIA or EQ
S2	STUCCO - OMEGA or EQ	MP1	RIBBED METAL PANEL	R1	GLASS RAILING - RAILCRAFT or EQ
S3	STUCCO - OMEGA or EQ	MP2	METAL PANEL	R2	PERF. METAL RAILING - BOK or EQ
S4	STUCCO - OMEGA or EQ	MP3	METAL FIN	R3	METAL RAILING (PICKETS) - RAILCRAFT or EQ
S5	STUCCO OMEGA or EQ - MATCH ACM COLOR	W1	WINDOW (VINYL) - VPI or EQ		

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
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ACMARTIN

6464 CANOGA AVE

TOLL BROS.

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scale: 1" = 20'-0"
0' 20' 40' 80'

EXTERIOR ELEVATION - EAST

A-202

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
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MATERIAL LEGEND

S1	STUCCO - OMEGA or EQ	ACM	ALUMINUM COMPOSITE PANEL	SF	STOREFRONT - ARCADIA or EQ
S2	STUCCO - OMEGA or EQ	MP1	RIBBED METAL PANEL	R1	GLASS RAILING - RAILCRAFT or EQ
S3	STUCCO - OMEGA or EQ	MP2	METAL PANEL	R2	PERF. METAL RAILING - BOK or EQ
S4	STUCCO - OMEGA or EQ	MP3	METAL FIN	R3	METAL RAILING (PICKETS) - RAILCRAFT or EQ
S5	STUCCO OMEGA or EQ - MATCH ACM COLOR	W1	WINDOW (VINYL) - VPI or EQ		

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
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ACMARTIN

6464 CANOGA AVE

TOLL BROS.

project no | 2207013 issue date | 06/03/2024

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scale: 1" = 20'-0"
0' 20' 40' 80'

EXTERIOR ELEVATION - SOUTH

A-203



Applicant's Submittal: Transfer of Jurisdiction

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ACMARTIN

6464 CANOGA AVE

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PERSPECTIVE

A-210



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ACMARTIN

6464 CANOGA AVE

TOLL BROS.

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PERSPECTIVE

A-211



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ACMARTIN

6464 CANOGA AVE

TOLL BROS.

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PERSPECTIVE

A-212



Applicant's Submittal: Transfer of Jurisdiction
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project no | 2207013 issue date | 06/03/2024

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PERSPECTIVE

A-213



Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
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ACMARTIN

6464 CANOGA AVE

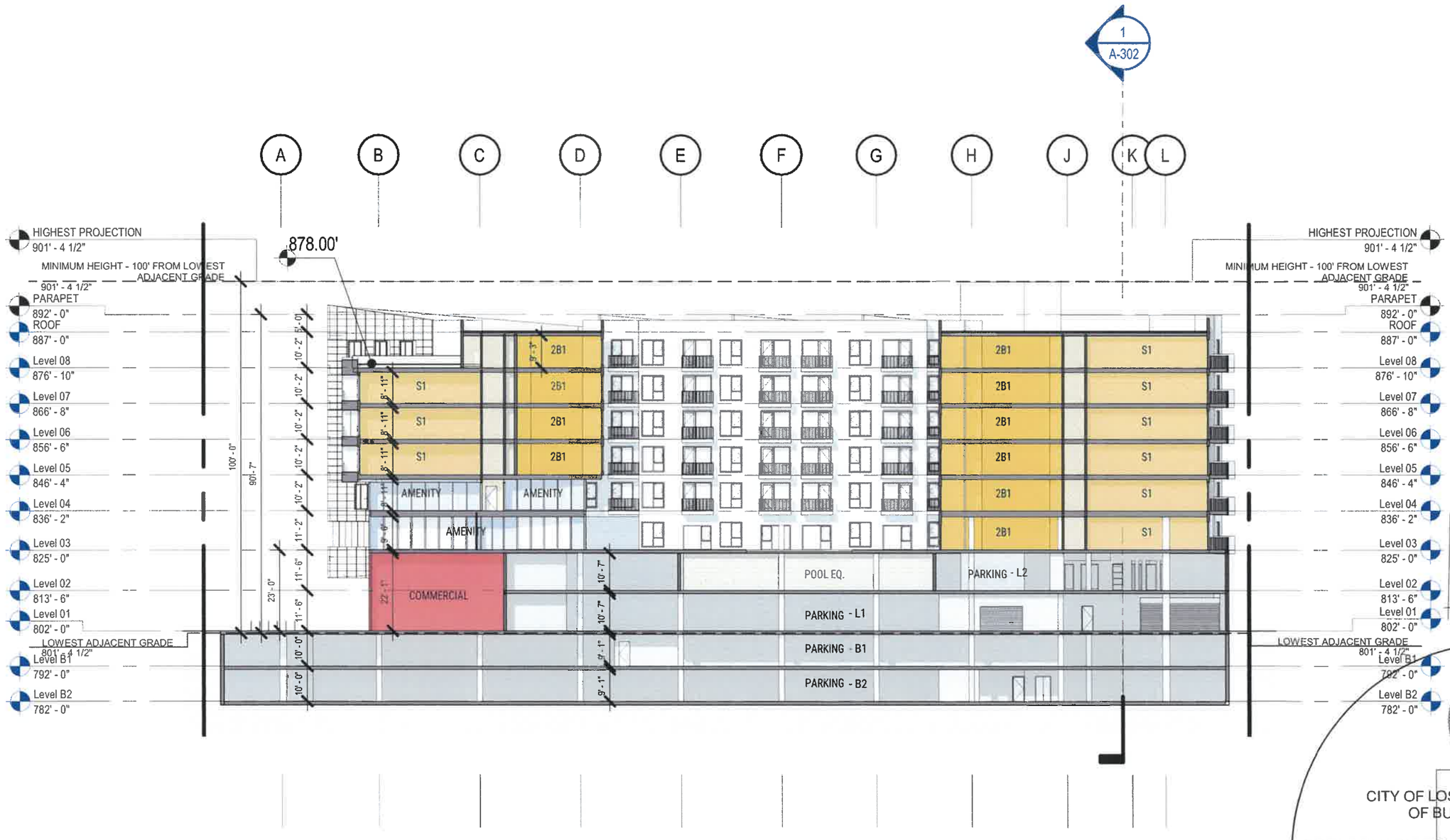
TOLL BROS.

project no | 2207013 issue date | 06/03/2024

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PERSPECTIVE

A-214



Applicant's Submittal: Transfer of Jurisdiction
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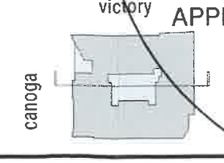
CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

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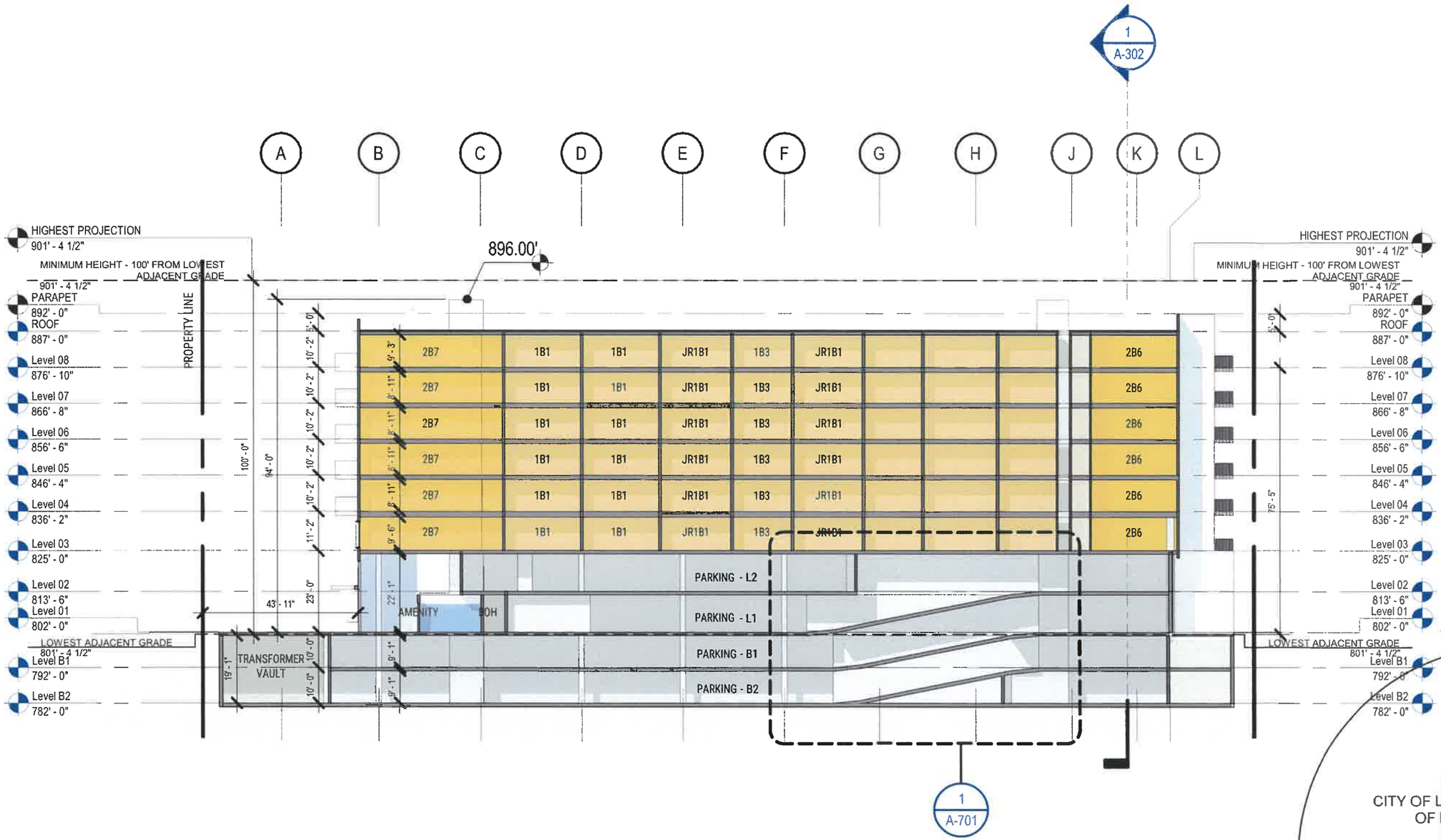
project no I 2207013 issue date I 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

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EAST-WEST SECTION

A-300



Applicant's Submittal: Transfer of Jurisdiction
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CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY

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DATE: 06/11/2024

APPLICATION #: 23010-10000-01993

victory

canoga

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

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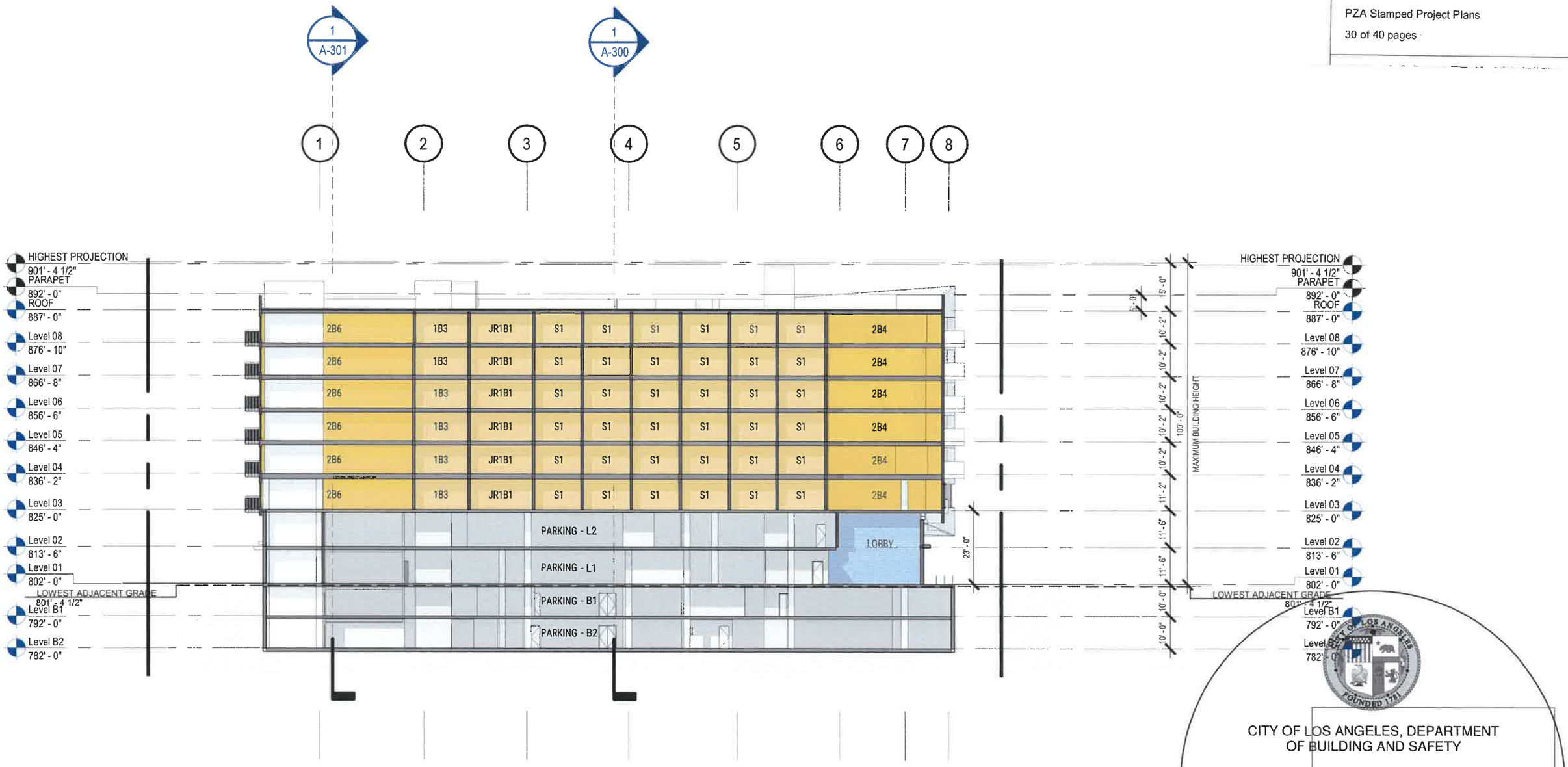
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EAST-WEST SECTION

A-301

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
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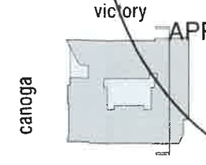
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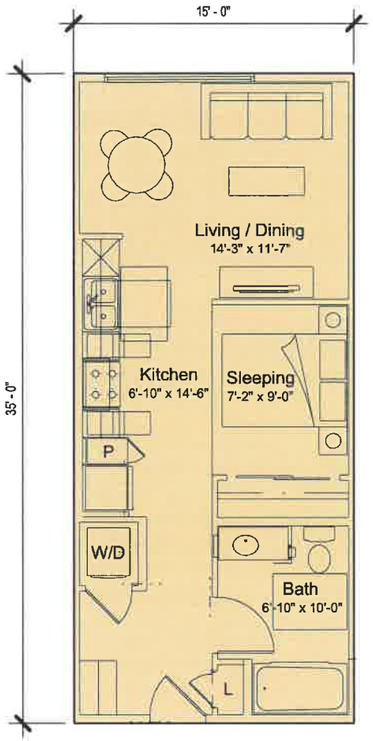
*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

NORTH-SOUTH SECTION

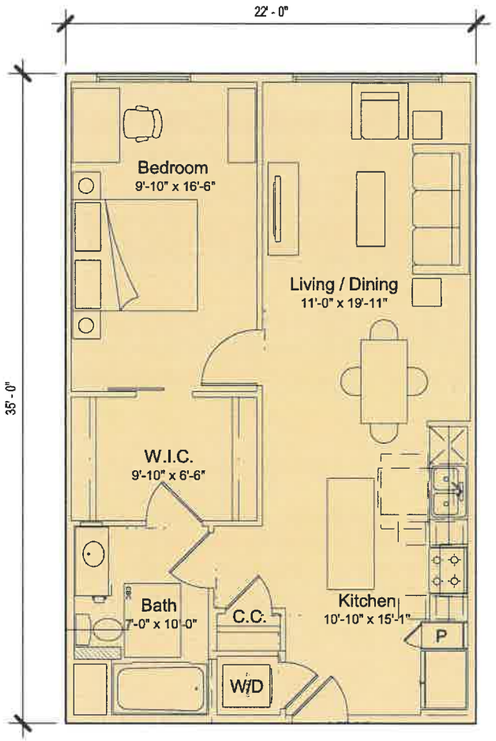
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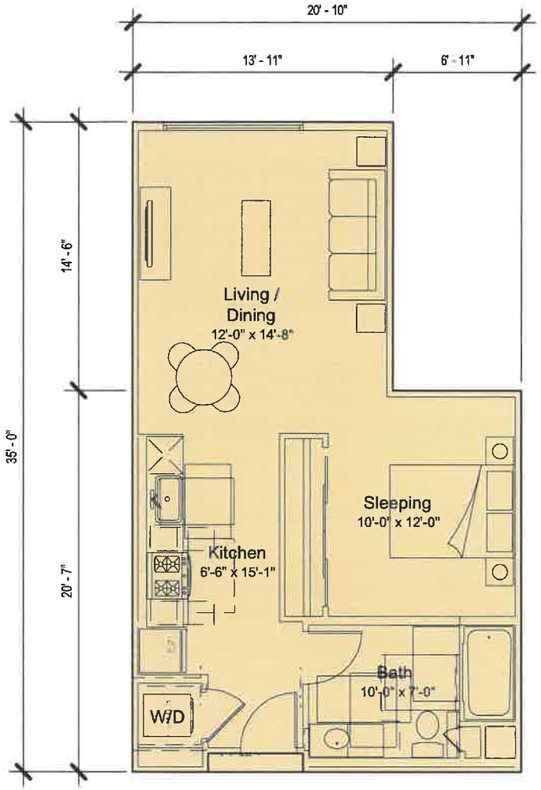
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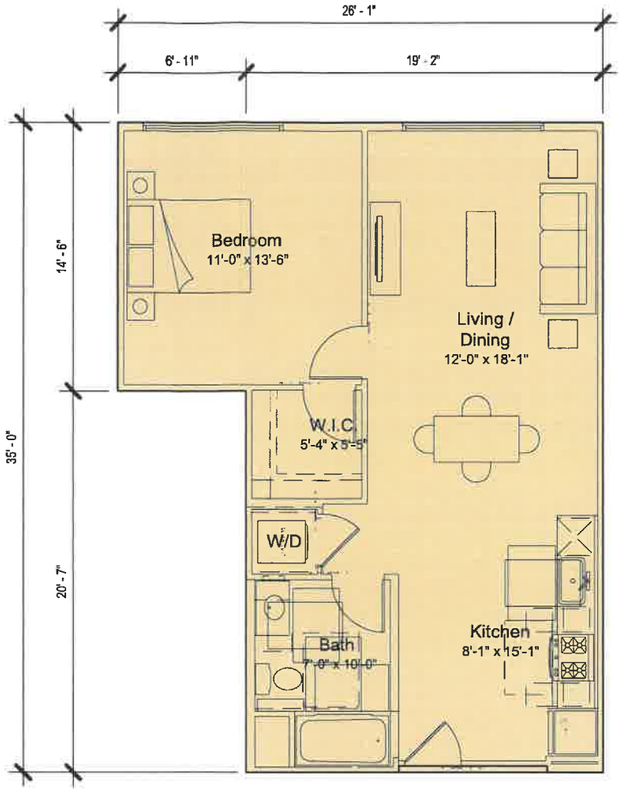
UNIT S1 (STUDIO)
scale: 1/8"=1'-0"



UNIT 1B1 (ONE BEDROOM)
scale: 1/8"=1'-0"



UNIT JR1B1 (JUNIOR ONE BEDROOM)
scale: 1/8"=1'-0"



UNIT 1B3 (ONE BEDROOM)
scale: 1/8"=1'-0"

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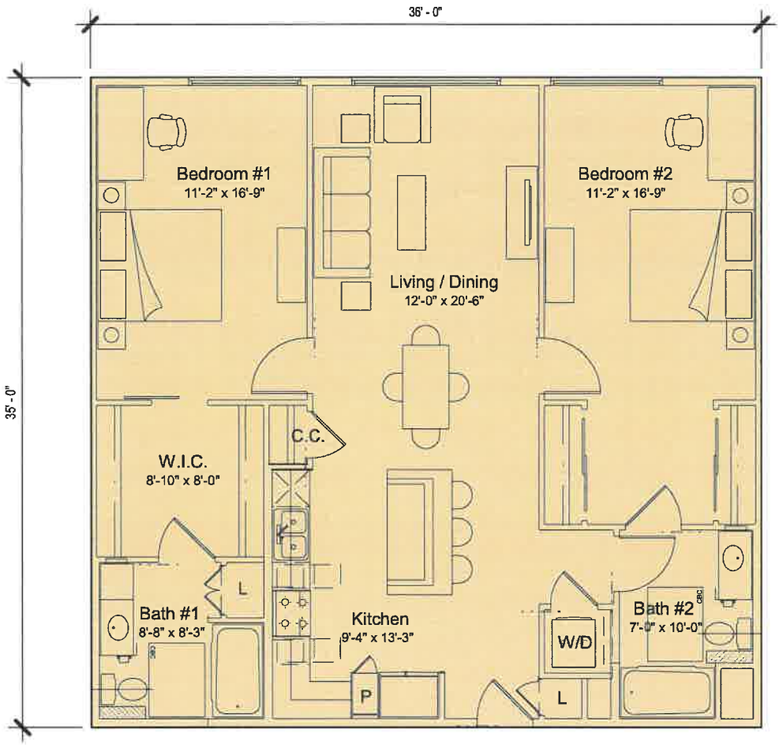
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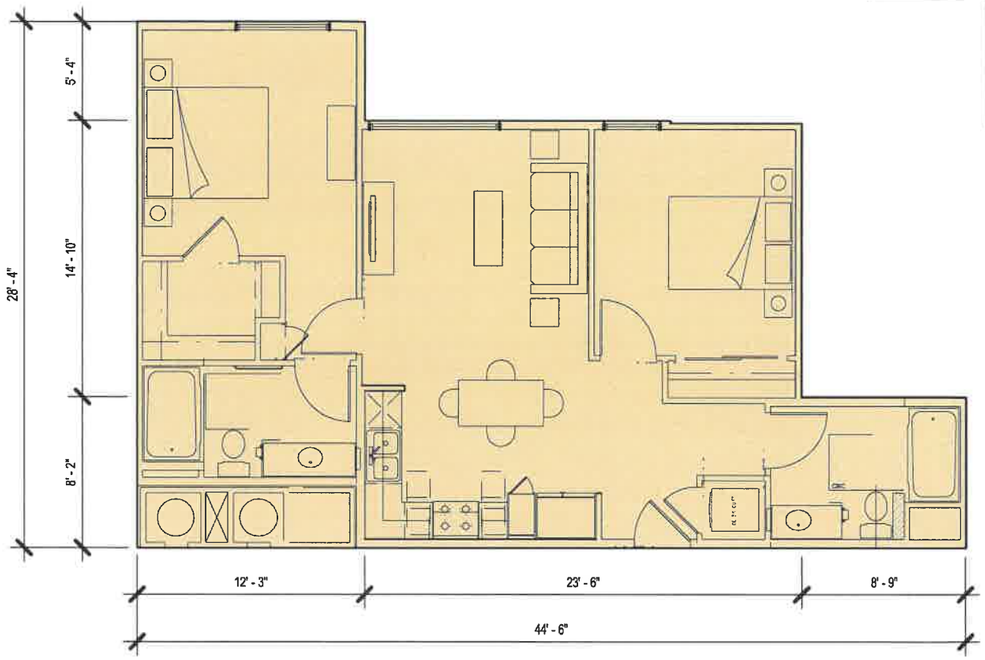
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TYPICAL UNIT PLANS

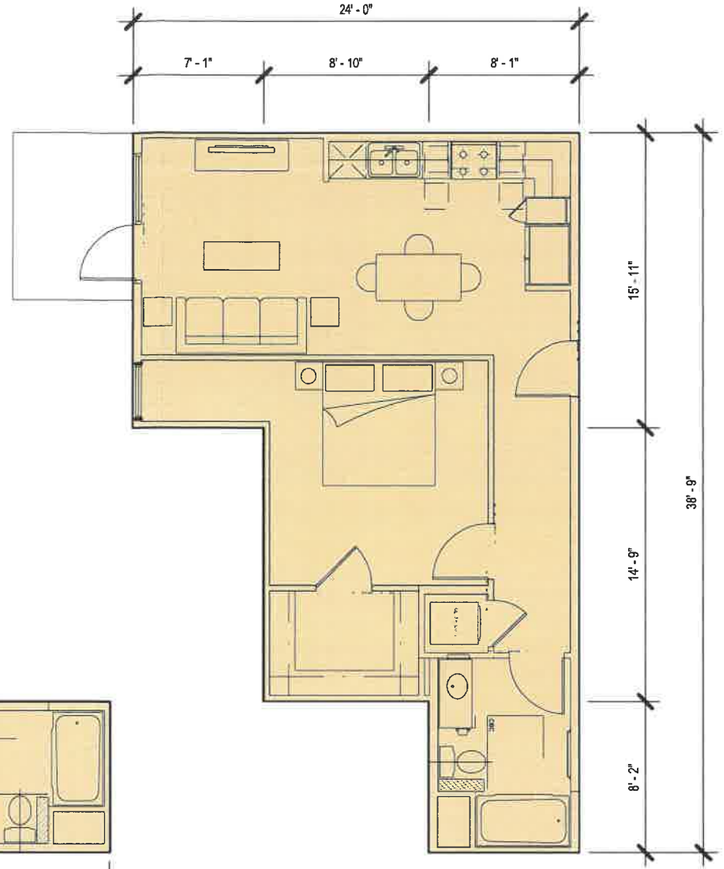
A-500



UNIT 2B2 (TWO BEDROOM)
scale: 1/8"=1'-0"



UNIT 2B1 (TWO BEDROOM)
scale: 1/8"=1'-0"



UNIT 1B2 (ONE BEDROOM)
scale: 1/8"=1'-0"

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6464 CANOGA AVE

TOLL BROS.

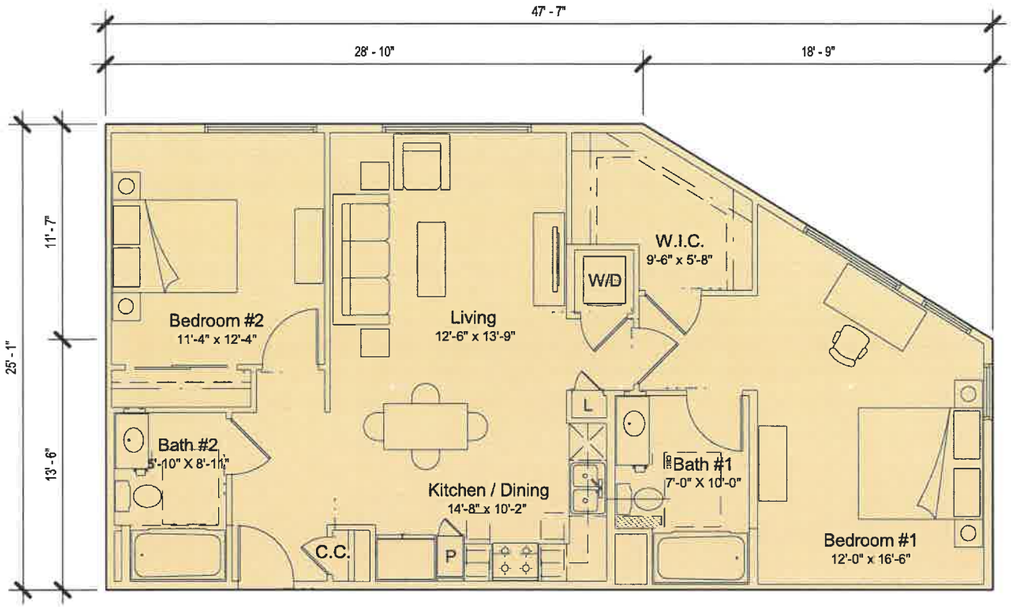
project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

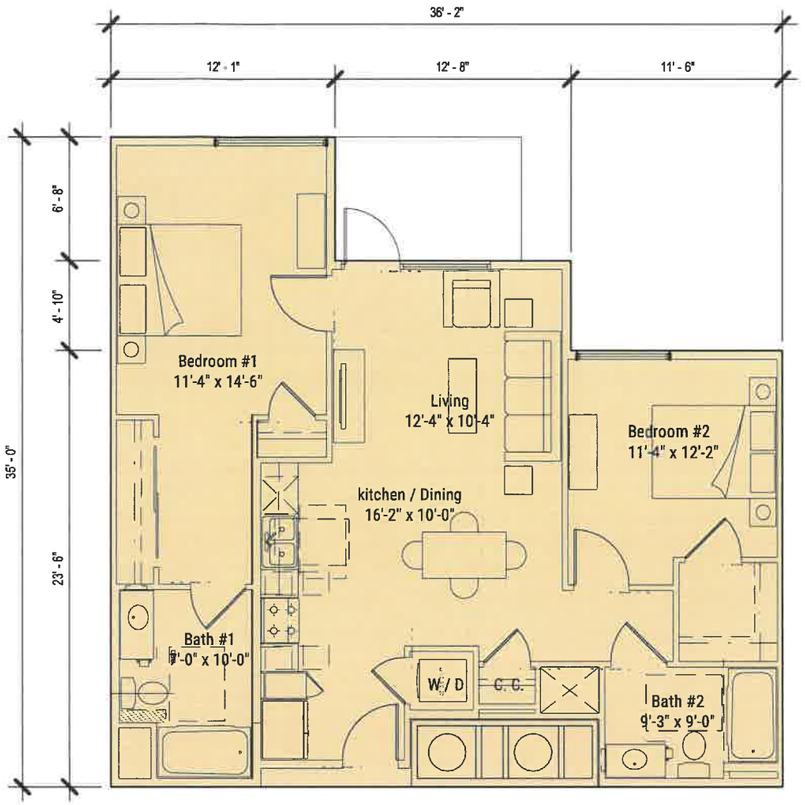
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0' 8' 16' 32'

TYPICAL UNIT PLANS

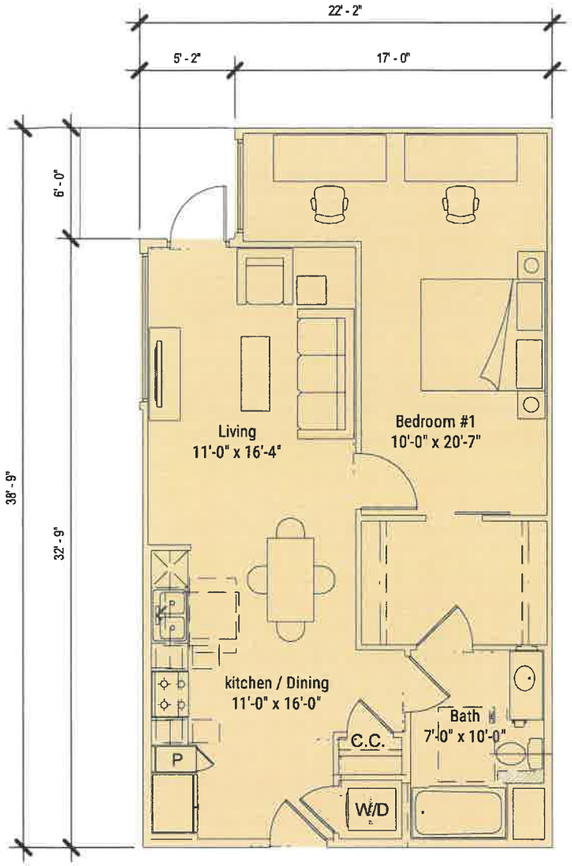
A-501



UNIT 2B6 (TWO BEDROOM)
scale: 1/8"=1'-0"



UNIT 2B8
scale: 1/8"=1'-0"



UNIT 1B4
scale: 1/8"=1'-0"

Applicant's Submittal: Transfer of Jurisdiction
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PZA Stamped Project Plans
33 of 40 pages

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6464 CANOGA AVE

TOLL BROS.

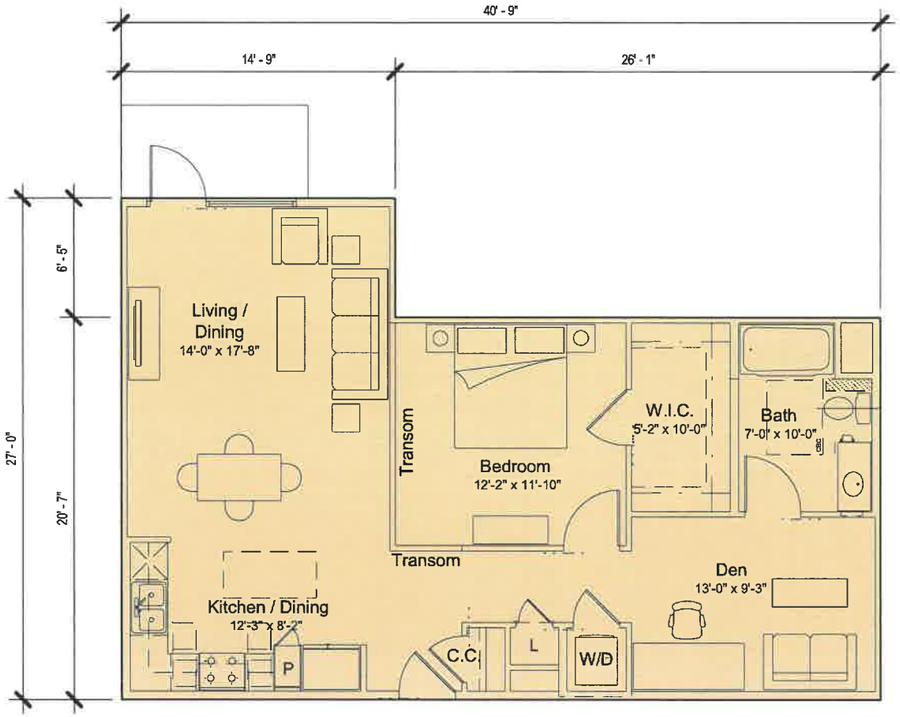
project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

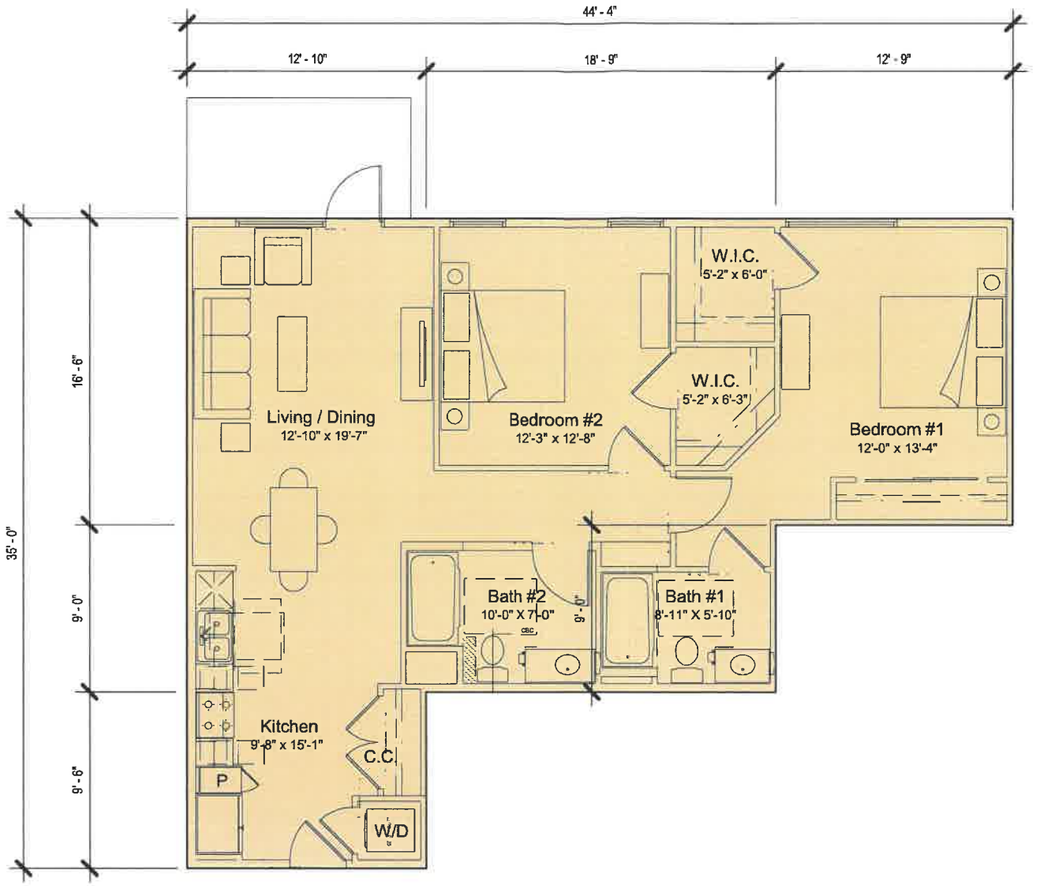
scale: 1/8" = 1'-0"
0' 8' 16' 32'

TYPICAL UNIT PLANS

A-502



UNIT 1BD1
scale: 1/8"=1'-0"



UNIT 2B5
scale: 1/8"=1'-0"

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6464 CANOGA AVE

TOLL BROS.

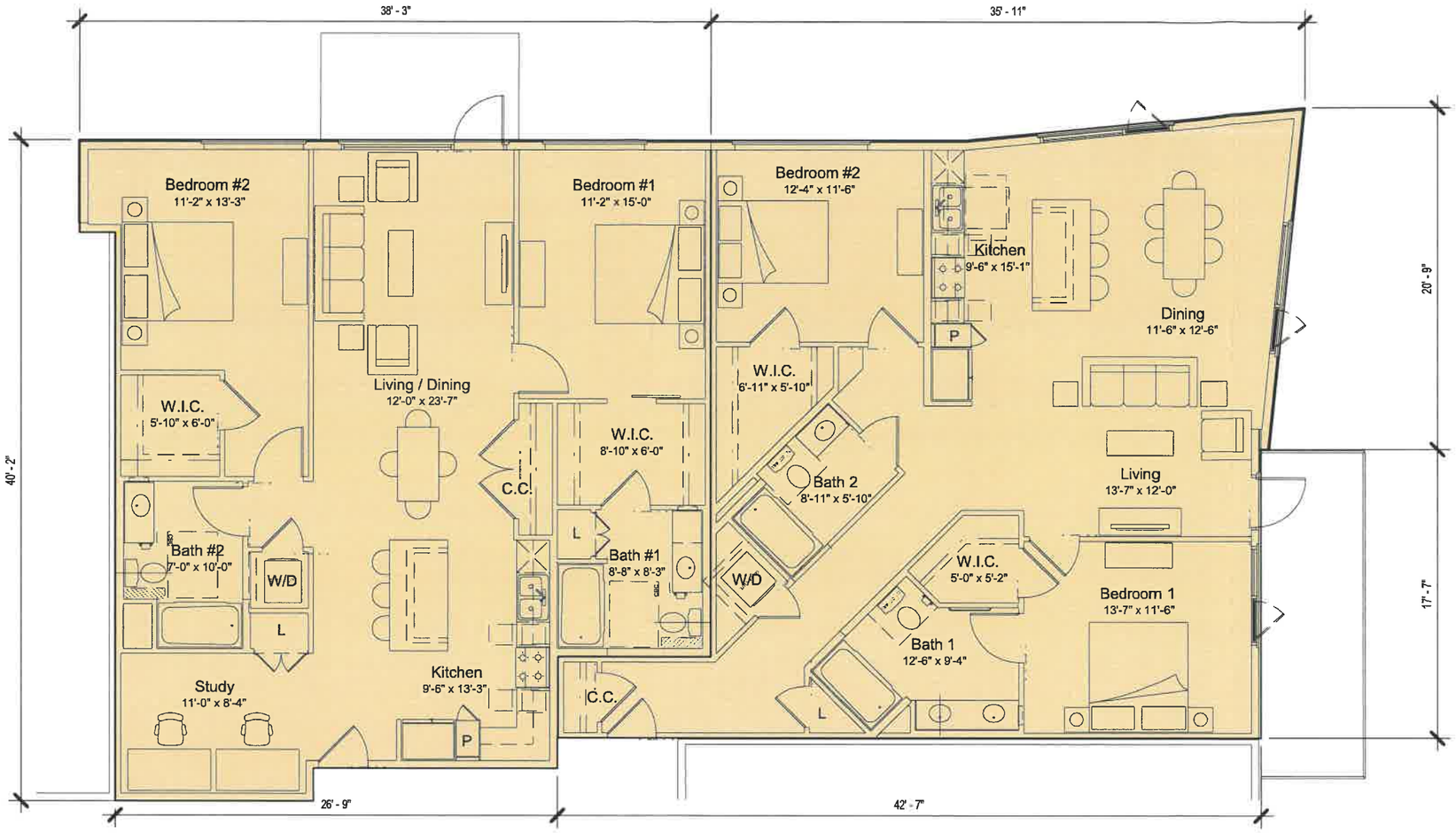
project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1/8" = 1'-0"
0' 8' 16' 32'

TYPICAL UNIT PLANS

A-503



UNIT 2B4 & 2B7 (TWO BEDROOM)
scale: 1/8"=1'-0"

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CPC-2023-8233-DB-SPP-VHCA
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6464 CANOGA AVE

TOLL BROS.

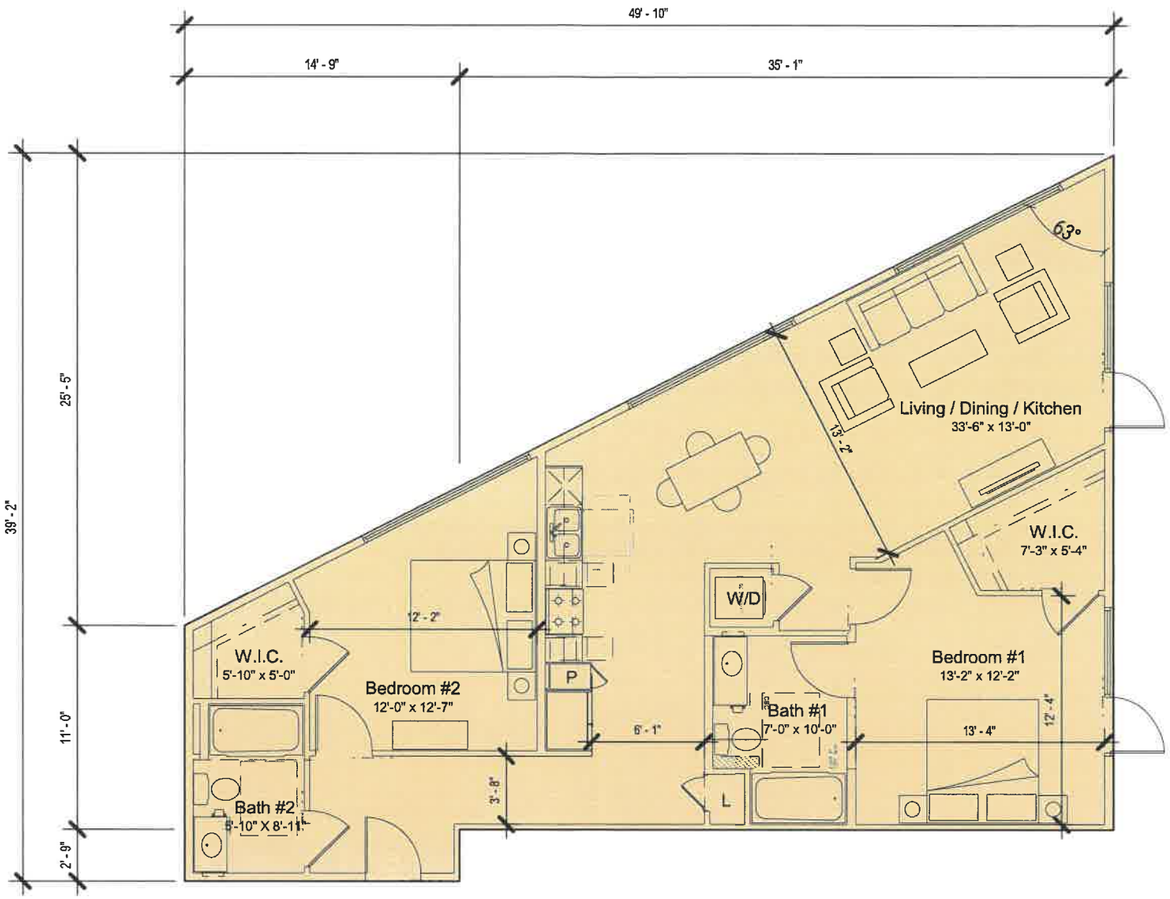
project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1/8" = 1'-0"
0' 8' 16' 32'

TYPICAL UNIT PLANS

A-504



UNIT 2B3 (TWO BEDROOM)
scale: 1/8"=1'-0"

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CPC-2023-8233-DB-SPP-VHCA
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6464 CANOGA AVE

TOLL BROS.

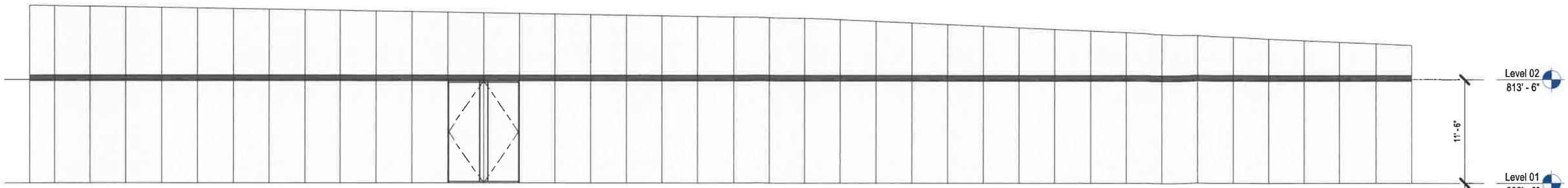
project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

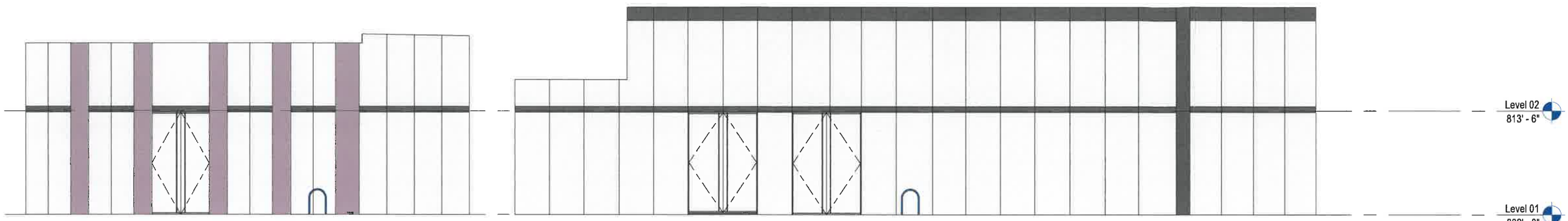
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0' 8' 16' 32'

TYPICAL UNIT PLANS

A-505

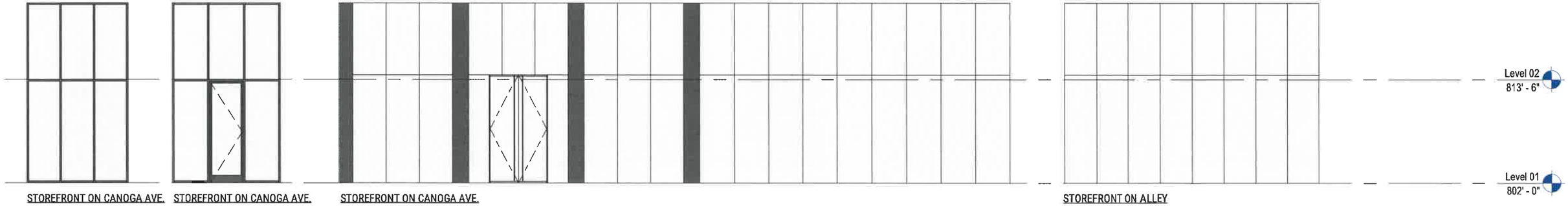


STOREFRONT ON VICTORY BLVD.

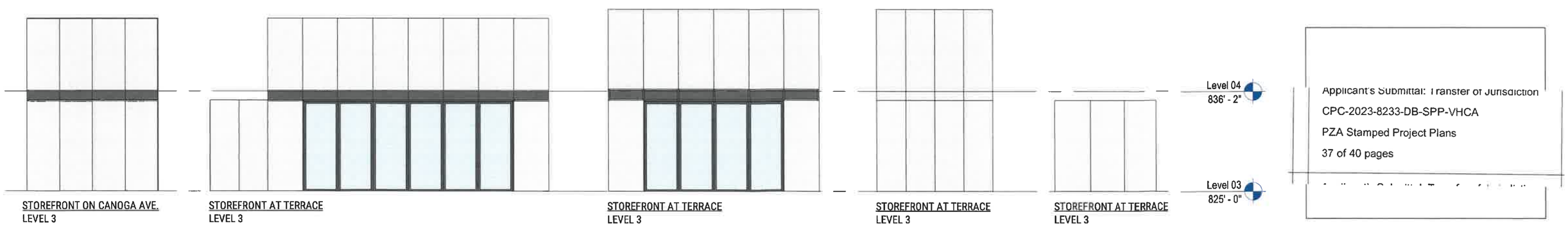


STOREFRONT ON VICTORY BLVD.

STOREFRONT ON CANOGA AVE.



STOREFRONT ON CANOGA AVE. STOREFRONT ON CANOGA AVE. STOREFRONT ON CANOGA AVE. STOREFRONT ON ALLEY



STOREFRONT ON CANOGA AVE.
LEVEL 3

STOREFRONT AT TERRACE
LEVEL 3

STOREFRONT AT TERRACE
LEVEL 3

STOREFRONT AT TERRACE
LEVEL 3

STOREFRONT AT TERRACE
LEVEL 3

Applicant's Submittal: Transfer of Jurisdiction
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6464 CANOGA AVE

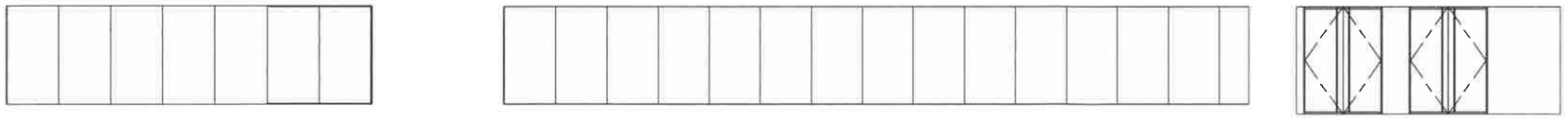
TOLL BROS.

project no | 2207013 issue date | 06/03/2024

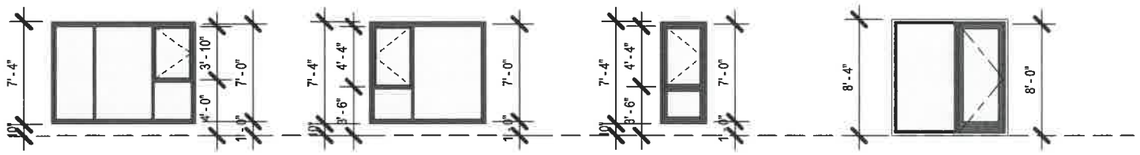
*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

DOOR & STOREFRONT SCHEDULE

A-601



STOREFRONT AT TERRACE
LEVEL 3





A
TYPICAL WINDOW AT UNITS

B
TYPICAL WINDOW AT UNITS

C
TYPICAL WINDOW AT UNITS

D
TYPICAL BALCONY DOOR AT UNITS

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6464 CANOGA AVE

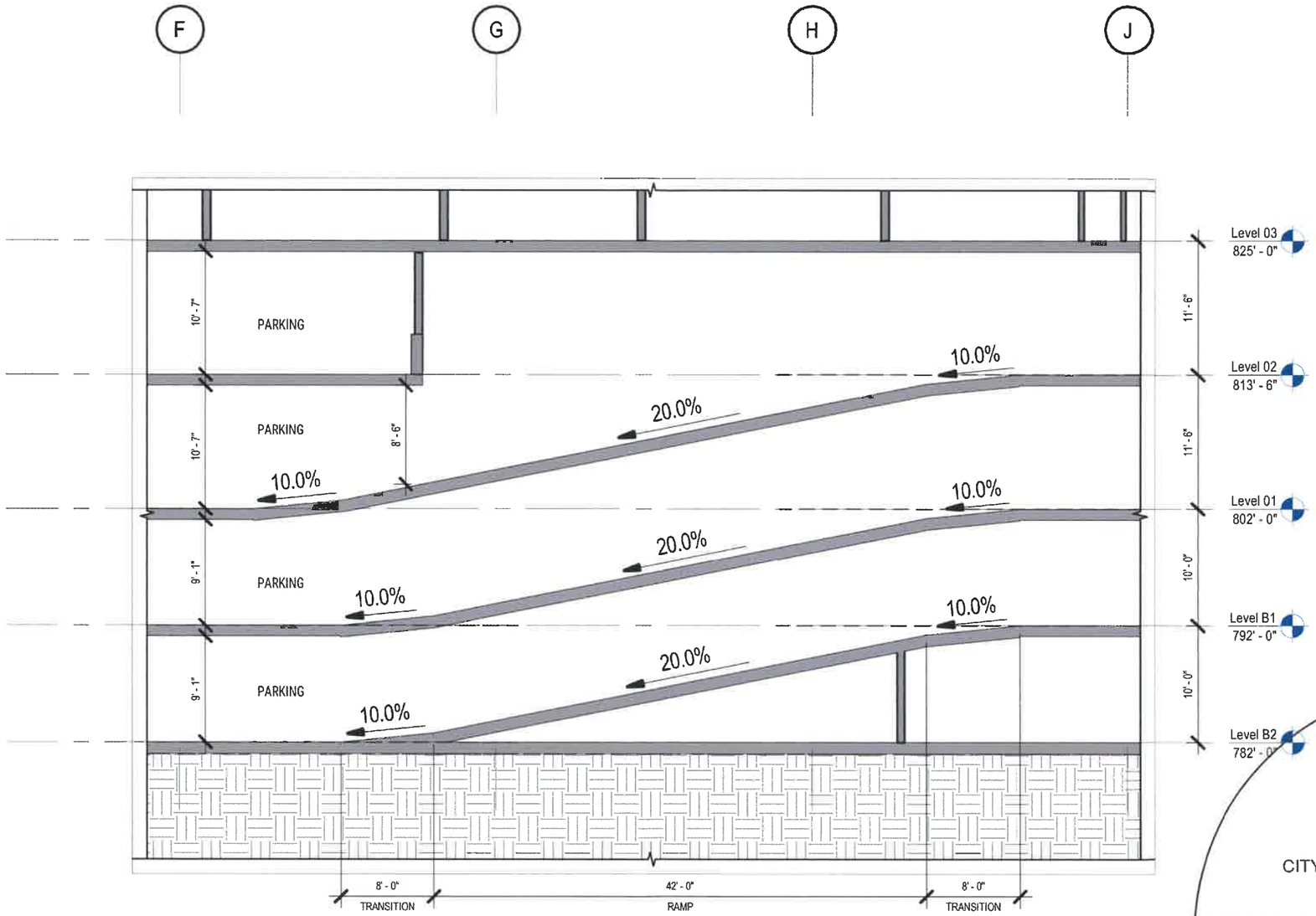
TOLL BROS.

project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

DOOR & STOREFRONT SCHEDULE

A-602



VEHICULAR RAMP
SCALE: 3/32" = 1'-0"

1
A-701

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CPC-2023-8233-DB-SPP-VHCA
PZA Stamped Project Plans
39 of 40 pages

CITY OF LOS ANGELES, DEPARTMENT
OF BUILDING AND SAFETY
PRELIMINARY ZONING ASSESSMENT COMPLETE
BY: ERIC ROMERO
DATE: 06/11/2024
APPLICATION #: 23010-10000-01993

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

project no I 2207013 issue date I 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

VEHICULAR RAMP DETAIL

A-701

DERO Hoop Rack — Submittal Sheet



CAPACITY 2 Bikes

MATERIALS 1.5" schedule 40 pipe (1.9" OD)

FINISHES

Galvanized
An alternative finish to powder coat finish is our standard option.

Powder Coat
Our powder coat finish assures a high [illegible] and durability by following these [illegible]:
1. Sandblast
2. [illegible]
3. [illegible]

Stainless
Regardless Spec. 304 grade stainless steel material finished in either a mesh bot-sheet shine or a [illegible]

MOUNT OPTIONS

Surface
Floor Mount has two 2.5" x 6" x .25" bent with two anchoring bar feet. Specify [illegible] for this option. Tamper resistant fasteners available upon request.

In-Ground
[illegible] concrete base. Specify [illegible]

Rail
Rail Mounted Downtown Racks are bolted to two parallel rails which can be set freestanding or anchored to the ground. Rails are heavy duty 3" x 1.4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.



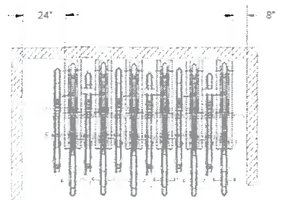
OPTIONAL LEAN BAR Add Lean Bar



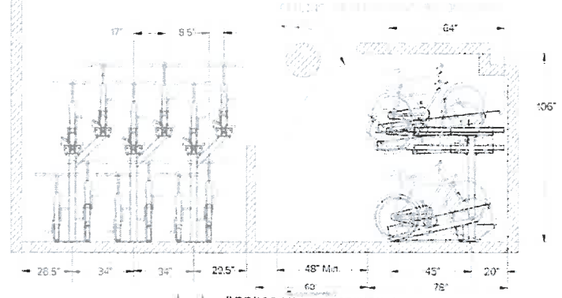
DERO Hoop Rack — Setbacks



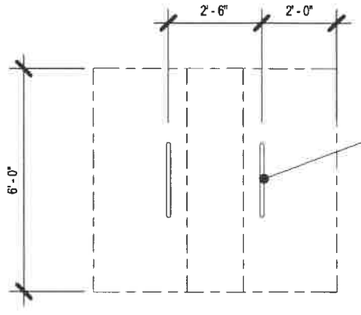
DERO Decker — Setbacks Single Sided



BIKE STORAGE RACKS PROVIDE MECHANICAL ASSISTANCE: MANUFACTURED BY: "DERO DECKER" PER LAMC 12.21 A.16 (e)(1)(i)(b).



SHORT TERM BICYCLE RACK
SCALE: 12" = 1'-0"
3 / A-702



INDIVIDUAL RACKS INSTALLED BESIDE EACH OTHER THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER. PER LAMC 12.21 A.16 (e)(1)(i)(b).

SHORT TERM BICYCLE PARKING MINIMUM DIMENSIONS
SCALE: 1/4" = 1'-0"
2 / A-702

LONG TERM BICYCLE RACK DETAIL
SCALE: 12" = 1'-0"
1 / A-702

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
PZA Stamped Project Plans
40 of 40 pages

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
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BY: ERIC ROMERO
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APPLICATION #: 23010-10000-01993

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

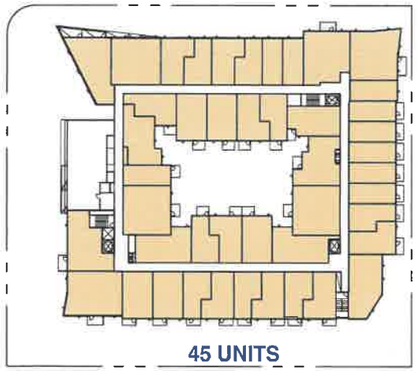
project no | 2207013 issue date | 06/03/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

BICYCLE RACK DETAILS

A-702

PROJECT WITH WAIVER TO DEVIATE FROM 15' MAXIMUM SETBACK PER WCSP = 276 UNITS



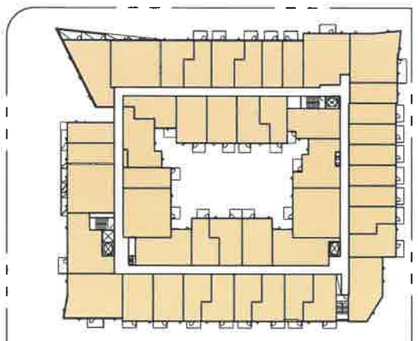
45 UNITS

Level 08
SCALE: 1" = 100'-0"



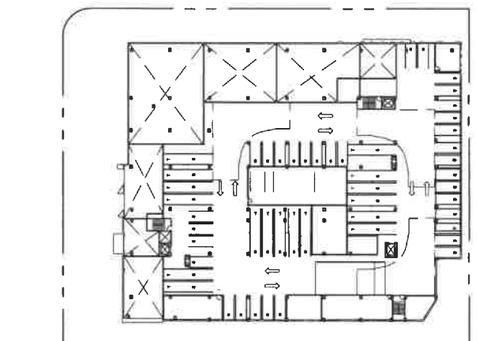
42 UNITS

Level 03
SCALE: 1" = 100'-0"



48 UNITS X 3 LEVELS
= 144 UNITS

Level 05-07
SCALE: 1" = 100'-0"

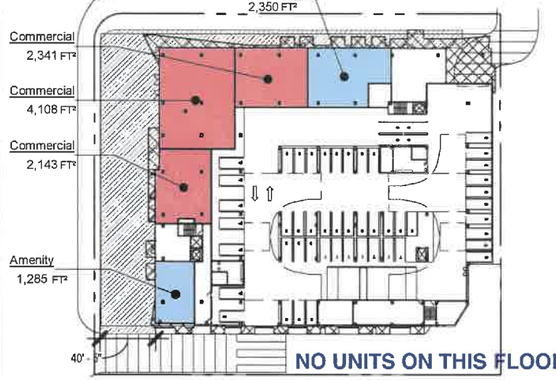


NO UNITS ON THIS FLOOR



45 UNITS

Level 04
SCALE: 1" = 100'-0"

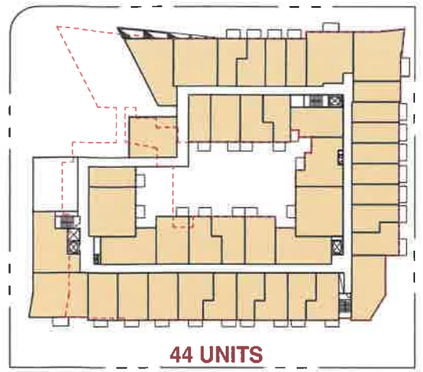


NO UNITS ON THIS FLOOR

Level 02
SCALE: 1" = 100'-0"

Level 01
SCALE: 1" = 100'-0"

WCSP COMPLIANT PROJECT (15' MAXIMUM SETBACK) = 263 UNITS



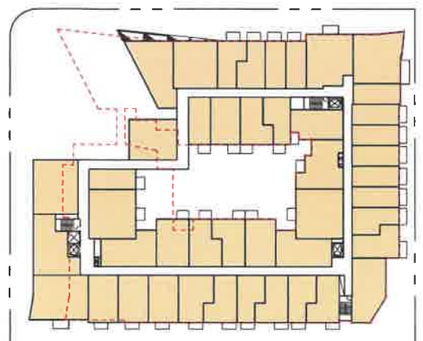
44 UNITS

Level 08
SCALE: 1" = 100'-0"



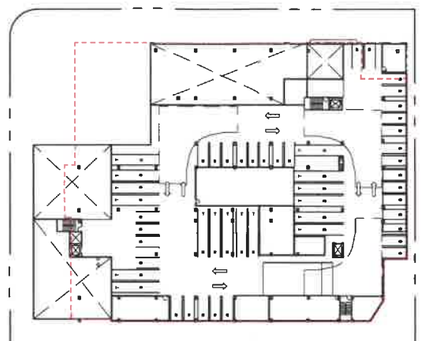
42 UNITS

Level 03
SCALE: 1" = 100'-0"



45 UNITS X 3 LEVELS
= 135 UNITS

Level 05-07
SCALE: 1" = 100'-0"

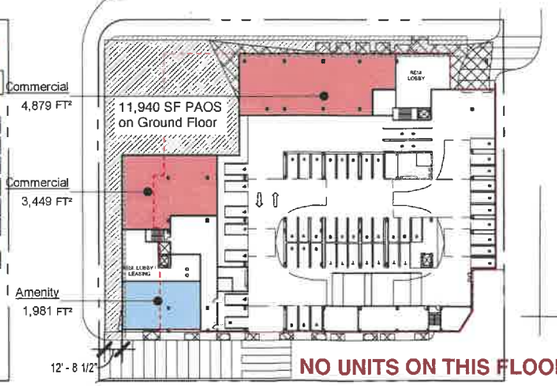


NO UNITS ON THIS FLOOR



42 UNITS

Level 04
SCALE: 1" = 100'-0"



NO UNITS ON THIS FLOOR

Level 02
SCALE: 1" = 100'-0"

Level 01
SCALE: 1" = 100'-0"

PROJECT WITH WAIVER TO DEVIATE FROM 15' MAXIMUM SETBACK PER WCSP = 276 UNITS

LEVEL 03 = **42 UNITS**
LEVEL 04 = **45 UNITS**
LEVEL 05-07 = **48 UNITS**
LEVEL 08 = **45 UNITS**

TOTAL = 276 UNITS

WCSP COMPLIANT PROJECT (15' MAXIMUM SETBACK) = 263 UNITS

LEVEL 03 = **42 UNITS**
LEVEL 04 = **42 UNITS**
LEVEL 05-07 = **45 UNITS**
LEVEL 08 = **44 UNITS**

TOTAL UNITS LOST = **-13 UNITS**
UNIT TOTAL = **263 UNITS**

PARKING LOST FOR BOTH SCHEMES

STALLS LOST ON L1 = **10**
STALLS LOST ON L2 = **10**

Total Parking Stalls Lost
= **20**

TOTAL PARKING COUNT AFTER STALLS LOST = **409**

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
Setback Exhibit
1 of 1 page

ACMARTIN

6464 CANOGA AVE

REVISED PLAN SET - W/ 15'-0" MAX SETBACK ON CANOGA AVE

TOLL BROS.

project no | 2207013

issue dat issue date | 02/21/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1" = 100'-0"
0' 50' 100' 200'

G-003



W/ Landscape Buffer and Fire Dept. Walkway, a total of 12 units will be lost

Previous Total Units - 276 Units

New Total Units - 264 Units

Applicant's Submittal: Transfer of Jurisdiction

CPC-2023-8233-DB-SPP-VHCA

Landscape Buffer Exhibit

1 of 1 page

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

project no | 2207013 issue date | 01/18/2024

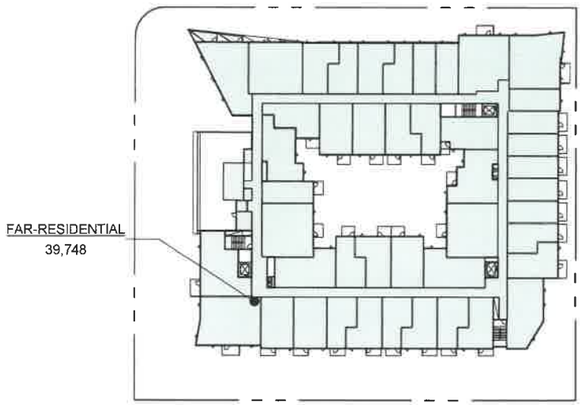
REVISED PLAN - W/ LANDSCAPE BUFFER + FIRE DEPARTMENT WALKWAY

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

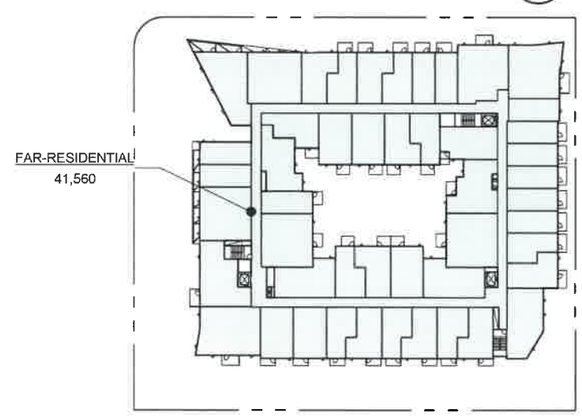
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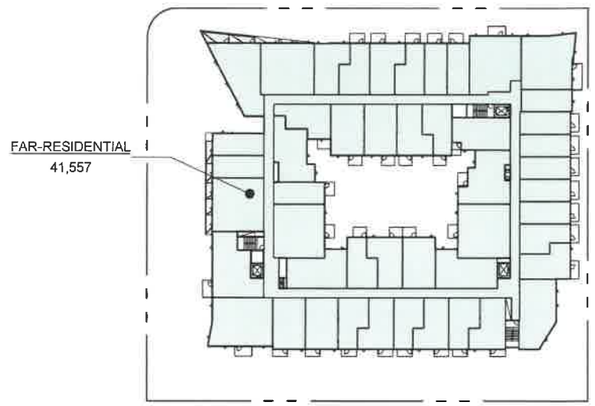
0' 20' 40' 80'

A-107

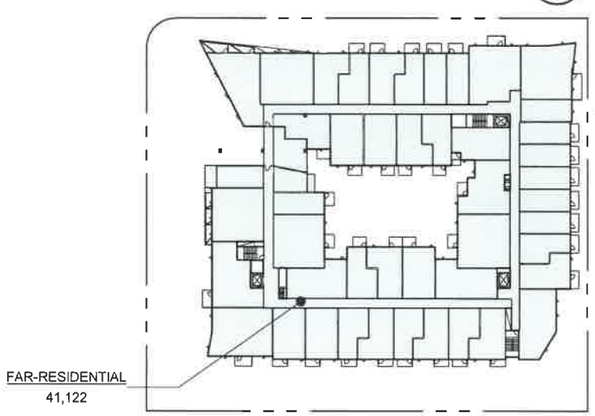


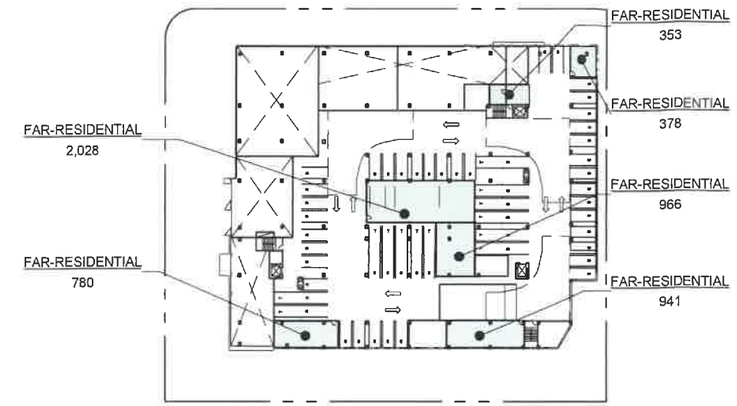
Level 08 1
SCALE: 1" = 100'-0"
8 E-001



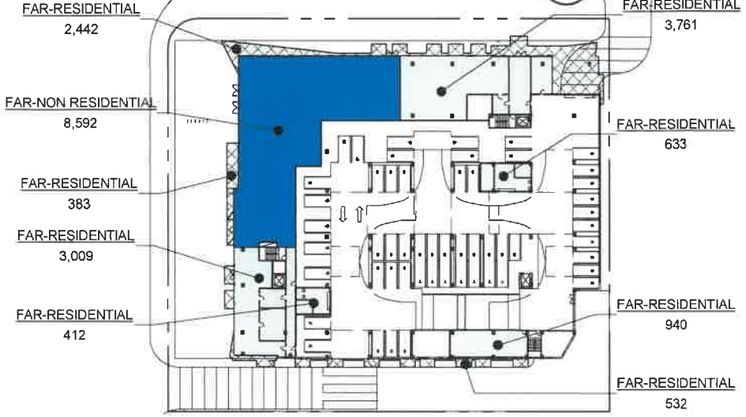


Level 05 1
SCALE: 1" = 100'-0"
5 E-001

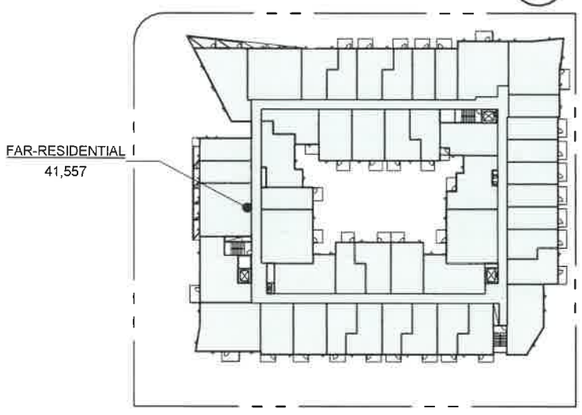




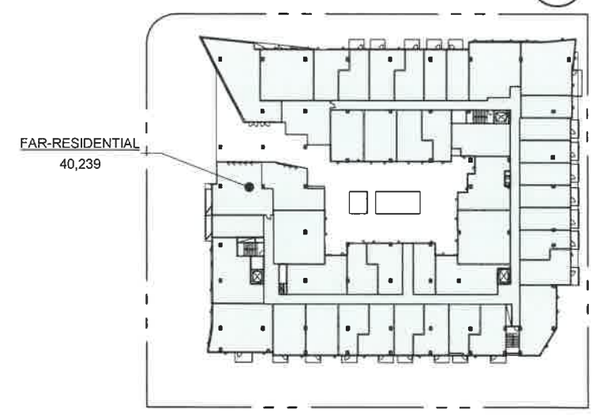
Level 02 1
SCALE: 1" = 100'-0"
2 E-001



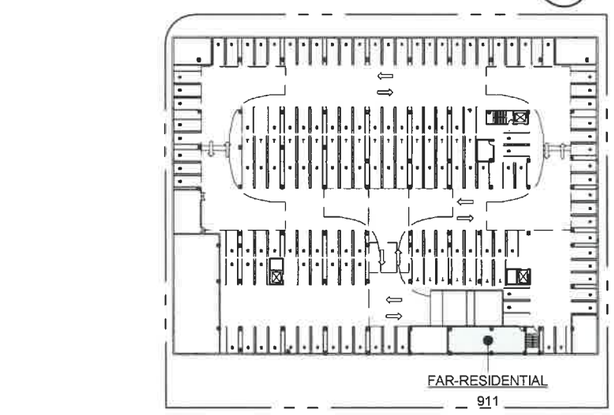
Level 07 1
SCALE: 1" = 100'-0"
7 E-001



Level 04 1
SCALE: 1" = 100'-0"
4 E-001



Level 01 1
SCALE: 1" = 100'-0"
1 E-001



Level 06 1
SCALE: 1" = 100'-0"
6 E-001

Level 03 1
SCALE: 1" = 100'-0"
3 E-001

Level B2 1
SCALE: 1" = 100'-0"
9 E-001

FAR TABULATION

Level	Use	Area
Not Placed	FAR-NON RESIDENTIAL	0
Not Placed	FAR-RESIDENTIAL	0
Level B2	FAR-RESIDENTIAL	911
Level 01	FAR-NON RESIDENTIAL	8,592
Level 01	FAR-RESIDENTIAL	12,112
Level 02	FAR-RESIDENTIAL	5,446
Level 03	FAR-RESIDENTIAL	40,239
Level 04	FAR-RESIDENTIAL	41,122
Level 05	FAR-RESIDENTIAL	41,557
Level 06	FAR-RESIDENTIAL	41,557
Level 07	FAR-RESIDENTIAL	41,560
Level 08	FAR-RESIDENTIAL	39,748
TOTAL FAR		272,844

FAR TOTALS

Name	Area
FAR-NON RESIDENTIAL	8,592
FAR-RESIDENTIAL	264,252
TOTAL FAR	272,844

NON-RESIDENTIAL FAR AS PERCENTAGE OF TOTAL FAR:
3.15% (8,592 ft² / 272,844 ft²)

PROPOSED RESIDENTIAL DENSITY = 276 UNITS
(Assuming a density bonus incentive/concession to reduce the maximum height to Type III, 8 story limit)

MEASUREMENT PER LAM 12.21.1:
IN COMPUTING THE TOTAL FLOOR AREA WITHIN A BUILDING, THE GROSS AREA CONFINED WITHIN THE EXTERIOR WALLS WITHIN A BUILDING SHALLL BE CONSIDERED AS THE FLOOR AREA OF THAT BUILDING, EXCEPT FOR THE SPACE DEVOTED TO BICYCLE PARKING, STAIRWAYS, ELEVATOR SHAFTS, LIGHT COURTS, ROOMS HOUSING MECHANICAL EQUIPMENT INCIDENTAL TO THE OPERATION OF BUILDINGS, AND OUTDOOR EATING AREAS OF GROUND FLOOR RESTAURANTS.

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
Waiver Exhbits E001 - E004
1 of 4 pages

ACMARTIN

6464 CANOGA AVE

TOLL BROS.

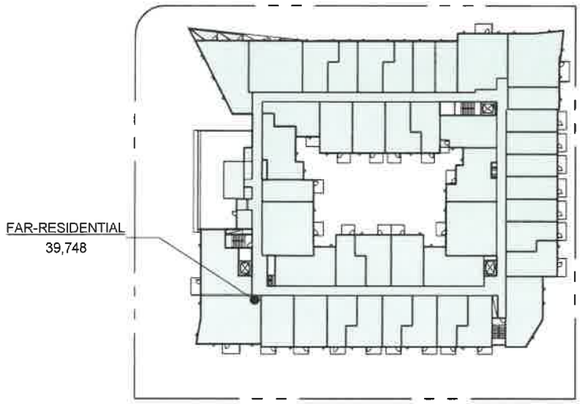
project no | 2207013 issue date | 07/25/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

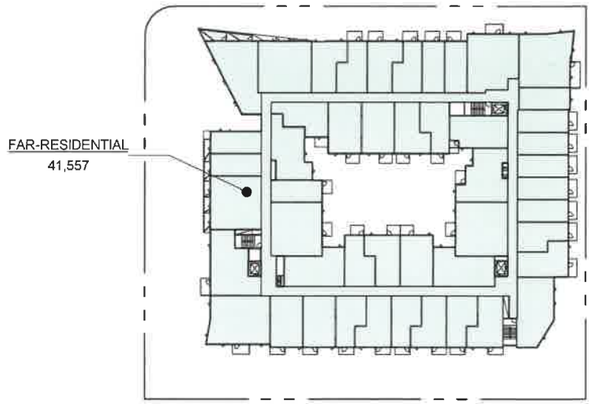
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WAIVER OF GRADUATED FAR REQUIREMENT EXHIBIT

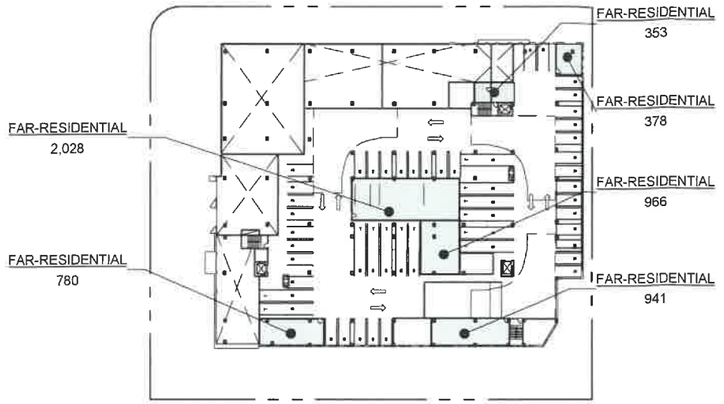
E-001



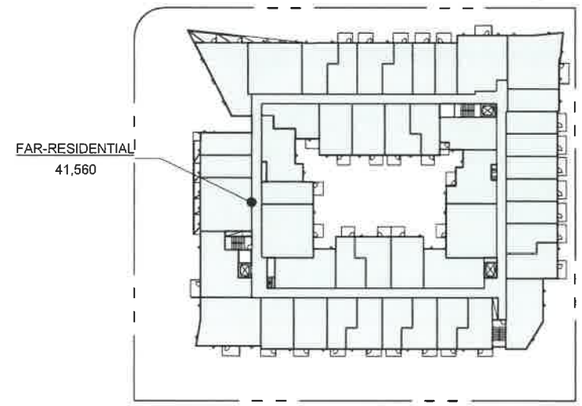
Level 08 — SCALE: 1" = 100'-0" — 9 / E-002



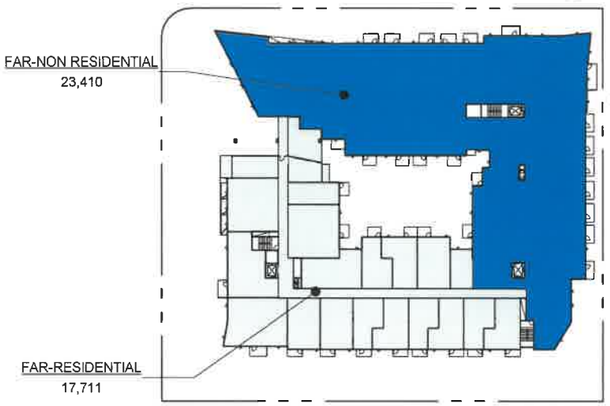
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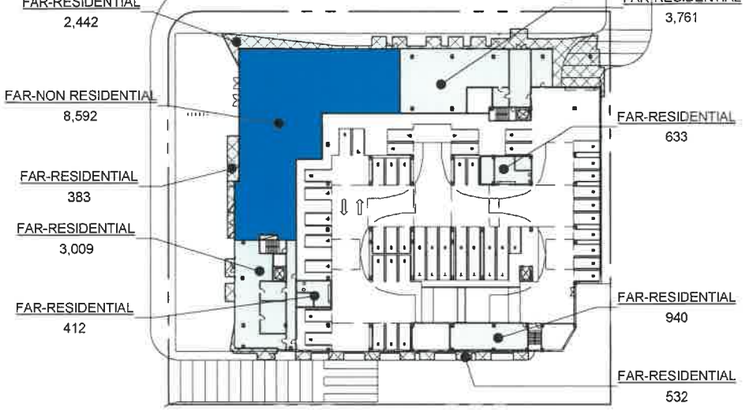
Level 02 — SCALE: 1" = 100'-0" — 3 / E-002



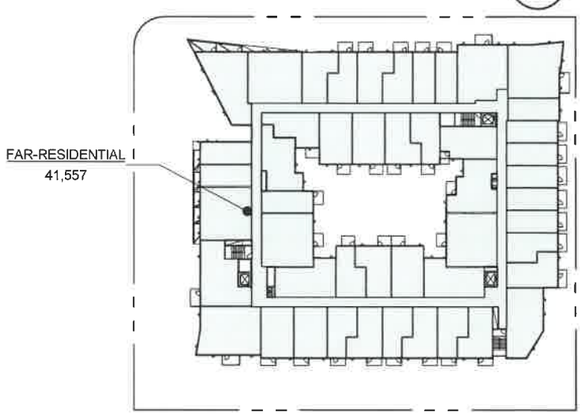
Level 07 — SCALE: 1" = 100'-0" — 8 / E-002



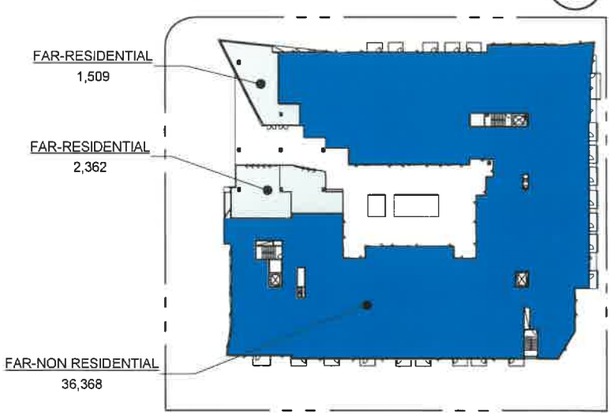
Level 04 — SCALE: 1" = 100'-0" — 5 / E-002



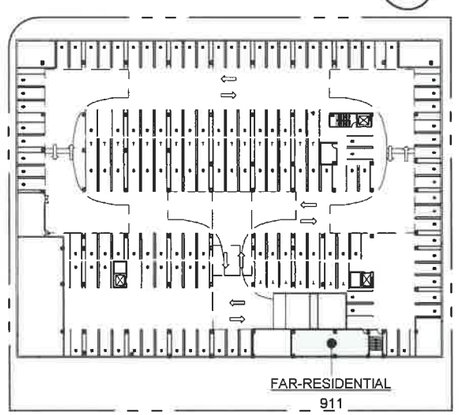
Level 01 — SCALE: 1" = 100'-0" — 2 / E-002



Level 06 — SCALE: 1" = 100'-0" — 7 / E-002



Level 03 — SCALE: 1" = 100'-0" — 4 / E-002



Level B2 — SCALE: 1" = 100'-0" — 1 / E-002

FAR TABULATION

Level	Use	Area
Not Placed	FAR-NON RESIDENTIAL	0
Not Placed	FAR-RESIDENTIAL	0
Level B2	FAR-RESIDENTIAL	911
Level 01	FAR-NON RESIDENTIAL	8,592
Level 01	FAR-RESIDENTIAL	12,112
Level 02	FAR-RESIDENTIAL	5,446
Level 03	FAR-NON RESIDENTIAL	36,368
Level 03	FAR-RESIDENTIAL	3,871
Level 04	FAR-NON RESIDENTIAL	23,410
Level 04	FAR-RESIDENTIAL	17,711
Level 05	FAR-RESIDENTIAL	41,557
Level 06	FAR-RESIDENTIAL	41,560
Level 07	FAR-RESIDENTIAL	39,749
TOTAL FAR		272,844

FAR TOTALS

Name	Area
FAR-NON RESIDENTIAL	68,370
FAR-RESIDENTIAL	204,474
TOTAL FAR	272,844

MEASUREMENT PER LAMC 12.21.1:
IN COMPUTING THE TOTAL FLOOR AREA WITHIN A BUILDING, THE GROSS AREA CONFINED WITHIN THE EXTERIOR WALLS WITHIN A BUILDING SHALLL BE CONSIDERED AS THE FLOOR AREA OF THAT BUILDING, EXCEPT FOR THE SPACE DEVOTED TO BICYCLE PARKING, STAIRWAYS, ELEVATOR SHAFTS, LIGHT COURTS, ROOMS HOUSING MECHANICAL EQUIPMENT INCIDENTAL TO THE OPERATION OF BUILDINGS, AND OUTDOOR EATING AREAS OF GROUND FLOOR RESTAURANTS.

GRADUATED FAR TABLE

FAR	Minimum Non-Residential Floor Area	Maximum Residential Floor Area
>3.0	25%	75%

272,844 SF X 0.25 = 68,211 SF MIN NON-RESIDENTIAL

NON-RESIDENTIAL FAR AS PERCENTAGE OF TOTAL FAR:
25% (68,370 ft² / 272,844 ft²)

PROPOSED RESIDENTIAL DENSITY = 206 UNITS
(Reflecting a loss of 70 units and assuming a density bonus incentive/concession to reduce the maximum height to Type III, 8 story limit)

Applicant's Submittal: Transfer of Jurisdiction
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Waiver Exhbits E001 - E004
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project no I 2207013 issue date I 07/25/2024

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1" = 100'-0"
0' 50' 100' 200'

WAIVER OF GRADUATED FAR REQUIREMENT EXHIBIT

E-002



W/ LANDSCAPE BUFFER AND FIRE DEPT. WALKWAY, A TOTAL OF 12 UNITS WILL BE LOST

PREVIOUS TOTAL UNITS - 276 UNITS

NEW TOTAL UNITS - 264 UNITS

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6464 CANOGA AVE

TOLL BROS.

project no I 2207013 issue date I 07/25/2024

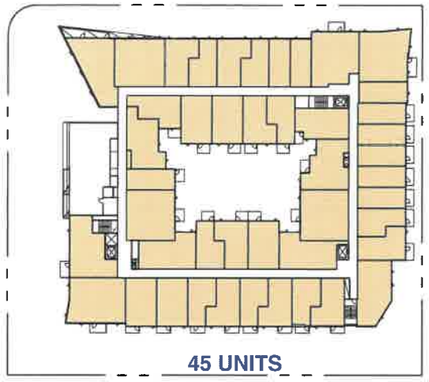
REVISED PLAN - W/ LANDSCAPE BUFFER + FIRE DEPARTMENT WALKWAY

*SCALE MAY NOT BE ACCURATE WHEN PRINTED AT LARGER SIZE

scale: 1" = 20'-0"
0' 20' 40' 80'

E-003

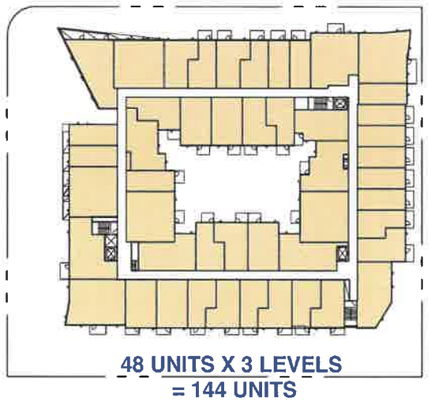
PROJECT WITH WAIVER TO DEVIATE FROM 15' MAXIMUM SETBACK PER WCSP = 276 UNITS



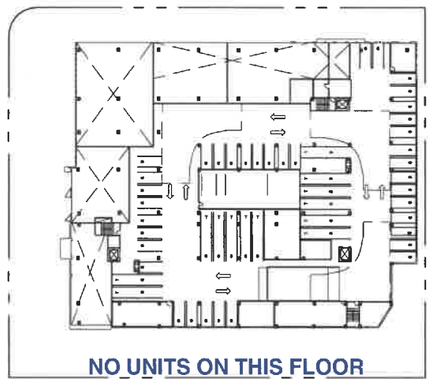
Level 08



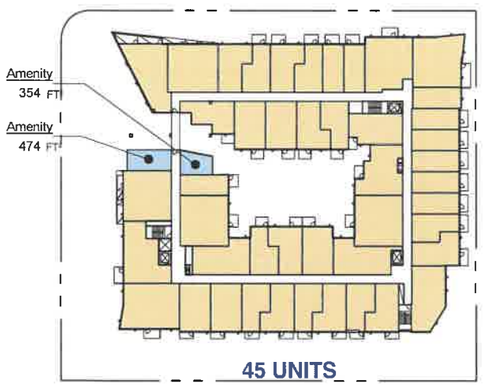
Level 03



Level 05-07



Level 02

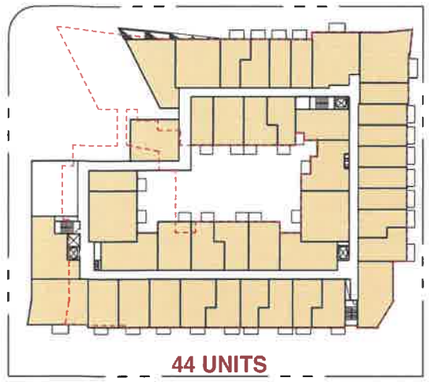


Level 04



Level 01

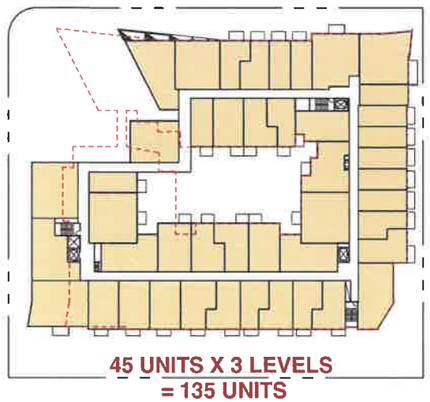
WCSP COMPLIANT PROJECT (15' MAXIMUM SETBACK) = 263 UNITS



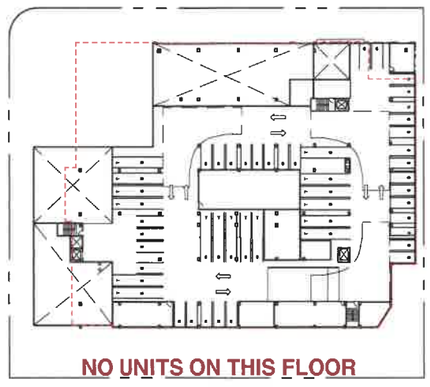
Level 08



Level 03



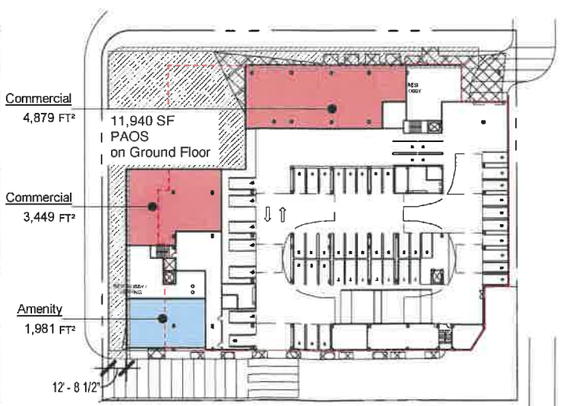
Level 05-07



Level 02



Level 04



Level 01

PROJECT WITH WAIVER TO DEVIATE FROM 15' MAXIMUM SETBACK PER WCSP = 276 UNITS

LEVEL 03 = **42 UNITS**
LEVEL 04 = **45 UNITS**
LEVEL 05 = **48 UNITS**
LEVEL 06 = **48 UNITS**
LEVEL 07 = **48 UNITS**
LEVEL 08 = **45 UNITS**

TOTAL = 276 UNITS

WCSP COMPLIANT PROJECT (15' MAXIMUM SETBACK) = 263 UNITS

LEVEL 03 = **42 UNITS**
LEVEL 04 = **42 UNITS**
LEVEL 05 = **45 UNITS**
LEVEL 06 = **45 UNITS**
LEVEL 07 = **45 UNITS**
LEVEL 08 = **44 UNITS**

TOTAL UNITS LOST = **-13 UNITS**
UNIT TOTAL = **263 UNITS**

PARKING LOST FOR BOTH SCHEMES

STALLS LOST ON L01 = **-10**
STALLS LOST ON L02 = **-10**

Total Parking Stalls Lost = **20**

TOTAL PARKING COUNT AFTER STALLS LOST = **409**

Applicant's Submittal: Transfer of Jurisdiction
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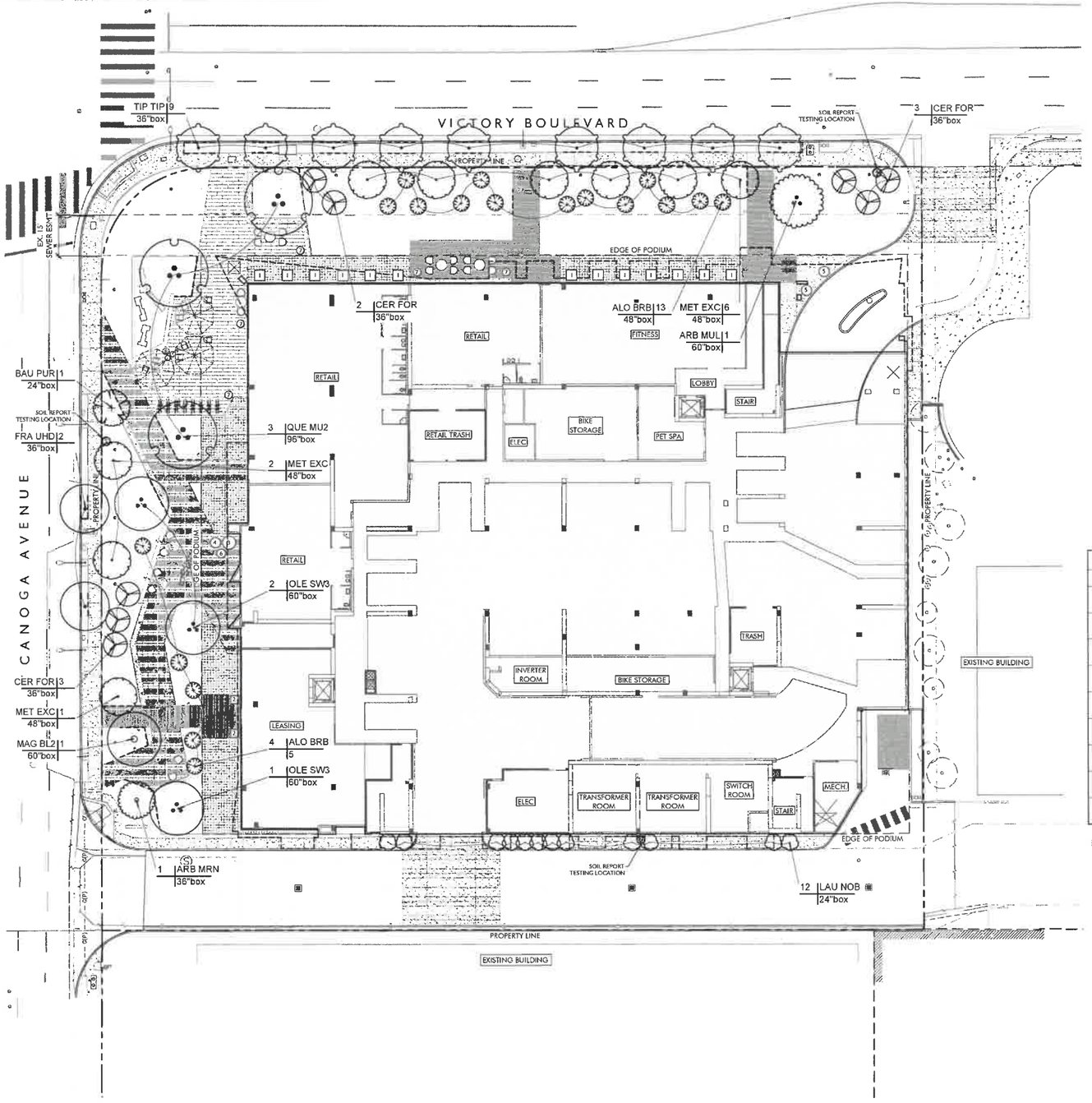
6464 CANOGA AVE

TOLL BROS.

project no I 2207013 issue date I 07/25/2024

REVISED PLAN - W/ 15'-0" MAX SETBACK ON CANOGA AVE

E-004



GENERAL PLANTING NOTES:

1. PRIOR TO ANY FINE GRADING OR PLANTING, CONTRACTOR SHALL OBTAIN AGRONOMIC SOIL REPORTS AND SOIL AMENDMENT RECOMMENDATIONS PER SPECIFICATIONS, WHICH SHALL SUPERSEDE THOSE WITHIN THE SPECIFICATIONS. SEE NOTE ABOVE FOR LOCATIONS.
2. LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL NOT LESS THAN 1 WEEK PRIOR TO ANTICIPATED DELIVERY DATE.
3. CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
4. LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER TO DRAINAGE INLETS SO AS TO PREVENT STANDING WATER.
5. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS FOR A PERIOD OF 90 DAYS AFTER "START OF MAINTENANCE" PERIOD.
6. CONTRACTOR SHALL GUARANTEE SHRUBS FOR 6 MONTHS AND TREE AND PALM MATERIAL FOR 12 MONTHS (1 YEAR).
7. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION.
8. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO A BUILDING OR ROOF STRUCTURE. NO TREES SHALL BE PLANTED CLOSER THAN 3' TO PAVING OR FREESTANDING WALLS UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
9. TREES OR PALMS SHALL NOT BE PLANTED WHERE FUTURE GROWTH WILL OBVIOUSLY CONFLICT WITH ROOF OVERHANGS.
10. NO SHRUBS OR TREES SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.
11. TREES OR PALMS PLANTED IN LANDSCAPE AREAS OF LESS THAN 5' IN WIDTH SHALL BE INSTALLED WITH APPROVED ROOT BARRIERS.
12. ANY PLANTING SHOWN ON THE PLANS OR EXISTING IN THE FIELD THAT CONTRADICTS THESE CRITERIA IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR TO REMOVE OR RELOCATE PLANT MATERIAL.

TREE MITIGATION NOTE:

TREES REMOVED	REQUIRED REPLACEMENT	REPLACEMENT TREES
42	84 (2:1 MITIGATION)	57 GROUND LEVEL 16 GROUND LEVEL POTS 6 PODIUM LEVEL 5 PODIUM LEVEL POTS
		84 TOTAL TREES

STREET TREE DISTANCES: PER CITY OF L.A. (URBAN FORESTRY) REQUIREMENTS

STREET TREE DISTANCES FROM OTHER INFRASTRUCTURE ARE AS FOLLOWS:	FEET
WATER METER / VAULTS	6
CATCH BASINS	6
GAS METERS	8
DRIVEWAY APRONS AND CROSSWALKS	8
TRANSIT SHELTERS	10
FIRE HYDRANTS	10
STREET LIGHTS	20
ELECTRICAL POWER POLES	20
ALLEY ENTRANCES	20
INTERSECTIONS (45 FEET FROM POINT OF CURB LINE INTERSECT)	45
RAILROAD TRACKS	100

POT and PLANT SCHEDULE

SYMBOL	QTY	IRRIGATION	DESCRIPTION	FINISH	AVAILABLE FROM	PLANT MATERIAL (PER POT)
1	13	SELF WATERING	48" SQ. POTTERY	TBD	TBD	(1) 36" BOX TREE - TBD (8) 5 GALLON - TBD
2	2	SELF WATERING	36" SQ. POTTERY	TBD	TBD	(1) 24" BOX TREE - TBD (8) 5 GALLON - TBD
3	1	SELF WATERING	69" DIA. POTTERY	TBD	TBD	(1) 48" BOX TREE - TBD (12) 5 GALLON - TBD
4	1	SELF WATERING	48" DIA. POTTERY	TBD	TBD	(1) 36" BOX MATERIAL - TBD (8) 5 GALLON - TBD
5	2	SELF WATERING	48" DIA. POTTERY	TBD	TBD	(1) 36" BOX - DRACAENA DRACO (8) 5 GALLON - TBD
6	1	SELF WATERING	42" DIA. POTTERY	TBD	TBD	(1) 36" BOX MATERIAL - TBD (8) 5 GALLON - TBD
7	5	SELF WATERING	42" DIA. POTTERY	TBD	TBD	(1) 36" BOX MATERIAL - TBD (8) 5 GALLON - TBD
8	1	SELF WATERING	30" DIA. POTTERY	TBD	TBD	(1) 24" BOX MATERIAL - TBD (3) 1 GALLON MATERIAL - TBD
09	2	SELF WATERING	24" DIA. POTTERY	TBD	TBD	(1) 15 GALLONG - TBD (4) 1 GALLON - TBD

NOTES:
1. POTS TO RECEIVE SELF WATERING SYSTEM TO BE CWI CLASSIC BY PLANTER TECHNOLOGY OR EQUAL.
2. ALL POTS TO RECEIVE 3" DECORATIVE ROCK COBBLE - 1/2"-1" BEACH PEBBLE BUFF -12FBL02M AVAILABLE THRU KRC ROCK. CONTACT PAUL MCGAUGHEY 714.998.9337
3. ALLOW FOR 6-8 WEEKS LEAD TIMES ON ALL POTS.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES					
	ALO BRB	ALOE BARBERAE TREE ALOE	48"BOX	LOW	18
	ARB MUL	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK 15' W X 20' HT	60"BOX	LOW	1
	ARB MRN	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE STANDARD	36"BOX	MODERATE	1
	BAU PUR	BAUHINIA PURPUREA PURPLE ORCHID TREE	24"BOX	MODERATE	1
	CER FOR	CERCIS CANADENSIS 'FOREST PANSY' TM FOREST PANSY REDBUD 12' W X 15' HT	36"BOX	MODERATE	8
	FRA UHD	FRAXINUS UHDEI SHAMEL ASH - PER SPECIFIC PLAN 35' W X 40' HT	36"BOX	MODERATE	2
	LAU NOB	LAURUS NOBILIS SWEET BAY COLUMN 6' W X 15' HT	24"BOX	LOW	12
	MAG BL2	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D. BLANCHARD SOUTHERN MAGNOLIA	60"BOX	MODERATE	1
	MET EXC	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	48"BOX	MODERATE	9
	OLE SW3	OLEA EUROPAEA 'SWAN HILL' SWAN HILL FRUITLESS OLIVE - MULTI-TRUNK	60"BOX	LOW	3
	QUE MU2	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	96"BOX	LOW	3
	TIP TIP	TIPUANA TIPU TIPU TREE - PER SPECIFIC PLAN 35' W X 30' HT	36"BOX	MODERATE	9

MULCH NOTE:

ALL SHRUB AREAS	3" - 1" FOREST FLOOR BARK MULCH (3" THICK) AVAILABLE THROUGH AGUINAGA FERTILIZER CO. 786-9558 OR APPROVED EQUAL - SUBMIT SAMPLES TO L.A. FOR APPROVAL

QUANTITIES NOTE:

CONTRACTOR TO NOTE THAT THE QUANTITIES ON LEGEND AND PLANT CALLOUTS HAVE BEEN PROVIDED FOR QUICK REFERENCE ONLY. IT IS RECOMMENDED THAT THE CONTRACTOR NOT RELY ON THE ACCURACY OF THESE QUANTITIES AND PROVIDE THEIR OWN PLANT MATERIAL COUNTS AT THE TIME OF PREPARING BID. ANY DISCREPANCY IN THE PLANT QUANTITIES AND SIZES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

TREE ROOT BARRIER NOTE:

ROOT BARRIERS ARE REQUIRED WHERE TREES ARE PLANTED LESS THAN FIVE (5) FEET OF SIDEWALK, WALLS, STRUCTURES, CURBS, PAVING, PUBLIC IMPROVEMENTS WITHIN B.O.W. (TYP.), WATER, SEWER, STORM DRAIN, ETC.

TREE PLACEMENT NOTE:

CONTRACTOR TO LOCATE ALL DRAINLINES IN FIELD PRIOR TO THE INSTALLATION OF TREES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH TREE OR PALM LOCATIONS WITH STORM DRAIN LINES.

AGRONOMIC SOILS REPORT NOTE:

S — CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING TWO (2) AGRONOMIC SOILS TESTS and INSTALL PLANT MATERIAL PER REPORT and SOIL RECOMMENDATIONS. SOIL TEST LOCATIONS INCLUDE THE LEASING OFFICE and REAR OF THE SITE NEAR DOG PARK. SEE LOCATIONS ON THE PLAN.

ROOT & CROWN PRUNING NOTE:

ALL PARKWAY TREES OR TREES WITHIN 5 FT. OF PAVING SURFACE TO RECEIVE YEARLY ASSESSMENT OF ROOT AND CROWN GROWTH & PRUNE AS NECESSARY TO AVOID DAMAGE OR UPLIFT TO PAVING SURFACES, PATIOS OR BUILDINGS.

TREE STAKING NOTE:

ALL TRISTANIA CONFERTA TO BE CENTER STAKED WITH (2) 20' LONG GALVANIZED METAL POLES NON-THREADED. PAINTED BLACK.

ALL TREES TO BE STAKED PER TREE STAKING DETAIL. SEE DETAIL ON LPD.1.

NO STAKING REQUIRED for MULTI-TRUNK TREES, STRELITZIA NICOLAI, DRACAENA DRACO and PALM TREES.

LINE-OF-SIGHT NOTE

LANDSCAPE ELEMENTS OVER 30" IN HEIGHT (INCLUDING PLANTING MEASURES AT MATURAITY) ARE NOT ALLOWED AT STREET CORNERS WITHIN A TRIANGULAR ZONE DRAWN FROM 2 POINTS, 25' OUTWARD FROM BEGINING OF CURVES AND END OF CURVES.

WUCOLS NOTE:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

GREEN BUILDING CODE CHECKLIST

1. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS. CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
2. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

REFERENCE NOTES:

FOR GENERAL PLANTING NOTES SEE SHEET LPT.1
FOR TREE PLAN - GROUND SEE SHEETS LPT.1
FOR TREE PLAN - PODIUM SEE SHEET LPT.2
FOR POTTERY PLANTING - ROOFTOP SEE SHEET LC.3
FOR SHRUB PLANS - GROUND SEE SHEETS LPS.1
FOR SHRUB PLAN - PODIUM SEE SHEET LPS.2
FOR PLANTING DETAILS SEE SHEET LPD.1
FOR PLANTING SPECIFICATIONS SEE SHEET LPD.2

NORTH — SCALE: 1/16" = 1'-0" (0, 8', 16', 32')

stamp
LICENSED LANDSCAPE ARCHITECT — 5494 — 1.31.26 — 09.26.25 — STATE OF CALIFORNIA

architect
AC MARTIN
811 WILSHIRE BOULEVARD, SUITE 1500
LOS ANGELES, CA 90017 T 213.483.1985

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MJS LANDSCAPE ARCHITECTURE
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project number
project director NS
project designer KJ, BR
project architect MJ

revisions

no	date	revision

project status
100% DD
09/26/2025

client / project
6464 CANOGA AVE
TOLL BROS. APARTMENTS
LOS ANGELES, CA

sheet name
TREE PLAN - GROUND

sheet number
LPT.1

plot date

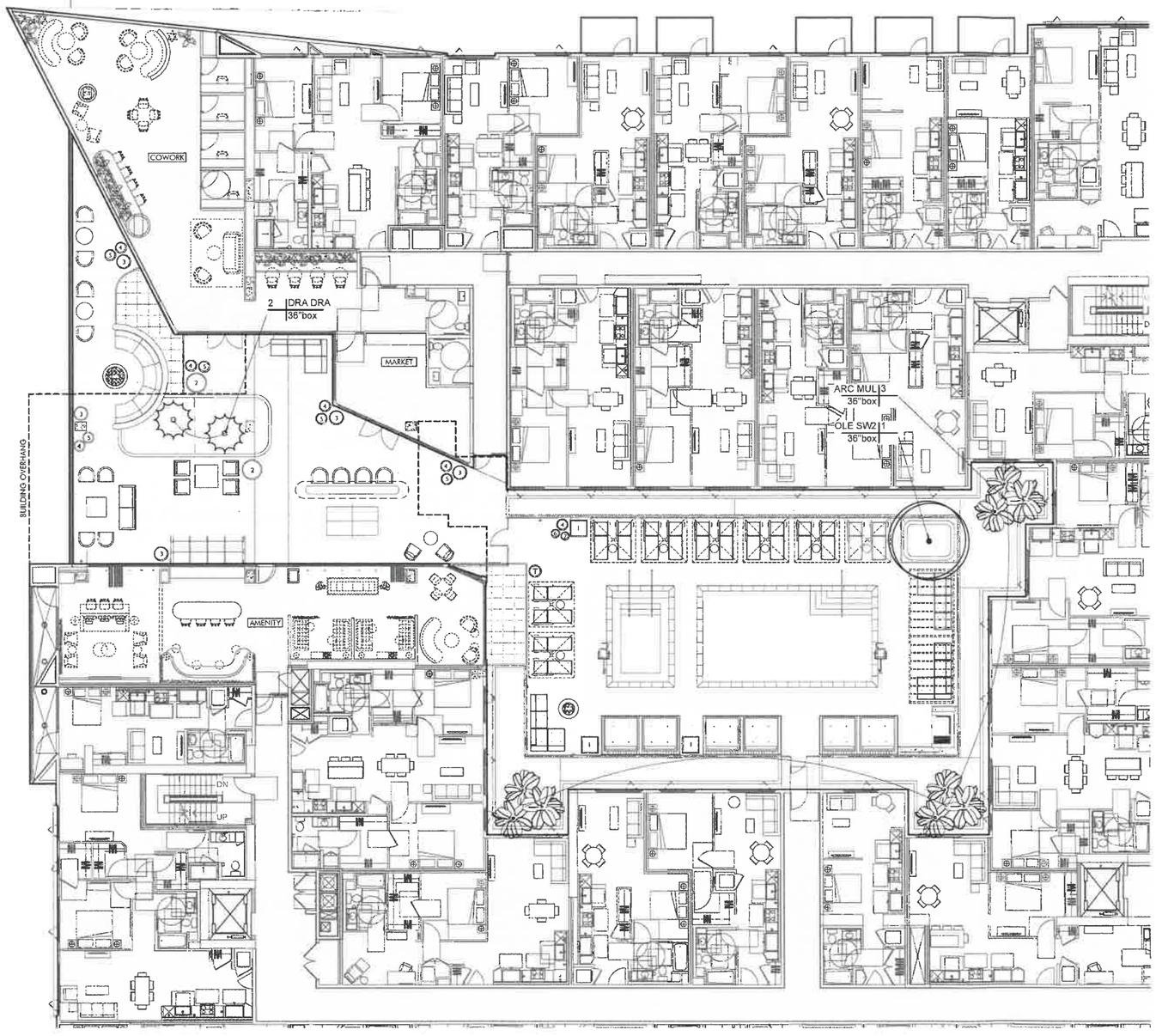
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Applicant's Submittal: Transfer of Jurisdiction

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Updated Landscape Plan – Tree Replacement

2 of 2 pages



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	CANOPY	QTY
TREES						
	ARC MUL	ARCHONTOPHOENIX CUNNINGHAMIANA KING PALM MULTI-TRUNK	36"BOX	LOW	12'	3
	DRA DRA	DRACAENA DRACO DRAGON TREE 5'W X 8' HT	36"BOX	LOW	7'	2
	OLE SW2	OLEA EUROPAEA 'SWAN HILL' FRUITLESS OLIVE-MULTI TRUNK 35'W X 25' HT	36"BOX	LOW	14'	1

POT and PLANT SCHEDULE

SYMBOL	QTY	IRRIGATION	DESCRIPTION	FINISH	AVAILABLE FROM	PLANT MATERIAL (PER POT)
1	3	SELF WATERING	36" SQ. POTTERY	TBD	TBD	(1) 24" BOX TREE - TBD (8) 5 GALLON - TBD
2	2	SELF WATERING	42" DIA. POTTERY	TBD	TBD	(1) 36" BOX MATERIAL - TBD (8) 5 GALLON - TBD
3	5	SELF WATERING	30" DIA. POTTERY	TBD	TBD	(1) 15 GALLON - TBD (12) 1 GALLON - TBD
4	6	SELF WATERING	24" DIA. POTTERY	TBD	TBD	(1) 15 GALLON MATERIAL - TBD (8) 1 GALLON - TBD
5	5	SELF WATERING	24" DIA. POTTERY	TBD	TBD	(1) 15 GALLON MATERIAL - TBD (8) 1 GALLON - TBD
6	1	SELF WATERING	18" DIA. POTTERY	TBD	TBD	(1) 15 GALLON MATERIAL - TBD
7	1	SELF WATERING	18" DIA. POTTERY	TBD	TBD	(1) 15 GALLON MATERIAL - TBD

NOTES:
1. POTS TO RECEIVE SELF WATERING SYSTEM TO BE GW CLASSIC BY PLANTER TECHNOLOGY OR EQUAL.
2. ALL POTS TO RECEIVE 2" DECORATIVE ROCK COBBLE - 1/2-1- BEACH PEBBLE BUFF -12PBL0284 AVAILABLE THRU KRC ROCK. CONTACT PAUL MCGAUGHEY 714.998.9337
3. ALLOW FOR 6-8 WEEKS LEAD TIMES ON ALL POTS.

MULCH NOTE:

ALL SHRUB AREAS: 3"- 1" FOREST FLOOR BARK MULCH (3" THICK) AVAILABLE THROUGH AGUINAGA FERTILIZER CO. 786-9558 OR APPROVED EQUAL - SUBMIT SAMPLES TO L.A. FOR APPROVAL

QUANTITIES NOTE:

CONTRACTOR TO NOTE THAT THE QUANTITIES ON LEGEND AND PLANT CALLOUTS HAVE BEEN PROVIDED FOR QUICK REFERENCE ONLY. IT IS RECOMMENDED THAT THE CONTRACTOR NOT RELY ON THE ACCURACY OF THESE QUANTITIES AND PROVIDE THEIR OWN PLANT MATERIAL COUNTS AT THE TIME OF PREPARING BID. ANY DISCREPANCY IN THE PLANT QUANTITIES AND SIZES SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

TREE PLACEMENT NOTE:

CONTRACTOR TO LOCATE ALL DRAINLINES IN FIELD PRIOR TO THE INSTALLATION OF TREES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH TREE OR PALM LOCATIONS WITH STORM DRAIN LINES.

ROOT & CROWN PRUNING NOTE:

ALL PARKWAY TREES OR TREES WITHIN 5 FT. OF PAVING SURFACE TO RECEIVE YEARLY ASSESSMENT OF ROOT AND CROWN CROWN GROWTH & PRUNE AS NECESSARY TO AVOID DAMAGE OR UPLIFT TO PAVING SURFACES. PATIOS OR BUILDINGS.

TREE STAKING NOTE:

ALL TRISTANIA CONFERTA TO BE CENTER STAKED WITH (2) 20' LONG GALVANIZED METAL POLES NON-THREADED. PAINTED BLACK.

ALL TREES TO BE STAKED PER TREE STAKING DETAIL. SEE DETAIL ON LPD.1.

NO STAKING REQUIRED for MULTI-TRUNK TREES. STRELITZIA NICOLAI, DRACAENA DRACO and PALM TREES.

WUCOLS NOTE:

WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

GREEN BUILDING CODE CHECKLIST

1. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
2. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

REFERENCE NOTES:

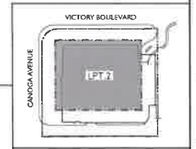
FOR GENERAL PLANTING NOTES SEE SHEET LPT.1
FOR TREE PLAN - GROUND SEE SHEETS LPT.1
FOR TREE PLAN - PODIUM SEE SHEET LPT.2
FOR POTTERY PLANTING - ROOFTOP SEE SHEET LC.3
FOR SHRUB PLANS - GROUND SEE SHEETS LPS.1
FOR SHRUB PLAN - PODIUM SEE SHEET LPS.2
FOR PLANTING DETAILS SEE SHEET LPD.1
FOR PLANTING SPECIFICATIONS SEE SHEET LPD.2

GENERAL PLANTING NOTES:

1. PRIOR TO ANY FINE GRADING OR PLANTING, CONTRACTOR SHALL OBTAIN AGRONOMIC SOIL REPORTS AND SOIL AMENDMENT RECOMMENDATIONS PER SPECIFICATIONS, WHICH SHALL SUPERSEDE THOSE WITHIN THE SPECIFICATIONS. SEE NOTE ABOVE FOR LOCATIONS.
2. LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL NOT LESS THAN 1 WEEK PRIOR TO ANTICIPATED DELIVERY DATE.
3. CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
4. LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER TO DRAINAGE INLETS SO AS TO PREVENT STANDING WATER.
5. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS FOR A PERIOD OF 90 DAYS AFTER "START OF MAINTENANCE" PERIOD.
6. CONTRACTOR SHALL GUARANTEE SHRUBS FOR 6 MONTHS AND TREE AND PALM MATERIAL FOR 12 MONTHS (1 YEAR).
7. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION.
8. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO A BUILDING OR ROOF STRUCTURE. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO PAVING OR FREESTANDING WALLS UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
9. TREES OR PALMS SHALL NOT BE PLANTED WHERE FUTURE GROWTH WILL OBVIOUSLY CONFLICT WITH ROOF OVERHANGS.
10. NO SHRUBS OR TREES SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.
11. TREES OR PALMS PLANTED IN LANDSCAPE AREAS OF LESS THAN 5' IN WIDTH SHALL BE INSTALLED WITH APPROVED ROOT BARRIERS.
12. ANY PLANTING SHOWN ON THE PLANS OR EXISTING IN THE FIELD THAT CONTRADICTS THESE CRITERIA IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR TO REMOVE OR RELOCATE PLANT MATERIAL.

TREE MITIGATION NOTE:

TREES REMOVED	REQUIRED REPLACEMENT	REPLACEMENT TREES
42	84 (2:1 MITIGATION)	57 GROUND LEVEL 18 GROUND LEVEL POTS 6 PODIUM LEVEL 3 PODIUM LEVEL POTS
		84 TOTAL TREES



NORTH | SCALE: 1/8" = 1'-0" | KEY MAP N.T.S.

stamp

1.31.24
09.26.25

architect

AC MARTIN

consultant

MJS LANDSCAPE ARCHITECTURE
507 30th Street
Newport Beach, CA 92663
949.675.9964
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project number

project director NS
project designer KJ BR
project architect MJ

revisions

no	date	revision

project status

100% DD
09/26/2025

client / project

6464 CANOGA AVE

TOLL BROS. APARTMENTS
LOS ANGELES, CA

sheet name

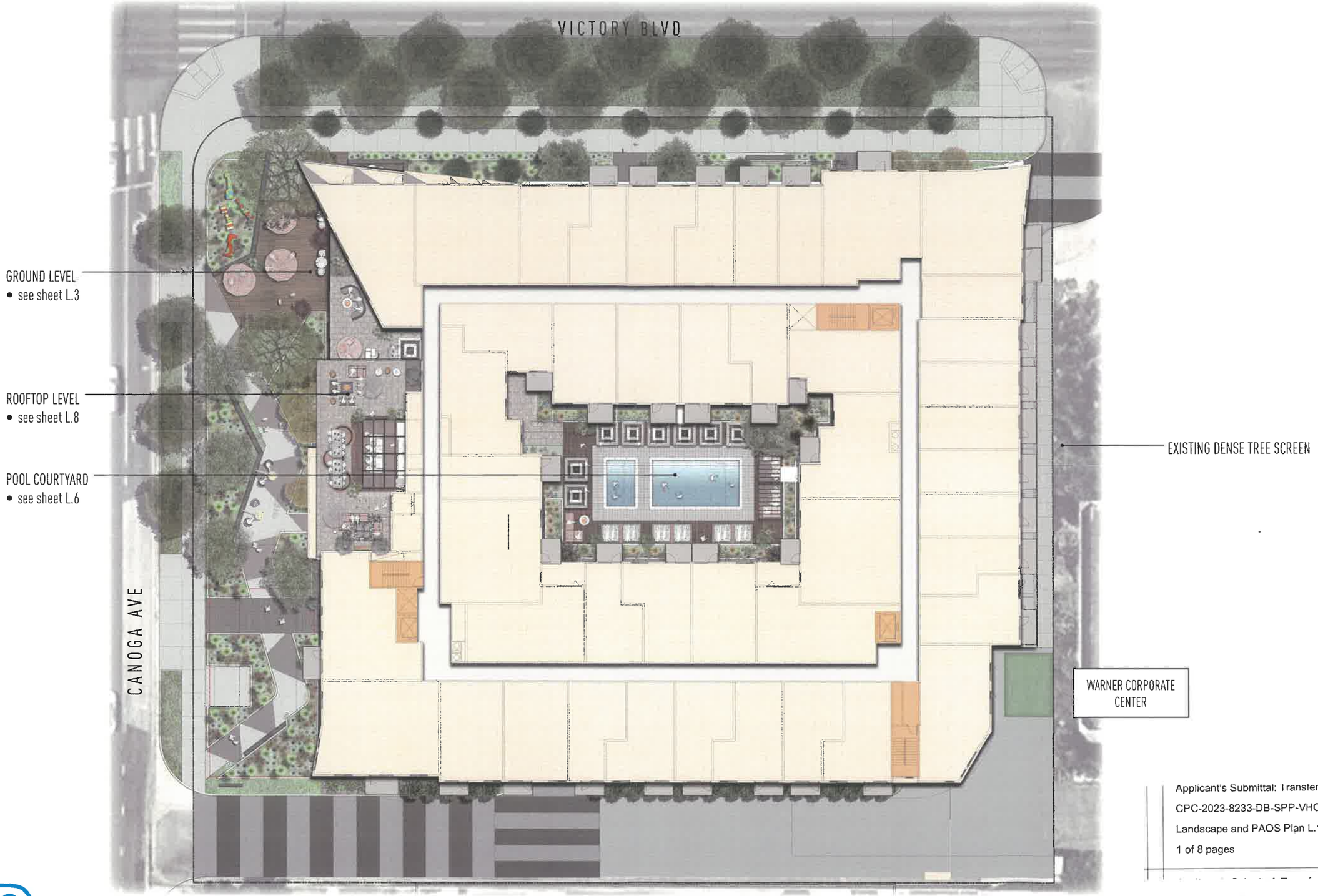
TREE PLAN - PODIUM

sheet number

LPT.2

plot date

Autodesk Docs://20210113 6464 Canoga Ave/6464_Canoga_Ave_Arch_R22.rvt



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Landscape and PAOS Plan L.1 – L.8
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MJS LANDSCAPE ARCHITECTURE

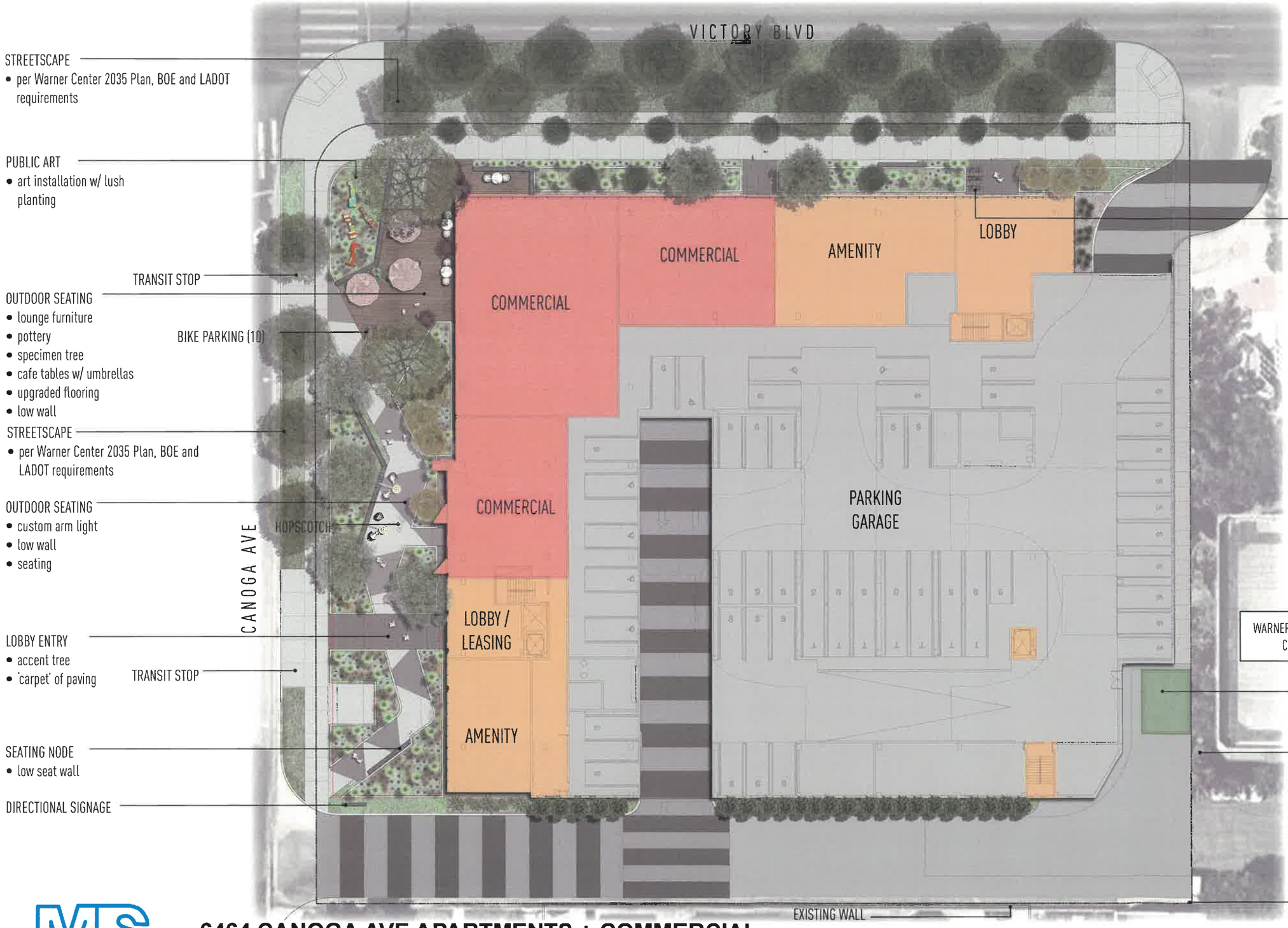
6464 CANOGA AVE APARTMENTS + COMMERCIAL

TOLL BROTHERS APARTMENT LIVING

JUNE 07, 2024

0' 8' 16' 32'

COMPOSITE LANDSCAPE PLAN - L.1



STREETSCAPE
- per Warner Center 2035 Plan, BOE and LADOT requirements

PUBLIC ART
- art installation w/ lush planting

TRANSIT STOP

OUTDOOR SEATING
- lounge furniture
- pottery
- specimen tree
- cafe tables w/ umbrellas
- upgraded flooring
- low wall

BIKE PARKING (10)

STREETSCAPE
- per Warner Center 2035 Plan, BOE and LADOT requirements

OUTDOOR SEATING
- custom arm light
- low wall
- seating

LOBBY ENTRY
- accent tree
- 'carpet' of paving

TRANSIT STOP

SEATING NODE
- low seat wall

DIRECTIONAL SIGNAGE

BIKE PARKING (6)

BIKE PARKING REQUIREMENTS

COMMERCIAL SHORT TERM BIKE PARKING REQUIRED:	2
COMMERCIAL SHORT TERM BIKE PARKING PROVIDED:	2
RESIDENTIAL SHORT TERM BIKE PARKING REQUIRED:	14
RESIDENTIAL SHORT TERM BIKE PARKING PROVIDED:	14

SHORT TERM BIKE PARKING NOTE:
- bike rack to be installed a min. of 30 inches on center - see detail on sheet L.7

WARNER CORPORATE CENTER

PET RELIEF STATION
- synthetic turf
- dog waste station

DENSE TREE SCREEN

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Landscape and PAOS Plan L.1 – L.8
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0' 8' 16' 32'

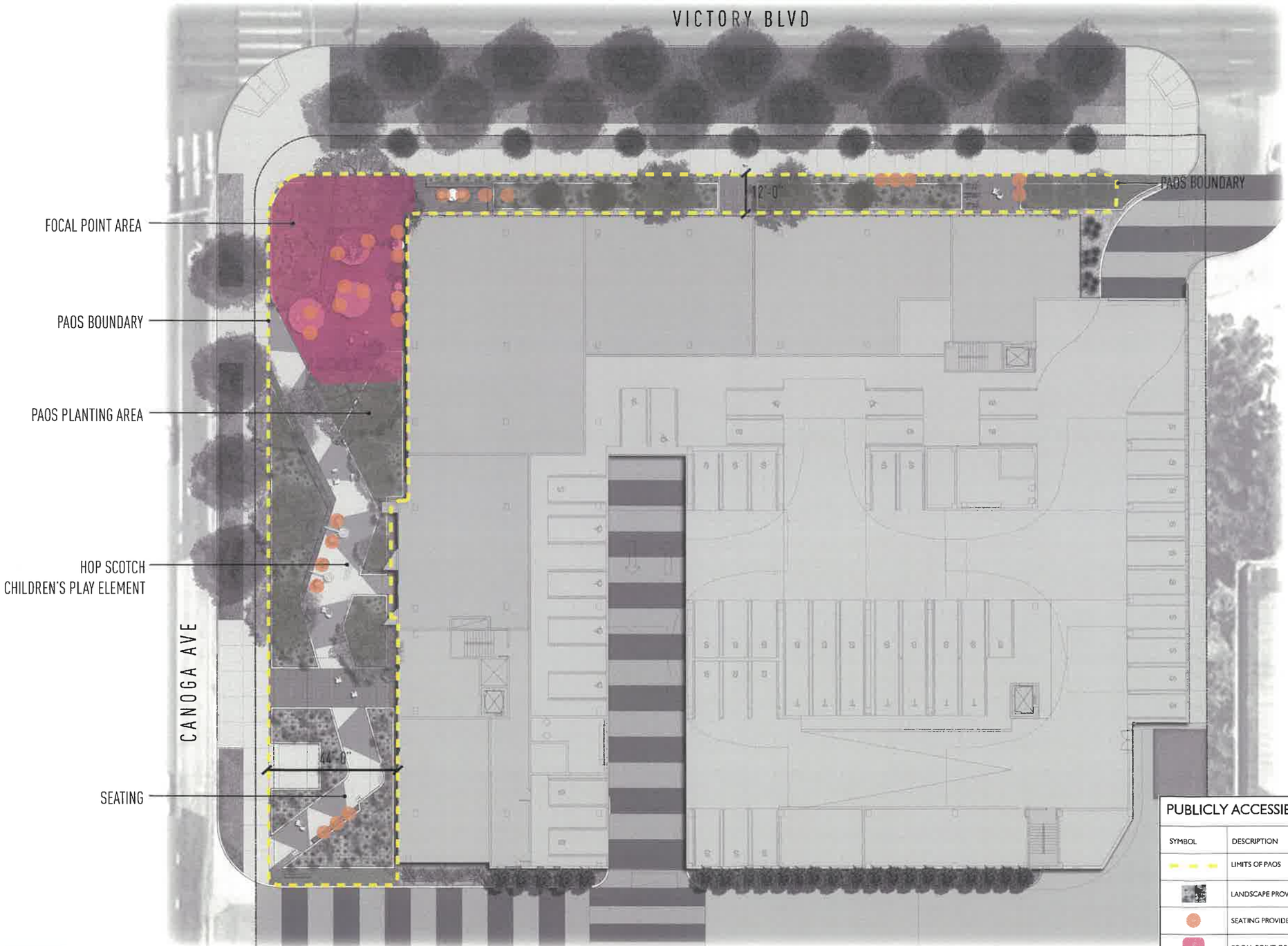
MJS LANDSCAPE ARCHITECTURE

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GROUND LEVEL LANDSCAPE PLAN - L.2



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Landscape and PAOS Plan L.1 – L.8
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PUBLICLY ACCESSIBLE OPEN SPACE (PAOS) REQUIREMENTS

SYMBOL	DESCRIPTION	REQUIRED	PROVIDED
	LIMITS OF PAOS	11,679 S.F.	11,940 S.F.
	LANDSCAPE PROVIDED	5904 S.F. (MIN 50%)	5,969 S.F.
	SEATING PROVIDED	24 REQUIRED (1 SEAT PER 500 S.F. OF PAOS)	27
	FOCAL POINT OR GATHERING	MINIMUM 500 S.F.	2,599 S.F.

0' 8' 16' 32'

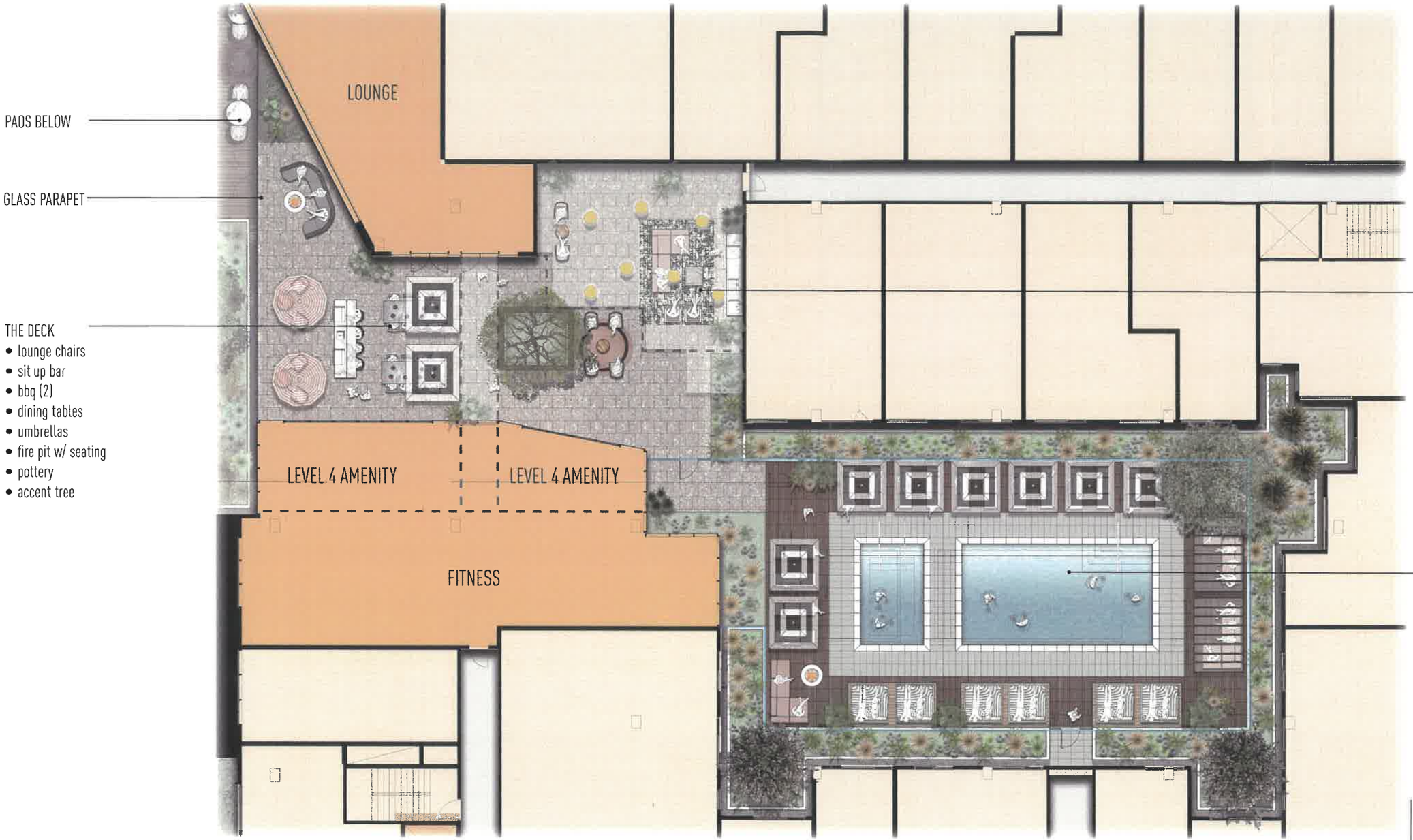
MJS LANDSCAPE ARCHITECTURE

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JUNE 07, 2024

PUBLICLY ACCESSIBLE OPEN SPACE (PAOS) EXHIBIT - L.3



PAOS BELOW

GLASS PARAPET

THE DECK
- lounge chairs
- sit up bar
- bbq (2)
- dining tables
- umbrellas
- fire pit w/ seating
- pottery
- accent tree

THE LOUNGE
- wet bar w/ kegerator
- t.v.
- accent lights above
- lounge seating

POOL COURTYARD
- 30' x 16' pool
- 10' x 16' spa
- chaise lounge seating
- daybeds
- cabanas w/ soft seating
- fire pit w/ seating
- lush planting
- pottery

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Landscape and PAOS Plan L.1 – L.8
4 of 8 pages

MJS LANDSCAPE ARCHITECTURE

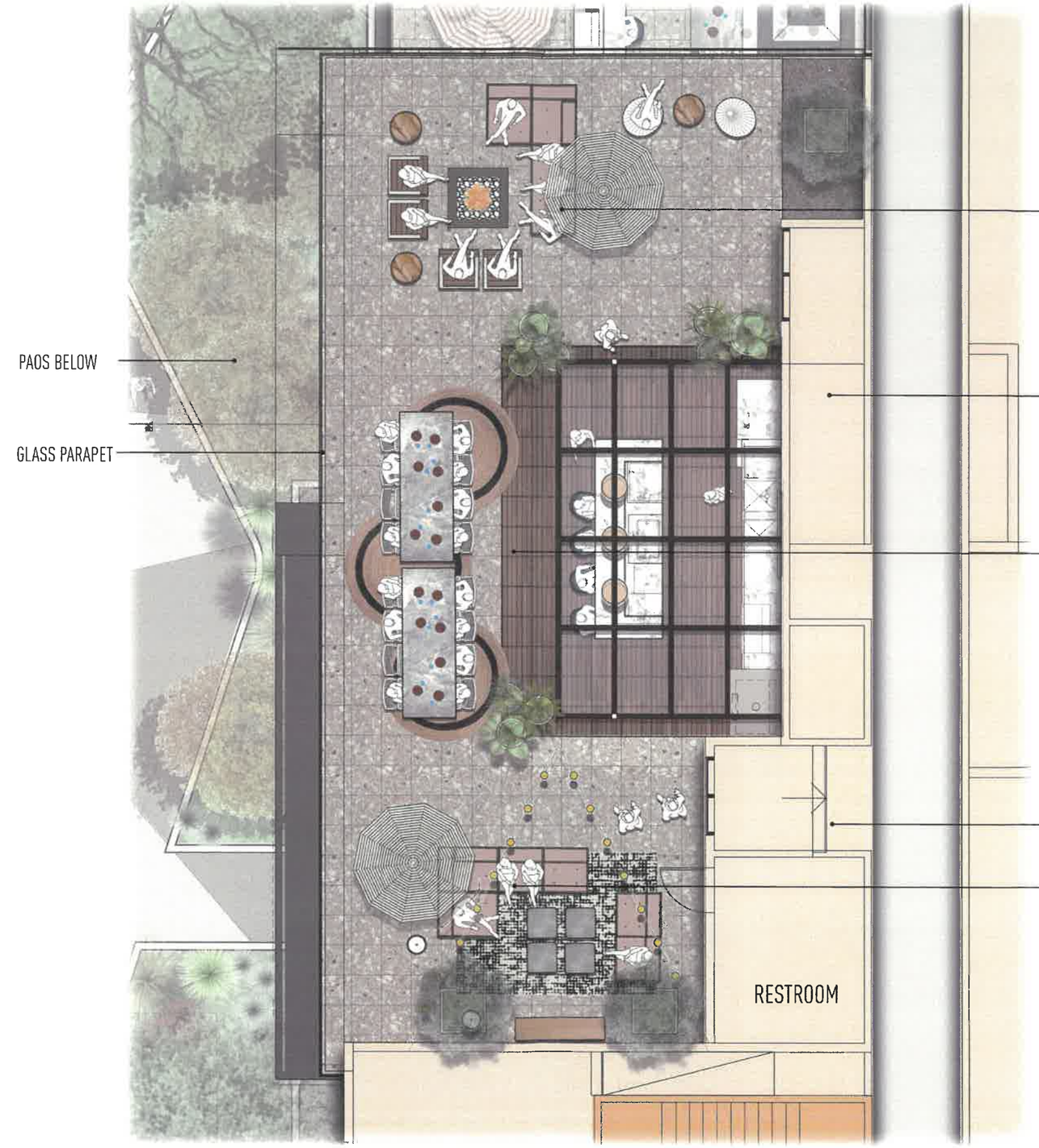
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TOLL BROTHERS APARTMENT LIVING

JUNE 07, 2024

0' 4' 8' 16'

LEVEL 3- PODIUM ENLARGEMENT - L.4



FIRESIDE LOUNGE
- fire pit
- umbrellas
- pottery
- lounge furniture

RAMP

OUTDOOR KITCHEN
- sit-up bar
- shade structure with pendant lights
- pottery
- dining tables
- pottery
- umbrella
- pizza oven

STEPS

MEDIA LOUNGE
- wall mounted t.v.
- lounge seating
- festival lights

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Landscape and PAOS Plan L.1 – L.8
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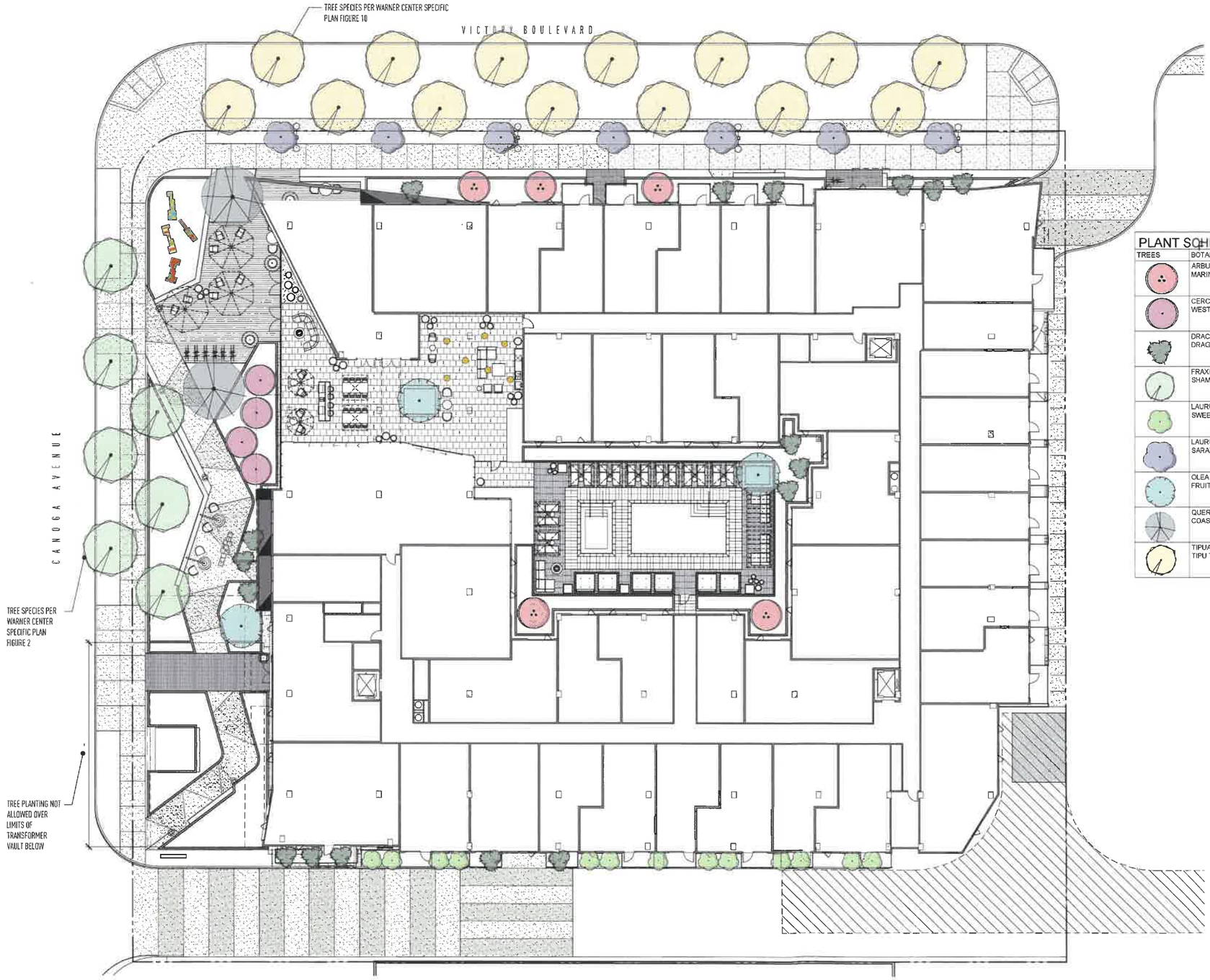
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0 2 4 8

LEVEL 8- ROOF TERRACE ENLARGEMENT - L.5



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY	MATURE HEIGHT	MATURE WIDTH
	ARBUTUS X `MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK	36"BOX	LOW	5	15 - 25FT. HT.	15 - 25FT. W.
	CERCIS OCCIDENTALIS WESTERN REDBUD	36"BOX	LOW	4	10 - ' HT.	6 - ' W.
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	17	15 - 25FT. HT.	10 - ' W.
	FRAXINUS UHDEI SHAMEL ASH- PER SPECIFIC PLAN	36"BOX	MODERATE	7	35-40FT.HT	40-50FT. W.
	LAURUS NOBILIS SWEET BAY COLUMN	24"BOX	LOW	13	15 - ' HT.	25 - 40FT. W.
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	36"BOX	LOW	7	25 - 40FT. HT.	15 - 25FT. W.
	OLEA EUROPAEA `SWAN HILL' FRUITLESS OLIVE-MULTI TRUNK	36"BOX	LOW	3	15 - 25FT. HT.	15 - 25FT. W.
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	60"BOX	VERY LOW	2	40 - 65FT. HT.	40 - 65FT. W.
	TIPUANA TIPU TIPU TREE - PER SPECIFIC PLAN	36"BOX	MODERATE	14	25 - 40FT. HT.	25 - 40FT. W.

TOTAL- 55

NOTE:

DRACENA DRACOS NOT INCLUDED IN TREE COUNT

EXISTING TREE REMOVAL: TREE REPORT PREPARED BY ARBORGATE CONSULTING INC.

LOCATION	REMOVED	REQUIRED REPLACEMENT	REPLACEMENT TREES
STREET TREES/R.O.W	0		
ON-SITE	42	84 (2:1)	56 ON-SITE AND ROW 28 OFFSITE 84 TOTAL

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Landscape and PAOS Plan L.1 – L.8
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MJS LANDSCAPE ARCHITECTURE

6464 CANOGA AVE APARTMENTS + COMMERCIAL

TOLL BROTHERS APARTMENT LIVING

JUNE 07, 2024

0' 8' 16' 32'

TREE PLAN - L.6

PRELIMINARY PLANT PALETTE

SHRUBS - PODIUM / ROOFTOP - 3' O.C. SPACING

BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS			
ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	5 GAL	LOW
FREMONTODENDRON X 'KEN TAYLOR'	FLANNEL BUSH	15 GAL	VERY LOW
MEDIUM SHRUBS			
CEANOTHUS SP.	CALIFORNIA LILAC	5 GAL	LOW
GREVILLEA X 'PEACHES AND CREAM'	GREVILLEA	5 GAL	LOW
LEUCADENDRON DISCOLOR 'POM POM'	POM POM LEUCADENDRON	15 GAL	LOW
LEUCOSPERMUM CORDIFOLIUM 'FLAME GIANT'	GIANT ORANGE NODDING PINCUSHION	15 GAL	LOW
PITTOSPORUM CRASSIFOLIUM 'NANA'	KARO PITTOSPORUM	5 GAL	MODERATE
ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	VERY LOW
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS			
AJUGA REPTANS	CARPET BUGLE	1 GAL	MODERATE
ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	5 GAL	MODERATE
ASTER LAEVIS	SMOOTH BLUE ASTER	1 GAL	LOW
ERIGERON GLAUCUS 'WAYNE RODERICK'	SEASIDE DAISY	1 GAL	LOW
IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	LOW
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	BEARD TONGUE	1 GAL	LOW
PITTOSPORUM TENUIFOLIUM 'GOLF BALL'	GOLF BALL TAWHIWHI	5 GAL	MODERATE
ROSMARINUS OFFICINALIS 'PROSTRATUS'	ROSEMARY	5 GAL	VERY LOW
SALVIA X 'MRS. BEARD'	SAGE	5 GAL	LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	LOW
ZEPHYRANTHES CANDIDA	ZEPHYRLILY	1 GAL	MODERATE
ACCENT/COLOR SHRUBS			
AEONIUM X 'MINT SAUCER'	MINT SAUCER AEONIUM	5 GAL	LOW
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
ALOE PLICATILIS	FAN ALOE	5 GAL	LOW
ALOE X SPINOSISSIMA	ALOE	5 GAL	LOW
GRASSES			
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	MODERATE
FESTUCA GLAUCA	BLUE FESCUE	1 GAL	LOW
LOMANDRA LONGIFOLIA	MAT RUSH	5 GAL	LOW
MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	MODERATE
PENNISETUM SPATHIOLATUM	RYE PUFFS	5 GAL	MODERATE
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MODERATE
SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	LOW
VINES/CLIMBING SHRUBS			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
ROSA DAVID AUSTIN 'CLAIRE AUSTIN'	ENGLISH ROSE	15 GAL	MODERATE
ROSA X 'CECILE BRUNNER'	CECILE BRUNNER CLIMBING ROSE	15 GAL	MODERATE
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE
TURF			
TURF AT ROOFTOP: SYNTHETIC IMPERIAL RYE FESCUE 90 OZ. TURF			

POTENTIAL LANDSCAPE AREA

POTENTIAL LANDSCAPE AREA = (SITE) 77,858 S.F. - (BUILDING) 48,417 S.F.	=	29,441 S.F.
LEVEL 1 - GROUND LEVEL (COMMON)	=	8,582 S.F.
LEVEL 3 - PODIUM COURTYARDS (COMMON)	=	1,696 S.F.
TOTAL PROVIDED	=	10,278 S.F.

SHRUBS - GROUND LEVEL - 3' O.C. SPACING

BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS			
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY	15 GAL	LOW
RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	15 GAL	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	VERY LOW
MEDIUM SHRUBS			
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GAL	LOW
CEANOTHUS SP	CALIFORNIA LILAC	5 GAL	LOW
LEUCOPHYLLUM FRUTESCENS 'LOS ALAMITOS'	TEXAS SAGE	5 GAL	LOW
SALVIA CLEVELANDII 'ALLEN CHICKERING'	CLEVELAND SAGE	5 GAL	LOW
TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	5 GAL	LOW
VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS			
AGAPANTHUS X 'STORM CLOUD'	DARK BLUE LILY OF THE NILE	5 GAL	MODERATE
ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	5 GAL	LOW
ASTER CHILENSIS	PACIFIC ASTER	1 GAL	LOW
DUDLEYA BRITTONII	GIANT CHALK DUDLEYA	1 GAL	VERY LOW
KNIPHOFIA UVARIA 'SHINING SCEPTRE'	POKER PLANT	5 GAL	LOW
LUPINUS EXCUBITUS	GRAPE SODA LUPINE	1 GAL	LOW
SALVIA LEUCOPHYLLA 'POINT SAL SPREADER'	PURPLE LEAF SAGE	5 GAL	LOW
SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW
ACCENT/COLOR SHRUBS			
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	VERY LOW
FURCRAEA MACDOUGALII	FALSE AGAVE	5 GAL	LOW
GRASSES			
FESTUCA MAIREI	ATLAS FESCUE	5 GAL	LOW
LYGEUM SPARTUM	FALSE ESPARTO GRASS	5 GAL	LOW
MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	5 GAL	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
PENNISETUM X 'FAIRY TAILS'	EVERGREEN FOUNTAIN GRASS	5 GAL	MODERATE
VINES/CLIMBING SHRUBS			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE

PRELIMINARY PLANT PALETTE NOTES:

1. THE OBJECTIVE OF THE OVERALL LANDSCAPING CONCEPT IS TO PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS AND VISITORS.
2. THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGER WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.
3. THE FOLLOWING PLANT MATERIAL AS SELECTED IS COMPLIANT WITH CITY OF LOS ANGELES GREEN INITIATIVES OR CAL GREEN EQUIVALENT' INCLUDING CONSIDERATION FOR WATER CONSERVATION AND NON-INVASIVE SPECIES AND PROMOTES THE OBJECTIVES OF THE S.N.A.P SPECIFIC PLAN.

IRRIGATION CONCEPT NOTES:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM THE CITY OF LOS ANGELES DEPARMENT of WATER AND POWER. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY OF LOS ANGELES DEPARMENT of WATER AND POWER STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY A "SMART CONTROLLER" AND MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL COMFORM WITH CITY OF LOS ANGELES WATER CONSERVATION REQUIREMENTS.

CITY of L.A. LANDSCAPE NOTES

1. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
2. SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
3. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
4. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.
5. FOR A SURFACE AREA NOT LOCATED DIRECTLY ON FINISHED GRADE THAT IS USED FOR COMMON OPEN SPACE, AND LOCATED AT GROUND LEVEL OR THE FIRST HABITABLE ROOM LEVEL
6. SHRUBS AND/OR TREES SHALL BE CONTAINED WITHIN PERMANENT PLANTERS AT LEAST 30-INCHES IN DEPTH, AND LAWN OR GROUND COVER SHALL BE AT LEAST 12-INCHES IN DEPTH.
7. ALL REQUIRED LANDSCAPED AREAS SHALL BE EQUIPPED WITH AN AUTOMATIC IRRIGATION SYSTEM AND BE PROPERLY DRAINED.

EXISTING TREE NOTE

- NO PROTECTED TREES ON SITE - 42 TREES TO BE REMOVED
- NO PROTECTED TREES OFF SITE - NO TREES TO BE REMOVED
- SEE TREE REPORT PREPARED BY ARBORGATE CONSULTING INC. JUNE 30,2023

BICYCLE PARKING

USES	SITE LOCATION	REQUIRED	PROVIDED
RESIDENTIAL (SHORT TERM)	ALONG CANOGA AVENUE/VICTORY BOULEVARD	14 SPACES	14 SPACES
COMMERICAL (SHORT TERM)	ALONG CANOGA AVENUE	2 SPACES	2 SPACES
	TOTAL	16 SPACES	16 SPACES

NOTES:

1. SHORT-TERM BICYCLE PARKING SPACES SHALL BE A MINIMUM OF 2 FEET (24 INCHES) WIDE.
   (A) INDIVIDUAL RACKS INSTALLED BESIDE EACH OTHER THAT ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK SHALL BE SPACED A MINIMUM OF 30 INCHES ON CENTER.
   (B) RACKS INSTALLED PARALLEL TO WALLS SHALL BE A MINIMUM OF 30 INCHES FROM THE WALL, EXCEPT THAT BICYCLE PARKING SPACES PROVIDING A TRAY OR CHANNEL FOR INSERTION OF BICYCLE WHEELS MAY BE PLACED A MINIMUM OF 20 INCHES FROM THE WALL, OR 14 INCHES FROM THE WALL IF SUCH SPACES ARE ON THE UPPER LEVEL OF A STACKED, TWO-TIER RACK.
   (C) BICYCLE PARKING SPACES ARRANGED IN A VERTICALLY STAGGERED LAYOUT THAT PERMITS BICYCLES TO BE PLACED IN AND REMOVED FROM EACH INDIVIDUAL SPACE WITHOUT INTERFERENCE FROM BICYCLES IN ADJOINING SPACES MAY BE SPACED A MINIMUM OF 16 INCHES ON CENTER.

OPEN SPACE REQUIREMENTS

PER LA CITY ZONING CODE, SECTION 12.21G

OPEN SPACE REQUIREMENTS:	UNITS	OPEN SPACE REQUIRED
100 S.F. FOR UNITS = <3 HABITABLE ROOMS	197	= 19,700 S.F.
125 S.F. FOR UNITS = 3 HABITABLE ROOMS	79	= 9,875 S.F.
	TOTAL REQUIRED	= 29,575 S.F.
PROVIDED OPEN SPACE :		
LEVEL 1 - PAOS		= 11,940 S.F.
LEVEL 3 - COURTYARD COMMON OS		= 4,243 S.F.
LEVEL 8 - ROOFTOP DECK COMMON OS		= 1,997 S.F.
INDOOR AMENITY		= 7,394 S.F.
PRIVATE		= 5,650 S.F.
	TOTAL PROVIDED	= 31,224 S.F.

LANDSCAPE AREA REQUIRED (25% of 14,788 S.F. - 50% OF REQ. OPEN SPACE): 3,697 S.F.

LANDSCAPE AREA PROVIDED:

LEVEL 1	= 5,968 S.F.
LEVEL 3	= 1,696 S.F.
	7,664 S.F.

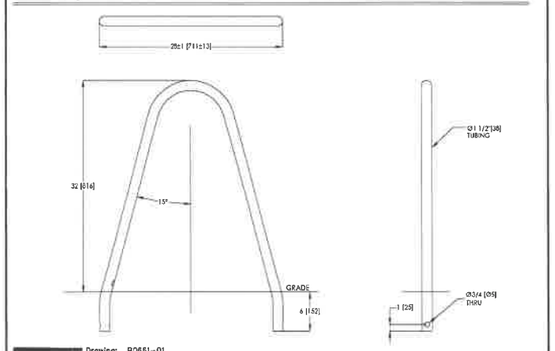
ADDITIONAL NON-REQUIRED LANDSCAPE AREA = 3,967 S.F.

GENERAL PLANTING NOTES:

1. MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
2. SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS AND BALCONIES.
3. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.
4. PLANT MATURITY - SHRUBS WILL REACH MATURITY IN 3 YEAR / TREES WILL REACH MATURITY IN 5 YEARS

SHORT TERM BIKE RACK INSTALLATION DETAIL

Bola Bike Rack, Embedded
Product Drawing
www.landscapeforms.com
Date: 3/2/2022
Ph: 800.521.2546



landscapeforms Drawing: B0651-01
Dimensions are in inches [mm]

Applicant's Submittal: Transfer of Jurisdiction
CPC-2023-8233-DB-SPP-VHCA
Landscape and PAOS Plan L.1 – L.8
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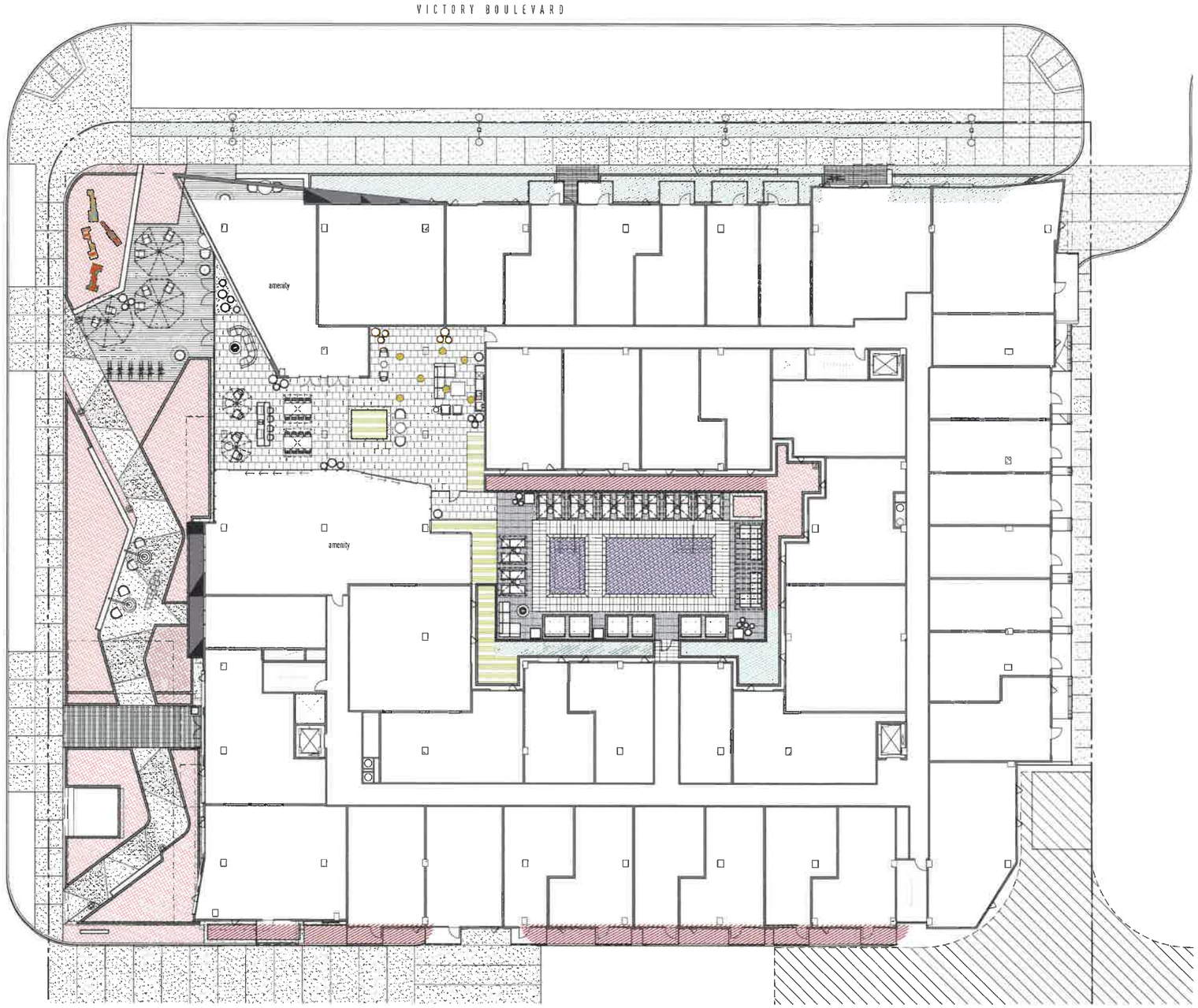
MJS LANDSCAPE ARCHITECTURE

6464 CANOGA AVE APARTMENTS + COMMERCIAL

TOLL BROTHERS APARTMENT LIVING

JUNE 07, 2024

LANDSCAPE CALCULATIONS AND NOTES - L.7



IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kc)
	HYDRO-ZONE - 1 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	4533 S.F	LOW	0.30
	HYDRO-ZONE - 2 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	3123 S.F	MODERATE	0.40
	HYDRO-ZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	1306 S.F.	MODERATE	0.40
	HYDRO-ZONE -4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	676 S.F.	MODERATE	0.40
	HYDRO-ZONE - 5 POOL AND SPA	640 S.F.	HIGH	1.0
TOTAL HYDROZONE AREA:	10,278 S.F.			

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 45.40 ETAF for MAWA 0.55 (Residential)

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
Hydrozone 1 - Western Sun Exposure	0.30	drip	0.81	0.37	4,533	1,679	47,257
Hydrozone 2 - Northern Sun Exposure	0.40	drip	0.81	0.49	3,123	1,542	43,410
Hydrozone 3 - Southern Sun Exposure	0.40	drip	0.81	0.49	1,306	645	18,154
Hydrozone 4 - Eastern Sun Exposure	0.40	drip	1	0.40	676	270	7,611
Hydrozone 5 - Pool and Spa	1.00	SLA	1	1.00	640	640	18,015
				Totals	10,278	4,776	134,447
Special Landscape Areas							
				Totals			
						ETWU Total	134,447
					Maximum Allowed Water Allowance (MAWA)*		159,118

Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

Irrigation Method
overhead spray or drip

Irrigation Efficiency
0.75 for spray head
0.81 for drip

ETWU (Annual Gallons Required)
= Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	4,776
Total Area	10,278
Average ETAF	0.46

All Landscape Areas	
Total ETAF x Area	4,776
Total Area	10,278
Sitewide ETAF	0.46

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Eto data for City of Los Angeles
from MWELO Appendix A 7/12/2023

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MJS LANDSCAPE ARCHITECTURE

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JUNE 07, 2024

0' 8' 16' 32'

IRRIGATION HYDROZONE PLAN - L.8