

**APPROVED**  
NOV 07 2018

**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

**BOARD REPORT**

NO. 18-237

DATE November 7, 2018

C.D. 1

**BOARD OF RECREATION AND PARK COMMISSIONERS**

**SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 74933 – RECOMMENDATION TO  
THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE  
PAYMENT**

AP Diaz

V. Israel

\* R. Barajas

S. Piña-Cortez

H. Fujita

N. Williams

*Roman Barajas for*

General Manager

Approved X

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 74933 (Project) to pay in-lieu fees to the City, in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33; and,
2. Authorize the Department of Recreation and Parks (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code Section (LAMC) 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency), "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 17.04 (Subdivision Committee) states that the Department of Recreation and Parks (RAP) is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

### PROJECT SUMMARY

VTT 74933 (Project) is located at 3836 North Figueroa Street in the Montecito Heights community of the City. The Project site is approximately 1.076 gross acres and its present use consists of 2 single family homes, a recycling center, and a warehouse. The mixed-use Project, as currently proposed, includes the demolition of the existing homes and recycling center and the construction of a 101-unit residential 5-story condominium over retail space. The mixed-use project consists of 86 dwelling units and 15 affordable units.

The Project also includes exterior and interior private open space and common open space. These open space areas include a communal kitchen and dining area, pool, and roof deck.

Conceptual renderings of the Project are attached (Attachment 1).

### EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on **March 31, 2018**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

### ADVISORY AGENCY

The Project filed a tract map application with City Planning on June 6, 2018 and submitted a revised tract map on **July 18, 2018**. On July 24, 2018, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **September 4, 2018**. The Advisory Agency Filing Notification is attached (Attachment 2).

If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

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REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, “All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents.”

LAMC 12.33 D.2.b states “Any land dedication for park and recreation purposes shall not be deducted from a site’s gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio.”

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
  - **LD** = Land to be dedicated in acres.
  - **DU** = Total number of new market-rate dwelling units.
  - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
    - **P = 2.88**
  - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
    - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The **maximum** land dedication for the Project’s proposed 101 units would be:

$$0.73 \text{ Acres} = (101 \times 2.88) \times 0.00251$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has 15 dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required land dedication for the Project would be:

$$0.62 \text{ Acres} = (86 \times 2.88) \times 0.00251$$

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Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board of Recreation and Park Commissioners' (Board) would need to approve (or disapprove) any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

**\$12,607.00 x number of new non-exempt dwelling units**

The maximum Park Fees payment for the Project's proposed 101 units would be:

**\$1,273,307.00 = \$12,607.00 x 101 dwelling units**

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has 15 dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the maximum required Park Fee payment for the Project would be:

**\$1,084,202.00 = \$12,607.00 x 86 dwelling units**

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Per Los Angeles Municipal Code Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

### STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed development projects is existing park service radius gaps. Approximately fifty-four percent (54%) of residents in the City live within a one-half (1/2) mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Sustainability City pLAN sets a goal of increasing the percentage of Angelinos living within a one-half mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP continues to employ a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

### Site Analysis

The Project is located within the Montecito Heights community of the City and within the Northeast Los Angeles Community Plan Area. Currently the site holds 2 single family homes, a recycling center, and a warehouse.. The Project site is located in a commercial and residential area and is surrounded by retail, residential, and commercial uses.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the project site and the Community Plan Area is also attached (Attachment 4).

The Project is located in a high density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile (1/2) walking distance of the Project site (EPADSS): 6,024 persons (14,009 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.

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- Northeast Community Plan Area (2014 American Community Survey): 9,683 persons per square mile.

### Project Open Space and Recreational Areas

As previously discussed, the Project also includes exterior and interior private open space and common open space. These open space areas include a communal kitchen and dining area, pool, and roof deck.

The amount of common open space being provided by the Project appears to significantly exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). It is currently unknown if these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, it is unknown whether or not these proposed recreational amenities would likely reduce the Project's impact on existing public recreational and park facilities or if they would reduce the need for new or expanded public recreational and park facilities.

### Public Park Access

There are a number of public parks with a two (2) mile radius of the Project site. A map showing the project location and nearby park service area gaps is attached hereto (Attachment 5).

There are three (3) RAP-operated public parks within a half (½) mile walking distance of the Project site:

- Greayer's Oak Park is a 0.60-acre park, located at 3711 North Figueroa Street. Greayer's Oak Park is currently improved with a drinking fountain.
- Charles F. Lummis Home is a 1.75-acre park, located at 200 East Avenue 43. Charles F. Lummis Home is currently improved with an outdoor area, Lummis House, and restrooms.
- Heritage Square Museum is a 4.16-acre park, located at 3800 North Homer Street. Charles F. Lummis Home is currently improved with an outdoor area and several historical structures.

Additionally, there are two (2) more RAP-operated public parks, Sycamore Grove Park and Montecito Heights Recreation Center that are located just beyond the half (½) mile walking distance of the Project site.

As previously noted in the Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project

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location, the park would serve the new residents of the Project but would not serve any new, previously unserved, residents within a half-mile (1/2) walking distance (Attachment 5). If a new public park was provided off-site of the Project location, the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile (1/2) walking distance. If the Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile (1/2) walking distance of a public park.

### Nearby Public Park Projects

There is one (1) new public park currently in development within a two (2) mile radius of the Project site:

- Albion Riverside Park is a 6-acre park is located at 1739 North Albion Street in Council District 1. The current scope of the Albion Riverside Park (PRJ20647) Project is the development of the new 6-acre site as well as improvement of portions of the existing Downey Recreational Center. The project will construct a new small size synthetic athletic field, new sports field lighting, walking and bike path, new fitness equipment area with resilient surfacing, new children's play area with resilient surfacing, new parking lot with permeable parking spaces, install landscaping, reconfigured the existing Downey Recreational Center baseball field, renovate the pedestrian pathway to the Downey Child Care Center, and reconfigure and improve the staff access road and parking lot to provide a buffer from the baseball field. The Albion Riverside Park (PRJ20647) Project is currently in construction. The development of the Albion Riverside Park (PRJ20647) Project is being led by Department of Public Works, Bureau of Engineering (BOE) and is expected to be completed in February 2019. The Albion Riverside Park (PRJ20647) Project is fully funded at this time.

There are no new park renovation projects currently in development within a two (2) mile radius of the Project site.

### Staff Recommendation

The Project is located in a high density area of the City. The density of the area within walking distance of the Project site is higher than the average density of the City and higher than the average density of the Community Plan Area (9,683 persons per square mile) in which the Project is located.

The Project site is not located in an existing park service radius gap, as there are three (3) RAP-operated public parks within walking distance of the Project. Two (2) of those three (3) parks contain historical structures (Charles F. Lummi Home and Heritage Square Museum) and do not contain recreational amenities. The third park, Greayer's Oak Park, is located across the street from the Project site on North Figueroa Street but is not currently improved with any recreational improvements. Furthermore, as previously noted, there are two large community

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parks, Sycamore Grove Park and Montecito Heights Recreation Center, that are located just beyond the half (½) mile walking distance of the Project site.

If a new public park was provided at the Project location, the park would serve Project residents but would not serve any new, previously unserved, residents within a half-mile (1/2) walking distance.

There is one (1) new public park currently in development within a two (2) mile radius of the Project site. The development of this new park would provide new open space, new recreational amenities, and enhanced recreational opportunities that would be accessible to future Project residents and may provide sufficient recreation amenities to serve the needs of those residents.

Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is that the Project be required to pay Park Fees to the City.

### FISCAL IMPACT STATEMENT

As it is not known at this time if the Advisory Agency will recommend the Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP'S General Fund is unknown.

This Report was prepared by Wendy Cervantes, Management Assistant, Planning, Maintenance and Construction Branch.

### LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings
- 2) Attachment 2 - Advisory Agency Filing Notice
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Zoning and Community Plan Map
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - EPADSS Report



# PROJECT INFORMATION AND CODE DATA

## PROJECT INFORMATION:

<b>A PROJECT NAME :</b>	NELA PLAZA
<b>B PROJECT DESCRIPTION :</b>	PROPOSED MIXED USE T.O.C. BUILDING CONSISTING OF 100 RESIDENTIAL UNITS ON 5 STORY TYPE III OVER 2 STORY CONCRETE PODIUM CONSISTING OF 14 BILEVEL COMMERCIAL SPACES AND 99 PARKING SPACES.
<b>C PROJECT ADDRESS :</b>	3836 N. FIGUEROA ST., LOS ANGELES, CA 90066 THROUGH 3800 N PASADENA AVE.
<b>D ASSESSOR'S PARCEL NO. :</b>	5457-005-001, 5457-005-015, 5457-005-016, 5457-005-017
<b>E LEGAL DESCRIPTION :</b>	THAT PORTION OF PASADENA AVENUE ABUTTING LOTS 1, 2, 3, 10, 11 AND 12 OF BLOCK 12 OF THE G.W. MORGAN'S SYCAMORE TRACT, AS PER MAP RECORDED IN BOOK 11, PAGES 57 AND 58 OF MISCELLANEOUS RECORDS, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
<b>F ZONING :</b>	(T) (Q) RAS3 1VL (TOC 3)

F.1 CODE SUMMARY:	APARTMENT	AMENITY	RETAIL	PARKING GARAGE
1 USE GROUPS	R-2 RESIDENTIAL	A-3 ASSEMBLY	M MERCENTILE	S-2 PUBLIC GARAGE
3 NUMBER OF STORIES	5 STORIES OVER PODIUM	2 STORIES BELOW PODIUM	2 STORIES BELOW PODIUM	2 STORIES BELOW PODIUM
5 CONSTRUCTION TYPE	IIIA OVER I	IIIA	IA	IA
6 BUILDING HEIGHT	72' (50' + 22' T.O.C.)	N/A	N/A	N/A
7 BUILDING AREA	119,134 SF	25,139 SF	13,806 SF	33,527 SF
8 FULLY SPRINKLERED	YES	YES	YES	YES
9 STANDPIPES	YES - WET	YES - WET	YES - WET	YES - DRY

G.1 GENERAL BUILDING LIMITATIONS	APARTMENT	AMENITY	RETAIL	PARKING GARAGE
1 ALLOWABLE HEIGHT	50' MAX HEIGHT LIMIT PER RAS 3 ZONING + 22' HEIGHT INCREASE PER TOC	50' MAX HEIGHT LIMIT PER RAS 3 ZONING + 22' HEIGHT INCREASE PER TOC	NOT LIMITED	NOT LIMITED
2 ALLOWABLE AREA PER FLOOR PER 503.0	48,000 SF	48,000 SF	NOT LIMITED	NOT LIMITED
3 HEIGHT INCREASE FOR SPRINKLER SYSTEM	ADD 1 STORY /ADD 20'	ADD 1 STORY /ADD. 20'	N/A	N/A
4 AREA INCREASE FOR OPEN PERIMETER	SEE CHART CALCULATION	N/A	N/A	N/A
5 AREA INCREASE FOR SPRINKLER SYSTEM	SEE CHART CALCULATION	N/A	N/A	N/A
6 TOTAL HEIGHT / AREA PERMITTED	5 STORY/ MAX 85'	4 STORY/ MAX 85'	NOT LIMITED	NOT LIMITED

## BUILDING CODES

### GOVERNING BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

2017	LOS ANGELES BUILDING CODE (LABC)
2017	LOS ANGELES FIRE CODE (L AFC)
2017	LOS ANGELES MECHANICAL CODE (LAMC)
2017	LOS ANGELES PLUMBING CODE (LAPC)
2017	LOS ANGELES ELECTRIC CODE (LAEC)
2006	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2012	INTERNATIONAL FUEL GAS CODE (IFGC)
2009	ICC/ANSI A 117.1
2010	ADAAG GUIDELINES
2010	ASME

THE CITY OF LOS ANGELES ZONING CODE

NOTE: ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED.

## LAND USE CALCULATIONS

LAND AREA AS PER SURVEY : 46,688 SF

INCLUDES 9,633 SF \* TO BE VACATED

SETBACKS :

FRONT SETBACK - 5'-0"  
 REAR SETBACK - N/A\*\*  
 SIDE SETBACK - 5'-0"

LAND AREA WITHIN 5' SETBACK : 40,569 SF

FLOOR AREA RATIO - F.A.R. BASE OF 3 :

INCREASE F.A.R. FROM TIER 3 BY 50% TO 4.5 F.A.R. X 4.5

ALLOWABLE F.A.R. : 182,561 SF

\* TO BE VACATED VIA T.M. - PENDING MERGER AND ACQUISITION APPLICATION  
 \*\* NO REAR SETBACK AFTER LOT TIE. ONLY FRONT YARD AND SIDE YARD

## PARKING CALCULATIONS

**PARKING REQUIRED:**

RESIDENTIAL PARKING REQUIRED = 0.5 PARKING/UNIT  
 = 100 X 1/2 PARKING/UNIT : 50

RETAIL PARKING REQUIRED = 1/650 SF = 20,735 SF/650 SF : 32

ACCESSIBLE PARKING REQUIRED = 5% OF 82 = 4.1 : 5 (INCLUDED IN 82)

TOTAL PARKING REQUIRED : 82

**PARKING PROVIDED: 1ST AND 2ND LEVEL**

STANDARD PARKING 8'-8" X 18'-0" : 65 PER T.O.C. NO ADDITIONAL PARKING AREA REQUIRED FOR GUESTS

COMPACT PARKING 7'-6" X 15'-0" : 22

TANDEM COMPACT : 6

ADA ACCESSIBLE PARKING : 6

TOTAL : 99

	REQUIRED	ADDITIONAL PARKING AREA REQUIRED FOR GUESTS
PERMANENT RESIDENTIAL ENCLOSED BIKE PARK :	100	100
TEMPORARY GUEST BIKE RACK - RESIDENTIAL :	10	11
LONG TERM BIKE RACK FOR RETAIL TENANTS :	7	12
SHORT TERM BIKE RACK - GUESTS :	7	8
TOTAL :	124	131

## OPEN SPACE CALCULATIONS

### PRIVATE OPEN SPACE CHART

BEDROOM TYPES	HABITABLE ROOMS	OPEN SPACE PER UNIT		
		SF/U	NO. OF UNITS	SUBTOTAL
3BR	3 HABITABLE ROOMS	175	10	1,750
2BR	3 HABITABLE ROOMS	125	62	7,750
1BR	<3 HABITABLE ROOMS	100	15	1,500
1BR	<3 HABITABLE ROOMS	100	13	1,300
TOTAL OPEN SPACE REQUIRED				12,300 SF

REQUIRED PRIVATE OPEN = 50 (T.O.C.) X 100 U = 5,000 SF  
 PROVIDED PRIVATE OPEN SPACE = 27,777 SF (7.4 TIMES THE REQUIRED)  
 REQUIRED COMMON AREA OPEN SPACE = 50% OF TOTAL 12,300 SF REQUIRED = 6,150 SF  
 PROVIDED COMMON AREA OPEN SPACE = 24,993\*\* SF (4 TIMES MORE)  
 \*\* SEE RECREATIONAL AND SERVICE SPACES CHART

## NOTES

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF NAIM ASSOCIATES AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS: CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

IN CASE THIS PROJECT IS PRESENTED IN ANY NEWSPAPER MAGAZINE, BROCHURE, SIGN AND/OR PUBLIC MEDIA BY OWNER, DEVELOPER AND /OR CONTRACTOR, NAIM ASSOCIATES SHALL BE SHOWN PROPERLY ON THAT PUBLICATION.

## LIABILITY

ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ARCHITECT WILL NOT BE RESPONSIBLE FOR OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OF THEIR AGENTS OR EMPLOYEES OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

CONTRACTOR (SUBCONTRACTOR) SHOULD STUDY PLANS AND FIELD CONDITIONS VERY THOROUGHLY AND NOTIFY ARCHITECT OR THE ENGINEER OF ANY POTENTIAL INCONSISTENCY BEFORE SIGNING CONTRACT. THE ARCHITECT OR THE ENGINEER ARE NOT RESPONSIBLE FOR ANY DELAYS RELATED TO EXTRA DETAILS ANY CONTRACTOR MAY FIND NECESSARY AFTER COMMENCING WORK.

## F.A.R.

**FLOOR AREA:** IS THE AREA INCLUDED WITHIN THE SURROUNDING EXTERIOR WALLS OF A BUILDING OR PORTION THEREOF, EXCLUSIVE OF VENT SHAFTS AND COURTS. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

AREA ALLOWED PER BUILDING CODE: 40,569x4.5= 182,561 SQ.FT. (EXCLUDED VENT SHAFTS AND COURTS)

FIRST FLOOR AREA:	24,002 SF
SECOND FLOOR AREA:	12,866 SF
THIRD FLOOR AREA:	27,311 SF
FOURTH FLOOR AREA:	29,995 SF
FIFTH FLOOR AREA:	29,749 SF
SIXTH FLOOR AREA:	31,500 SF
SEVENTH FLOOR AREA:	23,539 SF
TOTAL:	178,962 SF

## MAXIMUM LOT COVERAGE

TOTAL LAND AREA :	46,900 SF
MAX. BUILDABLE LOT COVERAGE : TOTAL LOT SIZE X MAX. LOT COVERAGE (.85)	: 46,900 SF X .85
	: 39,865 SF
PROVIDED LOT COVERAGE	: 4,232 SF (51.6%)



# NELA PLAZA

3836 N. Figueroa St.  
 Los Angeles, CA 90066  
 Mt Washington - NE of Los Angeles

TOTAL LAND AREA IS 46,688 SF  
 DIVIDED BY 800 SF = 58.36  
 FOR AFFORDABLE HOUSING ROUNDED UP TO 59U BASE  
 70% DENSITY BONUS PER TOC TIER 3, 59 UX 1.70 = 100.3 UNITS, ALLOWABLE UNITS ROUNDED UP TO 101.....PROPOSED 100 UNITS  
 TO INCLUDE 14% -14 UNITS OF VERY LOW INCOME UNITS.  
 PLUS 14 UNITS RETAIL.....14 UNITS  
 SUBTOTAL NUMBER OF UNITS .....114 UNITS

## OWNER

FDZ PARTNERS LLC.  
 5553-B BANDINI BLVD  
 BELL, CA 90201  
 P: 323-888-7755  
 E: FRANK@FAMBRANDS.COM

## ARCHITECT

M. MICHAEL NAIM  
 LICENCE NO. C25717  
 347 S ROBERTSON BLVD  
 BEVERLY HILLS, CA 90211  
 P: 310-916-9126  
 E: M4@MNAIM.COM  
 WWW.MNAIM.COM

## SURVEYOR

M&G CIVIL ENGINEERING & LAND SURVEYING  
 347 SOUTH ROBERTSON BLVD.  
 BEVERLY HILLS, CA 90211  
 P: 310.659.0871  
 F: 310-659-0845  
 WWW.MGLANDSUR.COM

## TRAFFIC ENGINEER

TRANPO GROUP  
 603N PARKCENTRE DRIVE (SUITE 108)  
 SANTA ANA, CA 92705  
 P: 949-656-7925  
 E: RAWAD.HANI@TRANPOGROUP.COM

## AIR QUALITY

ENVICOM  
 PRIMO TAPIA JR.  
 4165 E. THOUSAND OAKS BLVD,  
 WEST LINK VILLAGE, CA 91362  
 P: 818-879-4700  
 E: PTAPIA@ENVICOMCORPORATION.COM

## DEVELOPER

NAIM ASSOCIATES INC.  
 347 S ROBERTSON BLVD  
 BEVERLY HILLS, CA 90211  
 P: 310-916-9126  
 E: M4@MNAIM.COM  
 WWW.MNAIM.COM

## STRUCTURAL

BERKOZ AND ASSOC., INC.  
 5530 CORBIN AVE., STE. 229  
 TARZANA, CA 91356  
 P: 818.668.8589  
 F: 818-668-8596  
 E: CAD@BER-SE.COM

## CIVIL ENGINEER

HARVEY A. GOODMAN  
 834-17TH STREET  
 SANTA MONICA, CA  
 P: 310-829-1037  
 E: HARVEY@HARVEYGOODMAN.COM

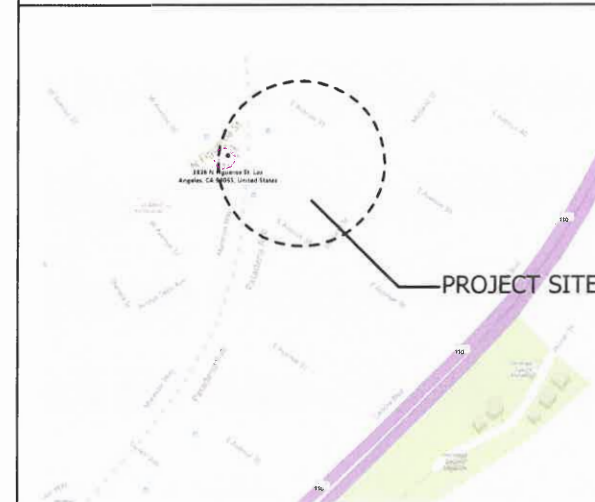
## SOIL ENGINEER

APPLIED EARTH SCIENCES  
 4742 SAN FERNANDO ROAD  
 GLENDALE, CA 91204  
 P: 818-552-6000

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G002	BUILDING TABULATION	•
G003	BUILDING CODE ANALYSIS	•
G003a	BUILDING CODE ANALYSIS	•
G004	CODE REVIEW	•
G005	LIFE SAFETY PLAN - FIRST FLOOR	•
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A422	BATH INTERIOR ELEVATIONS	•
A423	BATH INTERIOR ELEVATIONS	•
A424	BATH INTERIOR ELEVATIONS	•
A425	BATH INTERIOR ELEVATIONS	•
A426	KITCHEN INTERIOR ELEVATIONS	•
A427	KITCHEN INTERIOR ELEVATIONS	•
A428	KITCHEN INTERIOR ELEVATIONS	•
A429	KITCHEN INTERIOR ELEVATIONS	•
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## VICINITY MAP



**NELA PLAZA**  
 3836 N. Figueroa St.  
 Los Angeles, CA 90066  
 Mt. Washington - NE of Los Angeles

**COVER SHEET**



347 S. Robertson Blvd.  
Beverly Hills CA 90211

EXECUTIVE OFFICE  
Penthouse, 144 N. Wetherly Dr.  
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Beverly Hills CA 90211

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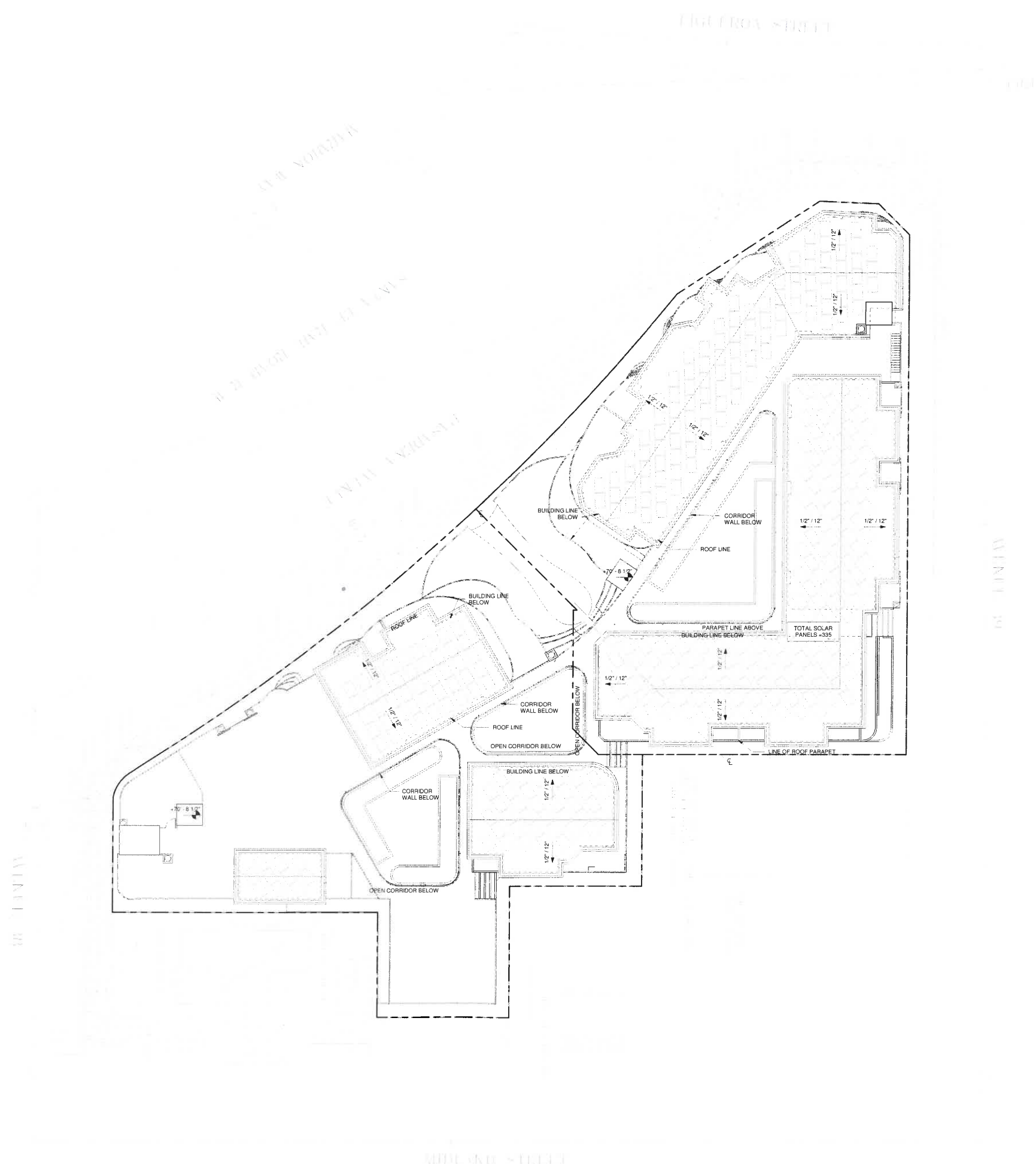


# NELA PLAZA

3836 N. Figueroa St.  
Los Angeles, CA 90066  
Mt. Washington - NE of Los Angeles

# SITE PLAN

SHEET :  
A001



1 SITE PLAN  
A001 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"  
0 8'-0" 16'-0" 32'-0"



Legend

- PARKING AREA, HALLS, DRIVEWAY
- DRIVEWAY
- UTILITY AND SERVICE AREA
- COMMUNITY ROOM
- LOBBY
- LIVE WORK & RETAIL SPACE
- STORAGE
- CORRIDORS
- STAIR, ELEVATOR

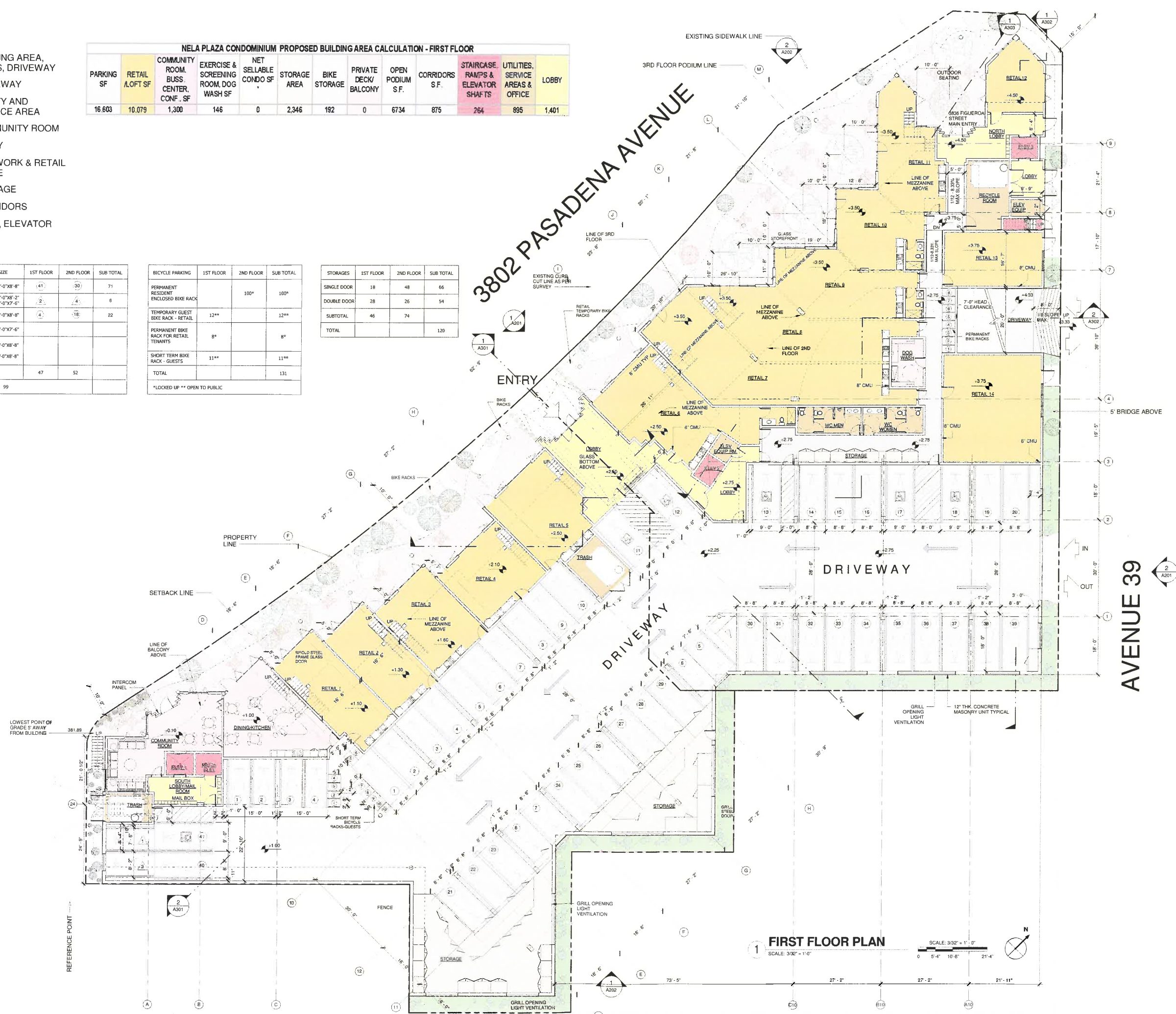
NELA PLAZA CONDOMINIUM PROPOSED BUILDING AREA CALCULATION - FIRST FLOOR												
PARKING SF	RETAIL A/LOFT SF	COMMUNITY ROOM, BUSS. CENTER, CONF. SF	EXERCISE & SCREENING ROOM, DOG WASH SF	NET SELLABLE CONDO SF	STORAGE AREA	BIKE STORAGE	PRIVATE DECK/ BALCONY	OPEN PODIUM S.F.	CORRIDORS S.F.	STAIRCASE, RAMPS & ELEVATOR SHAFTS	UTILITIES, SERVICE AREAS & OFFICE	LOBBY
16,603	10,079	1,300	146	0	2,346	192	0	6,734	875	264	895	1,401

STALLS	SIZE	1ST FLOOR	2ND FLOOR	SUB TOTAL
STANDARD	18'-0"X8'-8"	41	30	71
TANDEM COMPACT	15'-0"X8'-2"	2	4	6
COMPACT DIRECT	15'-0"X8'-8"	4	18	22
COMPACT DIRECT	15'-0"X7'-6"			
DOUBLE DECK UPPER HYDRAULIC PARKING	18'-0"X8'-8"			
DOUBLE DECK LOWER HYDRAULIC PARKING	15'-0"X8'-8"			
SUBTOTAL		47	52	
TOTAL		99		

BIKE PARKING	1ST FLOOR	2ND FLOOR	SUB TOTAL
PERMANENT RESIDENT ENCLOSED BIKE RACK		100*	100*
TEMPORARY GUEST BIKE RACK - RETAIL	12**		12**
PERMANENT BIKE RACK FOR RETAIL TENANTS	8*		8*
SHORT TERM BIKE RACK - GUESTS	11**		11**
TOTAL			131

\*LOCKED UP \*\* OPEN TO PUBLIC

STORAGES	1ST FLOOR	2ND FLOOR	SUB TOTAL
SINGLE DOOR	18	48	66
DOUBLE DOOR	28	26	54
SUBTOTAL	46	74	
TOTAL			120



**FIRST FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

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**ARCHITECTURE DEVELOPMENT**

**NELA PLAZA**  
3835 N. Figueroa St.  
Los Angeles, CA 90066  
Mt. Washington - NE of Los Angeles

**FIRST FLOOR PLAN**

Legend

- PARKING AREA, HALLS, DRIVEWAY
- UTILITY AND SERVICE AREA
- COMMUNITY ROOM
- LOBBY
- LIVE WORK & RETAIL SPACE
- STORAGE
- CORRIDORS
- STAIR, ELEVATOR

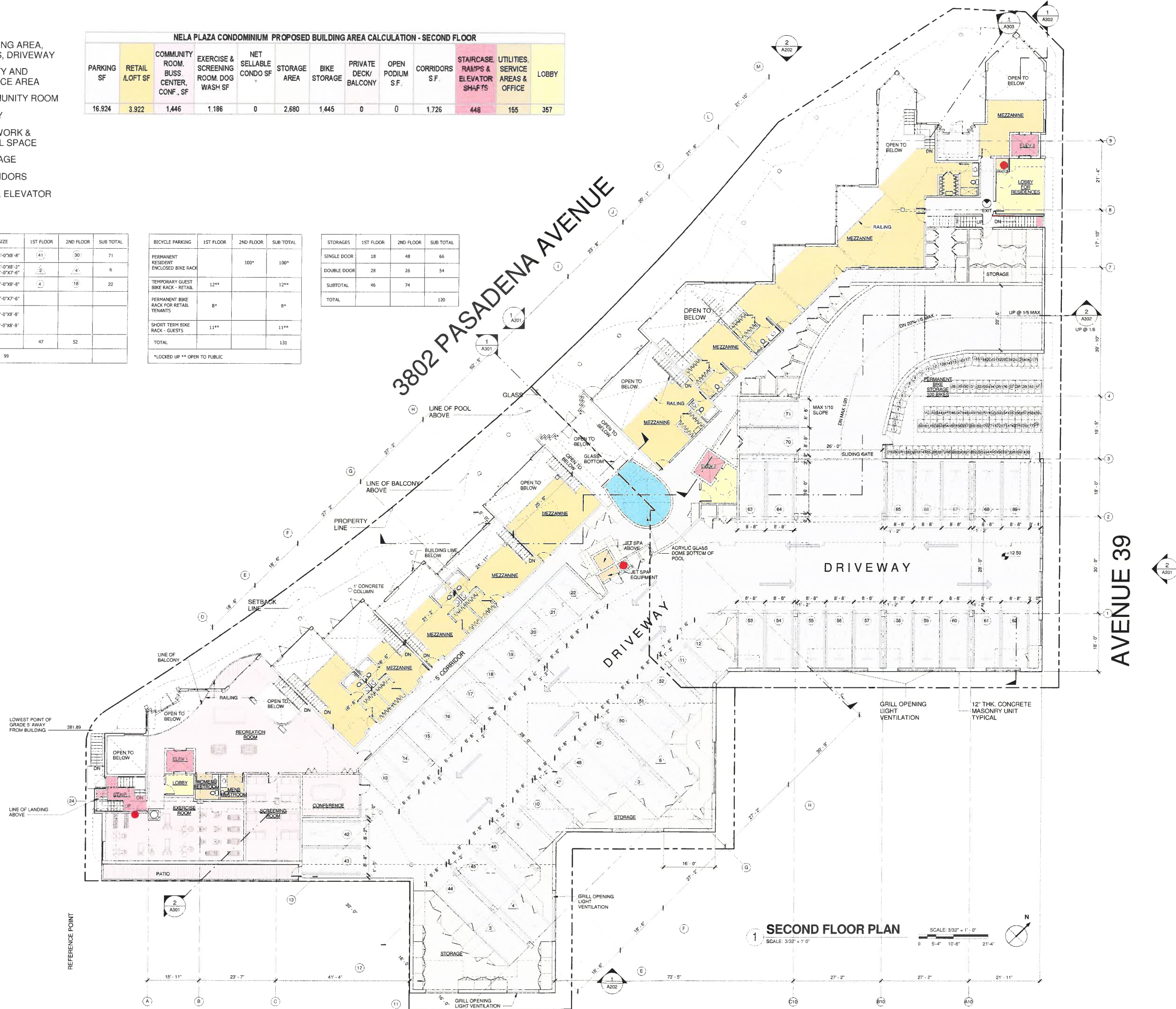
NELA PLAZA CONDOMINIUM PROPOSED BUILDING AREA CALCULATION - SECOND FLOOR												
PARKING SF	RETAIL A.OFT SF	COMMUNITY ROOM, BUS CENTER, CONF. SF	EXERCISE & SCREENING ROOM, DOG WASH SF	NET SELLABLE CONDO SF	STORAGE AREA	BIKE STORAGE	PRIVATE DECK/BALCONY	OPEN PODIUM SF.	CORRIDORS S.F.	STAIRCASE RAMPS & ELEVATOR SHAFTS	UTILITIES, SERVICE AREAS & OFFICE	LOBBY
16,924	3,922	1,446	1,186	0	2,680	1,445	0	0	1,726	448	155	357

STALLS	SIZE	1ST FLOOR	2ND FLOOR	SUB TOTAL
STANDARD	18'-0"X8'-8"	41	30	71
TANDEM COMPACT	15'-0"X8'-3"	2	4	6
COMPACT DIRECT	15'-0"X8'-6"	4	18	22
COMPACT DIRECT	15'-0"X7'-6"			
DOUBLE DECK UPPER HYDRAULIC PARKING	18'-0"X8'-8"			
	15'-0"X8'-8"			
SUBTOTAL		47	52	
TOTAL		99		

BICYCLE PARKING	1ST FLOOR	2ND FLOOR	SUB TOTAL
PERMANENT ENCLOSED BIKE RACK		100*	100*
TEMPORARY GUEST BIKE RACK - RETAIL	12**		12**
PERMANENT BIKE RACK FOR RETAIL TENANTS	8*		8*
SHORT TERM BIKE RACK - GUESTS	11**		11**
TOTAL			131

\*LOCKED UP \*\* OPEN TO PUBLIC

STORAGES	1ST FLOOR	2ND FLOOR	SUB TOTAL
SINGLE DOOR	18	48	66
DOUBLE DOOR	28	26	54
SUBTOTAL	46	74	
TOTAL			120



**1 SECOND FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

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**SECOND FLOOR PLAN**

**SHEET : A-102**

Legend

- UNIT A
- UNIT B
- UNIT C
- UNIT D
- UNIT F
- UNIT G
- CORRIDORS
- STAIR, ELEVATOR

CONDO UNIT AREA CALCULATION (100U 5 STACKED)									
UNIT TYPE	UNIT MIX	NO OF UNITS	NO OF BED-ROOMS	NO OF BATH-ROOMS	PARKING REQ'D	SUBTOTAL PARKING	UNIT BALC./DECK S.F.	SUBTOTAL PRIVATE YARD/BALCONY	SUBTOTAL SELLABLE S.F.
A1	2 BR 2 Ba	42	84	84	0.5	21	155	6510	42,000
A2	2 BR 2 Ba	5	10	10	0.5	2.5	197	985	4,955
A3	2 BR 2 Ba	10	20	20	0.5	5	182	1820	9,970
B1	1 BR 1 Ba	4	4	4	0.5	2	349	1396	2,804
B2	1 BR 1 Ba	6	12	12	0.5	3	245	1470	4,254
B3	1 BR 1 Ba	2	2	2	0.5	1	348	696	1,480
B4	1 BR 1 Ba	2	2	2	0.5	1	317	634	1,578
C1	STUDIO 0.5BR 1BA	11	5.5	11	0.5	5.5	208	2,268	6,534
C2	STUDIO 0.5BR 1BA	2	1	2	0.5	1	213	426	1,212
D1 (TH)	2 BR 2.5 BA T H	1	2	3	0.5	0.5	340	340	1,161
D2 (TH)	2 BR 2.5 BA T H	1	2	2.5	0.5	0.5	288	288	1,183
D3 (TH)	2 BR 2.5 BA T H	1	2	2.5	0.5	0.5	742	742	1,106
D4 (TH)	1 BR 1.5 BA T H	1	1	1.5	0.5	0.5	531	531	1,014
D5 (TH)	3 BR 2.5 BA T H	1	3	2.5	0.5	0.5	609	609	1,570
E1	2 BR 2 Ba	2	4	4	0.5	0.5	1136	2272	2,038
F1	3 BR 3 BA	5	15	15	0.5	2.5	468	2330	9,585
G1	3 BR 2 BA	4	12	8	0.5	2	228	904	8,682
<b>SUBTOTAL</b>	<b>RESIDENTIAL UNITS</b>	<b>100</b>	<b>181.5</b>	<b>186</b>		<b>50</b>			



**1 THIRD FLOOR PLAN**  
SCALE: 3/32" = 1'-0"  
0 5'-4" 10'-8" 21'-4"

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**ARCHITECTURE DEVELOPMENT**

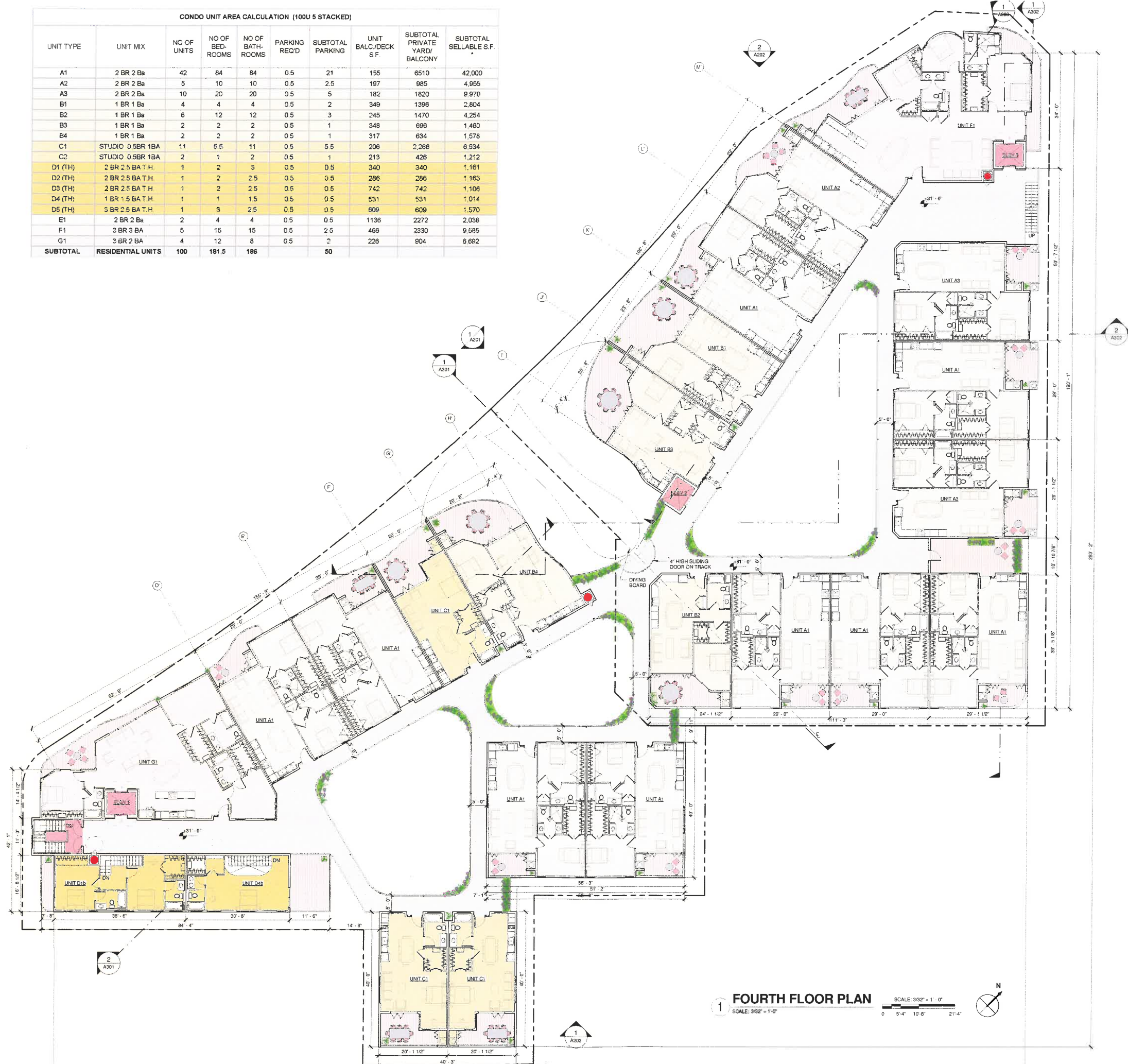
**NELA PLAZA**  
3826 N. Figueroa St.  
Los Angeles, CA 90066  
Mt Washington - NE of Los Angeles

**THIRD FLOOR PLAN**

Legend

- UNIT A
- UNIT B
- UNIT C
- UNIT D
- UNIT F
- UNIT G
- CORRIDORS
- STAIR, ELEVATOR

CONDO UNIT AREA CALCULATION (100U 5 STACKED)									
UNIT TYPE	UNIT MIX	NO OF UNITS	NO OF BED-ROOMS	NO OF BATH-ROOMS	PARKING REQ'D	SUBTOTAL PARKING	UNIT BALC./DECK S.F.	SUBTOTAL PRIVATE YARD/ BALCONY	SUBTOTAL SELLABLE S.F.
A1	2 BR 2 Ba	42	84	84	0.5	21	155	6510	42,000
A2	2 BR 2 Ba	5	10	10	0.5	2.5	197	985	4,955
A3	2 BR 2 Ba	10	20	20	0.5	5	182	1820	9,970
B1	1 BR 1 Ba	4	4	4	0.5	2	349	1396	2,804
B2	1 BR 1 Ba	6	12	12	0.5	3	245	1470	4,254
B3	1 BR 1 Ba	2	2	2	0.5	1	348	696	1,460
B4	1 BR 1 Ba	2	2	2	0.5	1	317	634	1,578
C1	STUDIO 0.5BR 1BA	11	5.5	11	0.5	5.5	206	2,268	6,934
C2	STUDIO 0.5BR 1BA	2	1	2	0.5	1	213	426	1,212
D1 (TH)	2 BR 2.5 BA T.H.	1	2	3	0.5	0.5	340	340	1,161
D2 (TH)	2 BR 2.5 BA T.H.	1	2	2.5	0.5	0.5	286	286	1,163
D3 (TH)	2 BR 2.5 BA T.H.	1	2	2.5	0.5	0.5	742	742	1,106
D4 (TH)	1 BR 1.5 BA T.H.	1	1	1.5	0.5	0.5	531	531	1,014
D5 (TH)	3 BR 2.5 BA T.H.	1	3	2.5	0.5	0.5	609	609	1,570
E1	2 BR 2 Ba	2	4	4	0.5	0.5	1136	2272	2,038
F1	3 BR 3 BA	5	15	15	0.5	2.5	466	2330	9,585
G1	3 BR 2 BA	4	12	8	0.5	2	226	904	6,682
<b>SUBTOTAL</b>	<b>RESIDENTIAL UNITS</b>	<b>100</b>	<b>181.5</b>	<b>186</b>		<b>50</b>			



1 FOURTH FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
0 5'-4" 10'-8" 21'-4"

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**ARCHITECTURE DEVELOPMENT**

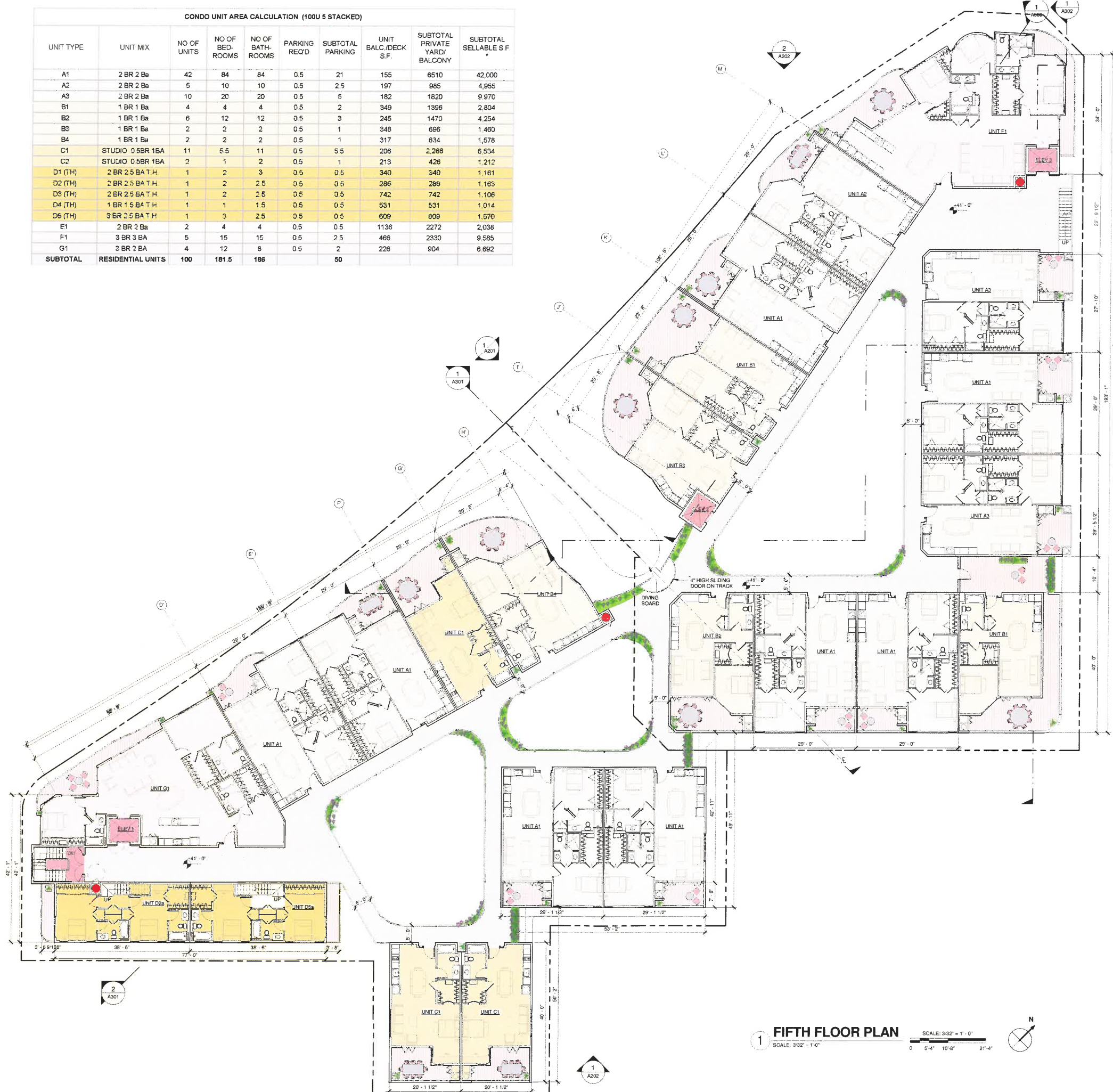
**NELA PLAZA**  
3836 N. Figueroa St.  
Los Angeles, CA 90066  
Mt. Washington - NE of Los Angeles

**FOURTH FLOOR PLAN**

Legend

- UNIT A
- UNIT B
- UNIT C
- UNIT D
- UNIT F
- UNIT G
- CORRIDORS
- STAIR, ELEVATOR

CONDO UNIT AREA CALCULATION (100U 5 STACKED)									
UNIT TYPE	UNIT MIX	NO OF UNITS	NO OF BED-ROOMS	NO OF BATH-ROOMS	PARKING REQ'D	SUBTOTAL PARKING	UNIT BALC./DECK S.F.	SUBTOTAL PRIVATE YARD/ BALCONY	SUBTOTAL SELLABLE S.F.
A1	2 BR 2 Ba	42	84	84	0.5	21	155	6510	42,000
A2	2 BR 2 Ba	5	10	10	0.5	2.5	197	985	4,955
A3	2 BR 2 Ba	10	20	20	0.5	5	182	1820	9,970
B1	1 BR 1 Ba	4	4	4	0.5	2	349	1396	2,804
B2	1 BR 1 Ba	6	12	12	0.5	3	245	1470	4,254
B3	1 BR 1 Ba	2	2	2	0.5	1	348	696	1,460
B4	1 BR 1 Ba	2	2	2	0.5	1	317	634	1,578
C1	STUDIO 0.5BR 1BA	11	5.5	11	0.5	5.5	206	2,268	6,534
C2	STUDIO 0.5BR 1BA	2	1	2	0.5	1	213	426	1,212
D1 (TH)	2 BR 2.5 BA T.H.	1	2	3	0.5	0.5	340	340	1,161
D2 (TH)	2 BR 2.5 BA T.H.	1	2	2.5	0.5	0.5	286	286	1,163
D3 (TH)	2 BR 2.5 BA T.H.	1	2	2.5	0.5	0.5	742	742	1,106
D4 (TH)	1 BR 1.5 BA T.H.	1	1	1.5	0.5	0.5	531	531	1,014
D5 (TH)	3 BR 2.5 BA T.H.	1	3	2.5	0.5	0.5	609	609	1,570
E1	2 BR 2 Ba	2	4	4	0.5	0.5	1136	2272	2,038
F1	3 BR 3 Ba	5	15	15	0.5	2.5	466	2330	9,585
G1	3 BR 2 Ba	4	12	8	0.5	2	226	904	6,692
<b>SUBTOTAL</b>	<b>RESIDENTIAL UNITS</b>	<b>100</b>	<b>181.5</b>	<b>186</b>		<b>50</b>			



**1 FIFTH FLOOR PLAN**  
SCALE: 3/32" = 1'-0"  
0 5'-4" 10'-8" 21'-4"

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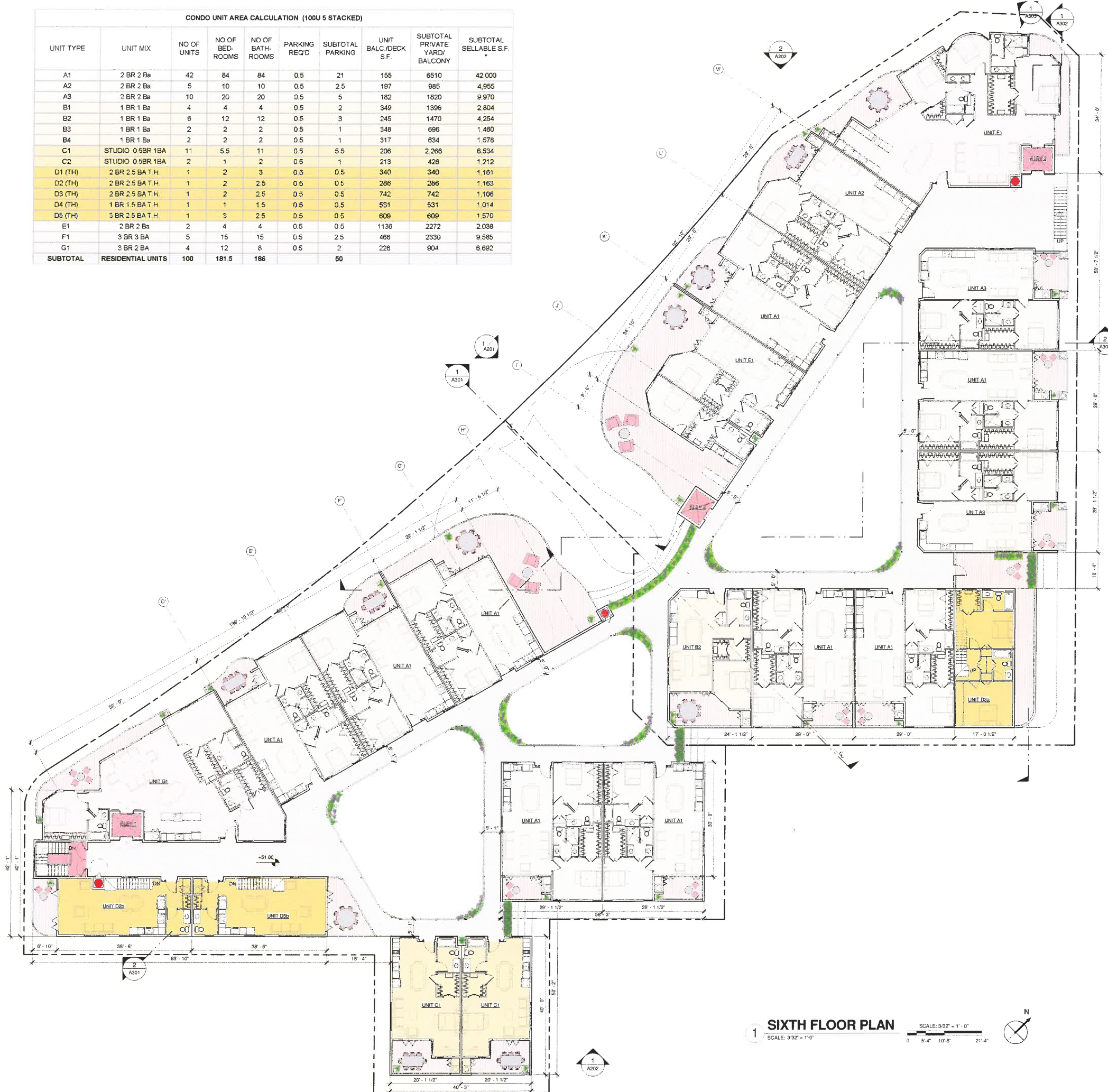
**NELA PLAZA**  
3836 N. Figueroa St.  
Los Angeles, CA 90066  
Mt Washington - NE of Los Angeles

**FIFTH FLOOR PLAN**

Legend

- UNIT A
- UNIT B
- UNIT C
- UNIT D
- UNIT E
- UNIT F
- UNIT G
- CORRIDORS
- STAIR, ELEVATOR

CONDO UNIT AREA CALCULATION (100U 5 STACKED)									
UNIT TYPE	UNIT MIX	NO OF UNITS	NO OF BED-ROOMS	NO OF BATH-ROOMS	PARKING REQ'D	SUBTOTAL PARKING	UNIT BALC./DECK S.F.	SUBTOTAL PRIVATE YARD/BALCONY	SUBTOTAL SELLABLE S.F.
A1	2 BR 2 Ba	42	84	84	0.5	21	155	6510	42,000
A2	2 BR 2 Ba	5	10	10	0.5	2.5	197	985	4,955
A3	2 BR 2 Ba	10	20	20	0.5	5	182	1820	9,970
B1	1 BR 1 Ba	4	4	4	0.5	2	349	1396	2,804
B2	1 BR 1 Ba	6	12	12	0.5	3	245	1470	4,254
B3	1 BR 1 Ba	2	2	2	0.5	1	348	696	1,460
B4	1 BR 1 Ba	2	2	2	0.5	1	317	634	1,678
C1	STUDIO 0.5BR 1BA	11	5.5	11	0.5	5.5	206	2,268	6,534
C2	STUDIO 0.5BR 1BA	2	1	2	0.5	1	213	426	1,212
D1 (TH)	2 BR 2.5 BA T.H.	1	2	3	0.5	0.5	340	340	1,161
D2 (TH)	2 BR 2.5 BA T.H.	1	2	2.5	0.5	0.5	286	286	1,163
D3 (TH)	2 BR 2.5 BA T.H.	1	2	2.5	0.5	0.5	742	742	1,106
D4 (TH)	1 BR 1.5 BA T.H.	1	1	1.5	0.5	0.5	531	531	1,014
D5 (TH)	3 BR 2.5 BA T.H.	1	3	2.5	0.5	0.5	609	609	1,570
E1	2 BR 2 Ba	2	4	4	0.5	0.5	1138	2272	2,038
F1	3 BR 3 BA	5	15	15	0.5	2.5	468	2330	9,585
G1	3 BR 2 BA	4	12	8	0.5	2	228	904	6,682
<b>SUBTOTAL</b>	<b>RESIDENTIAL UNITS</b>	<b>100</b>	<b>181.5</b>	<b>186</b>		<b>50</b>			



**1 SIXTH FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"  
 0 5'-4" 10'-8" 21'-4"

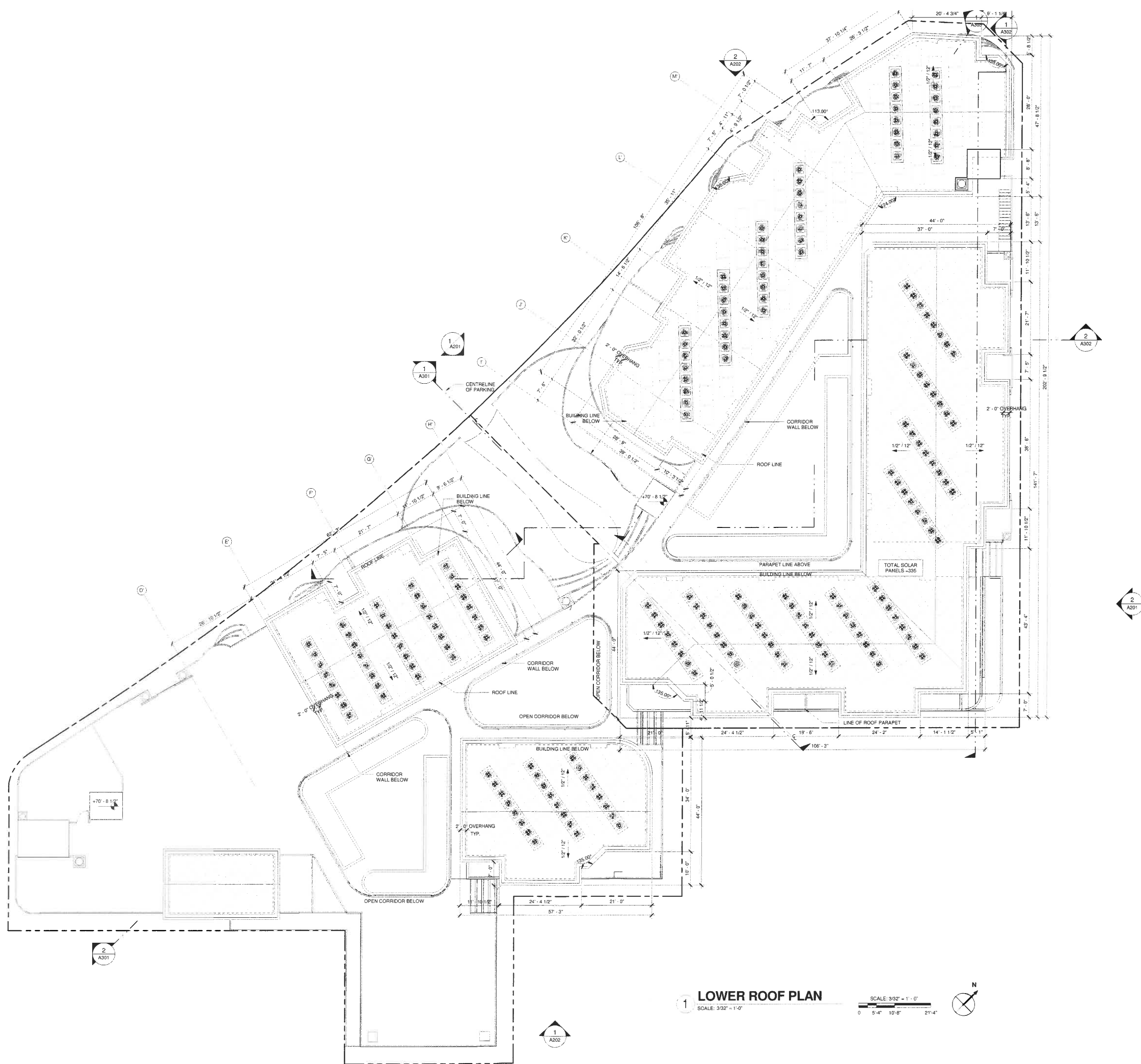
**NAIM ASSOCIATES**  
 347 S. Robertson Blvd.  
 Beverly Hills CA 90211  
 EXECUTIVE OFFICE  
 Penthouse, 144 N Wetherly Dr.  
 West Hollywood CA 90048  
 Beverly Hills CA 90211  
 M. Michael Naim, Architect  
 License No. 25717  
 M&M@naim.com  
 Tel. (310) 247-1866  
 www.MNaim.com

**ARCHITECTURE DEVELOPMENT**

**NELA PLAZA**  
 3836 N. Figueroa St.  
 Los Angeles, CA 90066  
 Mt. Washington - NE of Los Angeles

**SIXTH FLOOR PLAN**





347 S. Robertson Blvd.  
Beverly Hills CA 90211

EXECUTIVE OFFICE  
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West Hollywood CA 90048  
Beverly Hills CA 90213

M. Michael Naim, Architect  
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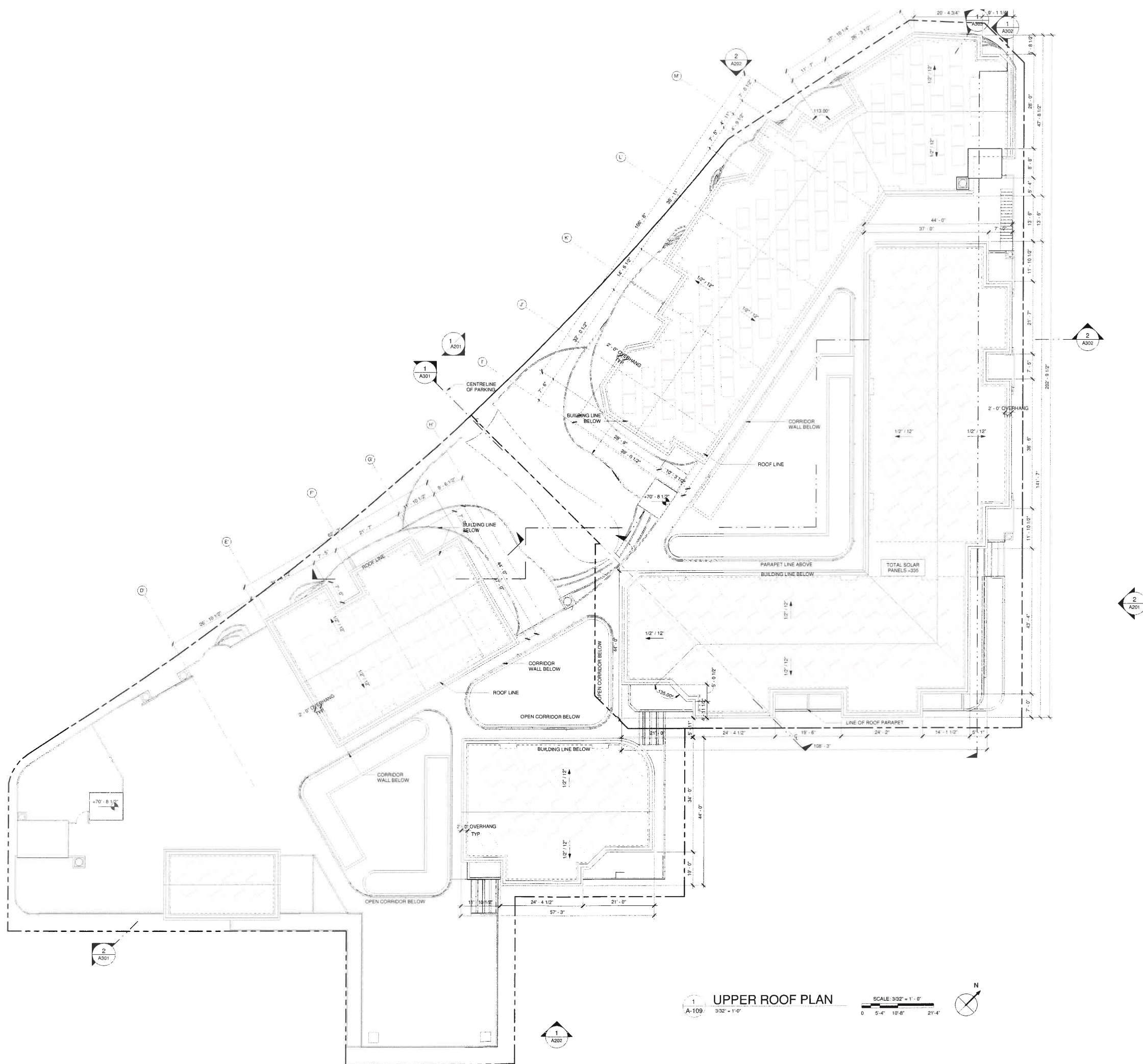
Tel. (310) 247-1866  
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# NELA PLAZA

3836 N. Figueroa St.  
Los Angeles, CA 90066  
Mt Washington - NE of Los Angeles

# LOWER ROOF PLAN



1 UPPER ROOF PLAN  
A-109 3/32" = 1'-0"



ELEVATION KEYNOTES	
1	STUCCO - WHITE
2	BALCONY RAILING
3	BIFOLD METAL FRAME GLASS DOOR
4	METAL PARAPET COPING
5	WINDOW
6	GRILL FOR LIGHT AND VENTILATION
7	DOOR



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**1** ELEVATION - PASADENA  
A201 3/32" = 1'-0"  
SCALE: 3/32" = 1'-0"  
0 5'-4" 10'-8" 21'-4"

**NELA PLAZA**  
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Los Angeles, CA 90066  
Mt. Washington - NE of Los Angeles



**2** ELEVATION - AVENUE 39  
A201 3/32" = 1'-0"  
SCALE: 3/32" = 1'-0"  
0 5'-4" 10'-8" 21'-4"

**ELEVATIONS**

ELEVATION KEYNOTES	
1	STUCCO - WHITE
2	BALCONY RAILING
3	BIFOLD METAL FRAME GLASS DOOR
4	METAL PARAPET COPING
5	WINDOW
6	GRILL FOR LIGHT AND VENTILATION
7	DOOR



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1 ELEVATION - SOUTH SIDE SCALE: 3/32" = 1'-0"  
A202 3/32" = 1'-0" 0 5'-4" 10'-8" 21'-4"



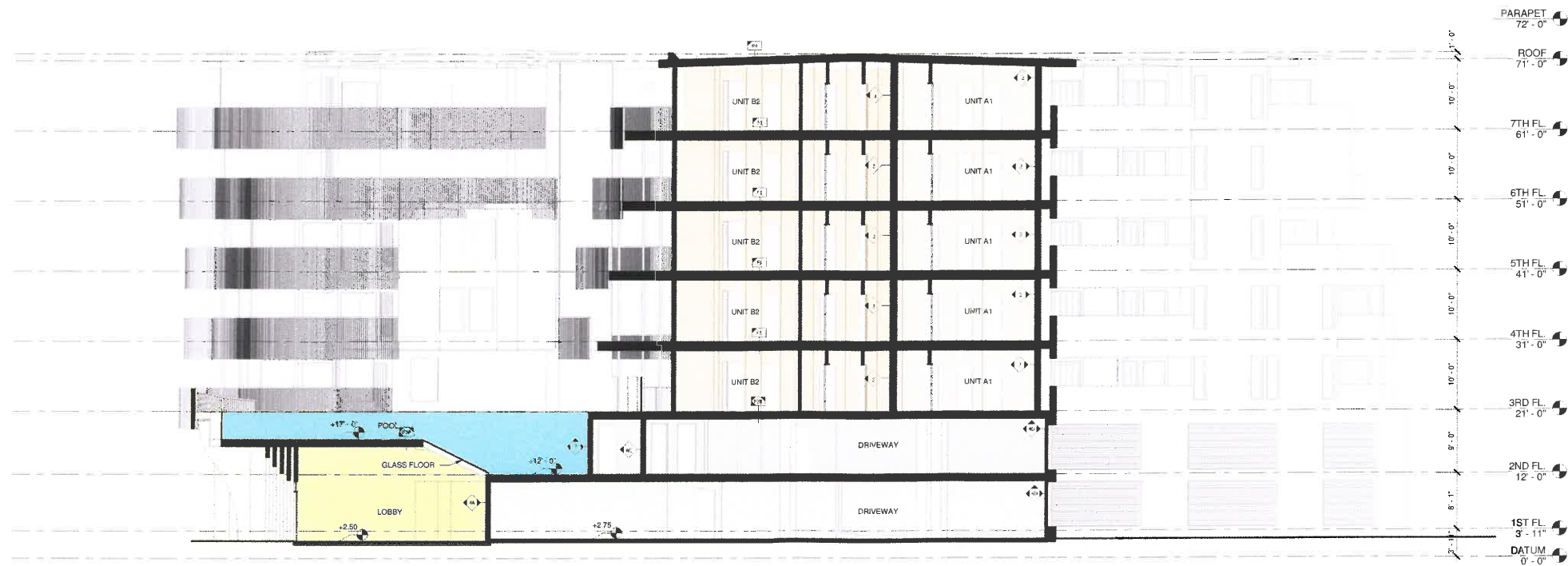
2 ELEVATION - NORTH SIDE SCALE: 3/32" = 1'-0"  
A202 3/32" = 1'-0" 0 5'-4" 10'-8" 21'-4"

**NELA PLAZA**  
3836 N. Figueroa St.  
Los Angeles, CA 90006  
Mt. Washington - NE of Los Angeles

ELEVATIONS



2 SECTION 2  
 A301 1/8" = 1'-0" SCALE: 3/32" = 1'-0"  
 0 5'-4" 10'-8" 21'-4"



1 SECTION 1  
 A301 1/8" = 1'-0" SCALE: 3/32" = 1'-0"  
 0 5'-4" 10'-8" 21'-4"



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NELA PLAZA

3836 N. Figueroa St.  
 Los Angeles, CA 90066  
 Mt. Washington - NE of Los Angeles

BUILDING SECTION



347 S. Robertson Blvd.  
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Beverly Hills CA 90211

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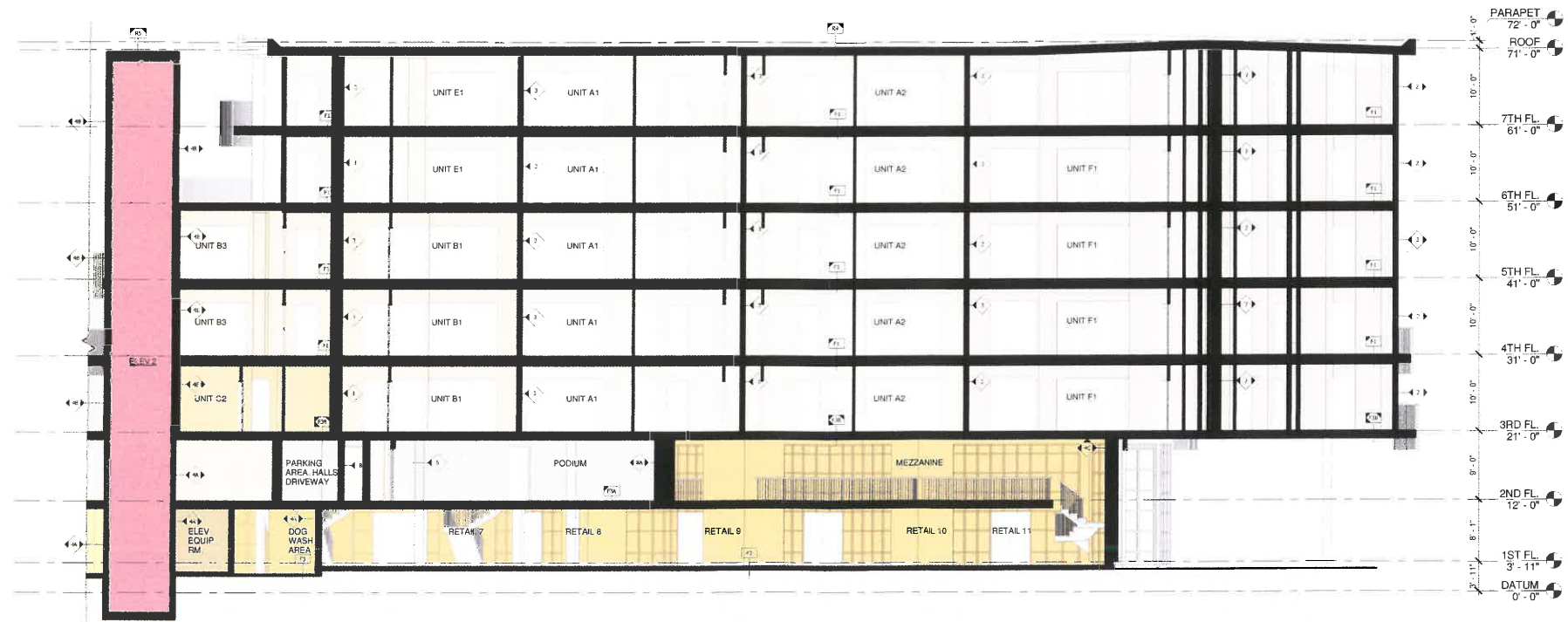
Tel. (310) 247-1866  
www.MNaim.com



# NELA PLAZA

3836 N. Figueroa St.  
Los Angeles, CA 90006  
Mt. Washington - NE of Los Angeles

## BUILDING SECTION



SECTION 5  
1/8" = 1'-0"

SCALE: 3/32" = 1'-0"  
0 5'-4" 10'-8" 21'-4"



347 S. Robertson Blvd.  
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# NELA PLAZA

3836 N. Figueroa St.  
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## 3D VIEWS



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**NELA PLAZA**

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Los Angeles, CA 90066  
Mt Washington - NE of Los Angeles

**3D VIEWS**



**DEPARTMENT OF  
CITY PLANNING**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
PRESIDENT  
RENEE DAKE WILSON  
VICE-PRESIDENT

ROBERT L. AHN  
CAROLINE CHOE  
RICHARD KATZ  
JOHN W. MACK  
SAMANTHA MILLMAN  
VERONICA PADILLA  
DANA M. PERLMAN

ROCKY WILES  
COMMISSION OFFICE MANAGER  
(213) 978-1300

**CITY OF LOS ANGELES**  
CALIFORNIA



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

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JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
www.planning.lacity.org

**Filing Notification and Distribution**

<p><b>ADDRESS: 3836 North Figueroa Street</b></p> <p><b>COMMUNITY PLAN: Northeast Los Angeles</b></p> <div style="background-color: red; color: white; text-align: center; padding: 5px;"><b>EXPEDITED PROCESSING SECTION</b></div>	<p><b>DATE OF FILING AND MAP STAMP DATE: 7/18/2018</b></p> <p><b>VTT- MAP NO: VTT-74933-CN DIR-2018-4190-SPR ENV-2018-4189-EAF</b></p> <p><b>DEEMED COMPLETE AND DISTRIBUTION DATE: 7/24/2018</b></p> <p>Hillside: ( ) Yes (X) No</p>
<p>(X) COUNCIL DISTRICT NO: 1 ( ) Neighborhood Planning (Check Office below)</p> <p>( ) Valley ( ) West Los Angeles ( ) Harbor ( ) Metro E/S</p> <p>Department of Public Works (X) Bureau of Engineering (X) Bureau of Sanitation</p> <p>Department of Building and Safety (X) Grading Engineer (X) Zoning Engineer</p> <p>(X) Department of Transportation Department of Water and Power ( ) Underground Design (X) Real Estate (X) Water System (X) Fire Department (mark "Fire")</p>	<p>( ) Community Plan Revision (X) Department of Recreation and Parks (X) Bureau of Street Services- Urban Forestry (X) Bureau of Street Lighting (No. P.S.) ( ) Animal Regulation (Hillside) (X) Housing Department (X) Board of Education (No P.S.) (X) Los Angeles County Health Department (No P.S.) ( ) City of Beverly Hills (See Counter Map) (No P.S.) ( ) Valley DOT – Taghi Gharagozli (X) Imaging Services (X) GIS - c/o Fae Tsukamoto (X) Arroyo Seco Neighborhood Council</p> <p><i>N.C. please respond with comments within 90 days from "deemed complete and distribution date" (LISTED ABOVE).</i></p>

The above tract has been filed with City Planning, Expedited Processing Section.

The assigned planner for this case will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

**RECOMMENDATION REPORTS**

**DUE BY: 9/4/2018**

Please forward reports to the following e-mail address:  
**planning.expedited@lacity.org**

Vincent P. Bertoni,  
Director of Planning

*Dezmon Gutierrez*

Nicholas Hendricks, Senior City Planner  
Expedited Processing Section  
CP-6300 (1/21/09)

for

CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
SUBDIVIDER'S STATEMENT

For Office Use Only

(1) Case No. \_\_\_\_\_

Date of Filing \_\_\_\_\_

(2) Tract No. 74933  Vesting  Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)  
3800-3830 N. Pasadena Ave; 3837-3836 N. Figueroa St.  
+ 110 E Avenue 39 (N, S, W, E of) Midland St.  
(Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 595 Page (CWS) \_\_\_\_\_ Grid No. A5

(6) Proposed number of lots 1

(7) Tract area: 1.07 net acres within tract border; 2.04 gross acres. TO E ST  
46688 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	_____	<u>NA</u>		_____
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	<u>100</u>	<u>50</u>	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	_____	_____		_____
Industrial-(IND)	_____	_____		_____
Stock Cooperative-(SC)	_____	_____	+	_____
Commercial Condo Conversion-(CMCC)	_____	_____		_____
Industrial Condo Conversion-(INDCC)	_____	_____		_____
Commercial Condominiums-(CMC)	<u>14</u>	<u>17</u>		_____
Industrial Condominiums-(INDC)	_____	_____		_____
Reversion to Acreage - (RV)	_____	_____		_____
Other (specify) _____ (O)	_____	_____		_____

(10) Number/type of units to be demolished

(11) Community Plan area Northeast Los Angeles Council District # 1

(12) Community planning designation Community Commercial to 54.45 DU's/GA

**\*Multiple dwelling projects only**

(13) The existing zone is [T][Q]RAS3-1VL The proposed zone is No change  
approved under City Planning Case No. \_\_\_\_\_ on \_\_\_\_\_ by the ( ) City  
Planning Commission and/or ( ) City Council (CF No 07-2796).

- a. Has the tract map been filed to effectuate a zone change?  
Yes ( ) No (  ).
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?  
Yes ( ) No (  ).
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?  
Yes ( ) No (  ).
- d. Has the property been considered at a public hearing for a Conditional Use ( ), Variance ( ), Other (specify) \_\_\_\_\_  
Under Case Nos. : \_\_\_\_\_

(14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes (  ) No ( )  
How many? 5

If yes, how many are 4 inches or more in diameter? 5  
How many absolutely must be removed? 0

Are there other trees 12 inches or more in diameter? Yes (  ) No ( )

If yes, how many? 6. How many must be removed? 5 Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).

(Notice of incomplete application will be issued if the tree information is not included).

(15) Is proposed tract in a slope stability study (hillside) area?  
Yes (  ) No ( ) → special grading Area (BOE Basic Grd)  
In a fault rupture study area? Yes ( ) No (  ) Map A-13372

(16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes ( ) No (  )

(17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ( )  
No (  )  
Filing requirement: submit the hillside and flood hazard area data sheet.

(18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site? EXIST. SCG LINES TO BE ABANDONED OR RELOCATED  
Yes (  ) No ( ). Show all easements on tentative tract map.

(19) Is more than one final map unit proposed? Yes ( ) No (  ) If yes, attach a sketch showing each unit or phase.

- (20) Tenant information for demolitions and conversions (attach CP-6345).
- (21) Is the project in a horsekeeping (K) district? Yes ( ) No (  )  
 Is the project within a plan-designated horsekeeping area? Yes ( ) No (  )  
 Is the project in an RA or more restrictive zone? Yes ( ) No (  )
- (22) If the tract is for condominium or cooperative conversion purposes, list:
- a. Anticipated range of sales prices
  - b. Anticipated sales terms to tenants  
Note: Attach separate sheet, if necessary.
  - c. Number of existing parking spaces \_\_\_\_\_. A certified parking plan is required for all conversions.
- (23) Is a haul route approval being requested at this time? Yes ( ) No (  )
- (24) Has a Land Development Counseling Session taken place? Yes ( ) No (  )  
 If so, what is LDCC No. \_\_\_\_\_?

(25) Describe your proposal briefly here or on an attached sheet:  
VTT 74933 Construct 100 residential  
condominium units and 14 commercial condominium  
on one lot with unit and guest parking provided  
on site. SUBDIVISION INCLUDES MERGER OF PORTION OF  
PASADENA AVE, AND UTILIZATION OF TOC TIER 3

I certify that the statements on this form are true to the best of my knowledge.

Signed HA Goodman

Date FEB 13, 2018

Date \_\_\_\_\_

RECORD OWNER(S)  
(From Latest Adopted Tax Roll)

SUBDIVIDER

Name FDZ Partners, LLC  
 Address 5553-B Bandini Blvd.  
 City Bell CA 90201  
 Phone (323) 278-7770  
 Fax No \_\_\_\_\_

Name Michael Naim  
 Address 144 N. Wetherly Dr.  
 City West Hollywood CA 90048  
 Phone (310) 297-1866  
 Fax No \_\_\_\_\_

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax No \_\_\_\_\_

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Fax No \_\_\_\_\_

ENGINEER OR LICENSED SURVEYOR

Name \_\_\_\_\_  
 Name HARVEY A. GOODMAN  
 Address CIVIL ENGINEER  
 City 834-17TH STREET  
 Phone SANTA MONICA, CA 90403  
 Fax No TEL (310) 828-1037  
FAX (310) 828-5062



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number VTT-74933-CN  
 Env. Case Number ENV-2018-4189-EAF  
 Application Type vesting tentative tract for new multi-family/commercial  
 Case Filed With (Print Name) Sophie Gabel-Scheinbaum Date Filed 7/18/2018  
Condos

Application includes letter requesting:

- Waived hearing       Concurrent hearing       Hearing not be scheduled on a specific date (e.g. vacation hold)  
 Related Case Number DIR-2018-4190-SPR

*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.*

1. PROJECT LOCATION

Street Address<sup>1</sup> 3800-3830 N.Pasadena Ave;3832-3836 N.Figueroa St; 110 Ave 39 Unit/Space Number \_\_\_\_\_  
 Legal Description<sup>2</sup> (Lot, Block, Tract) Lots 1,2,3,10 & Port of Lots 4,11&12; Block 12, G.W. Morgan's Sycamore Grov  
 Assessor Parcel Number 5451-005-001, 016, 017 & 5451-010-902 Total Lot Area 1.07 AC

2. PROJECT DESCRIPTION

Present Use Mixed Use Residential & Warehouse  
 Proposed Use 100 Residential Units;14 Commercial Units  
 Project Name (if applicable) NELA Plaza  
 Describe in detail the characteristics, scope and/or operation of the proposed project VTT-74933 Construct 100 residential condominium units on 5 levels Type III over 2 level Type I Podium including 99 Parking & 14 Bi Level Commercial Units and amenities including Communal Kitchen and Dining, Pool, Sundeck Roof Deck, Solar Panels.

Additional information attached       YES       NO

Complete and check all that apply:

Existing Site Conditions

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

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

**Proposed Project Information**

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree
- New construction: 146,652 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing 2 – Demolish(ed)<sup>3</sup> 2 + Adding 100 = Total 98  
 Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 10 = Total 10  
 Number of Market Rate Units Existing 2 – Demolish(ed) 2 + Adding 90 = Total 88  
 Mixed Use Projects, Amount of Non-Residential Floor Area: 14,000 Net SF square feet

**Public Right-of-Way Information**

Have you submitted the Planning Case Referral Form to BOE? (required)  YES  NO  
 Is your project required to dedicate land to the public right-of-way?  YES  NO  
 If so, what is/are your dedication requirement(s)? \_\_\_\_\_ ft.  
 If you have dedication requirements on multiple streets, please indicate: we are requesting a merger on Pasadena Av

**3. ACTION(S) REQUESTED**

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; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36?  YES  NO

Authorizing section 17.03 Section from which relief is requested (if any): \_\_\_\_\_  
 Request: Approval of Vesting Tentative Tract Map No. 74933, including merger of portion of Pasadena Ave  
Also utilizing TOC Tier 3 for the project

Authorizing section 12.22 A.31 Section from which relief is requested (if any): \_\_\_\_\_  
 Request: Utilize TOC Tier 3

Authorizing section 16.05 Section from which relief is requested (if any): \_\_\_\_\_  
 Request: Site plan Review

Additional Requests Attached  YES  NO

<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.  
<sup>4</sup> As determined by the Housing and Community Investment Department

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

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

If YES, list all case number(s) \_\_\_\_\_  
\_\_\_\_\_

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

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master 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:

File subdivision application (VTT-74933) to allow construction of 100 residential condominium units;  
14 commercial condominium units; utilizing TOC Tier 3; Merger of portion of Pasadena Avenue

**5. OTHER AGENCY REFERRALS/REFERENCE**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property?  YES (provide copy)  NO

Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

Development Services Case Management Number \_\_\_\_\_

Building and Safety Plan Check Number \_\_\_\_\_

Bureau of Engineering Planning Referral (PCRF) 201800064

Bureau of Engineering Hillside Referral \_\_\_\_\_

Housing and Community Investment Department Application Number \_\_\_\_\_

Bureau of Engineering Revocable Permit Number \_\_\_\_\_

Bureau of Sanitation, Low Impact Development (LID) Referral \_\_\_\_\_

Other—specify \_\_\_\_\_

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant<sup>5</sup> name Michael Naim  
Company/Firm \_\_\_\_\_  
Address: 144 N. Wetherly Drive Unit/Space Number Penthouse  
City West Hollywood State CA Zip Code: 90048  
Telephone (310) 247-1866 E-mail: m4@mnaim.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) FDZ Partners, LLC  
Address 5553-B Bandini Blvd. Unit/Space Number B  
City Bell State CA Zip Code: 90201  
Telephone (323) 278-7770 E-mail: Frank@fambrands.com

Agent/Representative name Harvey Goodman C.E.  
Company/Firm Harvey Goodman Civil Engineer  
Address: 834 17th Street Unit/Space Number 5  
City Santa Monica State CA Zip: 90403  
Telephone (310) 829-1037 E-mail: sheri@harveygoodman.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) \_\_\_\_\_  
Name Primo Tapia Jr.  
Company/Firm Envicom  
Address: 4165 E. Thousand Oaks Blvd Unit/Space Number \_\_\_\_\_  
City West Lake Village State CA Zip Code: 91362  
Telephone (818) 879-4700 E-mail: ptapia@envicomcorporation.com

Primary Contact for Project Information (select only one)  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.

<sup>5</sup> 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).



**PROPERTY OWNER**

9. **PROPERTY OWNER AFFIDAVIT.** 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 the agent for service of process or 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 the agent for service of process or 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).** A 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 \_\_\_\_\_

Print Name Frank Zarabi

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 JULY 5, 2018 before me, JORGE AMEZCUA, NOTARY PUBLIC  
(Insert Name of Notary Public and Title)

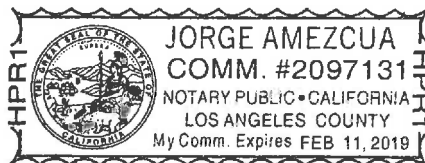
personally appeared FRANK ZARABI, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

[Signature]  
Signature

(Seal)



**APPLICANT**

- 10. 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 it 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. 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: \_\_\_\_\_

Print Name: M Michael Naim

**OPTIONAL  
NEIGHBORHOOD CONTACT SHEET**

**SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

We have presented twice preliminary plans of the proposed project to Arroyo Seco Neighborhood Council, in general it was well received, and no particular objection was voiced. We intend to share with them the latest once we have filed this TM application.



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

E-PADSS Map Output



LEGEND

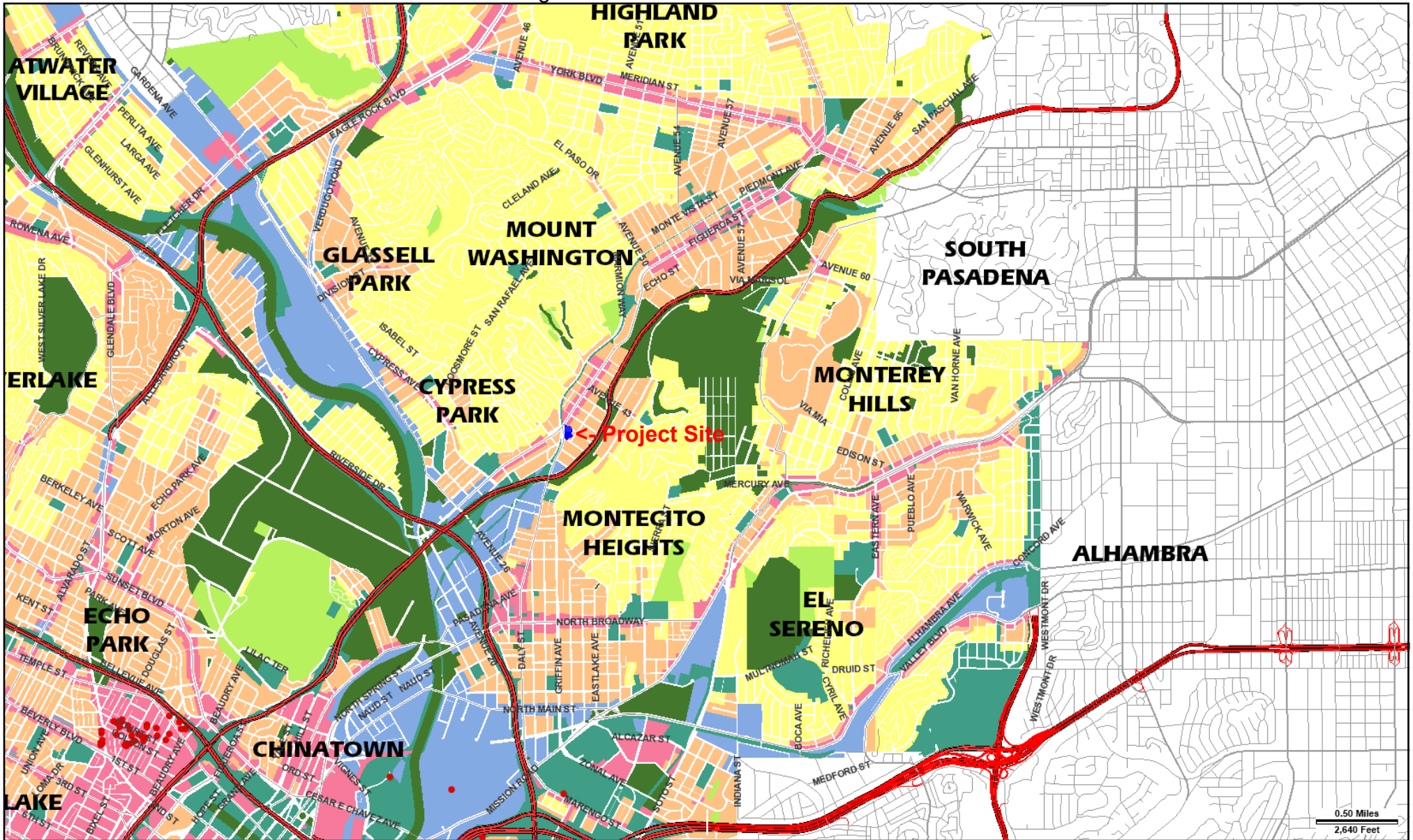
City Limits

NOTES

Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

0 0 Miles 0 0

SCALE 1: 1,128



Address: 110 E AVE 39

Tract: G. W. MORGANS SYCAMORE GROVE TRACT

Zoning: [T][Q]RAS3-1VL

APN: 5451005001

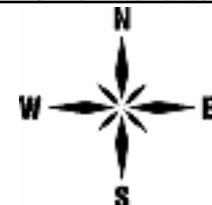
Block: 12

General Plan: Community Commercial

PIN #: 145-5A223 421









Lot: 1

Arb: None



# LEGEND

## GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5
-  CR, C1, C1.5, C2, C4, C5, CW, ADP, LASED, CEC, USC, PVSP, PPSP
-  CM, MR, WC, CCS, UV, UI, UC, M1, M2, LAX, M3, SL
-  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

### FRAMEWORK

#### COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed 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

















#### 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 Corridor







# POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	<b>HW</b> House of Worship	 Public Golf Course (Proposed)
 Bridge	<b>e</b> Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
<b>HW</b> Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	<b>MWD</b> MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	<b>P</b> Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	<b>RPD</b> Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
<b>DMV</b> DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
<b>DWP</b> DWP	 Police Training site	 Skill Center
 DWP Pumping Station	<b>PO</b> Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	<b>C</b> Private College	 Steam Plant
 Fire Supply & Maintenance	<b>E</b> Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	<b>JH</b> Private Junior High School	<b>UTL</b> Utility Yard
 Helistop	<b>PS</b> Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	<b>SH</b> Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	<b>SF</b> Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

## SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

## COASTAL ZONE



 Coastal Zone Commission Authority
 Calvo Exclusion Area
 Not in Coastal Zone
 Dual Jurisdictional Coastal Zone

## TRANSIT ORIENTED COMMUNITIES (TOC)




 Tier 1	 Tier 3
 Tier 2	 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)

## LAMC SECTION 85.02 (VEHICLE DWELLING)

 No vehicle dwelling anytime
 No vehicle dwelling overnight between 9:00 PM - 6:00 AM. Must comply with all posted parking restrictions
 Vehicle dwelling allowed. Must comply with all posted parking restrictions

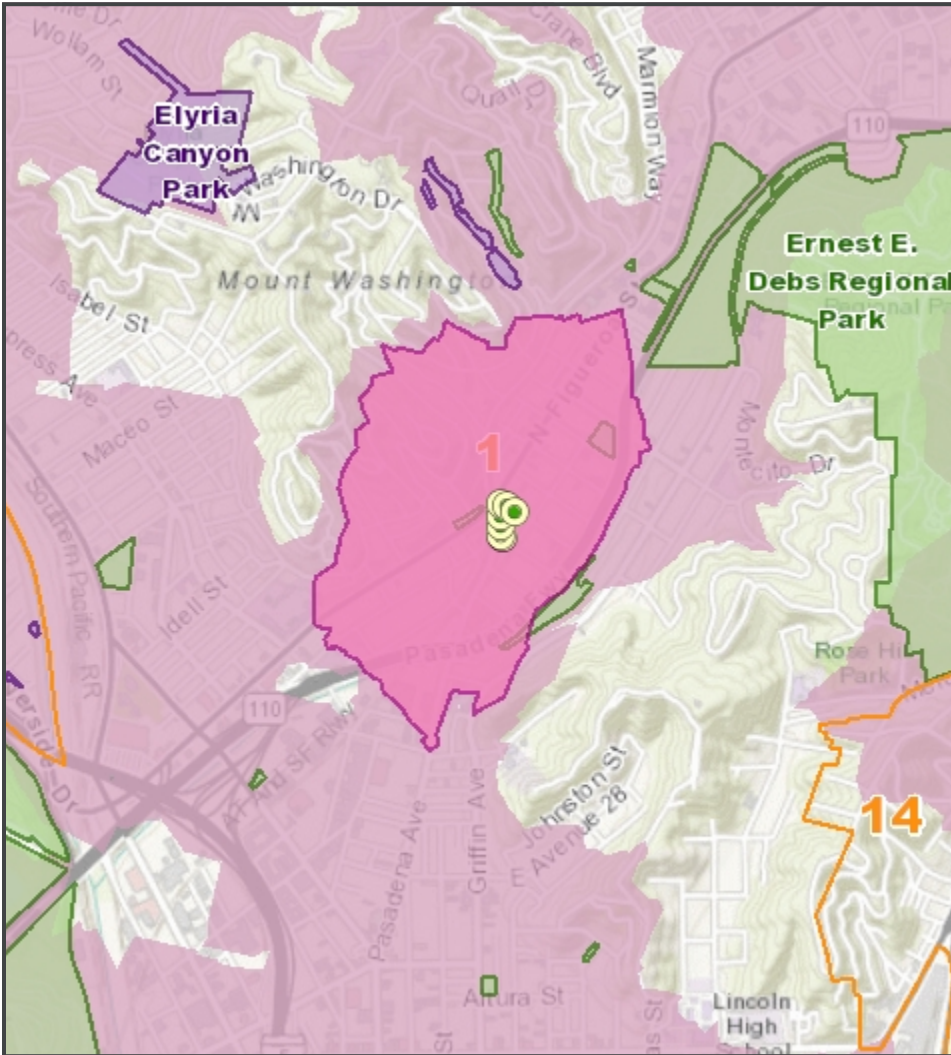
## OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Oil Wells
 Lot Ties	 Tract Map	
 Building Outlines 2014	 Parcel Map	
 Building Outlines 2008		



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:

VTT-74933

Description:

Mixed-used condominium and retail project with 101 total units (15 affordable units)

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset\*:

All Parks (RAP and Non-RAP)

\*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

## Population and Age Breakdown

## Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	6,024	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,865	0

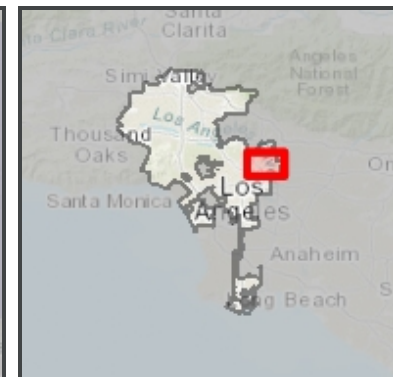
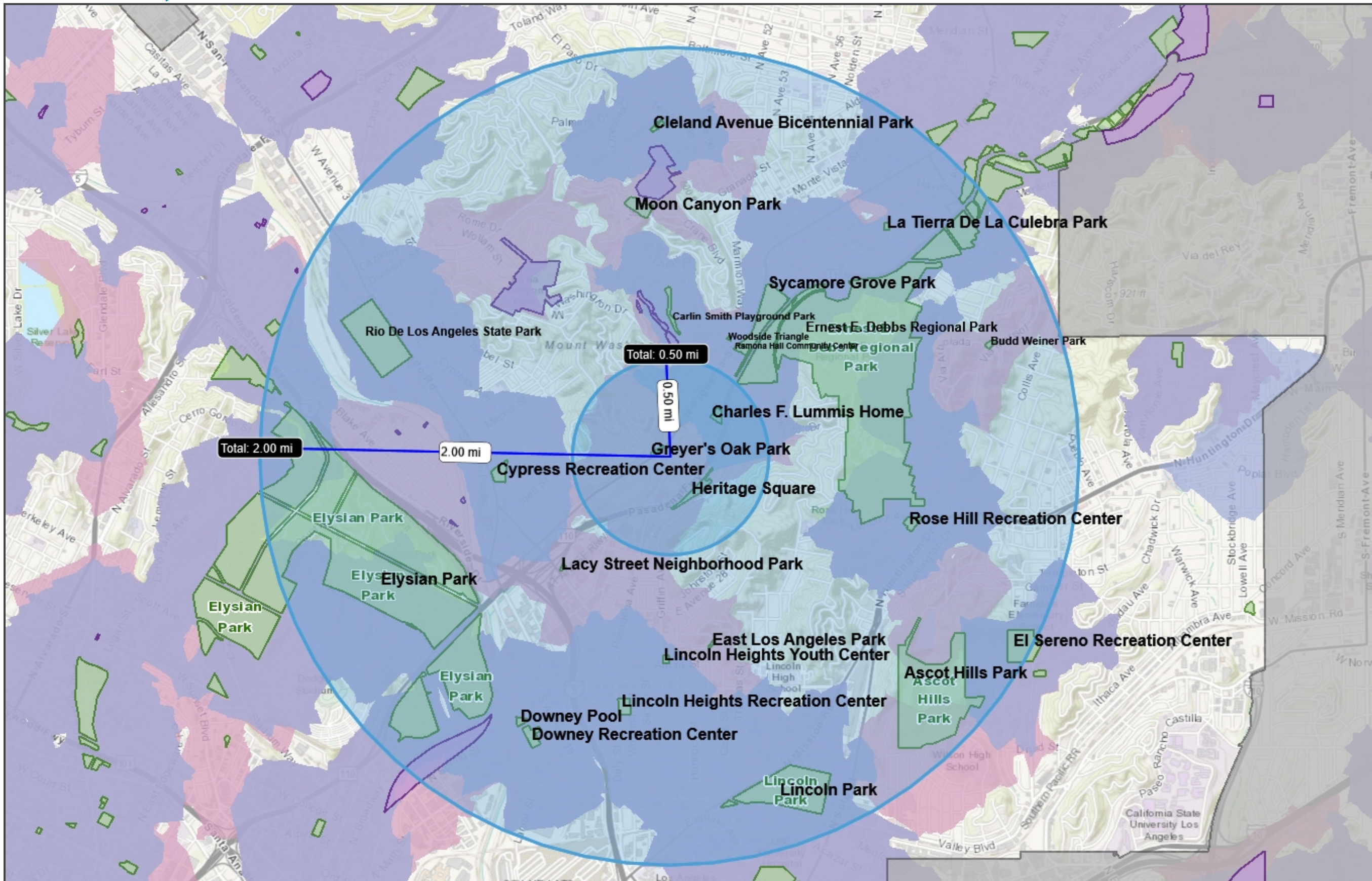
### Residents Served by Age

### Households Served by Annual Income

Under Age 5:	431	0
Age 5 to 9:	438	0
Age 10 to 14:	491	0
Age 15 to 17:	300	0
Age 18 to 64:	3,807	0
Age 65 and Over:	557	0

Under \$25,000:	740	0
\$25,000 to \$34,999:	226	0
\$35,000 to \$49,999:	281	0
\$50,000 to \$74,999:	225	0
\$75,000 and Over:	393	0

Source: Census/ACS 2010



**LEGEND**

- Existing Parks
  - Non-RAP (Purple)
  - RAP (Green)
- City Limits (Grey outline)
- All Neighborhood Service Area (Blue)
- All Improved Service Areas (Pink)

**NOTES**



SCALE 1: 36,112

Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

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