



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



South Valley Area Planning Commission

Date: Thursday, December 11, 2014
Time: After 4:30 p.m.
Place: Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Blvd., First Floor
Conference Room
Van Nuys, CA 91401

Public Hearing: Monday, October 27, 2014
Appeal Status: Appealable by applicant if
denied
Expiration Date: January 3, 2015

Case No.: APCSV-2014-2529-ZC
CEQA No.: ENV 2014-2530-MND
Incidental Cases: None
Council District: CD 2 – Krekorian
Plan Area: North Hollywood-Valley Village
Specific Plan: None
Certified NC: Mid-town North Hollywood
General Plan: Highway Oriented Commercial
Zone: C2-1
Applicant: Hatteras Holding, LLC
(Attention Arnold F. Paredes)
Representative: Tala Associates
(Attention Kamran Kazemi)

PROJECT LOCATION: 11430-11436 West Hatteras Street

PROPOSED PROJECT: The proposed project includes the demolition of two existing single-family dwellings on two contiguous lots (totaling approximately 10,233 square feet of lot area and 2,168 square feet for half the alleys) constructed circa 1936 and replaced with the construction of a new 6-Story, 72 feet in height, mixed use (commercial-residential) development building consisting of the following: 5 residential floor levels (31 total residential units, approximately 34,855 square feet) over a ground floor level consisting of 1,500 square-foot commercial floor area for retail uses. The project will include one and one-half subterranean parking floor levels including a parking level on the street level of approximately 8,500 square feet. The total square-footage of the development will be approximately 36,355 square feet. The parking areas/levels will total approximately 19,864 square feet of non-floor area. A total of 67 on-site parking spaces will be provided for this project (60 for the residential use; 7 for the commercial use). On-site bicycle parking will be provided as required by LAMC with additional bicycle parking provided to reduce onsite parking requirements. Residential unit mix will be as follows: twenty-four 2 Bedroom Units, six 2-Bedroom Units with lofts, one 3-Bedroom Unit for a total of 31 units.


REQUESTED ACTION:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2014-2530-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from the C2 (Commercial Zone) to the RAS4 (Residential Accessory Services Zone).
3. Pursuant to Section 12.32 of the Municipal Code, a **Height District Change** from Height District No. 1 to Height District No. 2.

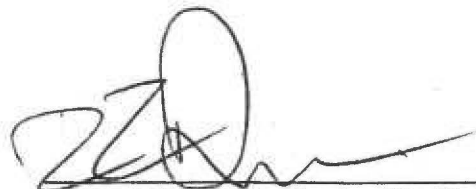
RECOMMENDED ACTIONS:

1. **Approve and Recommend** that the City Council adopt Mitigated Negative Declaration, ENV-2014-2530-MND;
2. **Disapprove** the requested **Height District Change** from Height District No. 1 to Height District No. 2;
3. **Approve and Recommend** that the City Council **Adopt a Zone Change** from the requested C2-1 to (T)(Q)RAS4-1, subject to the attached Conditions of Approval;
4. **Adopt** the attached Findings; and
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

MICHAEL LOGRANDE
Director of Planning



Daniel Scott, Principal City Planner



Robert Z. Duenas, Senior City Planner



Thomas Lee Glick, City Planner
Telephone: (818) 374-5062
Email: tom.glick@lacity.org

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact: (Tom Glick, (818) 374-5062 – voice and TTY).

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Exhibits:

- A – Maps and Photos
 - A-1 – Vicinity Map
 - A-2 – Radius Map/Zone Change Map
 - A-3 – ZIMAS Zoning Map and Parcel Profile
 - A-4 – Site Photos

- B – Project Plans

- C –Environmental Clearance

PROJECT ANALYSIS

Project Summary

The proposed project includes the demolition of two existing single-family dwellings on two contiguous lots (totaling approximately 10,233 square feet of lot area) constructed circa 1936 and replaced with the construction of a new 6-Story, 72 feet in height, mixed use (commercial-residential) development building consisting of the following: 5 residential floor levels (31 total residential units, approximately 34,855 square feet) over a ground floor level consisting of 1,500 square-foot commercial floor area for retail uses. The density of 31 units is based upon the density allowed under the RAS4 which is one unit per 400 square feet of lot area which includes the lot of 10,233 square feet and the half alleys (west and south) of 2,168 square feet.

The project will include one and one-half subterranean parking floor levels including a parking level on the street level. The total square-footage of the development will be approximately 36,355 square feet or 3.55:1 FAR based upon a 10,233 square-foot lot. The parking areas/levels will total approximately 19,864 square feet of non-floor area. A total of 67 on-site parking spaces will be provided for this project (60 for the residential use; 7 for the commercial use). On-site bicycle parking will be provided as required by LAMC with additional bicycle parking provided to reduce onsite parking requirements. Residential unit mix will be as follows: twenty-four 2 Bedroom Units, six 2-Bedroom Units with lofts, one 3-Bedroom Unit for a total of 31 units.

In order to construct the project as requested, the applicant is requesting, pursuant to Section 12.32 of the Municipal Code, a zone change from the C2 (Commercial Zone) to the (T)(Q)RAS4 (Residential/ Accessing Zone) to allow the R4 density and a 3:1 FAR. The request also includes a Height District Change from Height District No. 1 to Height District No. 2 to allow for an FAR change from 3:1 to 6:1 within the RAS4 zone. Also, the applicant proposes to grade approximately 4,000 cubic yards of dirt; all to be removed from the site.

Background

Subject Property:

The proposed project is located within the North Hollywood-Valley Village Community Plan. More specifically, it is located in the NoHo Arts District and the North Hollywood Community Redevelopment Area. The area where the project is located is an urbanized core area within the Plan. In fact, the current property is zoned C2-1 and designated on the Plan as Highway Oriented Commercial. The site is a flat, irregularly shaped parcel having approximately 120 feet of frontage on Hatteras Street, approximately 120 feet of frontage on the alley to the west and approximately 70 feet of frontage on the alley to the south. The site is the first property east of the alley adjacent to the commercial corridor on Lankershim Boulevard. The site is also 300 feet west of Tujunga Avenue. Across the street from the subject property is a large area of multiple-family residential zoned [Q]R3-1. The site is currently developed as two single-family dwellings being used for commercial purposes. Additionally, Hatteras Street is designated as a Collector Street on the City's Streets and Highway Plan.

Surrounding Land Uses (see Exhibit A-2 – Vicinity Map):

The adjoining property to the west along Lankershim Boulevard are commercial properties zoned C2-1 and developed with one-story retail buildings (boots, party store, beauty salon, restaurant, and flooring).

The adjoining property to the north along the Hatteras Street are properties zoned [Q]R3-1 and developed with a commercial parking lot, a single-family home, a duplex, and a four-plex.

The adjoining property to the south, across the east-west alley along Miranda Street, is zoned C2-1 and developed with an office development and a 2-unit residential building (duplex) and 4-unit residential building (four-plex).

The property to the east of the subject property is zoned C2-1 and developed with a 9-unit residential building.

Additionally, the proposed project is located within the boundaries of the **North Hollywood Redevelopment Area** which is generally bounded by Hatteras on the north, Sarah Street, Camarillo Street and the Ventura Freeway on the south, Tujunga and Camellia on the west and Cahuenga on the east. The primary objective of the Redevelopment Plan is the preservation and enhancement of the Project Area as a diverse community with active residential, commercial and industrial sectors. The Redevelopment Plan establishes a framework implementing community revitalization activities. All development, including the construction of new buildings, and the remodeling and expansion of existing buildings must conform to the Redevelopment Plan and all building permits must be submitted to and approved by the Community Redevelopment Agency. However, the proposed Project is not located within the **Lankershim Core Subarea** of the Redevelopment Project area. This Core Subarea is designed to create a significant concentration of commercial development (retail, hotel, entertainment, and office) and multiple-family housing in and around the Metro Red and Orange Line Stations on Lankershim and Chandler Boulevards.

Also, the project is approximately 700 feet south of Los Angeles Unified School District's Maurice Sendak Elementary School at 11414 Tiara Street, North Hollywood.

Finally, the proposed Project is located approximately 0.4 miles north of the North Hollywood Metro Red Line and Orange Line Stations.

Street Designations and General Circulation:

Hatteras Street, adjoining the property on the south, is designated as a Collector Street, dedicated to a width of less than 30 feet, and not fully dedicated nor is it fully improved on both sides of the street.

Related Cases:

Zoning actions relevant to the subject request on the site or in the area include:

Subject property

No other case activity of note on the subject property.

Surrounding Properties

No other case activity of note on any surrounding properties.

Reports/Letters Received:

Los Angeles Unified School District. On **September 16, 2014**, the Los Angeles Unified School District (LAUSD) submitted a letter to the hearing officer regarding the proposed project. LAUSD is concerned with the construction impacts from the proposed project on students, teachers and parents at Maurice Sendak Elementary School located at 11414 Tiara Street, North Hollywood. The project is located approximately 700 feet south of the School. LAUSD is specifically concerned about construction impacts on bus, pedestrian, and vehicles routes to and from the School.

Los Angeles County Metropolitan Transportation Authority (LACMTA). On **October 21, 2014**, LACMTA provided a letter of comment regarding the proposed project. LACMTA was concerned about the proposed project's impact on Metro bus lines which operate on West Hatteras Street, adjacent to the proposed project. LACMTA stressed that although the project is not expected to result in any long-term impacts on transit, the developer should be aware of the bus services that are present and that construction activity may impact their operation.

CRA/LA – A Local Designated Authority. On **October 27, 2014**, the CRA/LA submitted a support letter. The letter stated that the proposed Project is located in the North Hollywood Redevelopment Project Area and that the applicant has been working diligently with the CRA staff to bring this project to fruition. CRA stated that bringing new and quality multi-family housing to the North Hollywood area like the proposed project is consistent with the redevelopment goals and objectives of the city and consistent with other newer developments that have contributed to the economic revitalization of the neighborhood. CRA states that because of the North Hollywood Redevelopment Plan, the applicant will be providing additional community benefits to the Redevelopment Area.

No Other Reports Received. At the time of the preparation of this report, no report was received by the Bureau of Engineering due to the fact that no Planning Case Referral Form was filed with the application. As a result, the standard T conditions have been imposed related to Engineering's authority including but not limited to dedications and improvements.

Hearing Officer Comments

The applicant has requested a zone change to an RAS4-2 zone to allow for a mixed use development that, while would be permitted under the existing zoning of C2-1, but would not be permitted at the floor area which the applicant has requested (3.55:1 FAR). The existing zoning allows for unlimited height but only at an FAR limit of 1.5:1. Conversely, the RAS4-1 also allows for unlimited height but only at an FAR limit of 3:1. As a result, the applicant is requesting RAS4-2 which allow for greater FAR (up to 6:1). In the applicant's case, they are not requesting to fully develop under the allowances of Height District 2 but a development something closer to the lower end of the Height District 2 which would be a 3.55:1 FAR. The project as proposed by the applicant is too large in mass in comparison to the immediate surrounding neighborhood. The introduction of a 3.55:1 FAR project would introduce a development to out-of-scale with the surrounding area.

Additionally, this portion of North Hollywood does not have any Height District 2. In fact, the Height District 2 areas in North Hollywood are reserved for the Lankershim Core Subarea¹ of the North Hollywood Redevelopment Project area approximately next to or near the North Hollywood Red and Orange Line Metro Station at Lankershim Boulevard and Chandler

¹ See Community Redevelopment Agency's publication entitled, Design for Development Establishing the North Hollywood Redevelopment Project Commercial Core Urban Design Guidelines (September 20, 2007). Per that publication, Height District 2 development levels are reserved for the Lankershim Core Subarea.

Boulevard. If the project was located in the Core Subarea, the applicant's request for Height District No. 2 would be justified based upon the development patterns in that Subarea. Nevertheless, the project is located in the Redevelopment Area and the recommended zone change to (T)(Q)RAS4-1 will lead to a project that will still be consistent with the surrounding area in terms of development patterns but also consistent with the Redevelopment Plan which strives to foster development that reinforces the identity of North Hollywood and enables its creative business and residential communities to flourish.

Nevertheless, the project is not without justification in terms of the need to provide good quality, affordable housing into the North Hollywood area. Beyond that, the proposed project includes a commercial component to help create the synergy with the residential use on-site and in the surrounding area. In fact, the North Hollywood-Valley Village Community Plan encourages the development of mixed-use projects in the area.

The staff recommendation to approve the rezoning of the subject property from C2-1 to (T)(Q)RAS4-1 allows the applicant a development more in scale with the surrounding neighborhood at a more reasonable height in relation to the surrounding area. In fact, the recommended zone will limit the applicant to a total FAR not to exceed 3:1 and to a height of 60 feet. The staff recommended RAS4 zone is justified and represents good zoning practice in that the requested zone conforms to the Highway Oriented Commercial land use designation, as well as the stated residential objectives and policies of the North Hollywood-Valley Village Community Plan.

Conclusion

For the reasons stated above and in the attached findings, staff recommends approval of a zone change to (T)(Q)RAS4-1.

(Q) QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions:

1. **Use.** The property shall be limited to the use, restrictions/limitations, and area provisions of the RAS4-1 Zone, established in Los Angeles Municipal Code Section 12.11.5.
2. **Height.** The Project shall not exceed 60 feet in height, as defined by Section 12.21.1 B.3 of the Los Angeles Municipal Code.
3. **Floor Area.** The Project shall be limited to an FAR (Floor Area Ratio) not to exceed 3.0:1, as established in Los Angeles Municipal Code Section 12.21-A.1.
4. **Plot/Site Plan.** Prior to the issuance of any building permits for the subject project, detailed development plans including site and elevation plans, and including complete landscape and irrigation plans prepared by a licensed landscape architect or architect, shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions. The plans submitted to Building and Safety shall be in substantial conformance with the plans dated **April 14, 2013**, and labeled "**Exhibit B**", attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
5. **Landscaping (Open Areas).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
6. **Parking (Resident).** The project shall provide parking in accordance with LAMC Section 12.21-A.4(a) (two covered, off-street parking spaces per unit).
7. **Parking (Commercial).** The project shall provide parking in accordance with LAMC Section 12.21-A.4(c).
8. **Parking (Guest).** The project shall provide ¼ parking space per unit for guest parking. Guest parking must be individually marked for guest parking only. All guest parking spaces shall be designed in accordance with LAMC Section 12.21-A.5.
9. **Bicycle Parking.** As an alternative to the parking established in Condition Nos. 6 and 7, the applicant may reduce their residential and commercial vehicle parking rates consistent with the allowances of the Bicycle Parking Ordinance (Ordinance No. 182386; Adopted January 16, 2013 and Effective March 13, 2013). The guest parking requirement of Condition No. 8 shall not be reduced.
10. **Wall.** A six-foot-high, solid, decorative, masonry wall shall be constructed, if no such wall exists, to the adjacent to property to the east and to the adjacent alleys on the south and west.

11. **Public Services** (Street Improvements Not Required By DOT). The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct proportion to those caused by the proposed project's implementation.
12. **Urban Design (Multi-family Residential and Mixed Use Projects)**. The following urban design features shall be incorporated into the Project:
 - a. **Primary Pedestrian Entrances.**
 - 1) **Residential Uses.** At least one primary entrance shall be provided along Hatteras Street. The entrance(s) shall be clearly marked for the residential uses. In the case of live-work units on the ground floor, any entrance doors shall be designed to clearly convey a residential entrance type door.
 - 2) **Commercial Uses.** At least one primary entrance shall be provided along Hatteras Street. The entrance(s) shall be clearly marked for the proposed use and shall be limited to the hours of operation.
 - b. **Ground Floor Transparency.**
 - 1) **Residential Uses.** On the ground floor area along Hatteras Street, there shall be at least twenty-five percent (25%) transparency.
 - 2) **Commercial Uses.** On the ground floor area along Hatteras Street, there shall be at least fifty percent (50%) transparency.
 - c. **Residential Transitions.** The entrance to the residential use(s) along Hatteras Street shall incorporate transitions such as landscaping, paving, porches, stoops, and canopies at any individual entrances and additional distinctive transitions from the public sidewalk to the front door(s).
 - d. **Bicycle Racks.** The applicant shall install the bicycle racks and lockers near the building's entrances and especially near commercial use at the ground floor. All bicycle racks shall be placed in a safe, well-lit location, convenient for residents and visitors.
 - e. **Signage.**
 - 1) **Residential Uses.** All signage permitted by LAMC Section 14.4 and devoted for the residential portion of the project, including but not limited to advertising, informational and directional, shall be limited to a total cumulative square-footage not to exceed 200 square feet.
 - 2) **Commercial Uses.** All signage shall be limited to the requirements established in LAMC Section 12.11.5-B.4 and devoted for the commercial portions of the project only.
13. **North Hollywood Redevelopment Plan.** Prior to the issuance of any building permit, the applicant shall submit evidence that the proposed Project has received approval by the Community Redevelopment Agency/LA (A Designated Local Authority) for consistency with the North Hollywood Redevelopment Plan.

14. **Los Angeles County Metropolitan Transportation Authority (LACMTA).** Prior to the commencement of construction of the project, the applicant and/or owner should contact LACMTA's Metro Bus Operations Control Special Events Coordinator at (213) 922-4632 regarding construction activities that may impact Metro bus lines.

B. Environmental Conditions (ENV-2014-2530-MND):

1. **Aesthetics (Landscape Plan).** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the Director of Planning.
2. **Aesthetics (Light).** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
3. **Aesthetics (Glare).** The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.
4. **Air Pollution (Demolition, Grading, and Construction Activities).**
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403.
 - Wetting could reduce fugitive dust by as much as 50 percent. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
5. **Cultural Resources (Archaeological).** If any archaeological materials are encountered during the course of project development, all further development activity shall halt and the services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The archaeologist's survey, study or

report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report. Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

6. **Cultural Resources (Paleontological).** If any paleontological materials are encountered during the course of project development, all further development activities shall halt and the services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.
7. **Cultural Resources (Human Remains).** In the event that human remains are discovered during excavation activities, the following procedure shall be observed. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays). The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; if the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission. Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.
8. **Seismic.** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
9. **Erosion/Grading/Short-Term Construction Impacts.** The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. Chapter IX, Division

70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. The application of BMPs includes but is not limited to the following mitigation measures. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

10. **Geotechnical Report.** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
11. **Liquefaction Area.** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
12. **Green House Gas Emissions.** Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
13. **Increased Noise Levels (Mixed-Use Development).** Wall and floor-ceiling assemblies separating commercial tenant spaces, residential units, and public places, shall have a Sound Transmission Coefficient (STC) value of at least 50, as determined in accordance with ASTM E90 and ASTM E413.
14. **Increased Noise Levels (Operational Noise from Machine and/or Other Electronic Devices).** The proposed facility shall be designed with noise-attenuating features (physical as well as operational) by a licensed acoustical sound engineer to assure that operational sounds shall be inaudible beyond the property line.
15. **Public Services (Fire).** The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of

a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

16. **Public Services (Police – Demolition/Construction Sites).** Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.
17. **Public Services (Police).** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design-Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
18. **Public Services (Construction Activity near Schools).** The developer and contractors shall maintain ongoing contact with administrator of Maurice Sendak Elementary School located at 11414 Tiara Street, North Hollywood; phone: (818) 509-3400. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours. (LAUSD Transportation Branch can be reached at 213-580-2950.) Additionally, contractors must maintain safe and convenient pedestrian routes to all nearby schools. The applicable Pedestrian Route To School Map can be found at LAUSD's website location: <http://www.lausd.oehs.org/saferoutestoschool.asp>.
19. **Public Services (Schools affected by Haul Route).** If the project meets the haul route threshold established in the Municipal Code, LADBS shall assign specific haul route hours of operation based upon a School(s) hours of operation. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.
20. **Safety Hazards.** The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety. The applicant shall submit a parking and driveway

plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

21. **Inadequate Emergency Access.** The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.
22. **Utilities (Local Water Supplies - Landscaping).** The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season). In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - Weather-based irrigation controller with rain shutoff Matched precipitation (flow) rates for sprinkler heads
 - Drip/micro-spray/subsurface irrigation where appropriate
 - Minimum irrigation system distribution uniformity of 75 percent
 - Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
 - Use of landscape contouring to minimize precipitation runoff
 - A separate water meter (or sub-meter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.
23. **Utilities (Water Treatment or Distribution).** The project shall include a holding tank large enough to hold three times the project daily wastewater flow so that the tank would hold all project wastewater during peak wastewater flow periods for discharge into the wastewater collection system during off-peak hours. A grey water system to reuse wastewater from the project. Offset excess wastewater generation by restricting the wastewater generation of other land uses within the same service area (e.g., by dedicating open space); and New wastewater treatment or conveyance infrastructure, or capacity enhancing alterations to existing systems.
24. **Utilities (Solid Waste Recycling).** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins

shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

25. **Utilities (Solid Waste Disposal).** All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

C. Administrative Conditions:

1. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
2. **Code Compliance.** The area, height and use regulations of the (T)(Q)RAS4-1 zone classification of the subject property shall be complied with, except where conditions herein are more restrictive.
3. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
4. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
5. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
6. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
7. **Mitigation Monitoring.** The applicant shall identify mitigation monitors who shall provide periodic status reports on the implementation of the Environmental Conditions specified herein, as to area of responsibility, and phase of intervention (pre-construction, construction, post-construction/maintenance) to ensure continued implementation of the Environmental Conditions.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedication(s) and Improvement(s). Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional and federal government agencies, as may be necessary).

Installation of tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvements may be require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.

2. Responsibilities/Guarantees.
 - a. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
 - b. Prior to issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
3. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
4. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
5. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.
6. Preparation of a parking area and driveway plan to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.

7. Installation of street lights to the satisfaction of the Bureau of Street Lighting.
8. That street lighting modifications be required at an intersection if there are improvements by the Department of Transportation (also for off-site improvements).
9. Preparation of a plot plan to the satisfaction of the Fire Department.
10. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
11. Police Department. Preparation of a 'plot plan in conformance with the Design Out Crime Guideline Booklet and guidelines defined in the Crime Prevention Through Environmental Design (CPTED) handbook to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security fencing, security lighting, information signs, building design and landscaping to reduce places of potential concealment. The plans shall be to the satisfaction of LAPD Crime Prevention Section Personnel.
12. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
13. Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
14. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
15. Recreation and Parks. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

FINDINGS

A. General Plan/Charter Findings

General Plan Land Use Designation. The subject property is located within the North Hollywood-Valley Village Community Plan, last updated and adopted by the City Council on May 14, 1996. The North Hollywood-Valley Village Community Plan Area is located approximately 15 miles northeasterly of downtown Los Angeles. It is bounded on the east by the City of Burbank, south by Sherman Oaks-Studio City-Toluca Lake, north by Sun Valley and west by Van Nuys-North Sherman Oaks community plan areas. The area is comprised of several subareas, the most prominent of these areas being Valley Village, North Hollywood Community Redevelopment Area, the North Hollywood Metro Station area, and the Valley-Laurel Plaza regional shopping area.

The Community Plan Area offers a diversity of housing opportunities and strong neighborhoods. Predominantly single family in nature, housing opportunities exist for a wide range of incomes. Historically, the majority of the area has been planned for residential purposes. Therefore, current Plan policy provides for continued preservation of the existing residential neighborhoods throughout the area, retaining existing single family districts and multi-family clusters. The Project furthers the goal of the Plan by providing housing opportunities for a wide range of household incomes.

Additionally, the Plan calls for several opportunities related to mixed-use projects including access and proximity to employment, the potential for residential and mixed use development along commercial corridors, and the establishment of appropriate transitions between commercial (mixed use) and adjoining uses, especially residential.

The Community Plan designates the subject property for Highway Oriented Commercial uses, corresponding to the C1, C1.5, C2, C4, RAS3, RAS4, and P zones. The subject property is currently zoned C2-1. The current zoning offers the applicant the necessary height (unlimited) and density (one unit per 400 square feet of lot area); however, only allows an FAR up to 1.5 to 1. The recommended zone change to (T)(Q)RAS4-1 is consistent with the current Community Plan land use designation, and is within the range of zones permitted in this land use category and allows the applicant to reach an FAR of up to 3:1. Therefore, the recommended zone change IS CONSISTENT and IS in substantial conformance with the purposes, intent and provisions of the General Plan, as reflected in the adopted Community Plan.

Conversely, the requested zone change by the applicant to RAS4-2, introduces the only Height District 2 property into the area and as a result, the project as proposed by the applicant is too large in mass in comparison to the surrounding neighborhood. The introduction of a 3.55:1 FAR project would introduce a development out-of-scale with the surrounding area.

Community Plan: North Hollywood-Valley Village. The proposed project within the recommended zone change to RAS4-1 conforms to the following goals, objectives and policy of the Community Plan:

Land Use Policy

The North Hollywood-Valley Village Community Plan encourages the concentration of commercial and residential development into the North Hollywood Center (business district

and environs); these are intended to be connected to other major Centers of the City by a rapid transit network. The plan proposes clustering of neighborhood and community commercial activity to provide maximum convenience with minimum disturbance to residential neighborhoods. The proposed project will provide a mixed-use product introduced into a community which will connect with the commercial corridor along Lankershim Boulevard while providing the area with an additional new housing stock within ½ mile of a major transit center at Lankershim Boulevard and Chandler Boulevard.

Residential

The Plan with regard to residential encourages the preservation and enhancement of the positive characteristics of existing residential neighborhoods while providing a variety of housing opportunities with compatible new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area.

North Hollywood Redevelopment Plan

The proposed project is located within the boundaries of the North Hollywood Redevelopment Area which is generally bounded by Hatteras on the north, Sarah Street, Camarillo Street and the Ventura Freeway on the south, Tujunga and Camellia on the west and Cahuenga on the east. The redevelopment area contains the central business district for the North Hollywood community with the main focus of development located along Lankershim Boulevard. The North Hollywood Redevelopment Plan was adopted by the City Council in February, 1979, and subsequently amended 1980 and 1988, and 1995, respectively. The most recent amendment establishes a special emphasis on attracting and retaining the arts and entertainment industry in the area. The Redevelopment Project Area is outlined on the Community Plan Map. The primary objective of the Redevelopment Plan is the preservation and enhancement of the Project Area as a diverse community with active residential, commercial and industrial sectors. The Redevelopment Plan establishes a framework implementing community revitalization activities. All development, including the construction of new buildings, and the remodeling and expansion of existing buildings must conform to the Redevelopment Plan and all building permits must be submitted to and approved by the Community Redevelopment Agency.

In order to promote revitalization and improvement of residential properties in the North Hollywood Redevelopment Project Area, the Community Redevelopment Agency may, for developments that are subject to development and participation agreements between the Agency and the owner/developer, authorize new housing:

1. To be developed with more dwelling units per acre than otherwise permitted in this Plan.
2. To achieve greater flexibility in housing design and well planned neighborhoods offering variety of housing and environment to all socioeconomic groups.
3. To provide the most appropriate use of land through special methods of development. Agency approval of such development shall be contingent upon criteria as may be negotiated between the Agency and the owner/ developer. The dwelling units which may be permitted to be developed on a parcel above that number of dwelling units provided in the density limits of this Plan shall be known as bonus units. The owner/ developer shall obtain all of the applicable City approvals as may be necessary.

As stated above in the Background analysis, the proposed Project is not located within the **Lankershim Core Subarea** of the Redevelopment Project area. This Core Subarea is

designed to create a significant concentration of commercial development (retail, hotel, entertainment, and office) and multiple-family housing in and around the Metro Red and Orange Line Stations on Lankershim and Chandler Boulevards. If the project was located in the Core Subarea, the applicant's request for Height District No. 2 would be justified based upon the development patterns in that Subarea. Regardless, the project is located in the Redevelopment Area and the recommended zone change to (T)(Q)RAS4-1 will lead to a project that will still be consistent with the surrounding area in terms of development patterns but also consistent with the Redevelopment Plan which strives to foster development that reinforces the identity of North Hollywood and enables its creative business and residential communities to flourish.

B. Entitlement Findings

Zone Change, Sec. 12.32-F of the LAMC. The recommended zone change is consistent with the General Plan and in conformance with the public necessity, convenience, general welfare or good zoning practice in that it would permit a development which, as conditioned, is consistent with the General Plan land use designation, meets the objectives of the Community Plan, and is consistent with previously-granted zone changes to the same zone along the same block face as part of the area's transition to higher density.

The action, as recommended, has been made contingent upon compliance with the "(T)" and "(Q)" conditions imposed herein. Such limitations are necessary to protect the best interests of, and to assure a development more compatible with, surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

Several mitigation measures have been imposed upon the project in order to create compatibility with the surrounding neighborhoods including additional landscaping of all open areas and transitions to create a vertical connection from the residential portion of the project to the public street and sidewalk. Additionally, urban design conditions have been imposed to create neighborhood compatibility including limits on signage, primary pedestrian entrances off of Hatteras Street to both the residential and commercial uses, and visible bicycle racks integrated into the development. And, in order to protect the adjacent uses to the east, west and south, the project is required to include a 6-foot high block wall.

Also, in order to create a pedestrian friendly atmosphere on the ground floor areas adjacent to Hatteras Street, a condition is imposed to provide for minimum ground floor transparency requirements for both the residential and commercial uses.

Additionally, since the project is located in an area with a severe lack of on-street parking, the project is conditioned to provide parking residential parking at the Tract Map rate of 2 parking spaces per unit regardless of the unit size, ¼ guest parking, and commercial parking at the rates established, depending upon the use, in LAMC Section 12.21-A.4(c). The applicant is permitted, as an alternative to the parking established in Condition Nos. 6 and 7, to reduce their parking rates consistent with the allowances of the Bicycle Parking Ordinance.

Finally, a condition has been imposed which is more of a reminder that the Project must receive approval by the Community Redevelopment Agency/LA (a designated local authority) for the project's compliance with the North Hollywood Redevelopment Plan.

- C. **CEQA Findings.** A Mitigated Negative Declaration (ENV-2014-2530-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. Other identified potential impacts not specifically mitigated by these conditions are already subject to existing City ordinances (Sewer Ordinance, Grading Ordinance, Flood Plain Management Specific Plan, Landscape Ordinance, Stormwater Ordinance, etc.), which are specifically intended to mitigate such potential impacts on all projects.
- D. **Other Required Findings.**
1. The **Sewerage Facilities Element** of the General Plan will be affected by the recommended action. However, requirements for construction of sewer facilities to serve the subject project and complete the City sewer system for the health and safety of City inhabitants will assure compliance with the goals of this General Plan Element.
 2. **Fish and Game.** The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.
 3. Based upon the above findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

PUBLIC HEARING AND COMMUNICATIONS

The public hearing was held on **Monday, October 27, 2014**, at the Marvin Braude Constituent Services Center. A total of 12 people were in attendance, including the applicant and the applicant's representatives including the architect and land use consultants. Additionally, two representatives of Council District 2 attended the public hearing.

The applicant's representative stated that the requested zone change was to permit the construction of the 31-unit apartment building with 1,500 square feet of ground floor retail. The zone change is consistent with the General Plan land use designation of Highway Oriented Commercial, and is consistent with the development patterns within the surrounding area.

There was no one present at the hearing in opposition to the proposed project from the community or the Midtown North Hollywood Neighborhood Council; however, Mr. Karo Torossian, Chief Planning Deputy for Council District 2, testified that his office did not support the request as filed by the applicant because the project would be out of scale with the surrounding neighborhood. He felt that introducing Height District 2 into this area would be a "spot zone". The Council Office indicated that the project has not been reviewed by either his office, the Land Use Committee of the Midtown North Hollywood Neighborhood Council or its full Board. Mr. Torossian requested that the applicant do additional outreach including meeting with his office.

At the time of this report, the applicant has not meet with the Midtown North Hollywood Neighborhood Council to review the project.

Three letter were received by public agencies including Los Angeles Unified School District, Los Angeles County MTA, and CRA/LA.

Additionally, one email from the public was received by Mr. David Ambroz who expressed support for the project because the area is undergoing an inclusive revival and the project would be a great addition to the community.

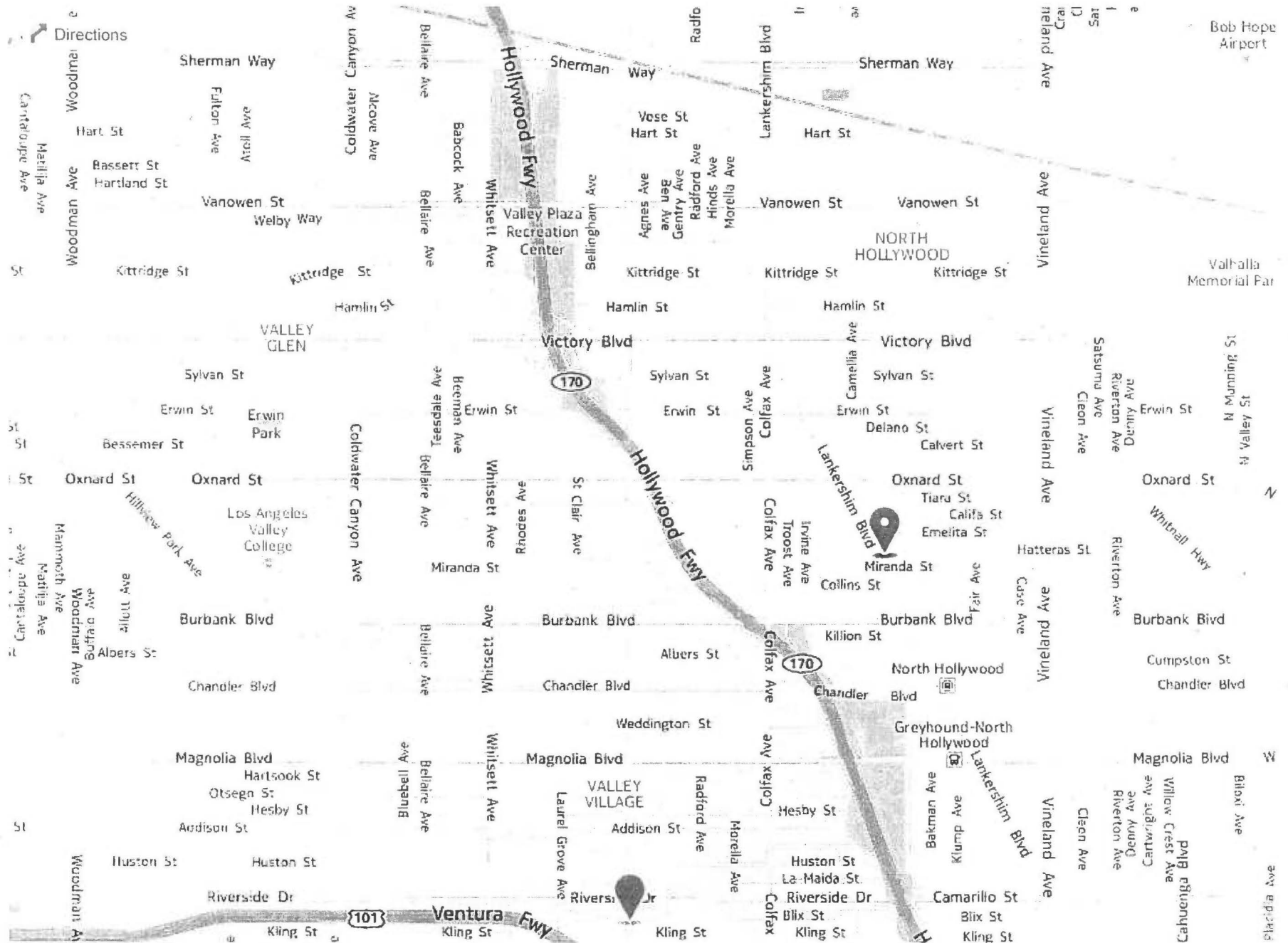
Finally, no other correspondences were received at the time of this report including emails, letters or phones call.

APCSV-2014-2529-ZC
11430-11436 West Hatteras Street

Exhibits

EXHIBIT A-1

VICINITY MAP

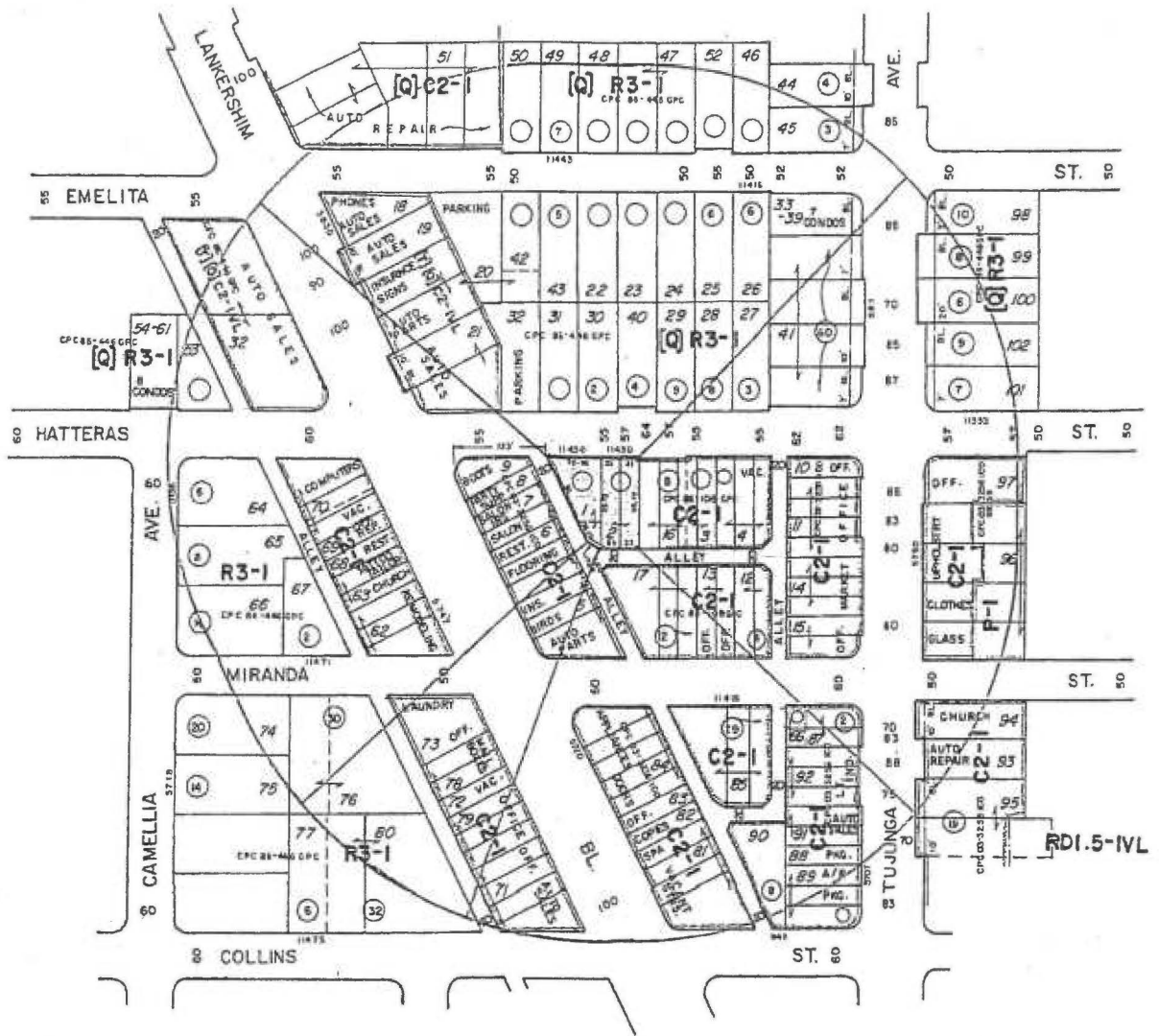


APCSV-2014-2529-ZC
11430-11436 West Hatteras Street

Exhibits

EXHIBIT A-2

RADIUS MAP/ZONE CHANGE MAP



LEGAL: TRACT 9214, LOTS 33-35
SEE APPLICATION

REQUEST: C2-1 TO RA54

NET AC. = 0.24

THOMAS BROS. PAGE: 562 , GRID: 1/J	<h3 style="text-align: center;">ZONE CHANGE</h3> CONTINENTAL MAPPING SERVICE 6315 Van Nuys Boulevard, Van Nuys, CA 91401 (818) 787-1663	CASE NO.: DATE: 3-14-6-18-14 SCALE: 1" = 100' USES: FIELD D.M. 174 B169
C.D. 2 C.T. 1241.02 P.A. 130		W.O. CUS 14-6497

APCSV-2014-2529-ZC
11430-11436 West Hatteras Street

Exhibits

EXHIBIT A-3

ZIMAS PARCEL PROFILE



City of Los Angeles Department of City Planning

7/14/2014 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

11436 W HATTERAS ST

ZIP CODES

91601

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1986-108-GPC

ORD-162937

Address/Legal Information

PIN Number	174B169 303
Lot/Parcel Area (Calculated)	4,081.6 (sq ft)
Thomas Brothers Grid	PAGE 562 - GRID J1
Assessor Parcel No. (APN)	2338024009
Tract	TR 9214
Map Reference	M B 123-98/99
Block	None
Lot	33
Arb (Lot Cut Reference)	1
Map Sheet	174B169

Jurisdictional Information

Community Plan Area	North Hollywood - Valley Village
Area Planning Commission	South Valley
Neighborhood Council	Mid-Town North Hollywood
Council District	CD 2 - Paul Krekorian
Census Tract #	1241.02
LADBS District Office	Van Nuys

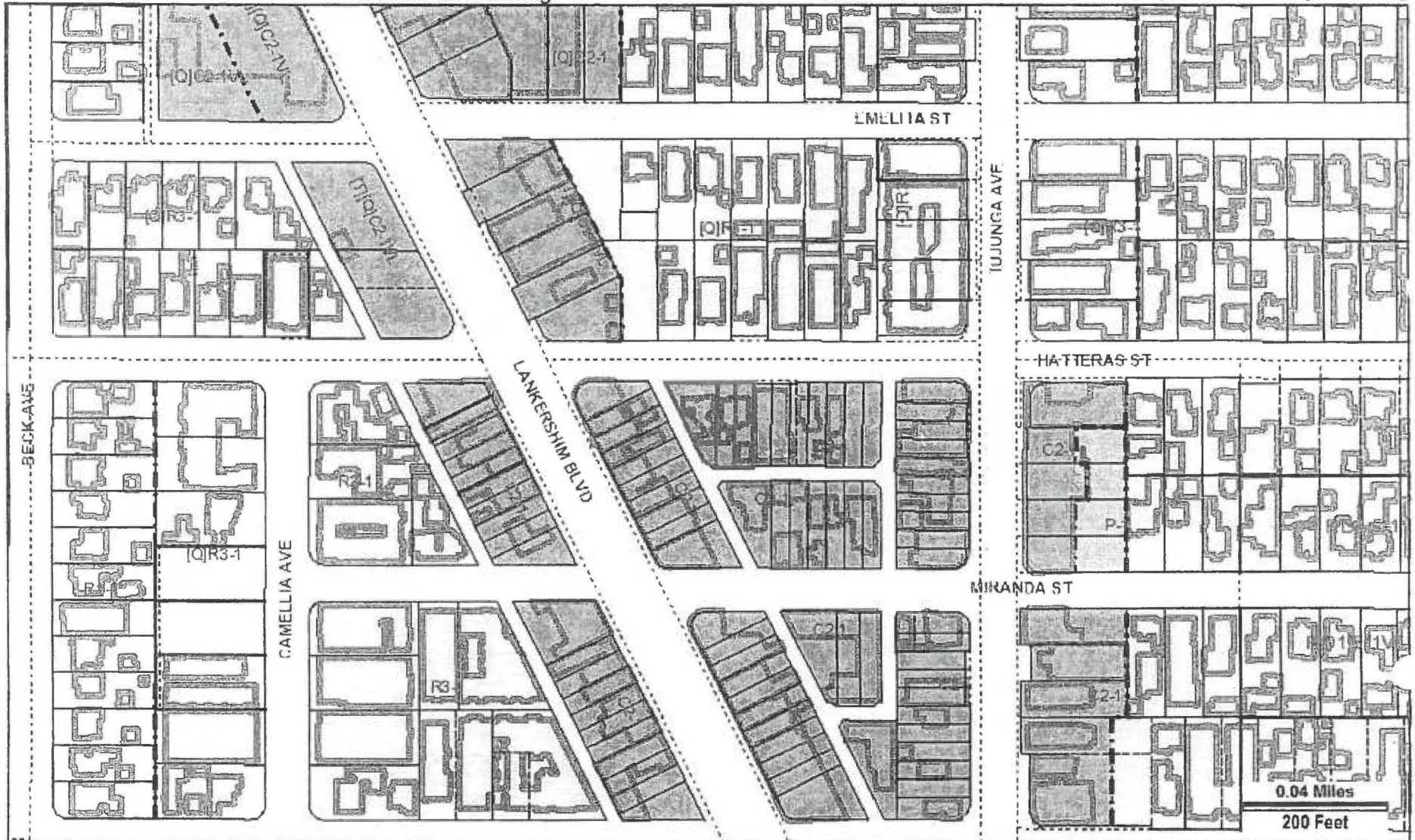
Planning and Zoning Information

Special Notes	None
Zoning	C2-1
Zoning Information (ZI)	ZI-1048 North Hollywood Redevelopment Project
General Plan Land Use	Community Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	North Hollywood Redevelopment Project
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

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.

APN: 2013-2029

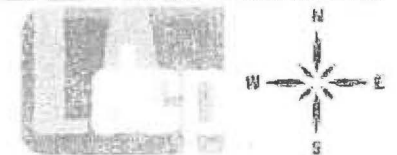
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	North Hollywood
Public Safety	
Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1535
Fire Information	
Division	3
Battalion	14
District / Fire Station	60
Red Flag Restricted Parking	No



Address: 11436 W HATTERAS ST
 APN: 2338024009
 PIN #: 174B169 303

Tract: TR 9214
 Block: None
 Lot: 33
 Arb: 1

Zoning: C2-1
 General Plan: Community Commercial



APCSV-2014-2529-ZC
11430-11436 West Hatteras Street

Exhibits

EXHIBIT A-4

SITE INDEX/PHOTOS

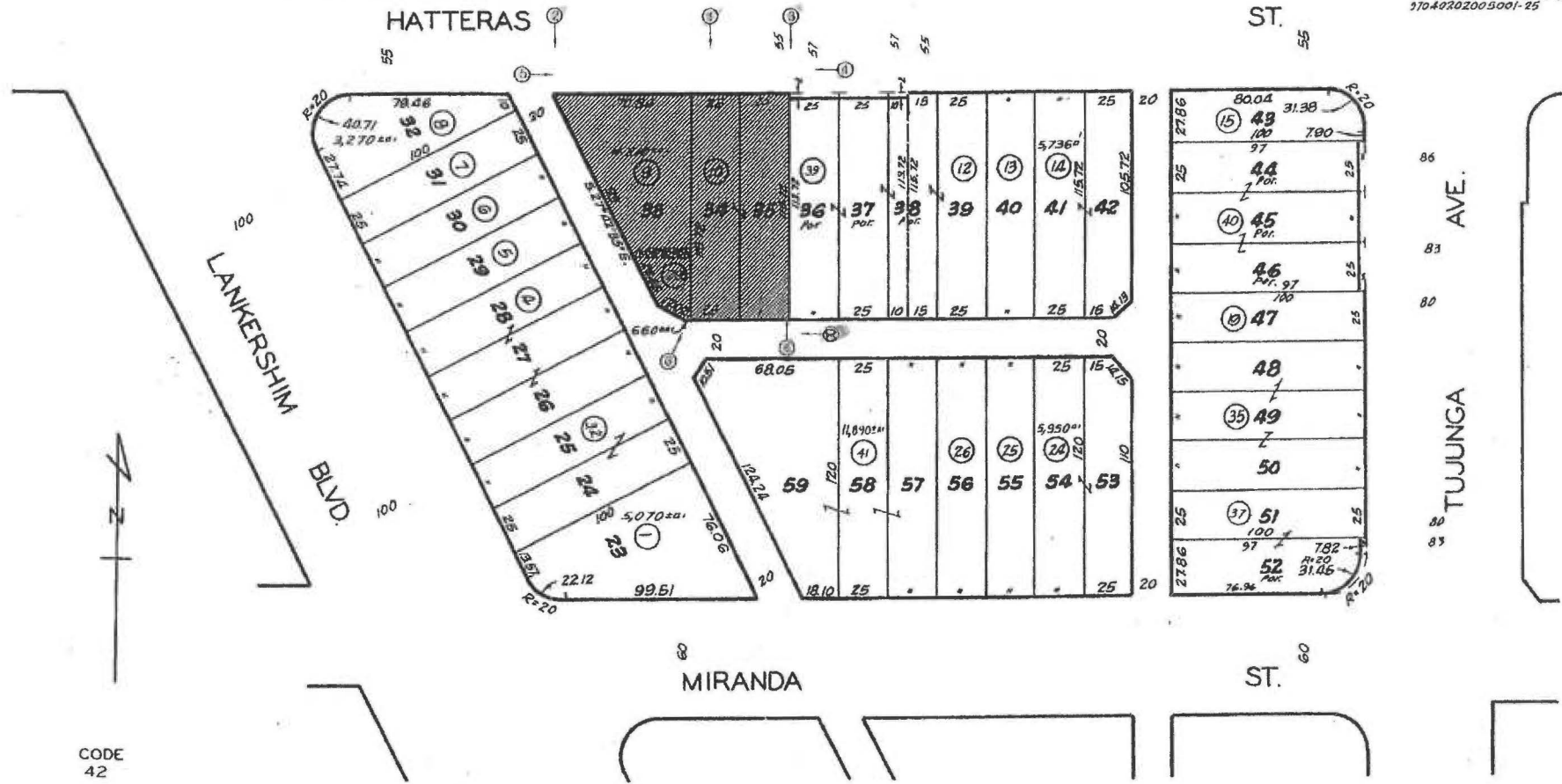
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1998

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10-2-65

Revised:
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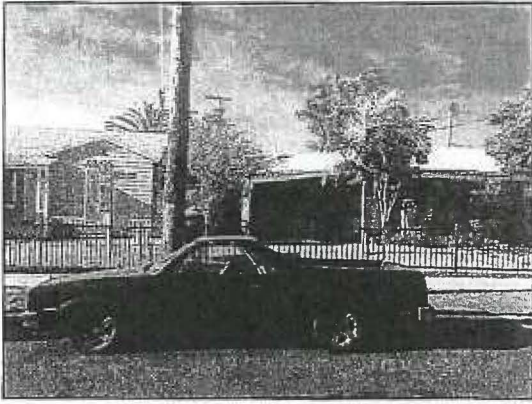
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M.B. 123-98-99

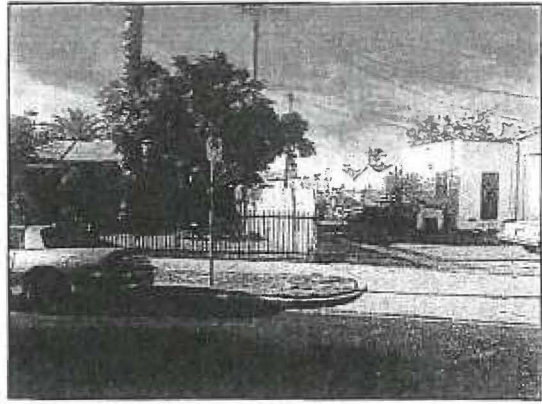
FOR PREV. ASSMT. SEE: 1741-36

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

11432-36 HATTERAS STREET, LOS ANGELES CA. 91601



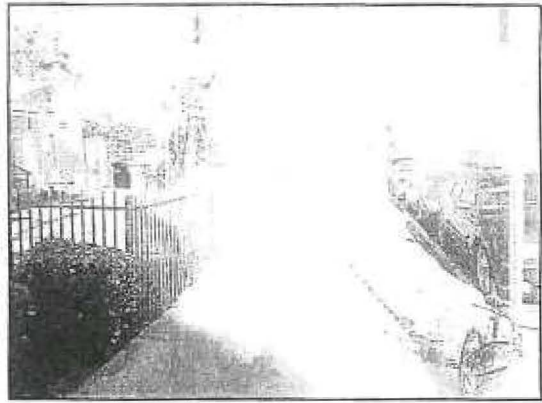
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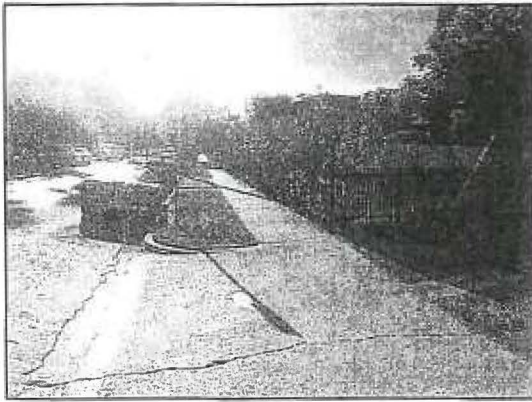
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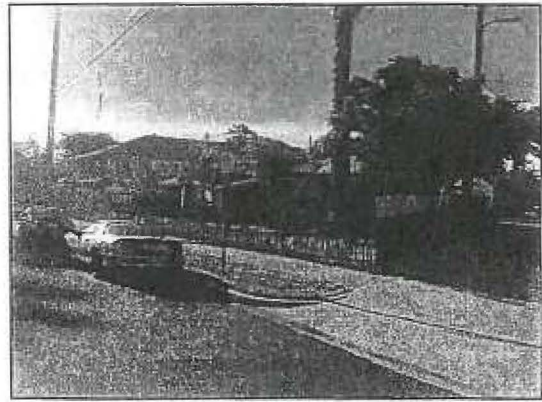
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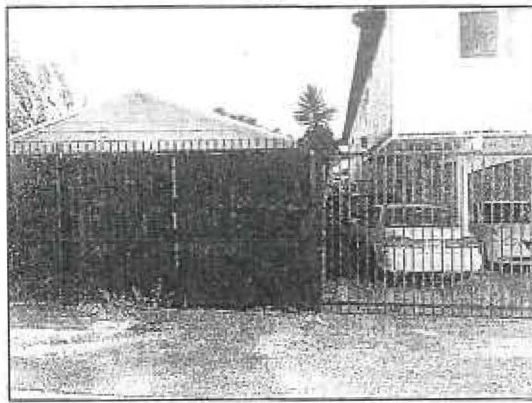
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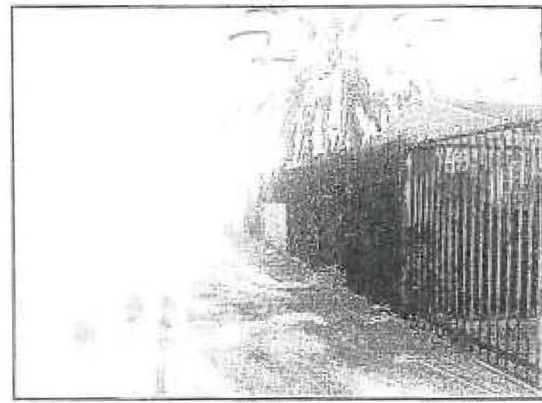
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APCSV-2014-2529-ZC
11430-11436 West Hatteras Street

Exhibits

EXHIBIT B

PROPOSED PROJECT PLANS



31 UNIT APARTMENT
11436 HATTERAS
LOS ANGELES, CA 91601
 100% PRIVATELY FUNDED

FOR

CONSULTANTS

STRUCTURAL ENGINEER	ELECTRICAL ENGINEER	MECHANICAL ENGINEER	SOILS ENGINEER

SHEET INDEX

ARCHITECTURAL	AD-0 COVER SHEET	AD-10 2 ND FLOOR PLAN
	AD-1 COVER SHEET	AD-11 3 RD FLOOR PLAN
	AD-2 GENERAL NOTES	AD-12 4 TH FLOOR PLAN
	AD-3 GENERAL NOTES	AD-13 5 TH FLOOR PLAN
	AD-4 GENERAL NOTES	AD-14 6 TH FLOOR PLAN
	AD-5 GENERAL NOTES	AD-15 7 TH FLOOR PLAN
	AD-6 GENERAL NOTES	AD-16 8 TH FLOOR PLAN
	AD-7 GENERAL NOTES	AD-17 9 TH FLOOR PLAN
	AD-8 GENERAL NOTES	AD-18 10 TH FLOOR PLAN
	AD-9 GENERAL NOTES	AD-19 11 TH FLOOR PLAN
	AD-10 GENERAL NOTES	AD-20 12 TH FLOOR PLAN
	AD-11 GENERAL NOTES	AD-21 13 TH FLOOR PLAN
	AD-12 GENERAL NOTES	AD-22 14 TH FLOOR PLAN
	AD-13 GENERAL NOTES	AD-23 15 TH FLOOR PLAN
	AD-14 GENERAL NOTES	AD-24 16 TH FLOOR PLAN
	AD-15 GENERAL NOTES	AD-25 17 TH FLOOR PLAN
	AD-16 GENERAL NOTES	AD-26 18 TH FLOOR PLAN
	AD-17 GENERAL NOTES	AD-27 19 TH FLOOR PLAN
	AD-18 GENERAL NOTES	AD-28 20 TH FLOOR PLAN
	AD-19 GENERAL NOTES	AD-29 21 ST FLOOR PLAN
	AD-20 GENERAL NOTES	AD-30 22 ND FLOOR PLAN
	AD-21 GENERAL NOTES	AD-31 23 RD FLOOR PLAN
	AD-22 GENERAL NOTES	AD-32 24 TH FLOOR PLAN
	AD-23 GENERAL NOTES	AD-33 25 TH FLOOR PLAN
	AD-24 GENERAL NOTES	AD-34 26 TH FLOOR PLAN
	AD-25 GENERAL NOTES	AD-35 27 TH FLOOR PLAN
	AD-26 GENERAL NOTES	AD-36 28 TH FLOOR PLAN
	AD-27 GENERAL NOTES	AD-37 29 TH FLOOR PLAN
	AD-28 GENERAL NOTES	AD-38 30 TH FLOOR PLAN
	AD-29 GENERAL NOTES	AD-39 31 ST FLOOR PLAN
	AD-30 GENERAL NOTES	AD-40 32 ND FLOOR PLAN
	AD-31 GENERAL NOTES	AD-41 33 RD FLOOR PLAN
	AD-32 GENERAL NOTES	AD-42 34 TH FLOOR PLAN
	AD-33 GENERAL NOTES	AD-43 35 TH FLOOR PLAN
	AD-34 GENERAL NOTES	AD-44 36 TH FLOOR PLAN
	AD-35 GENERAL NOTES	AD-45 37 TH FLOOR PLAN
	AD-36 GENERAL NOTES	AD-46 38 TH FLOOR PLAN
	AD-37 GENERAL NOTES	AD-47 39 TH FLOOR PLAN
	AD-38 GENERAL NOTES	AD-48 40 TH FLOOR PLAN
	AD-39 GENERAL NOTES	AD-49 41 ST FLOOR PLAN
	AD-40 GENERAL NOTES	AD-50 42 ND FLOOR PLAN
	AD-41 GENERAL NOTES	AD-51 43 RD FLOOR PLAN
	AD-42 GENERAL NOTES	AD-52 44 TH FLOOR PLAN
	AD-43 GENERAL NOTES	AD-53 45 TH FLOOR PLAN
	AD-44 GENERAL NOTES	AD-54 46 TH FLOOR PLAN
	AD-45 GENERAL NOTES	AD-55 47 TH FLOOR PLAN
	AD-46 GENERAL NOTES	AD-56 48 TH FLOOR PLAN
	AD-47 GENERAL NOTES	AD-57 49 TH FLOOR PLAN
	AD-48 GENERAL NOTES	AD-58 50 TH FLOOR PLAN
	AD-49 GENERAL NOTES	AD-59 51 ST FLOOR PLAN
	AD-50 GENERAL NOTES	AD-60 52 ND FLOOR PLAN
	AD-51 GENERAL NOTES	AD-61 53 RD FLOOR PLAN
	AD-52 GENERAL NOTES	AD-62 54 TH FLOOR PLAN
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	AD-55 GENERAL NOTES	AD-65 57 TH FLOOR PLAN
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	AD-57 GENERAL NOTES	AD-67 59 TH FLOOR PLAN
	AD-58 GENERAL NOTES	AD-68 60 TH FLOOR PLAN
	AD-59 GENERAL NOTES	AD-69 61 ST FLOOR PLAN
	AD-60 GENERAL NOTES	AD-70 62 ND FLOOR PLAN
	AD-61 GENERAL NOTES	AD-71 63 RD FLOOR PLAN
	AD-62 GENERAL NOTES	AD-72 64 TH FLOOR PLAN
	AD-63 GENERAL NOTES	AD-73 65 TH FLOOR PLAN
	AD-64 GENERAL NOTES	AD-74 66 TH FLOOR PLAN
	AD-65 GENERAL NOTES	AD-75 67 TH FLOOR PLAN
	AD-66 GENERAL NOTES	AD-76 68 TH FLOOR PLAN
	AD-67 GENERAL NOTES	AD-77 69 TH FLOOR PLAN
	AD-68 GENERAL NOTES	AD-78 70 TH FLOOR PLAN
	AD-69 GENERAL NOTES	AD-79 71 ST FLOOR PLAN
	AD-70 GENERAL NOTES	AD-80 72 ND FLOOR PLAN
	AD-71 GENERAL NOTES	AD-81 73 RD FLOOR PLAN
	AD-72 GENERAL NOTES	AD-82 74 TH FLOOR PLAN
	AD-73 GENERAL NOTES	AD-83 75 TH FLOOR PLAN
	AD-74 GENERAL NOTES	AD-84 76 TH FLOOR PLAN
	AD-75 GENERAL NOTES	AD-85 77 TH FLOOR PLAN
	AD-76 GENERAL NOTES	AD-86 78 TH FLOOR PLAN
	AD-77 GENERAL NOTES	AD-87 79 TH FLOOR PLAN
	AD-78 GENERAL NOTES	AD-88 80 TH FLOOR PLAN
	AD-79 GENERAL NOTES	AD-89 81 ST FLOOR PLAN
	AD-80 GENERAL NOTES	AD-90 82 ND FLOOR PLAN
	AD-81 GENERAL NOTES	AD-91 83 RD FLOOR PLAN
	AD-82 GENERAL NOTES	AD-92 84 TH FLOOR PLAN
	AD-83 GENERAL NOTES	AD-93 85 TH FLOOR PLAN
	AD-84 GENERAL NOTES	AD-94 86 TH FLOOR PLAN
	AD-85 GENERAL NOTES	AD-95 87 TH FLOOR PLAN
	AD-86 GENERAL NOTES	AD-96 88 TH FLOOR PLAN
	AD-87 GENERAL NOTES	AD-97 89 TH FLOOR PLAN
	AD-88 GENERAL NOTES	AD-98 90 TH FLOOR PLAN
	AD-89 GENERAL NOTES	AD-99 91 ST FLOOR PLAN
	AD-90 GENERAL NOTES	AD-100 92 ND FLOOR PLAN

BUILDING ANALYSIS PER LABC BUILDING CODE 2011

PER LOS ANGELES MUNICIPAL CODE
 JOB ADDRESS: 11436 HATTERAS ST.
 LEGAL DESCRIPTION: TRACT 18 1214
 LOT: 33, 34 & 35
 ZONE: ESD3700 C2-1
 PROPOSED: R4S-42
 BUILDING HEIGHT: 72' - 8 STORY BUILDING
 LOT AREA: R4S-42 19,232.51 SQ. FT.
 TOTAL 19,232.51 SQ. FT.
 DENHRY: C2-1 @ 40.48' 400' - 31' 31' UNITS ALLOWED PER CODE
 F.A.R.: COMMERCIAL 1 X 10,232.51 SQ. FT. - 10,232.51 SQ. FT.
 DWELLING 0.4 @ 721.81 SQ. FT. - 2,890.84 SQ. FT.
 TOTAL = 13,123.35 SQ. FT.
 ALLOWED: 53,855.06 SQ. FT. - 50 FT
 SET BACK: FRONT 7' MIN
 REAR 9'-0" FROM Q ALLEY 15'-0"
 SIDE 9'-0" FROM Q ALLEY 15'-0"
 REAR 3'-0"

ANIMAL CALCULATIONS:
80 OCCUPANCY
 4-101-201-301-401 UNET 2 BDRM 2 BATH 1,000 X4 = 4,000 SQ. FT.
 1-501 UNET + LOFT 2 BDRM 2 BATH 1,230 X4 = 4,920 SQ. FT.
 4-102-202-302-402 UNET 2 BDRM 2 BATH 1,000 X4 = 4,000 SQ. FT.
 1-601 UNET + LOFT 2 BDRM 2 BATH 1,230 X4 = 4,920 SQ. FT.
 4-103-203-303-403 UNET 2 BDRM 2 BATH 800 X4 = 3,200 SQ. FT.
 1-501 UNET + LOFT 2 BDRM 2 BATH 1,160 X4 = 4,640 SQ. FT.
 4-104-204-304-404 UNET 2 BDRM 2 BATH 1,000 X4 = 4,000 SQ. FT.
 1-604 UNET + LOFT 2 BDRM 2 BATH 1,230 X4 = 4,920 SQ. FT.
 4-105-205-305-405 UNET 2 BDRM 2 BATH 1,020 X4 = 4,080 SQ. FT.
 1-505 UNET + LOFT 2 BDRM 2 BATH 1,230 X4 = 4,920 SQ. FT.
 1-306 UNET 3 BDRM 4 1/2 BATH 1,350 X4 = 5,400 SQ. FT.
 4-107-207-307-407 UNET 2 BDRM 2 BATH 1,070 X4 = 4,280 SQ. FT.
 1-507 UNET + LOFT 2 BDRM 2 BATH 1,230 X4 = 4,920 SQ. FT.
 31 UNITS 33,198 SQ. FT.

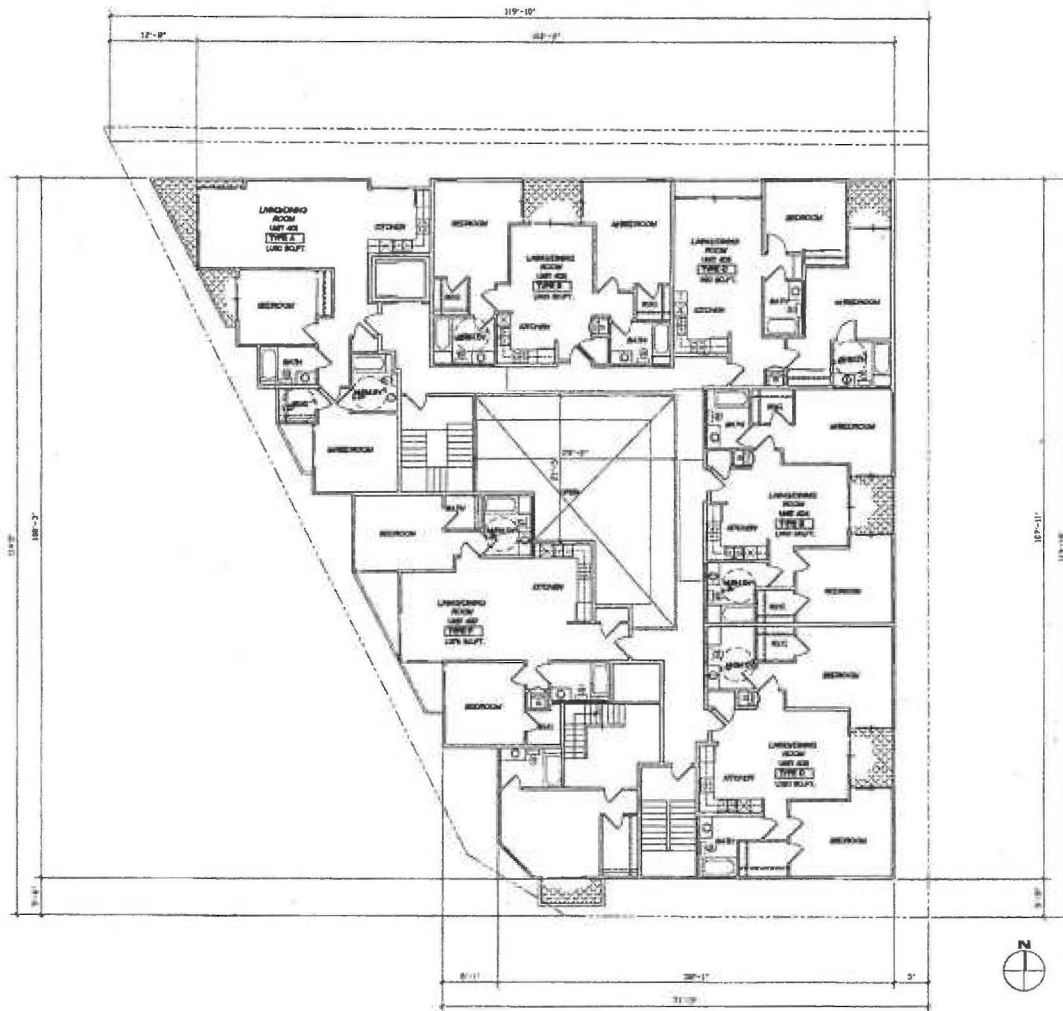
CORRIDOR: 14' ALONG 15 LEVELS: 845 SQ. FT.
 RECREATION 1ST FLOOR: 442 SQ. FT.
 LOBBY: 258 SQ. FT.
 TOTAL: 14,855 SQ. FT.
COMMERCIAL:
 METAL: 1,500 SQ. FT.
 TOTAL APARTMENT AND RETAIL: 35,555 SQ. FT.
COMMERCIAL AND PARKING OCCUPANCY
 LOWER LEVEL: 3,902 SQ. FT.
 UPPER LEVEL: 8,800 SQ. FT.
 DWELL LEVEL: 8,253 SQ. FT.
 TOTAL: 20,955 SQ. FT.

PARKING ANALYSIS

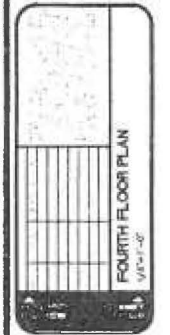
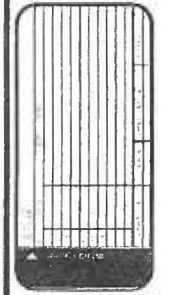
RESIDENTIAL PARKING REQUIRED: 31 + 2 = 33 STALLS
COMMERCIAL PARKING REQUIRED: 1 STALL 250 SQ FT + 8 STALLS
 TOTAL = 41 STALLS
IN COMPLIANCE WITH ORDINANCE CPH-887-03
 PROVIDE 15% LESS PARKING STALLS & REPLACE WITH BICYCLE PARKING
 42 STALLS @ 15% = 6 LESS PARKING STALLS
 82 STALLS - 6 STALLS = 76 PARKING STALLS REQUIRED
WILL PROVIDE 80 COMMERCIAL PARKING STALLS + 7 CYBERT
WILL PROVIDE 7 COMMERCIAL PARKING STALLS
COMMERCIAL 2 CYBERT WHEEL CHAIRS PARKING STALLS
RESIDENTIAL PARKING PROVIDED: 34 STALLS (INCL. HO.)
COMMERCIAL PARKING PROVIDED: 8 COMMERCIAL + 1 CYC - 7 STALLS
COMPACT: 28 STALLS
 TOTAL: 80 STALLS
RESIDENTIAL BICYCLE PARKING PROVIDED:
 LONG TERM 31 UNITS @ 1 BICYCLE PARKING = 31 BICYCLE PARKING
 SHORT TERM 31 UNITS @ 1/2 = 15 BICYCLE PARKING
COMMERCIAL BICYCLE PARKING PROVIDED:
 2 SHORT-TERM BICYCLE PARKING
 2 LONG-TERM BICYCLE PARKING

VICINITY MAP





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

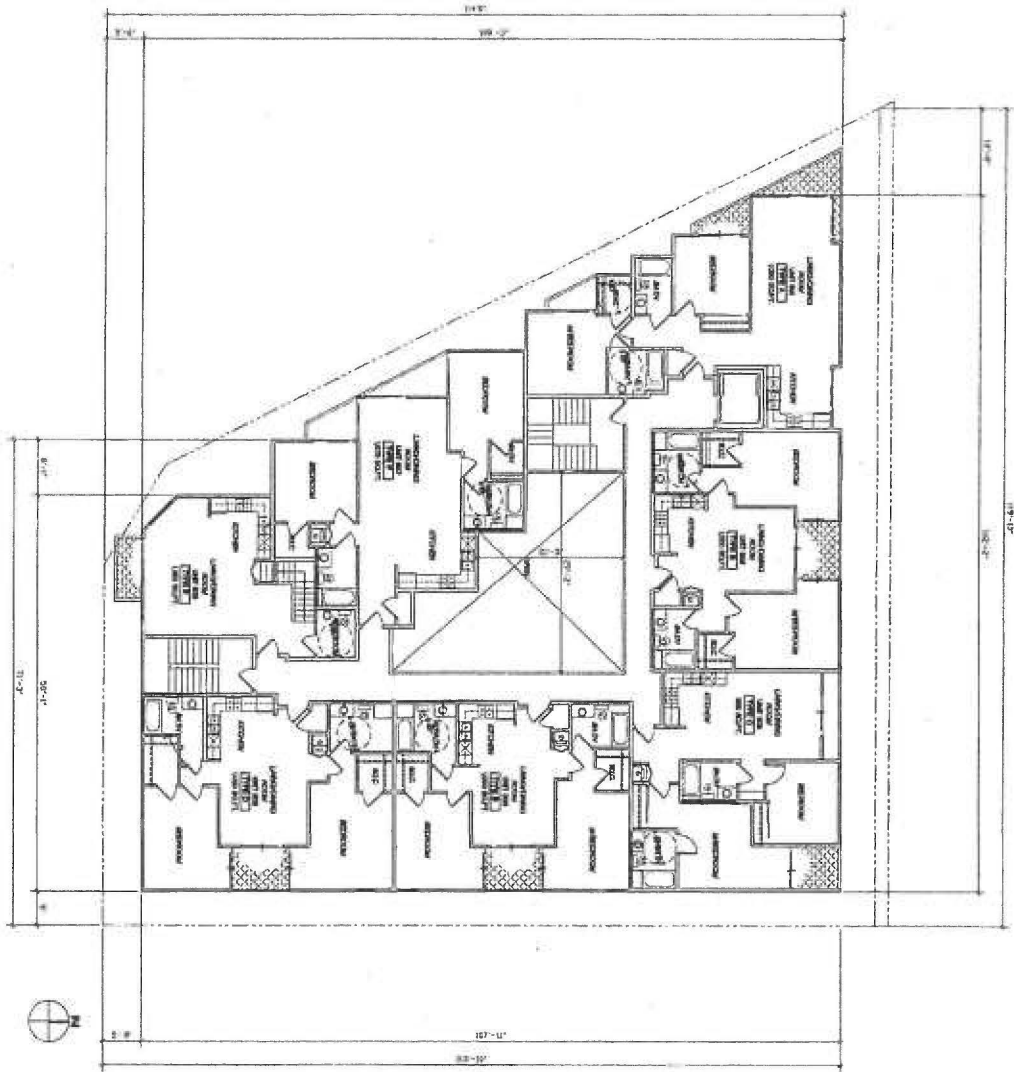


APARTMENT MIX USE
14400 W. 14TH ST.
DENVER, CO 80202

14-086

A3.7

2/20/2015 11:21 AM



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

14-986
A3.6

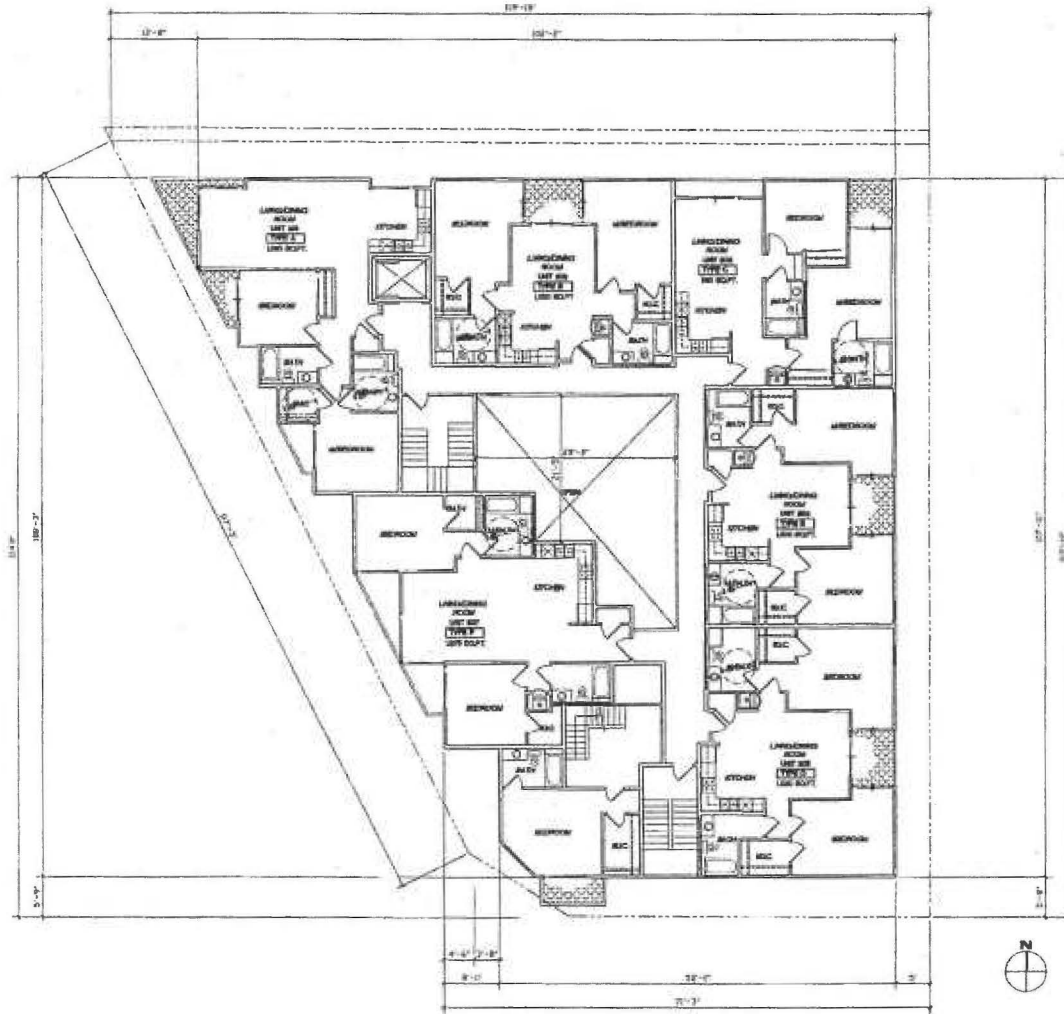
APARTMENT MIX USE
 11416-11417 S.W. 11th Ave.
 Coral Gables, FL 33134
 311

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

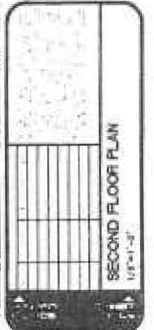
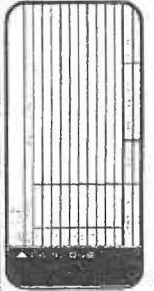
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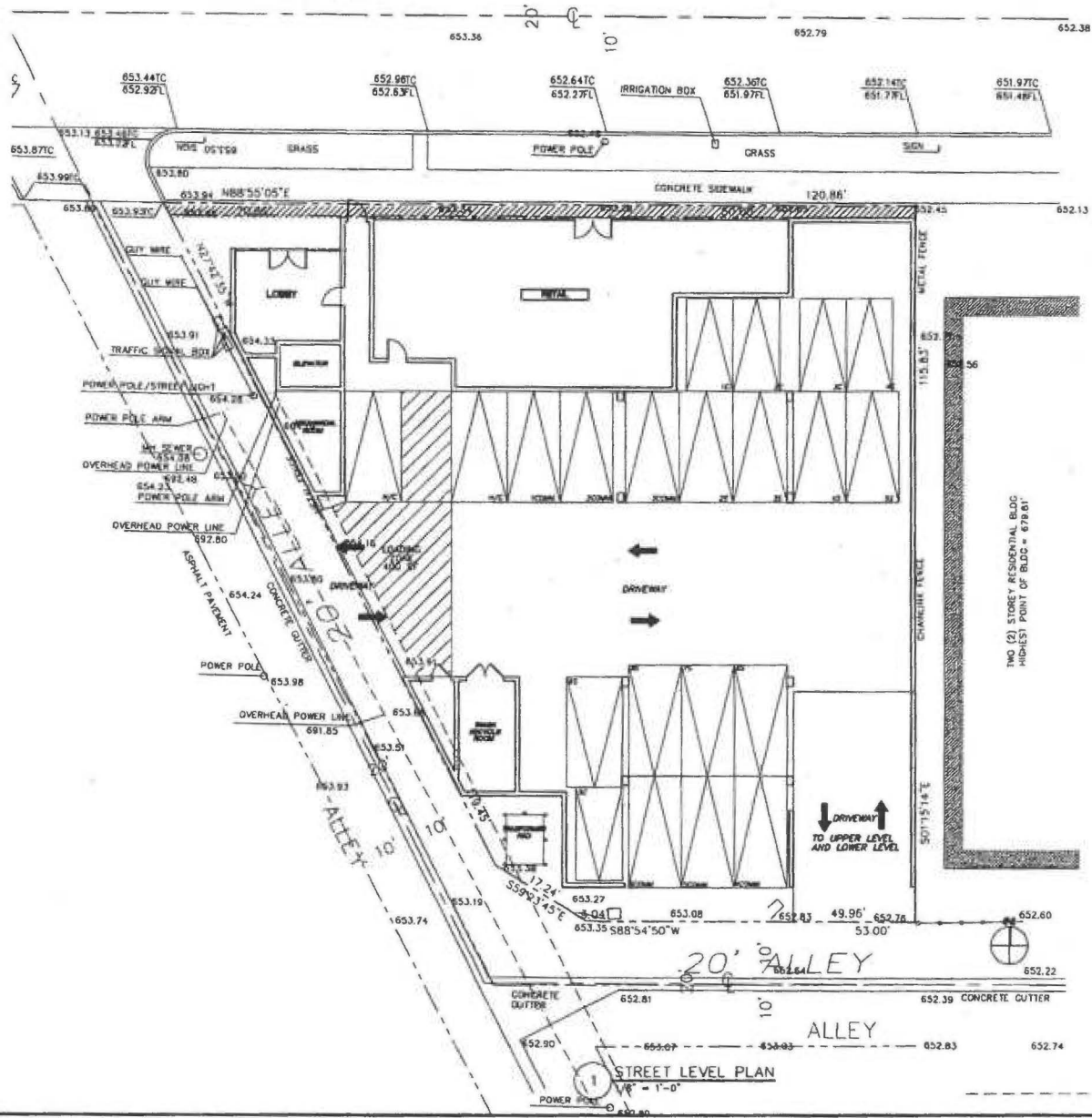
NO.	DESCRIPTION	DATE	BY	CHECKED





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





TWO (2) STOREY RESIDENTIAL BLDG
 HIGHEST POINT OF BLDG = 678.61'

6 STANDARD	7 PARKING SPACES
RESIDENTIAL	1 MULTICAP
	8 STANDARD
	9 COMPACT
	14 PARKING SPACES
TOTAL	24 PARKING SPACES

08

SHEET PLAN VIEW

STREET LEVEL PLAN

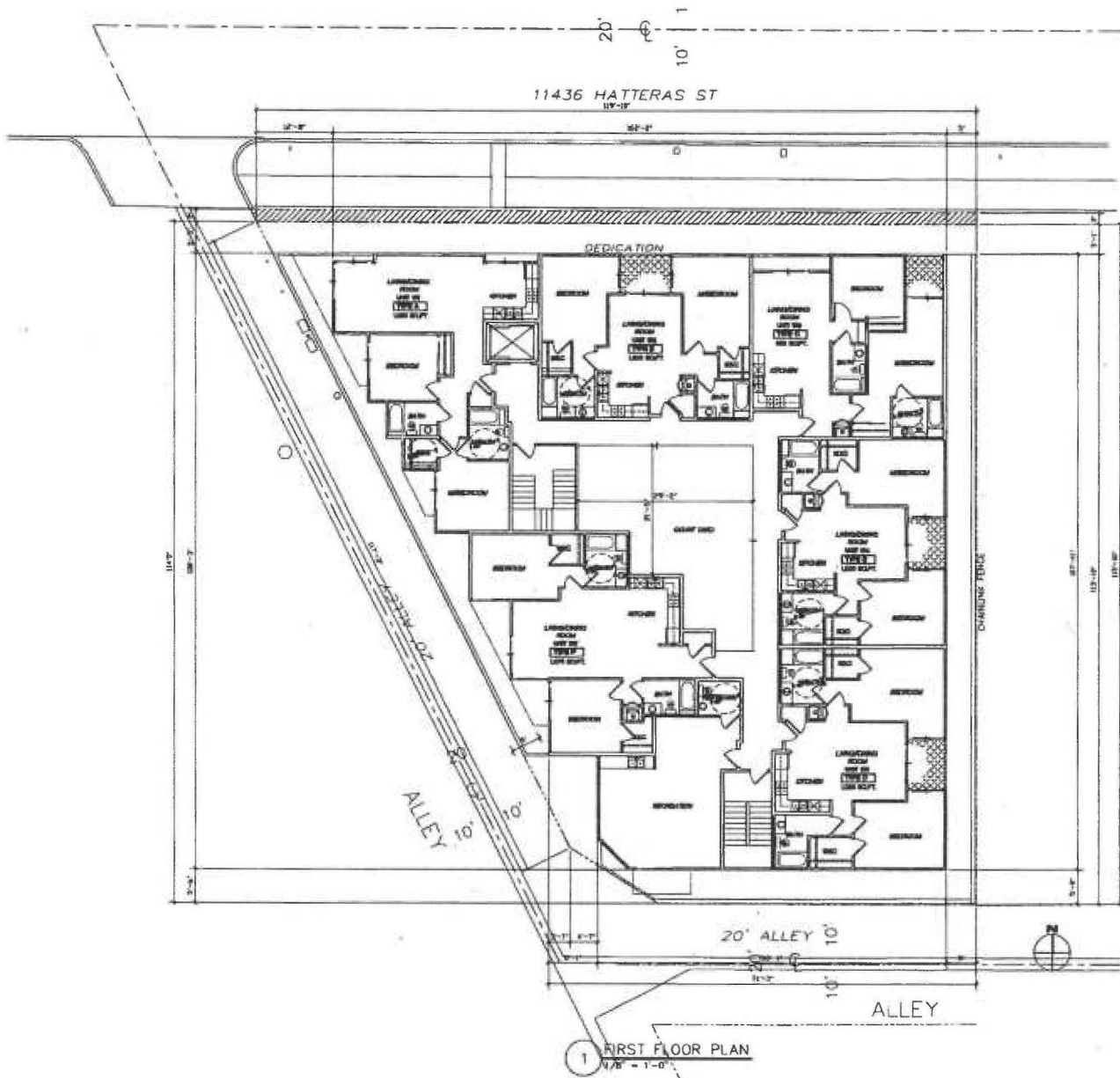
1/8" = 1'-0"

APARTMENT MIX USE

1/8" = 1'-0"

14-986

A32



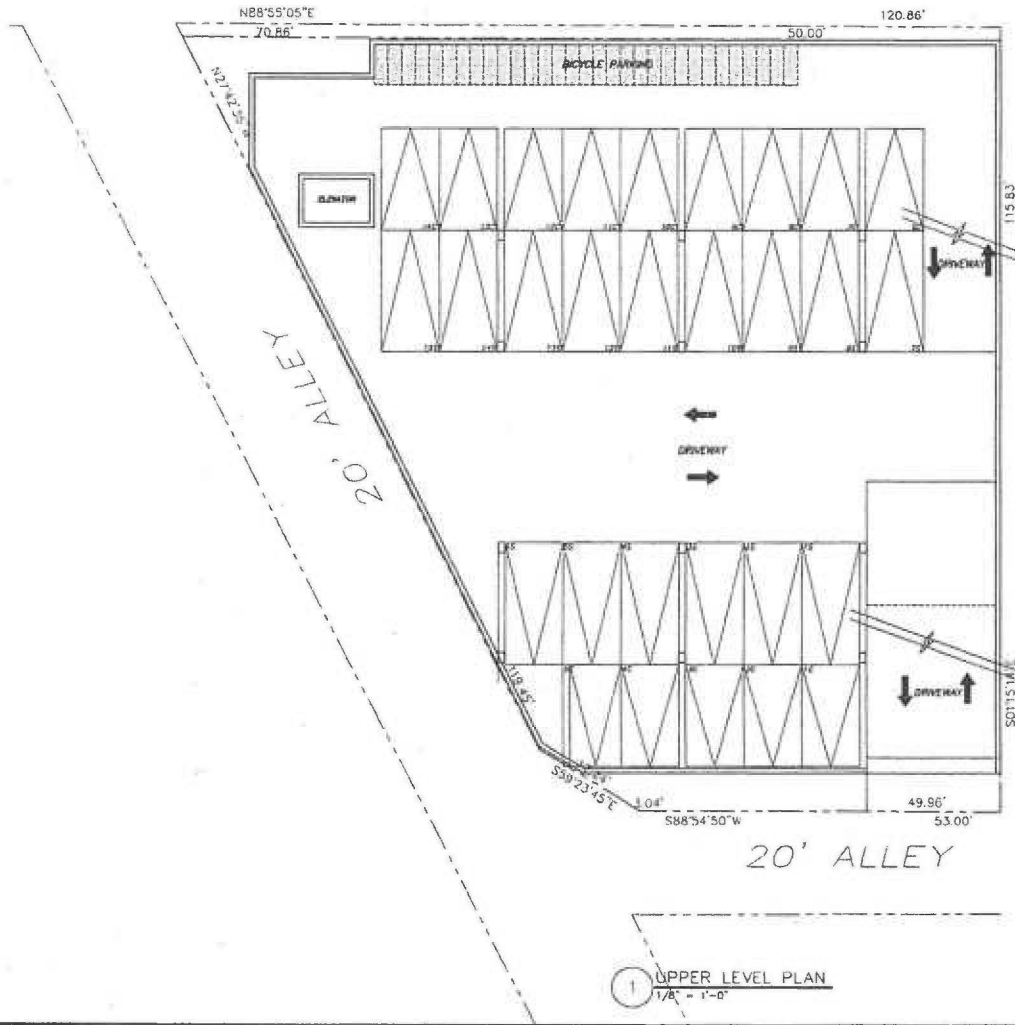
INDEXED	■
PLANNED	■
RENDER	■

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

APARTMENT MIX USE
11436 HATTERAS ST CARRVILLE, VA 22814

14-0886
A34

11436 HATTERAS ST



1 UPPER LEVEL PLAN
1/8" = 1'-0"

PARKING PROVIDED	
18	STANDARD
14	COMPACT
22	PARKING SPACES

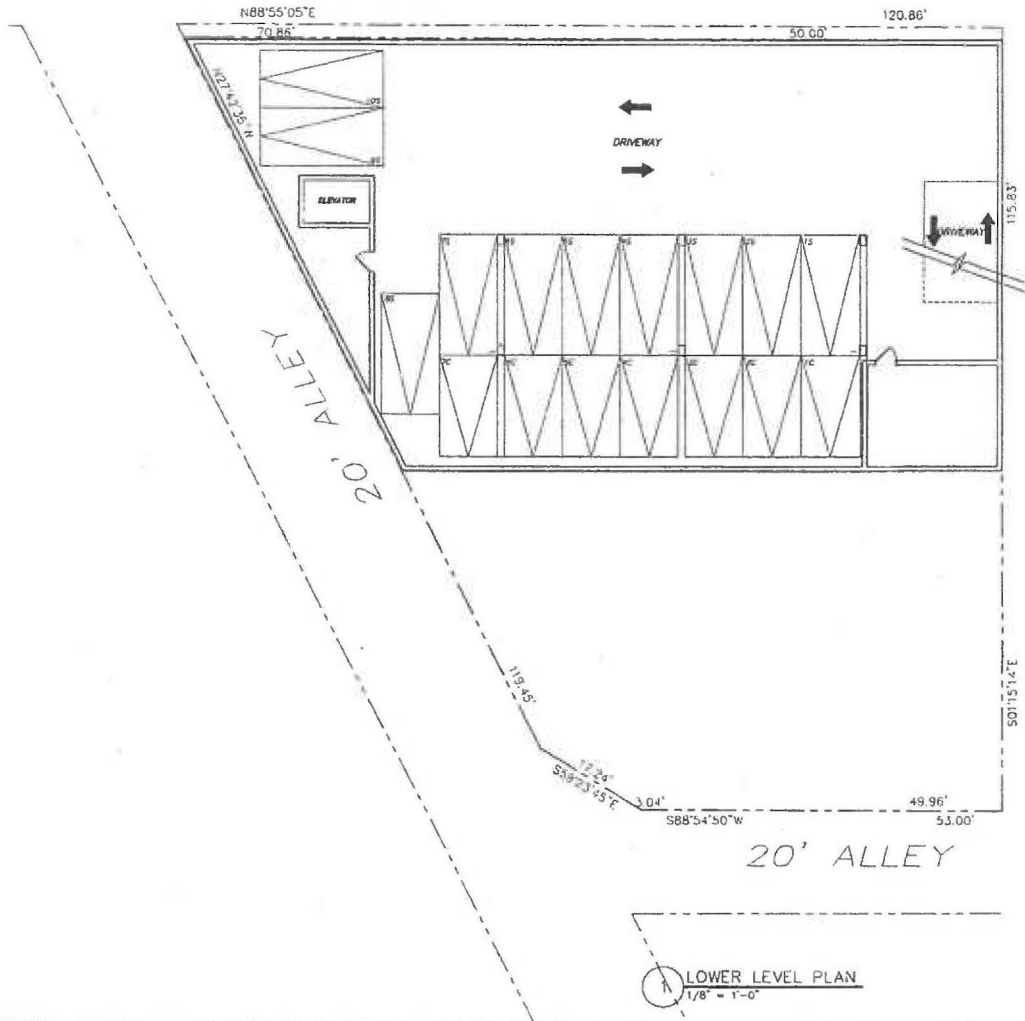


APARTMENT MIX USE
11436 HATTERAS ST
DALLAS, TEXAS 75243

14-086

A31

11436 HATTERAS ST



PARKING PROVIDED	
10 STANDARD	
7 COMPACT	
17 PARKING SPACES	

14-986

APARTMENT MIX USE

10 STANDARD
7 COMPACT
17 PARKING SPACES

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	DRIVEWAY	1,200	1.2%
2	ELEVATOR	100	0.1%
3	STAIRS	1,000	1.0%
4	MECHANICAL	500	0.5%
5	REAR PORCH	1,000	1.0%
6	REAR PATIO	1,000	1.0%
7	REAR DECK	1,000	1.0%
8	REAR BALCONY	1,000	1.0%
9	REAR TERRACE	1,000	1.0%
10	REAR WALKWAY	1,000	1.0%
11	REAR DRIVEWAY	1,000	1.0%
12	REAR DRIVEWAY	1,000	1.0%
13	REAR DRIVEWAY	1,000	1.0%
14	REAR DRIVEWAY	1,000	1.0%
15	REAR DRIVEWAY	1,000	1.0%
16	REAR DRIVEWAY	1,000	1.0%
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24	REAR DRIVEWAY	1,000	1.0%
25	REAR DRIVEWAY	1,000	1.0%
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100	REAR DRIVEWAY	1,000	1.0%

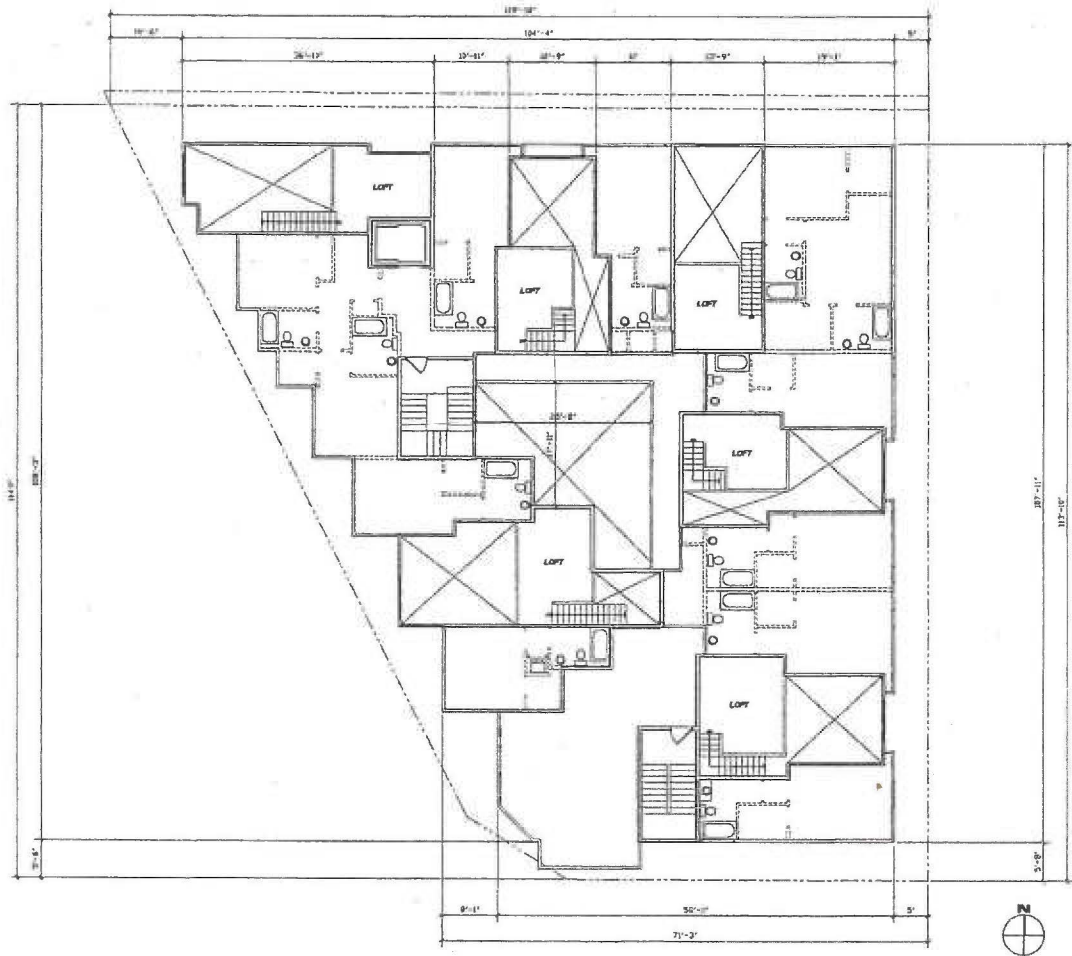
LOWER LEVEL PLAN
1/8" = 1'-0"

APARTMENT MIX USE

10 STANDARD
7 COMPACT
17 PARKING SPACES

14-986

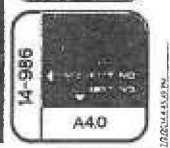
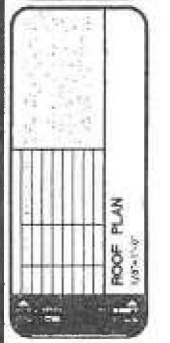
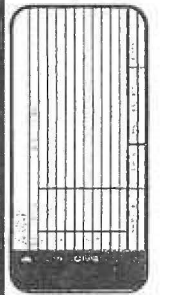
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1 LOFT PLAN
 1/8" = 1'-0"



ARCHITECT
 PLANNER
 DESIGN

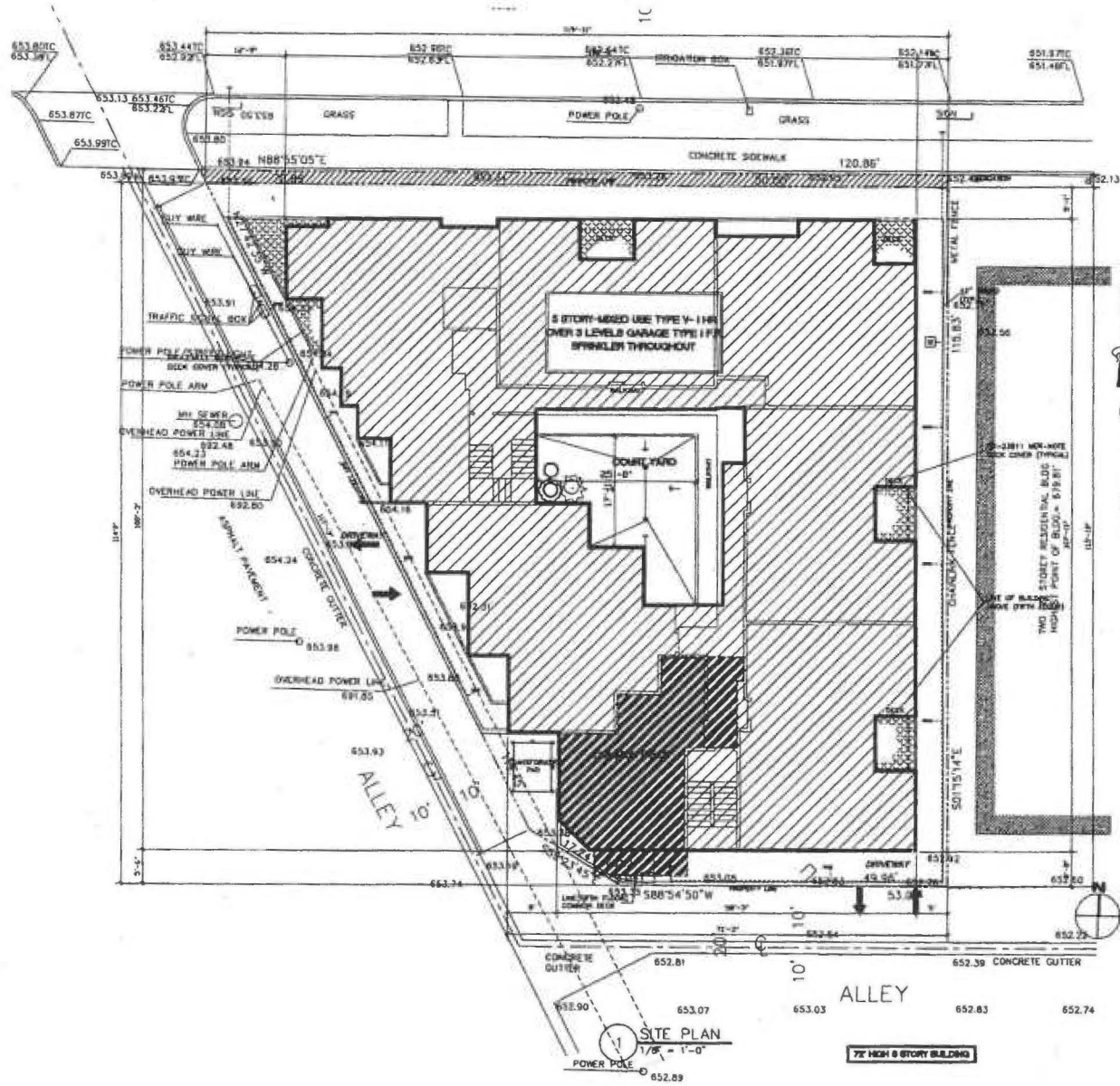


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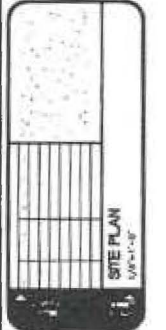
APARTMENT MIX USE

A4.0

1302014510219



SCALE: 1"=10'



SITE PLAN

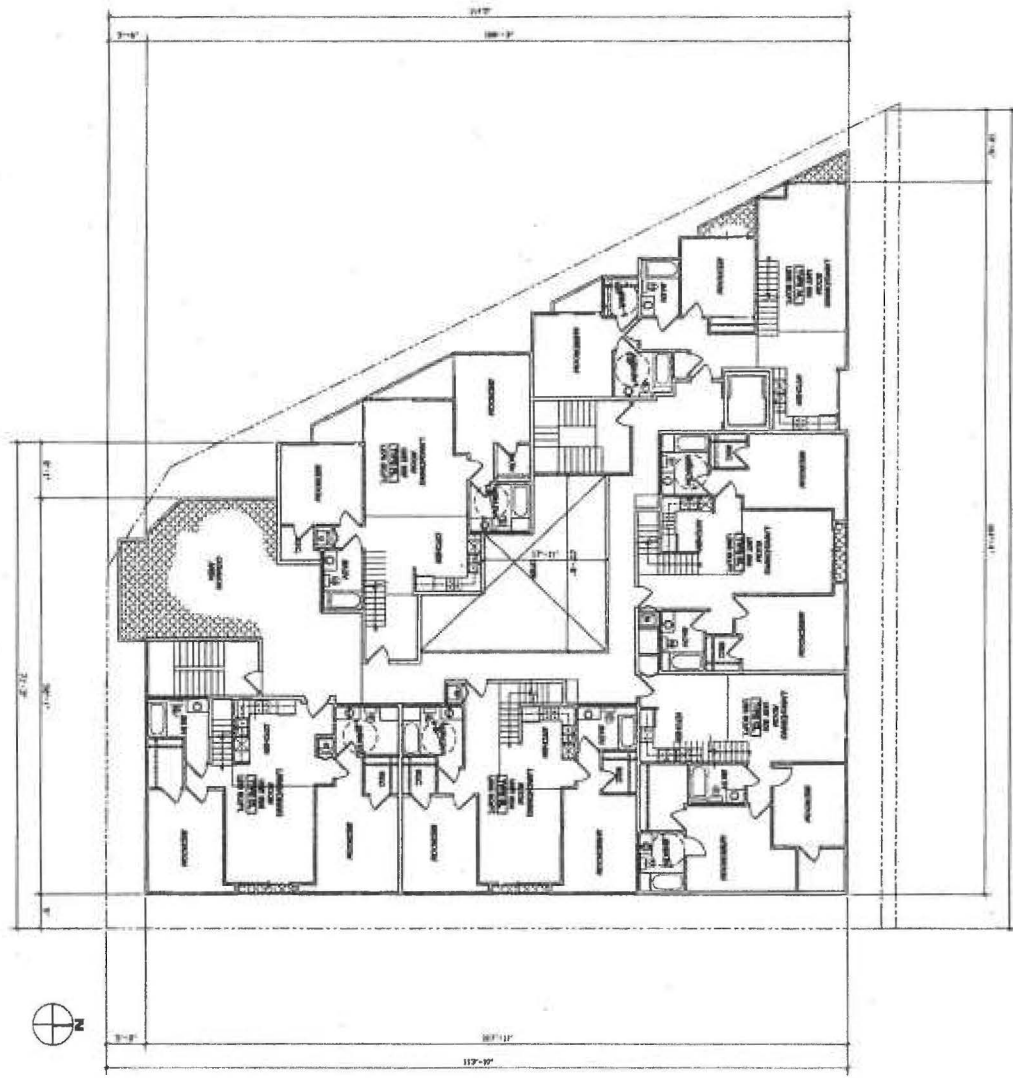
1/8" = 1'-0"

7x HIGH 6 STORY BUILDING

14-886

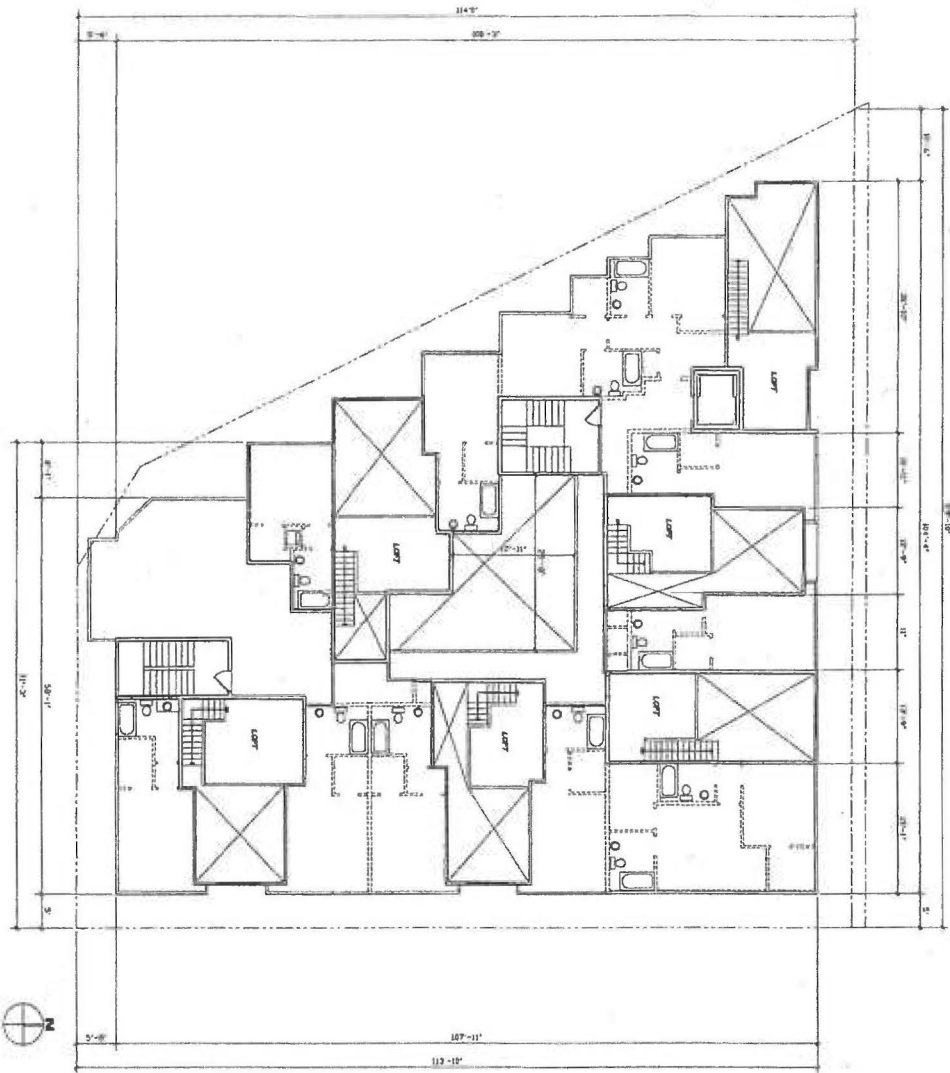
A20

2025.04.18.20



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

<p>14-986</p> <p>ABB</p>	<p>APARTMENT MIX USE</p> <p>3100 W. 10TH ST. DENVER, CO</p>	<p>FIFTH FLOOR PLAN 1/8" = 1'-0"</p>	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	DATE	BY									
NO.	REVISION	DATE	BY													



1 LOFT PLAN
1/8" = 1'-0"

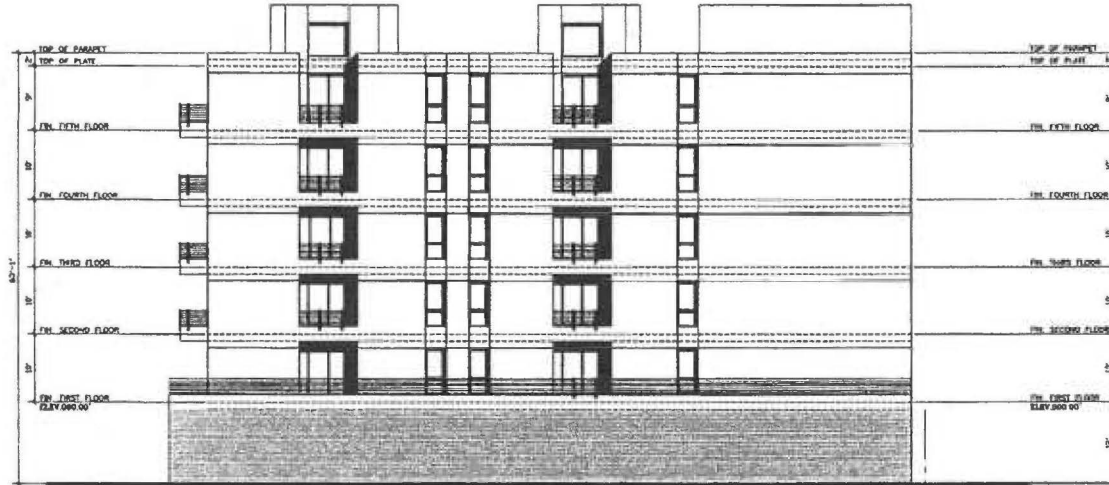
14-986
A3B

APARTMENT MIX USE
 Project No. 14-986
 Date: 04/11/17

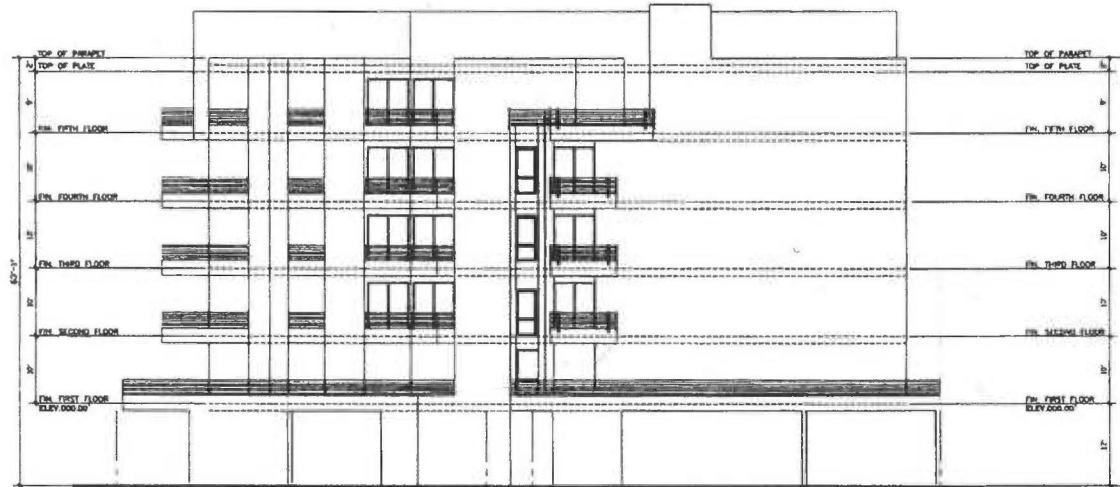
LOFT PLAN
 1/8" = 1'-0"

Scale: 1/8" = 1'-0"

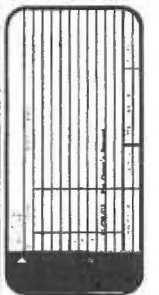
08
 WALK
 STAIR
 ELEVATOR



1 EAST ELEVATION
1/8" = 1'-0"



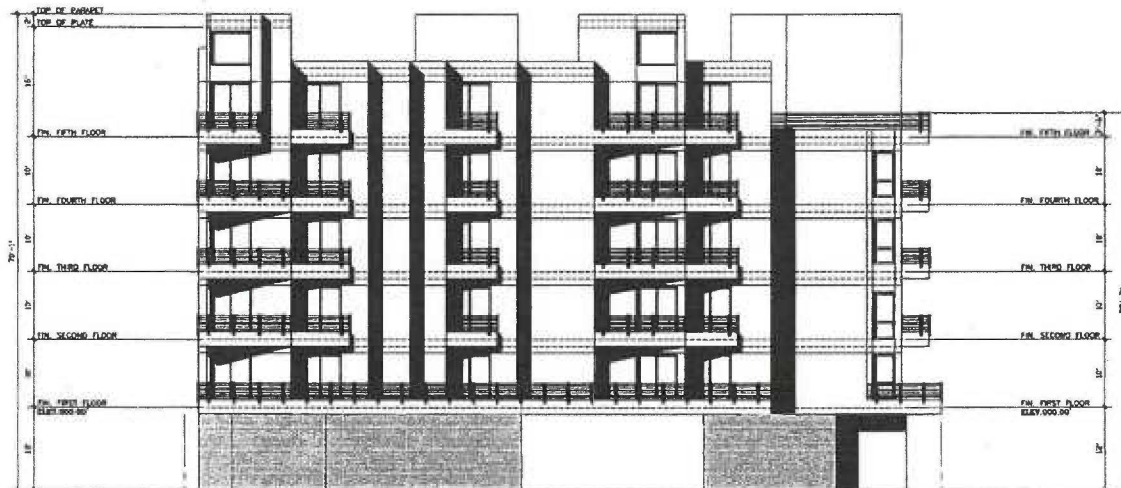
2 SOUTH ELEVATION (ALLEY)
1/8" = 1'-0"



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1 NORTH ELEVATION (HATTERAS STREET)
1/4" = 1'-0"



2 WEST ELEVATION (ALLEY)
1/4" = 1'-0"

PROJECT: [REDACTED] DRAWN BY: [REDACTED] DATE: [REDACTED]
BUILDING ELEVATIONS 1/8" = 1'-0"
APARTMENT MIX USE [REDACTED]
14-586 A50