

COMMITTEE MEMBERS:

- Brandi D'Amore, Chair
- Paul Barbosa
- Mark Millner
- George Skarpelos
- Jim Van Dusen



HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL
 Certified Council #52,
 P.O. Box 3272 Los Angeles, CA 90078
www.MyHUNC.org email us at Info@MyHUNC.org

COMMITTEE MEETING MINUTES
Planning and Land Use Management (PLUM) Committee
Thursday, February 5, 2026, 6:30 PM
Fire Station 82 Annex
1800 N. BRONSON AVENUE, L.A., CA 90028
Second Floor Conference Room

Welcome

6:38 PM start

1. Roll Call

Attending

Brandi D'Amore Paul Barbosa George Skarpelos Jim Van Dusen

Absent

Mark Millner

2. Approval of December 2025 Minutes

Motion: Paul Barbosa **Second:** Jim Van Dusen **Result:** Yes-3, No-0, Abstain-1, Recused-0, Ineligible-0

Yes

Brandi D'Amore Jim Van Dusen Paul Barbosa

Abstain

George Skarpelos

3. Public Comment on items not on the Agenda (2 minutes each)

None

4. Government Representatives Updates

None

5. Reconvening postponed discussion and possible recommendation on 2069 N. Argyle Avenue, 90068 – Planning Cases: ZA-2024-6024-CUW / ENV-2024-6025-CE Class 2 Conditional Use for Wireless Projects (CUW)

see 2069 Argyle Documents from November and December 2025 PLUM here:
https://hollywoodunitednc.org/wpcontent/uploads/2025/11/PLUM_Exhibits_11-06-2025.pdf

https://hollywoodunitednc.org/wp-content/uploads/2025/11/PLUM_Exhibits_12-4-25.pdf
and File: <https://planning.lacity.gov/pdiscaseinfo/search/casenumbr/ZA-2024-6024-CUW>

Contractor and representative discussed the size, scope and construction of the wireless structure. Tenants who are affected by the construction directly underneath will be offered alternative units until the construction is finished.

Motion Made: Motion to recommend the board approve the application for 2069 N. Argyle Avenue, 90068 – Planning Cases: ZA-2024-6024-CUW / ENV-2024-6025-CE Class 2 Conditional Use for Wireless Projects (CUW) with the following conditions

- 1. Applicant will obtain LADOT 20 feet parking restrictions in front of the property during the workday to accommodate the work trucks between 7am-7pm**
- 2. No construction on red flag days that may create a spark**
- 3. Tenants who are affected by the construction directly underneath will be offered alternative units until the construction is finished if**

they request it. When they return to their original unit rent will be at the same rate as before and their previous unit will be in the same condition as before.

4. Tenants on the property are made aware of the start and scope of construction the possibility of relocation if that is part of the determination

The city should consider the following:

1. The possible impact of living near such wireless structures and how that affects quality of life, habitability and neighborhood occupancy.

Motion: Brandi D'Amore **Second:** Paul Barbosa **Result:** Yes-4, No-0, Abstain-0, Recused-0, Ineligible-0

Yes

Brandi D'Amore George Skarpelos Jim Van Dusen Paul Barbosa

A) If applicant absent, discussion and possible recommendation of committee to move forward as postponement has been requested multiple months including after in-person review with applicant at November '25

6. Presentation by Homeboy Industries on ownership and planned use of the Monastery of the Angels

Brandi went over a call she had with the HomeBoy Industries CEO.

She will check with Romboy Industries to see if they will return in March 2026.

7. Committee Member announcements on items not on the Agenda

Possible ordinances regarding expedited building for the Olympics, and filming and a Mullholand property covered by Hollywoodland Design Review Board (DRB).

8. Old/Ongoing Business

None

9. New/Future Business

2 projects in the Oaks that may have exceptional haul routes

Adjournment at 8:27 PM

Reconsideration: The Board may reconsider and amend its action on items listed on the agenda if that reconsideration takes place before the end of the meeting at which it was considered or at the next regular meeting. The Board, on either of these two days, shall: (1) Make a Motion for Reconsideration and, if approved, (2) hear the matter and take an action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: (1) A Motion for Reconsideration on the described matter and (2) a [Proposed] action should the motion to reconsider be approved. A Motion for Reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a Motion for Reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Recording Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act.

COMMITTEE MEMBERS:

Brandi D'Amore, Chair
Paul Barbosa
Mark Millner
George Skarpelos
Jim Van Dusen



HOLLYWOOD UNITED NEIGHBORHOOD COUNCIL
Certified Council #52,
P.O. Box 3272 Los Angeles, CA 90078
www.MyHUNC.org email us at Info@MyHUNC.org

COMMITTEE MEETING MINUTES

Planning and Land Use Management (PLUM) Committee
Thursday, March 5, 2026, 6:30 PM

Zoom Meeting Online or By Telephone

<https://us02web.zoom.us/j/88945120920> or Dial 1 (669) 444-9171 to Join the Meeting
Then Enter This Webinar ID: 889 4512 0920 and Press #

Meeting Exhibits: https://hollywoodunitednc.org/wp-content/uploads/2026/03/Exhibits_PLUM_3-05-2026.pdf

Webinar ID: 889 4512 0920

Welcome

6:35 PM start

2. Approval of February 2026 Minutes

Tabled: Postponed to next PLUM meeting

3. Public Comment on items not on the Agenda

No comments

4. Presentation by Homeboy Industries of planned use and historic protection considerations of Monastery of the Angels followed by Question & Answer

Presentation outlined the scope and purpose of the Home of the Angels planned campus including rehabilitation, security and bakery use.

5. Discussion and possible recommendation to board on Los Angeles Department of Transportation (LADOT) Speed Safety System Camera Program Pilot Report; discussion to include but not limited to 4 areas within HUNC area or potentially affecting HUNC stakeholders:

N Western Ave between Franklin Ave and Los Feliz Blvd ;
N Highland Ave between Franklin Pl and Camrose Dr ;
Franklin Ave between Cheremoya Ave and Tamarind Ave ; and
Hollywood Blvd between N Vista St and Camino Palmero St

10 Minute recess at 8:05PM and restarted at 8:20PM

Discussion included aspects of placement, cost, privacy and data use, effectiveness of cameras for speed control, effectiveness of enforcement.

Motion Made: Recommend that the Board support only a targeted implementation of the program in areas where there are significant safety concerns. There are additional concerns about the cost of the program, security of the data being collected, how the data is stored, who has access to the data, the questionable assessment of the fines on vehicle owners and not the drivers. There are additional concerns on the use of these cameras to monitor populations and whether these cameras are subject to state and federal warrants. Funds dedicated to this program could be allocated to other programs that might have the same or better impact on traffic safety. Previous camera enforcement programs have had significant problems with enforcement and resulted in their discontinuation.

Motion: Brandi D'Amore **Second:** Mark Millner **Result:** Yes-4, No-0, Abstain-0, Recused-0, Ineligible-0

Yes

Brandi D'Amore George Skarpelos Mark Millner Paul Barbosa

A) Information about Program: <https://ladot.lacity.gov/speed-safety-system>

Report Policy Motion: <https://ladot.lacity.gov/sites/default/files/2026-02/speed-safety-program-report-and-policy.pdf>

Impact Report: <https://ladot.lacity.gov/sites/default/files/2026-02/speed-safety-program-attachment-a-impact-report.pdf>

6. Discussion and possible recommendation to board on Griffith Park Gateway Concessions Requested Proposals Process

Online link:

https://hollywoodunitednc.org/wp-content/uploads/2026/03/Griffith_Park_Gateway_Concessions_RFP.pdf

Postponed until a later time.

7. Committee Member announcements on items not on the Agenda

Brandi noted a project on Rodgerton that finally came back with plans.

8. Old/Ongoing Business

9. New/Future Business

Adjournment at 8:52 PM

Reconsideration: The Board may reconsider and amend its action on items listed on the agenda if that reconsideration takes place before the end of the meeting at which it was considered or at the next regular meeting. The Board, on either of these two days, shall: (1) Make a Motion for Reconsideration and, if approved, (2) hear the matter and take an action. If the motion to reconsider an action is to be scheduled at the next meeting following the original action, then two items shall be placed on the agenda for that meeting: (1) A Motion for Reconsideration on the described matter and (2) a [Proposed] action should the motion to reconsider be approved. A Motion for Reconsideration can only be made by a Board member who has previously voted on the prevailing side of the original action taken. If a Motion for Reconsideration is not made on the date the action was taken, then a Board member on the prevailing side of the action must submit a memorandum to the Recording Secretary identifying the matter to be reconsidered and a brief description of the reason(s) for requesting reconsideration at the next regular meeting. The aforesaid shall all be in compliance with the Ralph M. Brown Act.



Neighborhood Councils **Legislative Report**

March 23, 2026

Summary of Motions Introduced (*New Legislation*)

Council File 26-1200-S16, Irma Lara / Area Planning Commissioner / Harbor / Mayoral Appointment (Mayor)

Introduced March 23, 2026, and referred to the City Council. The Mayor's report is relative to the appointment of Irma Lara to the Area Planning Commission - Harbor for the term ending June 30, 2030.

[Subscribe to Council File 26-1200-S16](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-1200-S15, Karen Mack / Board of Human Relations Commissioners / Commission Appointment (Mayor)

Introduced March 18, 2026, and referred to the Civil Rights, Equity, Immigration, Aging, and Disability Committee. The Mayor's report is relative to the appointment of Karen Mack to the Board of Human Relations Commissioners for the term ending June 30, 2028.

[Subscribe to Council File 26-1200-S15](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-1100-S6, June 2, 2026 / Primary Election Ballot / Summary of Measures (City Clerk)

Introduced March 18, 2026, and referred to the City Council. The City Clerk's report submits its summary of three measures appearing on the City's June 2, 2026 Primary Election ballot.

[Subscribe to Council File 26-1100-S16](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0405, Farm Workers Day / City Holiday (Mayor)

Introduced March 19, 2026, and referred to the Personnel and Hiring Committee. The Mayor's report says to proclaim the last Monday of March as Farm Workers Day.

[Subscribe to Council File 26-0405](#)

[Submit a Community Impact Statement \(CIS\)](#)



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

ED1 Eligible AB 2097 Eligible

Case Number:

Env. Case Number:

Application Type:

Case Filed With (Print Name): Date Filed:

Application includes letter requesting:

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

Related Case Number(s):

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Provide all information requested. Missing, incomplete or inconsistent information will cause delays. All terms in this document are applicable to the singular as well as the plural forms of such terms. Refer to the City Planning Application Filing Instructions (CP13-7810) for more information.

1. PROJECT LOCATION

Street Address1: 1833 N. Wilton Pl., Los Angeles, CA 90028 Unit/Space Number:

Legal Description2 (Lot, Block, Tract): Lots 80 & 81 (Arb 2), Morgan's Hollywood Tract

Assessor Parcel Number: 5586-033-006 Total Lot Area: 8,107 sf.

2. PROJECT DESCRIPTION

Present Use: Vacant lot

Proposed Use: Residential Apartments

Project Name (if applicable): 1833 N. Wilton Pl.

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

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

The applicant proposes the construction of a new 23,428 square-foot (4.47 FAR), five-story, 62-foot, 6 3/4-inch, 100% affordable housing development with 48 dwelling units, including seven studio units, 40 one-bedroom units, and one five-bedroom unit, with 37 Low Income units, 10 Moderate Income units, and one Manager's Unit, on an 8,107 square-foot lot in the RD1.5-1XL zone, within Subarea A of the Vermont/Western Station Neighborhood Area Plan and the Low Medium II Residential General Plan Land Use area of the Hollywood Community Plan. The project is also providing 28 bicycle parking spaces and 2,438 square feet of common open space, including a 1,825.5 square-foot roof deck and 612.5 square-foot recreation

Additional Information Attached:

YES NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

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

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite/in public right-of-way
- Grading
- Haul Route
- New construction: 23,428 square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

HOUSING COMPONENT INFORMATION

Number of Residential Units: Existing 1 - Demolish(ed)³ 1 + Adding 48 = Total 48

Number of Affordable Units⁴: Existing 0 - Demolish(ed) 0 + Adding 47 = Total 47

Number of Market Rate Units: Existing 1 - Demolish(ed) 1 + Adding 1 = Total 1

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

³ Number of units to be demolished and/or which have been demolished within the last five years.

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

YES

NO

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

Provided # of Parking Spaces: _____ Required # of Parking Spaces: _____

Parking Minimum Checklist

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

Check all that apply:

- Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- Contain fewer than 20 dwelling units
- Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the [Preliminary Land Use Report](#) to BOE? (if required)

YES

NO

Is the project required to dedicate land to the public right-of-way?

YES

NO

If so, what is/are the dedication requirement(s)? 3' street dedication adjacent dedication along Wilton Pl. feet

If dedications are required on multiple streets, identify as such: _____

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, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 13A.2.10. of Chapter 1A?

YES

NO

Authorizing Code Section: LAMC 12.22-A,39

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

Action Requested: AHIP Base & Off-Menu Incentives for increased density, FAR, and height; parking relief; reduced yards & open space, including ground floor & rooftop open space, per SNAP.

Authorizing Code Section: LAMC Chapter 1A, Section 13B.4.2

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

Action Requested: Vermont/Western Station Neighborhood Area Plan Specific Plan Project
Compliance review.

Additional Requests Attached: YES NO

4. RELATED 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): ZA-1989-455-ZV

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.: _____

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main Conditional Use |

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

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

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

5. RELATED DOCUMENTS / REFERRALS

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

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

YES (provide copy) NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: Benjamin Jian Hao Zhu and Phyllis Lushen Zhu

Company/Firm: N/A

Address: 1017 Garfield Ave. Unit/Space Number: _____

City: South Pasadena State: CA Zip Code: 91030

Telephone: (213) 479-7521 E-mail: gary@alchemyplanning.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): _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

AGENT / REPRESENTATIVE NAME: Gary Benjamin

Company/Firm: Alchemy Planning + Land Use

Address: 1110 N. Virgil Ave. Unit/Space Number: #187

City: Los Angeles State: CA Zip Code: 90029

Telephone: (213) 479-7521 E-mail: gary@alchemyplanning.com

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

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

Name: _____

Company/Firm: _____

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

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

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

Primary Contact for Project Information⁶

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

Owner Applicant Agent/Representative Other: _____

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

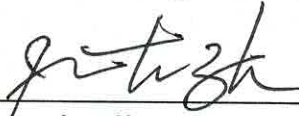
⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section [49.7.37\(A\)\(6\)](#). An email address and phone number shall be required on the DCP Application Form,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

PROPERTY OWNER AFFIDAVIT

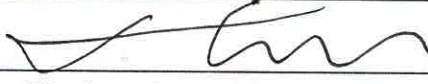
Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations,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

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
 - a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
 - b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
 - c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
 - d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

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

Signature:  See Attached Certificate Date: 1-21-2026

Print Name: Benjamin Jian Hao Zhu

Signature:  See Attached Certificate Date: 1/21/2026

Print Name: Phyllis Lushen Zhu

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

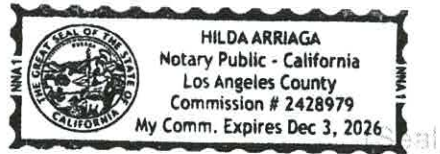
On January 21, 2026 before me, HILDA ARRIAGA, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Benjamin Jian Hao Zhu and Phyllis Lushen Zhu, 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.

Hilda Arriaga
Signature



APPLICANT DECLARATION

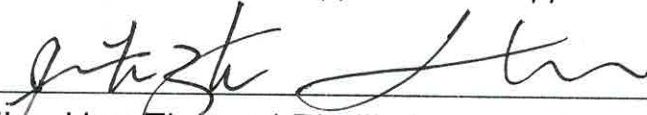
A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- h. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this

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

- i. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

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

Signature: 
Print Name: Benjamin Jian Hao Zhu and Phyllis Lushen Zhu

Date: 1-21-26

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

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).

1833 N. Wilton Pl.

Affordable Housing Incentive Program (AHIP) Additional Incentive Findings

I. AHIP Additional Incentive Findings

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,39(f)(1)(i) and California Government Code Section 65915(d), the decision-maker shall approve the requested AHIP Incentive(s) unless the decision-maker finds that:

A. The incentives do not result in identifiable and actual cost reductions, consistent with California Government Code Section 65915(k), to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in California Government Code Section 65915(c).

The record does not contain substantial evidence that would allow the City Planning Department to make a finding that the requested Incentives do not result in identifiable and actual cost reductions to provide for affordable costs per State law. The California Health and Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low-, Low-, and Moderate-Income Households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent of gross income based on area median income thresholds depending on affordability levels.

The applicant is providing 38 Low Income units, 10 Moderate Income units, and one Manager's Unit, qualifying the project as a 100% affordable housing development and entitling it to five Incentives under LAMC Section 12.22-A,39(f)(1) and Government Code Section 65915. The applicant is requesting five Incentives, which are proposed as follows:

1-4. Open Space Reductions (Off-Menu)

LAMC 12.21-G,2 requires 100 square feet of open space for each studio and one-bedroom dwelling unit, resulting in a base requirement of 4,875 square feet of open space for this project. The Vermont/Western Station Neighborhood Area Plan (SNAP) Section 7-F.1 establishes that for a project of this size, 1,219 square feet of open space must be provided at the ground floor and SNAP Section 7-F.2 establishes a 20-foot roof top open space setback requirement. Additionally, SNAP Development Standards Section IV-3 establishes a minimum open space width requirement of 20 feet.

The applicant is instead proposing 2,438 square feet of open space, in lieu of the base requirement of 4,875 square feet, representing a 50 percent overall open space reduction. The applicant also proposes 612.5 square feet of open space at the ground floor, in lieu of the 1,219 square feet required by the SNAP, representing a 50 percent ground floor open space reduction. Additionally, the applicant proposes a ten-foot roof top open space setback and an open space width of ten feet, in lieu of the required 20-foot rooftop open space setback and a 20-foot open space width, representing a 50 percent reduction.

1833 N. Wilton Pl.

Affordable Housing Incentive Program (AHIP) Additional Incentive Findings

To fully comply with the base open space requirement that the applicant provide a total of 4,875 square feet and to fully comply with the SNAP ground floor open space requirement of 1,219 square feet would necessitate that the project either devote substantial additional area at the ground floor for outdoor open space or additional recreation rooms, reducing the available leasable area at the ground floor and throughout the building.

If the applicant is not granted relief from the SNAP 20-foot roof top open space setback requirement, the project would not be able to provide as large of a roof deck that meets the 2,438 open space requirement (per the Off Menu Incentive), as the building is only 50 feet wide, leaving only leave 10 feet on the north and south sides of the building and 65 feet from the east and west sides of the building to provide a roof deck. To meet the 2,438 open space requirement with a significantly smaller roof deck would require that the project would provide additional recreation rooms on other levels, reducing the available leasable area throughout the building. Further, if the applicant is required to comply with the SNAP 20-foot roof top open space requirement, it would not be possible to provide a roof deck at all, as there would not be enough space to accommodate a 20-foot width.

To fully comply with the SNAP 20-foot rooftop open space setback and 20-foot minimum width requirement, the building width would need to be at least 60 feet wide, whereas the property itself is only 60 feet wide and the proposed building width is 50 feet.

The project is providing an adequate amount of open space for the development, including a 612.5 square-foot multi-use recreation room on the ground level, and an 1,825.5 square-foot roof deck. The granting of this Incentive will result in identifiable and actual cost reductions that will help to provide for affordable housing costs.

5. Yards – Rear & Sides (Off-Menu)

LAMC 12.09.1-B,2(a). requires 8-foot side yards and LAMC 12.09.1-B,3 requires a 15-foot rear yard for residential developments in the RD1.5-1XL Zone. The applicant is proposing an eight-foot rear yard and five-foot north and south side yards, representing a 46.7 percent reduction in required rear yard space and a 37.5 percent reduction in north and south side yard space. If the project is required to provide the standard rear and side yard setbacks, it would not be possible to provide as many units or provide units at the intended square footage, significantly reducing the rental revenue available to provide for the costs of the construction of affordable housing and resulting in a less efficient development with greater development costs as a ratio of the total number of units provided. Thus, the granting of this Incentive will result in identifiable and actual cost reductions and increased revenue that will help to provide for affordable housing costs.

B. The Incentives will have a Specific, Adverse Impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there

1833 N. Wilton Pl.

Affordable Housing Incentive Program (AHIP) Additional Incentive Findings

is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to low-income and moderate-income households.

There is no evidence that the proposed Incentives will have a specific adverse impact upon public health and safety, or any real property that is listed in the California Register of Historical Resources. A “Specific Adverse Impact” is defined as “a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (LAMC Section 12.22-A,25(b)).

The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historic-Cultural Monuments. The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested Incentives. Therefore, there is no substantial evidence that the project’s proposed Incentives will have a specific adverse impact on public health and safety, or on property listed in the California Register of Historic Resources.

C. The Incentives are contrary to state or federal law.

There is no substantial evidence in the record indicating that the requested Incentives are contrary to any State or federal laws.

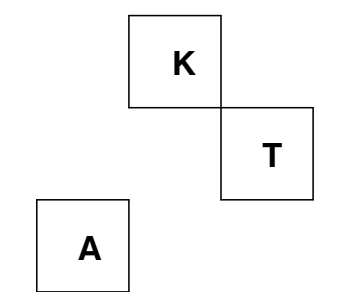


1833 WILTON

1833 N. WILTON PI., LOS ANGELES, CA 90028

KEVIN TSAI ARCHITECTURE

1439 W. Jefferson Blvd. Los Angeles, CA 90007
T.310.486.9328 www.kevintsaiaarchitecture.com



PROJECT INFORMATION

ADDRESS: 1833 N. WILTON PL., LOS ANGELES, CA 90028
 APN: 5586-033-006
 LEGAL: LOTS 80 & 81 (ARB 2), MORGAN'S HOLLYWOOD TRACT
 LOT AREA (ZIMAS): 8,107 SF.
 ZONE: RD1.5-1XL
 GENERAL PLAN LAND USE: LOW MEDIUM II RESIDENTIAL
 COMMUNITY PLAN: HOLLYWOOD
 SPECIFIC PLAN: VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN
 SPECIFIC PLAN SUBAREA: SUBAREA A - NEIGHBORHOOD CONSERVATION
 AB 2097: YES
 TCAC OPPORTUNITY AREA: MODERATE
 EXISTING USE (ASSESSOR): 2,400 SF. 5BR + 1BA SINGLE-FAMILY DWELLING, C. 1911.
 SPECIAL GRADING AREA: YES

LAMC DENSITY: 5 UNITS (8,107 SF./1,500 SF. = 5.4 ~ 5 UNITS)
 BASE DENSITY: 6 UNITS (8,107 SF./1,500 SF. = 5.4 ~ 6 UNITS)
 AHIP DENSITY: UNLIMITED
 PROPOSED DENSITY: 48 UNITS

BASE FAR: 3.0
 AHIP FAR BASE INCENTIVE: 4.65
 PROPOSED FAR: 4.47

SNAP BASE HEIGHT: 38'-3"
 AHIP BONUS HEIGHT: 71'-3"
 PROPOSED HEIGHT: 62'-6 3/4"

SNAP FRONT SETBACK (MIN.): 13'-7" (AFTER 3' DEDICATION)
 PROPOSED FRONT YARD SETBACK: 13'-7"

LAMC SIDE YARD SETBACK: 8'
 PROPOSED SIDE YARD SETBACK: 5'

LAMC REAR YARD SETBACK: 15'
 PROPOSED REAR YARD SETBACK: 8'

PROJECT DESCRIPTION

THE APPLICANT PROPOSES THE DEMOLITION OF AN EXISTING 2,400 SQUARE-FOOT, FIVE-BEDROOM SINGLE-FAMILY DWELLING (C. 1911) AND THE CONSTRUCTION OF A NEW 23,428 SQUARE-FOOT (4.47 FAR), FIVE-STORY, 62-FOOT, 6 3/4-INCHES, 100% AFFORDABLE HOUSING DEVELOPMENT 48 DWELLING UNITS, INCLUDING 7 STUDIO UNITS, 40 ONE-BEDROOM UNITS, AND 1 FIVE-BEDROOM UNIT, WITH 37 LOW INCOME UNITS, 10 MODERATE INCOME UNITS, AND ONE MARKET-RATE MANAGER'S UNIT. THE PROJECT IS LOCATED ON AN 8,107 SQUARE-FOOT LOT IN THE RD1.5-1XL ZONE, WITHIN SUB AREA A OF THE VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN AND THE LOW MEDIUM II RESIDENTIAL GENERAL PLAN LAND USE AREA OF THE HOLLYWOOD COMMUNITY PLAN.

THE PROJECT IS ALSO PROVIDING 28 BICYCLE PARKING SPACES AND 2,438 SQUARE FEET OF COMMON OPEN SPACE, INCLUDING A 1,825.5 SQUARE-FOOT ROOF DECK AND 612.5 SQUARE-FOOT RECREATION ROOM.

II. ENTITLEMENT REQUESTS

A. THE APPLICANT REQUESTS TO UTILIZE THE AFFORDABLE HOUSING INCENTIVE PROGRAM (AHIP), PURSUANT TO LAMC 12.22-A.39, IN CONJUNCTION WITH EXECUTIVE DIRECTIVE 1 STREAMLINING, FOR MINISTERIAL APPROVAL OF THE FOLLOWING BASE AND OFF-MENU INCENTIVES:

I. BASE INCENTIVES:

- BASE INCENTIVE FOR A 700% DENSITY INCREASE, TO PERMIT 48 DWELLING UNITS, IN LIEU OF SIX DWELLING UNITS, AS OTHERWISE PERMITTED BY LAMC 12.09.1-B.4.
- BASE INCENTIVE FOR A 49% FAR INCREASE, TO PERMIT 4.47 FAR, IN LIEU OF 3.0, AS OTHERWISE PERMITTED BY LAMC 12.21.1-A.1.
- BASE INCENTIVE FOR A 24'-3 3/4" HEIGHT INCREASE, TO PERMIT 62'-6 3/4", IN LIEU OF 35', AS OTHERWISE PERMITTED BY SNAP SECTION 7-D.
- BASE INCENTIVE TO PERMIT ZERO PARKING SPACES, IN LIEU OF 60 SPACES, AS OTHERWISE REQUIRED BY SNAP SECTION 7-G.1.A.

II. OFF-MENU INCENTIVES:

- OFF-MENU INCENTIVE FOR A 50% REDUCTION OF REQUIRED OPEN SPACE, TO PERMIT 2,438 SF., IN LIEU OF 4,875 SF., AS OTHERWISE REQUIRED BY LAMC 12.21-G.2.
- OFF-MENU INCENTIVE FOR A 50% REDUCTION IN REQUIRED GROUND FLOOR OPEN SPACE, TO PERMIT 612.5 SF. OF OPEN SPACE, REPRESENTING 25.1% OF THE TOTAL OPEN SPACE, IN LIEU OF 1,219 SF., REPRESENTING 50% OF THE TOTAL OPEN SPACE, AS OTHERWISE REQUIRED BY SNAP SECTION 7-F.1.
- OFF-MENU INCENTIVE FOR A 50% REDUCTION IN THE REQUIRED ROOFTOP OPEN SPACE SETBACK, TO PERMIT A 10' SETBACK, IN LIEU OF 20', AS OTHERWISE REQUIRED BY SNAP SECTION 7-F.2.
- OFF-MENU INCENTIVE FOR A 50% REDUCTION IN THE REQUIRED OPEN SPACE WIDTH, TO PERMIT 10', IN LIEU OF 20', AS OTHERWISE REQUIRED BY SNAP DEVELOPMENT STANDARDS SECTION IV-3.
- THE FOLLOWING YARD REDUCTIONS:
 - 37.5% NORTH SIDE YARD REDUCTION, TO PERMIT 5', IN LIEU OF 8', AS OTHERWISE REQUIRED BY LAMC 12.09.1-B.2(A).
 - 37.5% SOUTH SIDE YARD REDUCTION, TO PERMIT 5', IN LIEU OF 8', AS OTHERWISE REQUIRED BY LAMC 12.09.1-B.2(A).
 - 46.7% REAR YARD REDUCTION, TO PERMIT 8', IN LIEU OF 15', AS OTHERWISE REQUIRED BY LAMC 12.09.1-B.3.

B. THE APPLICANT REQUESTS A VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN SPECIFIC PLAN PROJECT COMPLIANCE REVIEW, PURSUANT TO LAMC CHAPTER 1A, SECTION 13B.4.2, FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW FIVE-STORY APARTMENT BUILDING WITH 48 DWELLING UNITS.

APPLICABLE CODES

2023 LOS ANGELES MUNICIPAL CODE (LAMC)
 2023 LOS ANGELES FIRE CODE (LAFD)
 2023 LOS ANGELES BUILDING CODE (LABC)
 2023 LOS ANGELES RESIDENTIAL CODE (LARC)
 2023 LOS ANGELES ELECTRICAL CODE (LAEC)
 2023 LOS ANGELES GREEN BUILDING CODE (LAGBC)
 2023 LOS ANGELES MECHANICAL CODE (LAMC)

DEFERRED SUBMITTALS

FIRE ALARM SYSTEM
 FIRE-SPLINKLER SYSTEM
 TWO WAY COMMUNICATION SYSTEM MECHANICAL
 CIVIL (WASTE & STORM WATER MANAGEMENT PLAN)
 LANDSCAPE
 ELEVATOR
 ELECTRICAL
 PLUMBING
 METAL STAIRS
 BLOCK WALL

ALL DEFERRED SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT AND/OR ENGINEER OF RECORD SHALL LIST THE DEFERRED ITEMS ON THE PLANS. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER-OF-RECORD WHO SHALL REVIEW THEM AND PROVIDE A NOTATION OF THE PLANS AND ANY SUPPORTING CALCULATIONS INDICATING THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. PLANS SHALL THEN BE FORWARDED TO THE LOS ANGELES BUILDING AND SAFETY DIVISION FOR REVIEW AND ADDITIONAL PLAN CHECK AND PERMIT FEES SHALL APPLY.

UNIT MIX - 48 UNITS

7 - STUDIO
 40 - ONE BEDROOM
 1 - FIVE BEDROOM

OPEN SPACE CALCULATION

TOTAL OPEN SPACE REQUIREMENTS PER LAMC 12.21 G:
 <3 HABITABLE ROOMS = 100 SF/UNIT (STUDIOS & 1BR UNITS)
 =3 HABITABLE ROOMS = 125 SF/ UNIT (2BR UNITS)
 >3 HABITABLE ROOMS = 175 SF/ UNIT (3BR+ UNITS)
 TOTAL REQUIRED OPEN SPACE PER LAMC: 4,875 SF

7 STUDIO UNITS X 100 SF = 700 SF
 40 ONE BEDROOM UNITS X 100 SF = 4,000 SF
 1 FIVE BEDROOM UNIT X 175 SF = 175 SF

REQUIRED OPEN SPACE (PER LAMC) = 4,875
 OPEN SPACE INCENTIVE (50% REDUCTION) = 4,875 SF/2 = 2,438 SF
 PROVIDED OPEN SPACE = 2,438 SF

TREE PLANTING REQUIREMENTS

TREE PLANTING REQUIREMENTS:
 1 TREE FOR EVERY 4 DWELLING UNITS = 48/4 = 12 TREES REQUIRED PER LAMC

TREES PROVIDED = 12 TREES

BICYCLE PARKING

LONG TERM BIKE PARKING PER SNAP REGULATIONS:

BICYCLE PARKING REQUIRED AT 0.5 SPACES PER UNIT: 0.5 X 48 = 24 SPACES

BICYCLE PARKING PROVIDED = 28 SPACES

VEHICLE PARKING

PER SNAP REGULATIONS:

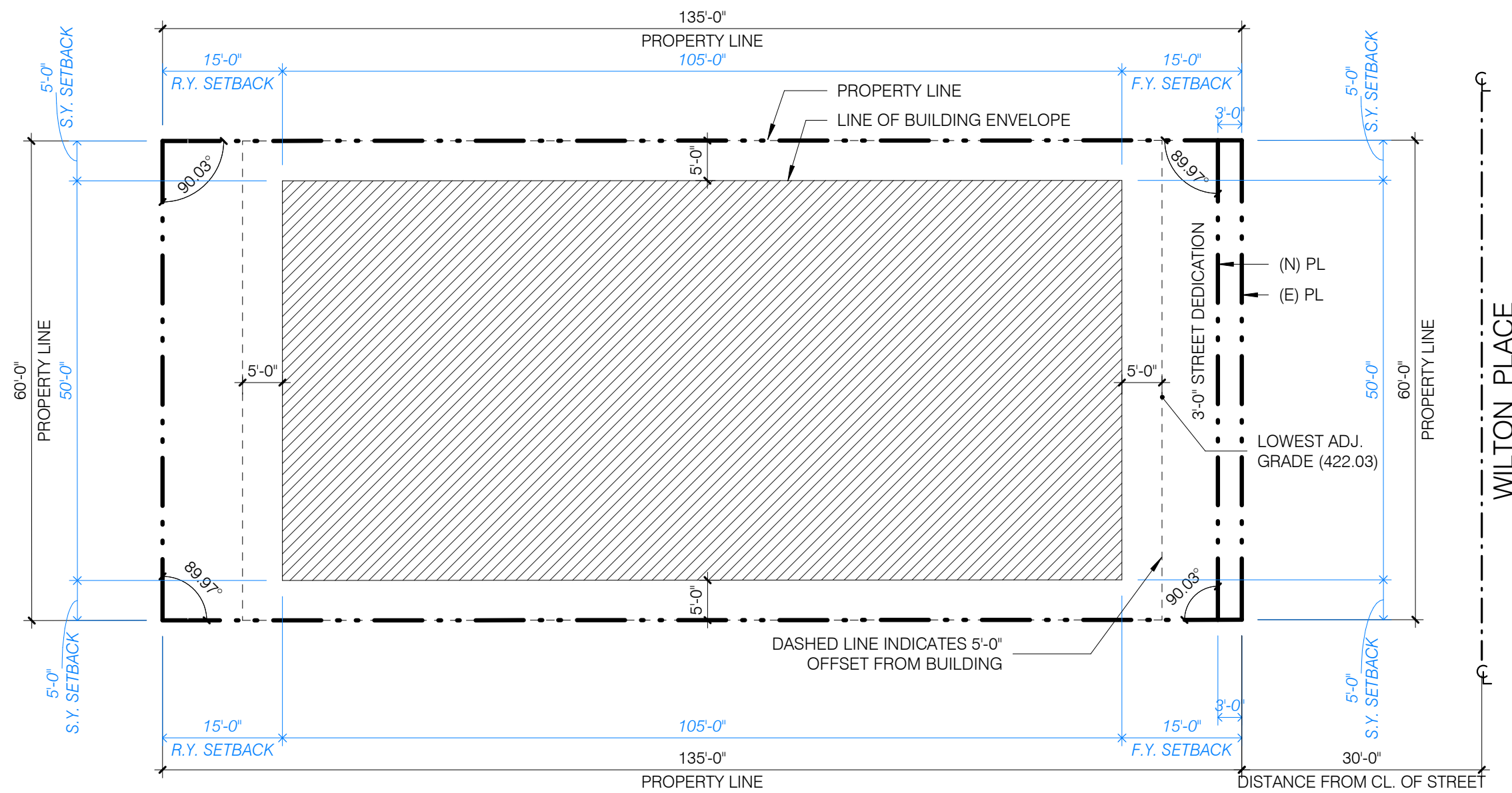
TOTAL NUMBER OF UNITS PROVIDED: 48

MINIMUM PARKING REQUIRED PER SNAP
 RESIDENTIAL PARKING = 1 SPACE PER STUDIO UNITS
 = 1 SPACES PER 1 BEDROOM UNIT

GUEST PARKING = 0.25 PER UNIT

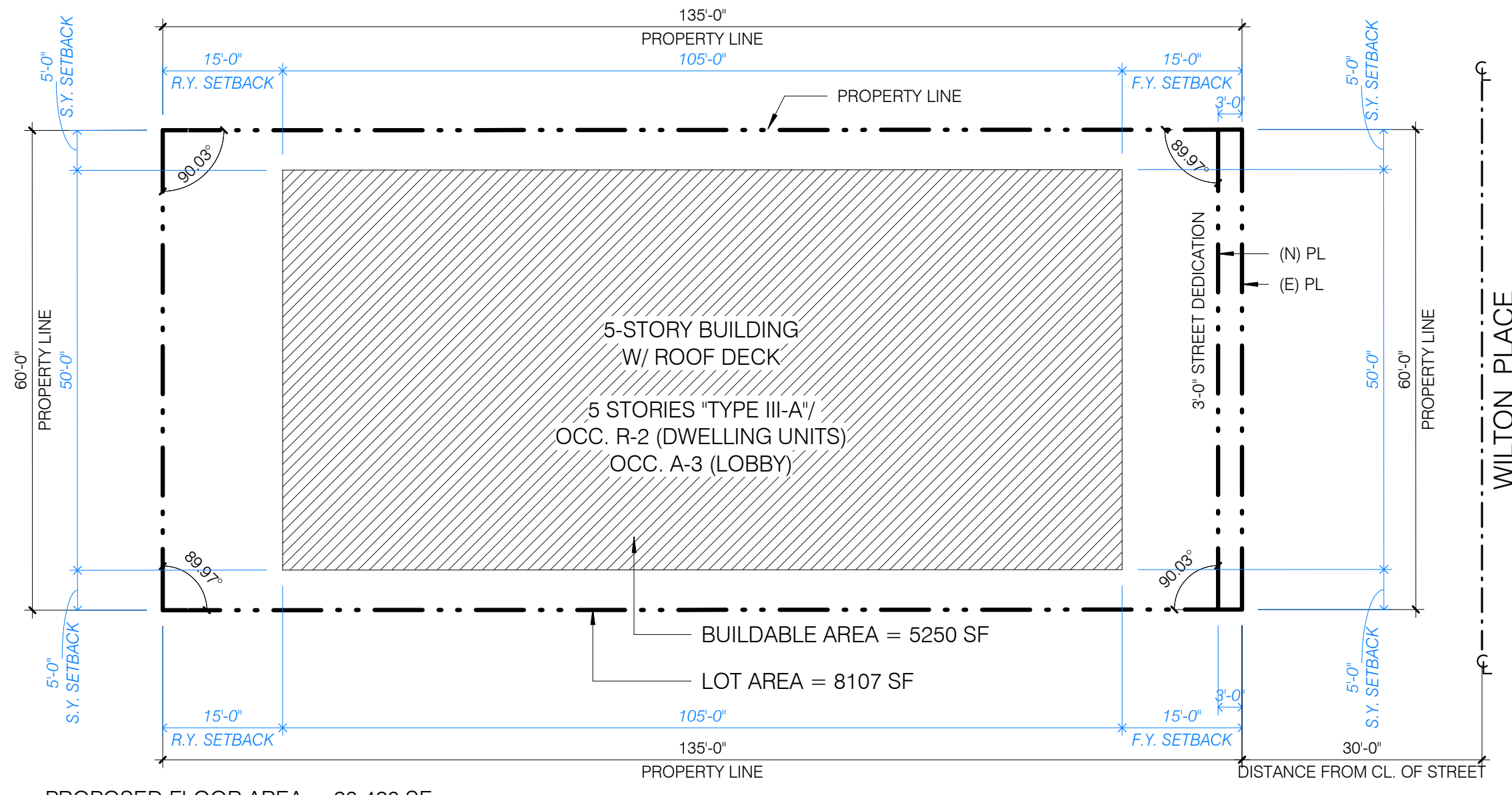
PARKING CALCULATION

	MINIMUM
RESIDENTIAL PARKING:	48
GUEST PARKING:	12
TOTAL REQUIRED PARKING:	60
PARKING PROVIDED:	0



LOWEST ADJ. GRADE DIAGRAM

SCALE
1/16" = 1'-0" 3



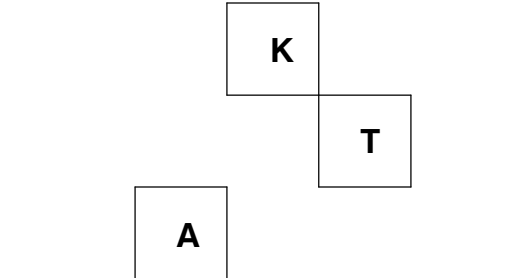
BUILDABLE AREA DIAGRAM

SCALE
1/16" = 1'-0" 2



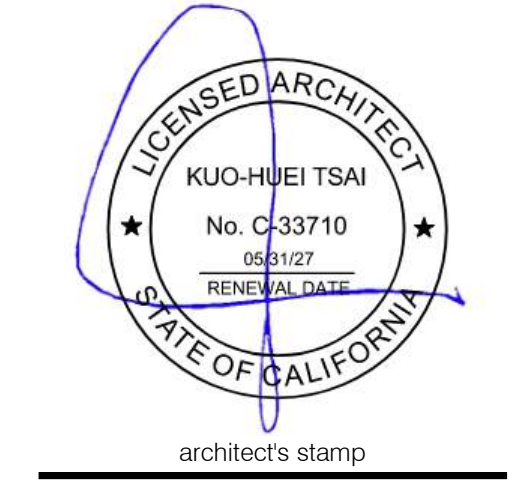
VICINITY MAP

SCALE
N.T.S. 1



Kevin Tsai Architecture

1439 W. Jefferson Blvd
 Los Angeles, CA 90007
 T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028

PC/PA:
DRAWN BY: STAFF
JOB NO.: 25-16

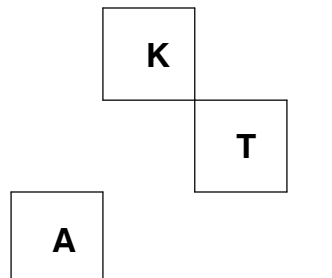
DRAWING TITLE:
PROJECT INFORMATION

SHEET NO.:

G003

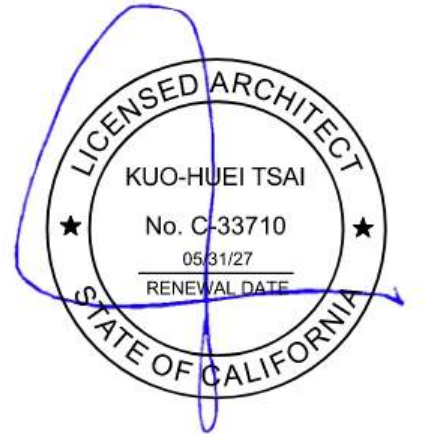
ARCHITECTURAL INDEX

- G000 COVER PAGE
- G003 PROJECT INFORMATION
- G004 SHEET INDEX
- G100 ALTA SURVEY
- G200 FLOOR AREA ANALYSIS - ZONING
- G201 FLOOR AREA ANALYSIS - ZONING
- G210 FLOOR AREA ANALYSIS - GROSS BUILDING
- G211 FLOOR AREA ANALYSIS - GROSS BUILDING
- G220 FLOOR AREA ANALYSIS - OPEN SPACE
- G270 ED-1 ZONING -20% MIN. GLAZING ANALYSIS
- G271 ED-1 ZONING -20% MIN. GLAZING ANALYSIS
- G272 ED-1 ZONING -20% MIN. GLAZING ANALYSIS
- G410 BICYCLE SPECIFICATIONS
- G800 HCA VESTING BUILDING AREA
- G801 HCA VESTING BUILDING AREA
- G820 EXTERIOR ELEVATION PRIVACY ANALYSIS
- G821 EXTERIOR ELEVATION PRIVACY ANALYSIS
- A001 SITE PLAN
- A110 1ST FLOOR PLAN
- A120 2ND FLOOR PLAN
- A130 3RD FLOOR PLAN
- A140 4TH FLOOR PLAN
- A150 5TH FLOOR PLAN
- A190 ROOF PLAN
- A195 - BULKHEAD ROOF PLAN
- A300 EXTERIOR ELEVATIONS - NORTH
- A310 EXTERIOR ELEVATIONS - EAST & WEST
- A320 EXTERIOR ELEVATIONS - SOUTH
- A390 - EXTERIOR ELEVATIONS -BULKHEAD
- A400 BUILDING SECTIONS
- A401 BUILDING SECTIONS



Kevin Tsai Architecture

1439 W. Jefferson Blvd
 Los Angeles, CA 90007
 T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

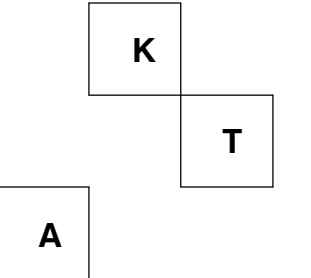
PROJECT TITLE:
1833 WILTON

1833 N. WILTON PI., LOS ANGELES, CA 90028

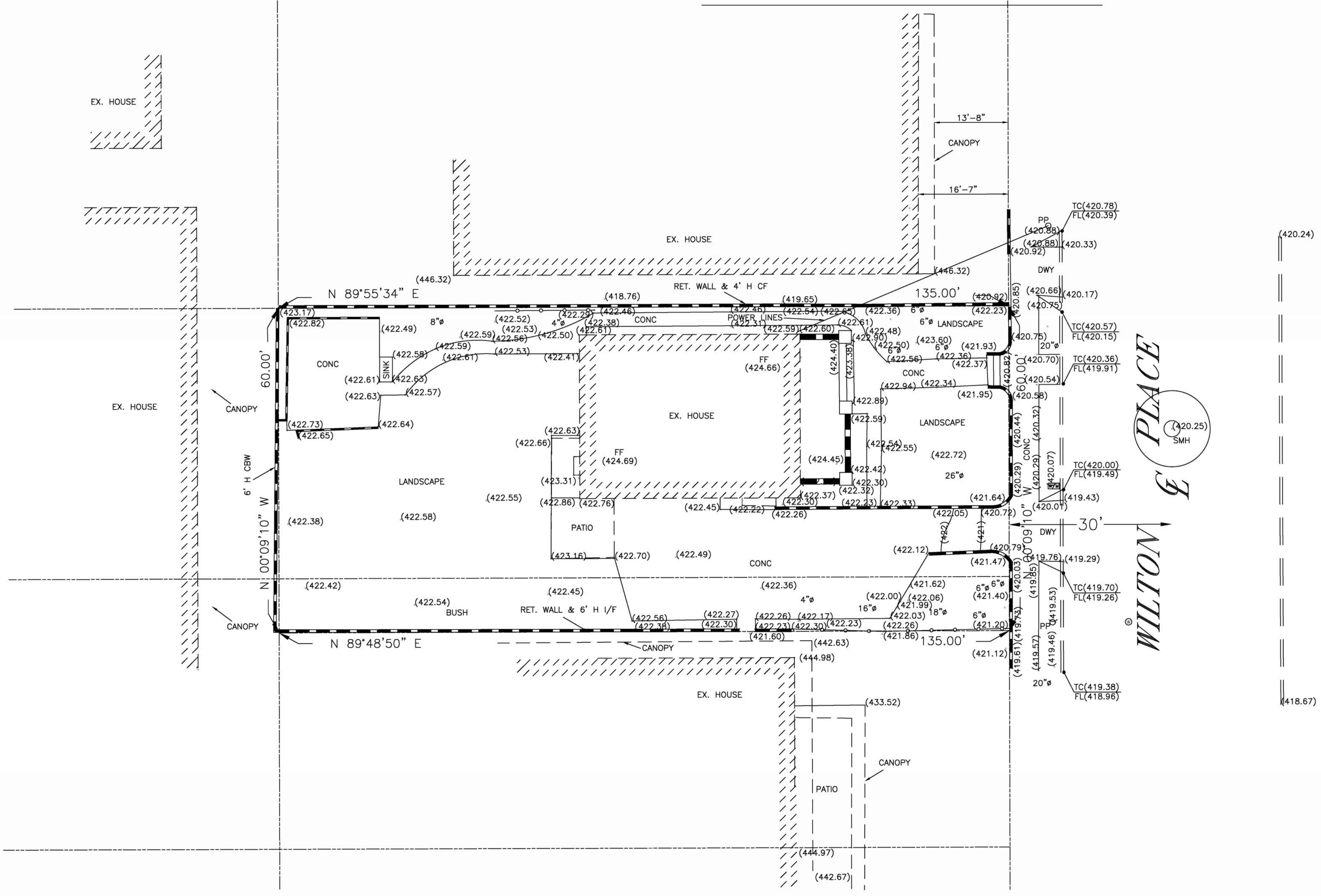
PC/PM:
 DRAWN BY: _____ STAFF
 JOB NO.: _____ 25-16

DRAWING TITLE:
SHEET INDEX

SHEET NO.:
G004



TOPOGRAPHIC MAP



ABBREVIATIONS/LEGEND:

- CATV : CABLE T.V. PULLBOX
- C/B : CATCH BASIN
- CBW : CONC. BLOCK WALL
- C&G : CURB AND GUTTER
- CF : CHAIN LINK FENCE
- D/W : DRIVEWAY
- D/A : DRIVEWAY APPRON
- EX : EXISTING
- FF : FINISH FLOOR ELEVATION
- FS : FINISHED SURFACE ELEVATION
- FL : FLOW LINE ELEVATION
- GM : GAS METER
- IF : IRON FENCE
- HP : HIGH POINT
- PP : POWER POLE
- P/L : PROPERTY LINE
- SCO : SEWER CLEAN OUT
- SMH : SEWWE MANHOLE
- S/W : SIDEWALK
- S/D : STORM DRAIN
- TC : TOP OF CURB
- RW : RETAINING WALL
- W/M : WATER METER
- W/W : WALKWAY
- WF : WOOD FENCE
- WIF : WROUGHT IRON FENCE

LEGEND:

- : STORM DRAIN MANHOLE
- : SEWER MANHOLE
- : WATER VALVE
- : FDC / FIRE DEPT. CONNECTION
- : FIRE HYDRANT
- : EDISION PULL BOX
- : STREET LIGHT PULL BOX
- : TRAFFIC SIGNAL PULL BOX
- : UTILITY PULL VOX
- : TV CABLE PULL BOX
- : HIGH VOLTAGE BOX
- : TELEPHONE PULL BOX
- : SEPTIC TANK
- : EXISTING ELEVATION 532.00'
- : EXISTING CONTOUR LINE
- : WATER LINE
- : SEWER LINE
- : STREET LIGHT
- : WF / WOOD FENCE OR IF / IRON FENCE
- : CF / CHAIN LINK FENCE
- : EXISTING TREE
- : CONC. BLOCK WALL / RETAINING WALL
- : WOOD POST
- : IRON POST
- : DRAIN HOLE
- : VENT

SURVEYOR'S NOTES:

- ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
- ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
- THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
- THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
- BLUE LINE STREAMS ARE NOT SHOWN ON THIS MAP AND SHALL BE EXAMED BY A RELATED PROFESSIONAL.
- ARBORIST SHOULD BE CONSULTED TO DOCUMENT ALL PROTECTED TREE SPECIES ON-SITE AS THE SURVEY SHOWN HERE ON MAY NOT REFLECT ALL OF THEM
- TITLE REPORT IS NOT PROVIDED AT THE TIME CLE'S PREPARATION OF THIS MAP.

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 80 AND 81 OF MORGAN'S HOLLYWOOD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16 PAGE 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5586-033-006
PROPERTY SIZE: 8,100.00 S.F. (GROSS)

BENCHMARK:

CITY B.M. NO. 12-20534
WIRE SPK IN N CURB FRANKLIN AVE 3.5FT W OF BC RET W OF WILTON PL E END CB
ELEVATION: 426.854' (NAVD 1988)

BASIS OF BEARING:

CENTERLINE OF WILTON PLACE N00°09'10"W
PER MORGAN'S HOLLYWOOD TRACT, M.B. 16-49

CALLAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED	

REVISIONS	

PROJECT LOCATION:
**1833 N. Wilton Place,
Los Angeles, CA 90028**

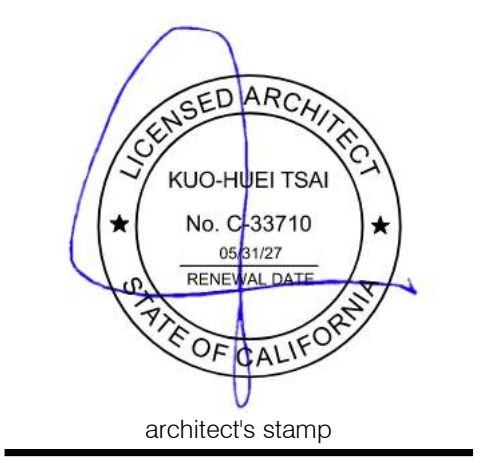
#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

DRAWN:	JIML
CHECKED:	ML
DATE:	06-08-2023
JOB NO.:	23-125-002
SCALE:	1"=8'
FILE NAME:	Wilton_1833_Topo.dwg

T-1
SHEET 1 OF 1 SHIT.

Kevin Tsai Architecture
1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



architect's stamp
consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

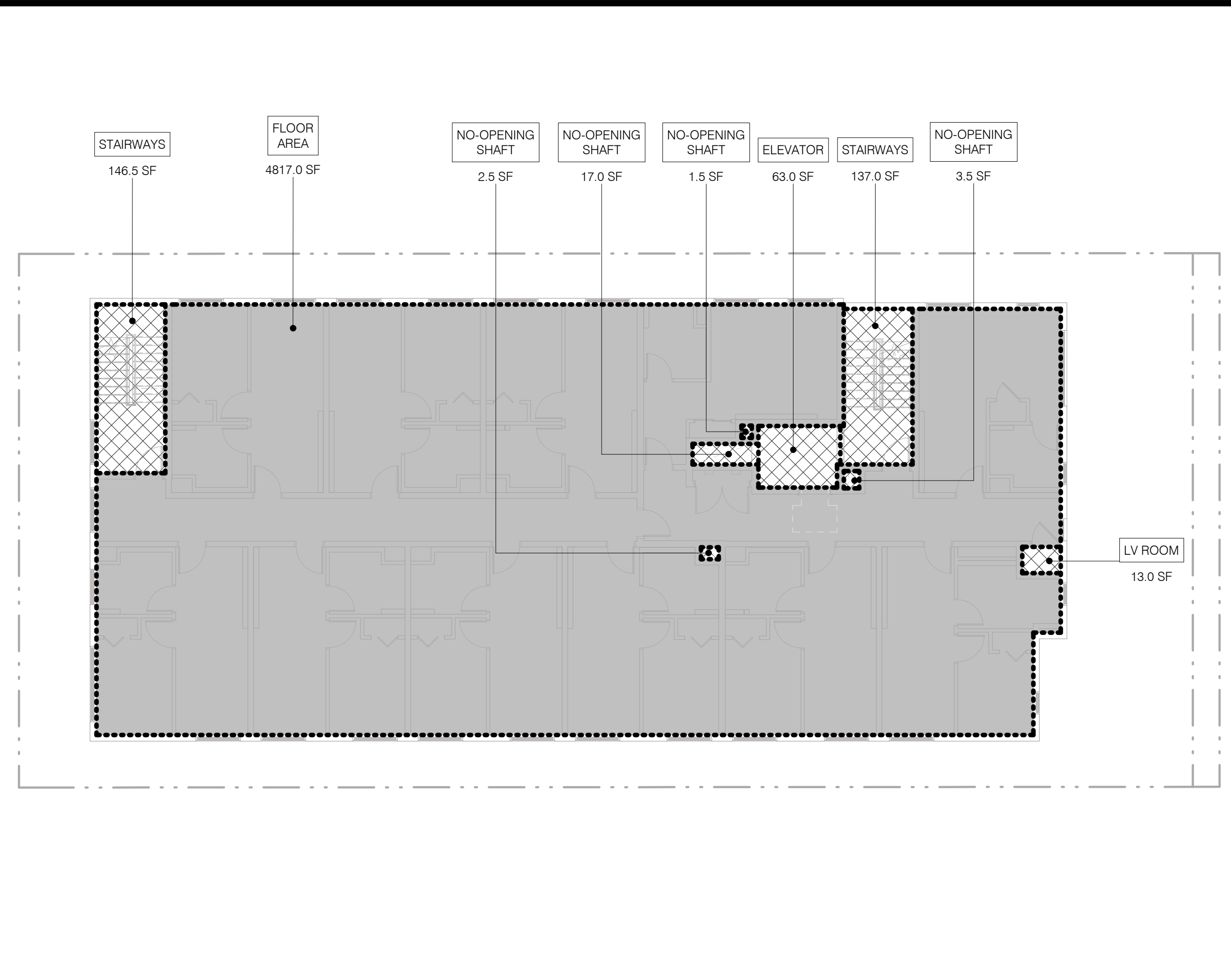
PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028
PO/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

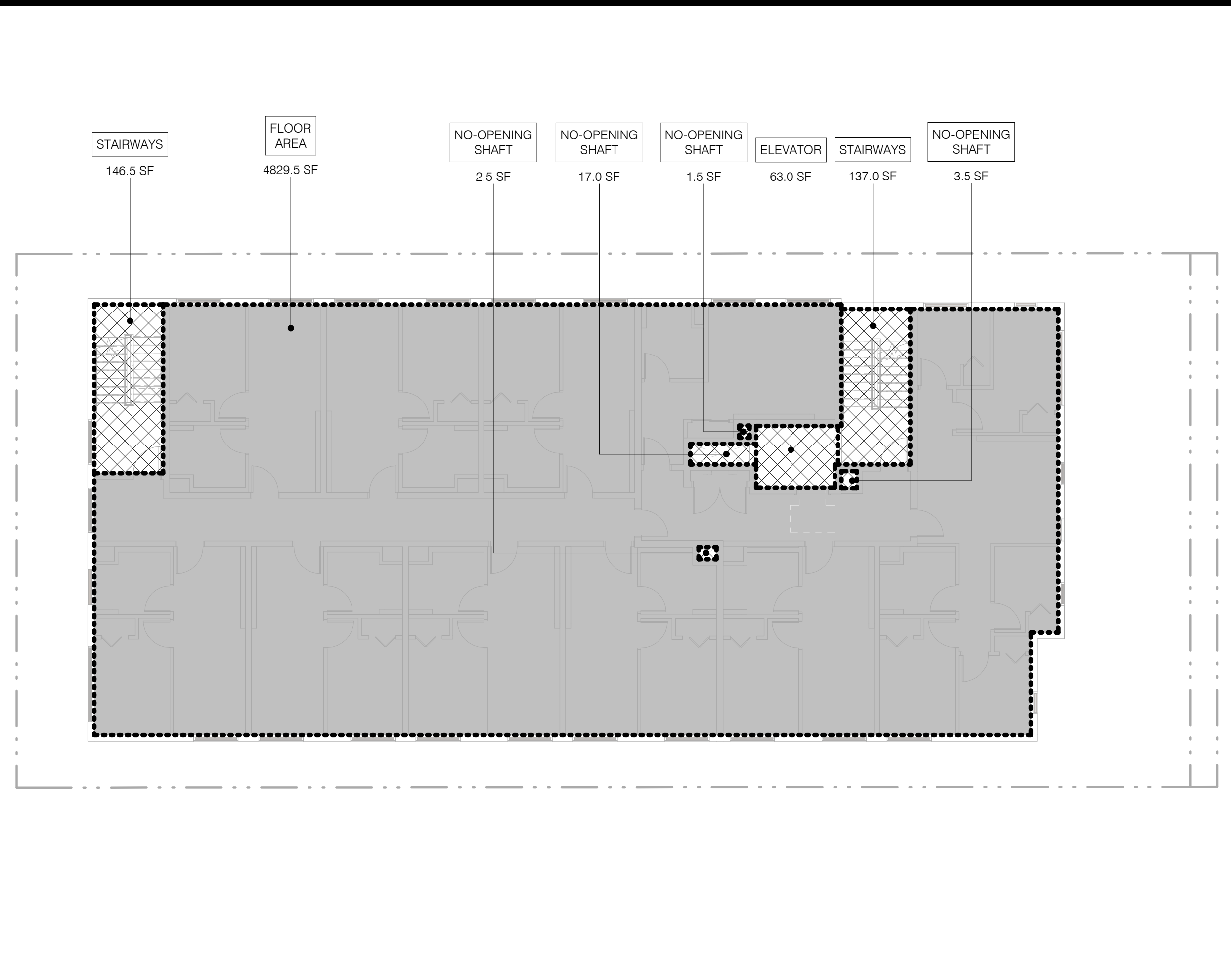
DRAWING TITLE:
ALTA SURVEY

SHEET NO.:
G100

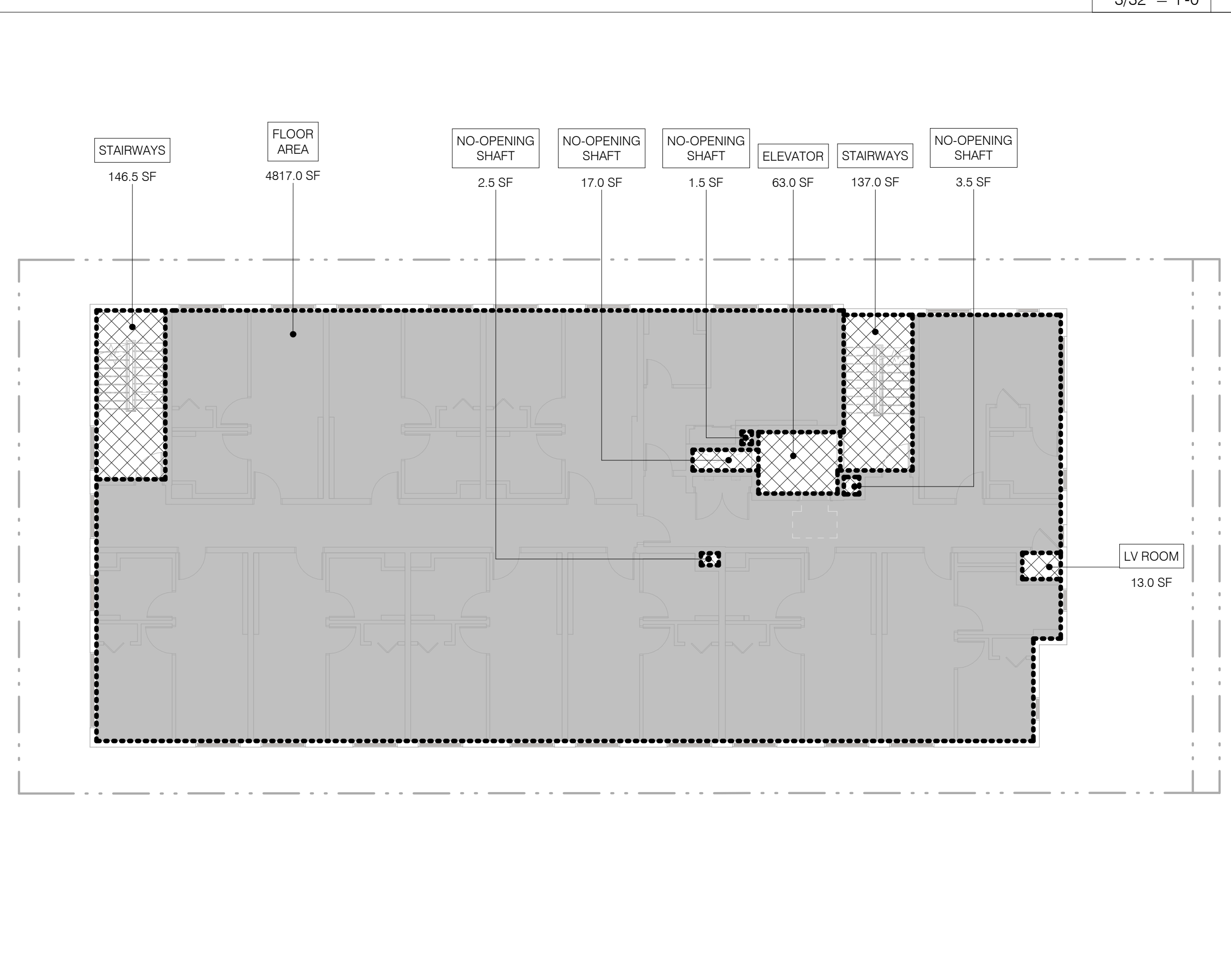
2/16/2026 5:02:16 PM



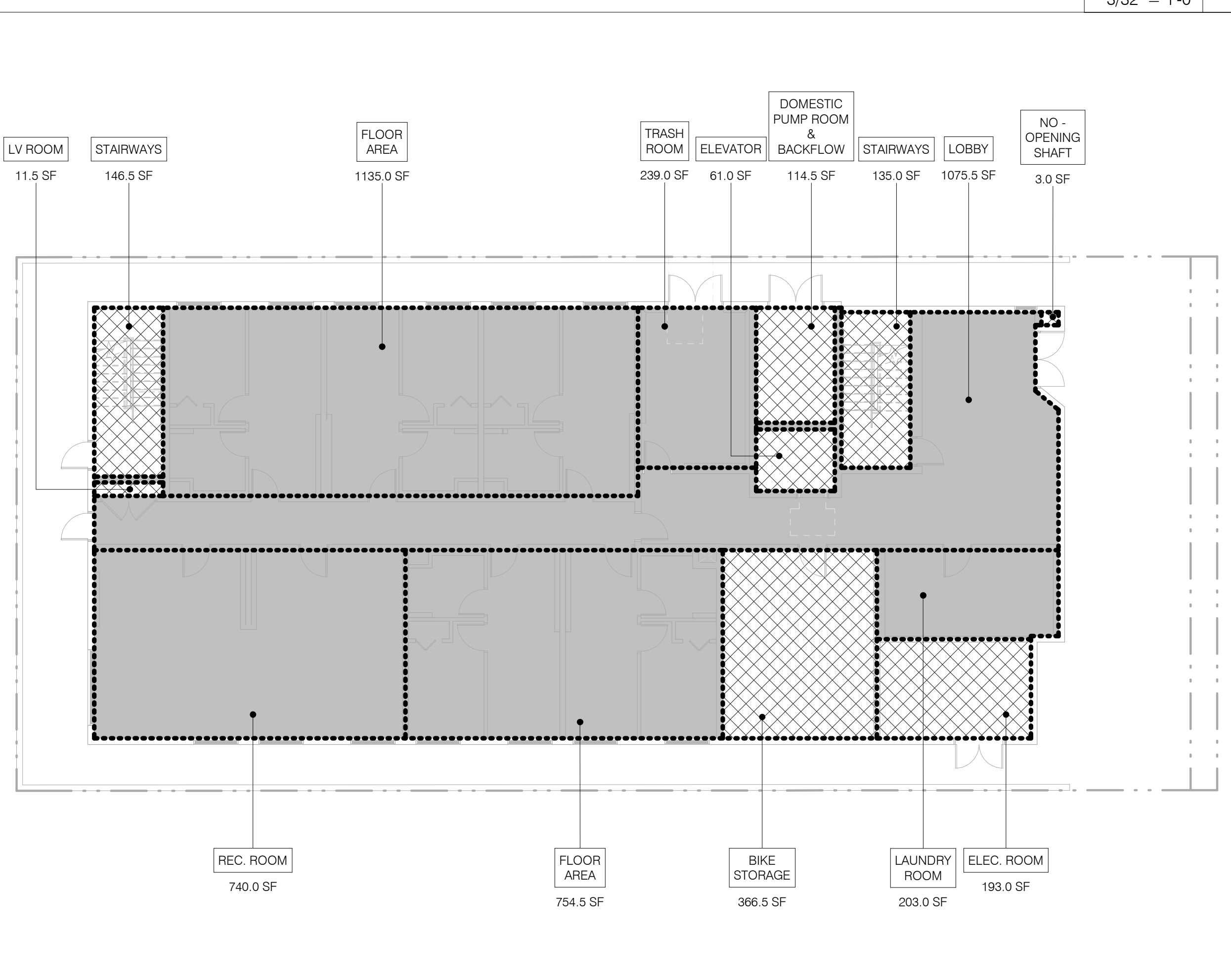
4TH FLOOR SCALE 3/32" = 1'-0" 4



2ND FLOOR SCALE 3/32" = 1'-0" 2



3RD FLOOR SCALE 3/32" = 1'-0" 3



1ST FLOOR SCALE 3/32" = 1'-0" 1

FLOOR AREA ANALYSIS - ZONING FLOOR AREA	
1ST FLOOR	
FLOOR AREA	1135 SF
FLOOR AREA	754 SF
LAUNDRY ROOM	203 SF
LOBBY	1076 SF
REC. ROOM	740 SF
TRASH ROOM	239 SF
	4147 SF
2ND FLOOR	
FLOOR AREA	4830 SF
	4830 SF
3RD FLOOR	
FLOOR AREA	4817 SF
	4817 SF
4TH FLOOR	
FLOOR AREA	4817 SF
	4817 SF
5TH FLOOR	
FLOOR AREA	4817 SF
	4817 SF
TOTAL	23428 SF

FLOOR AREA ANALYSIS LEGEND - ZONING

--- PROPERTY LINE

▭ ZONING AREA - INCLUDED IN F.A.R. CALCULATIONS

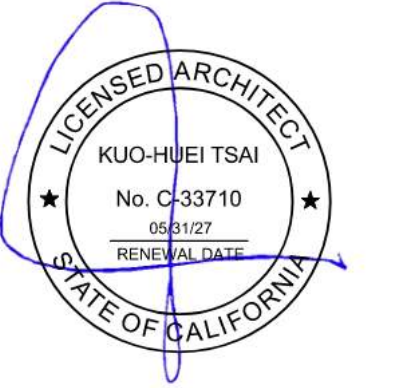
▨ ZONING AREA - EXCLUDED FROM F.A.R. CALCULATION

LAMC SEC 12.03 FLOOR AREA. (Amended by Ord. No. 182,386, Eff. 3/13/13) The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.

Buildings on properties zoned RA, RE, RS, and R1, except properties in the Coastal Zone which are not designated a Hillside Area, are subject to the definition of Residential Floor Area.

K
T
A

Kevin Tsai Architecture
1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
1833 WILTON

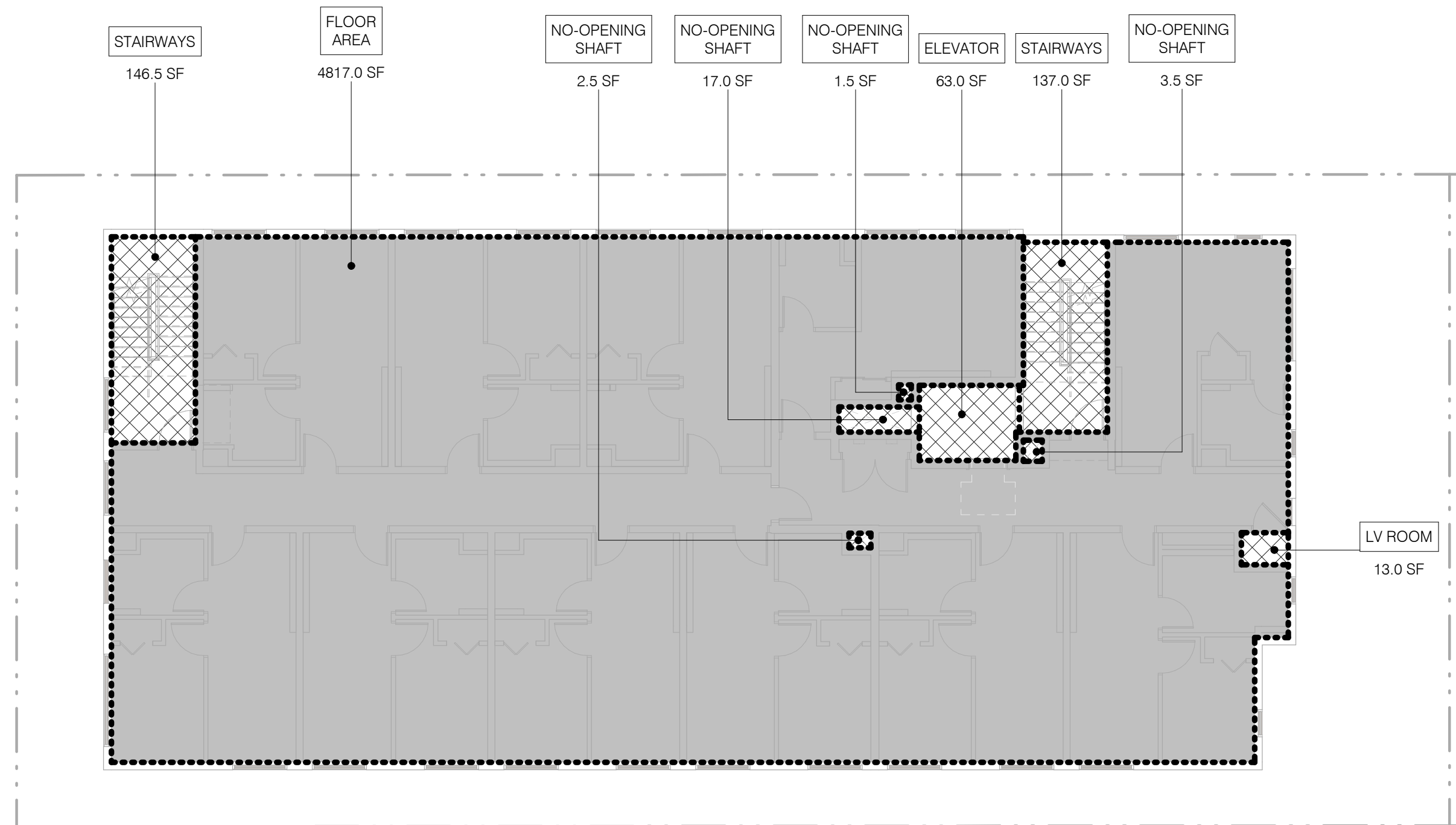
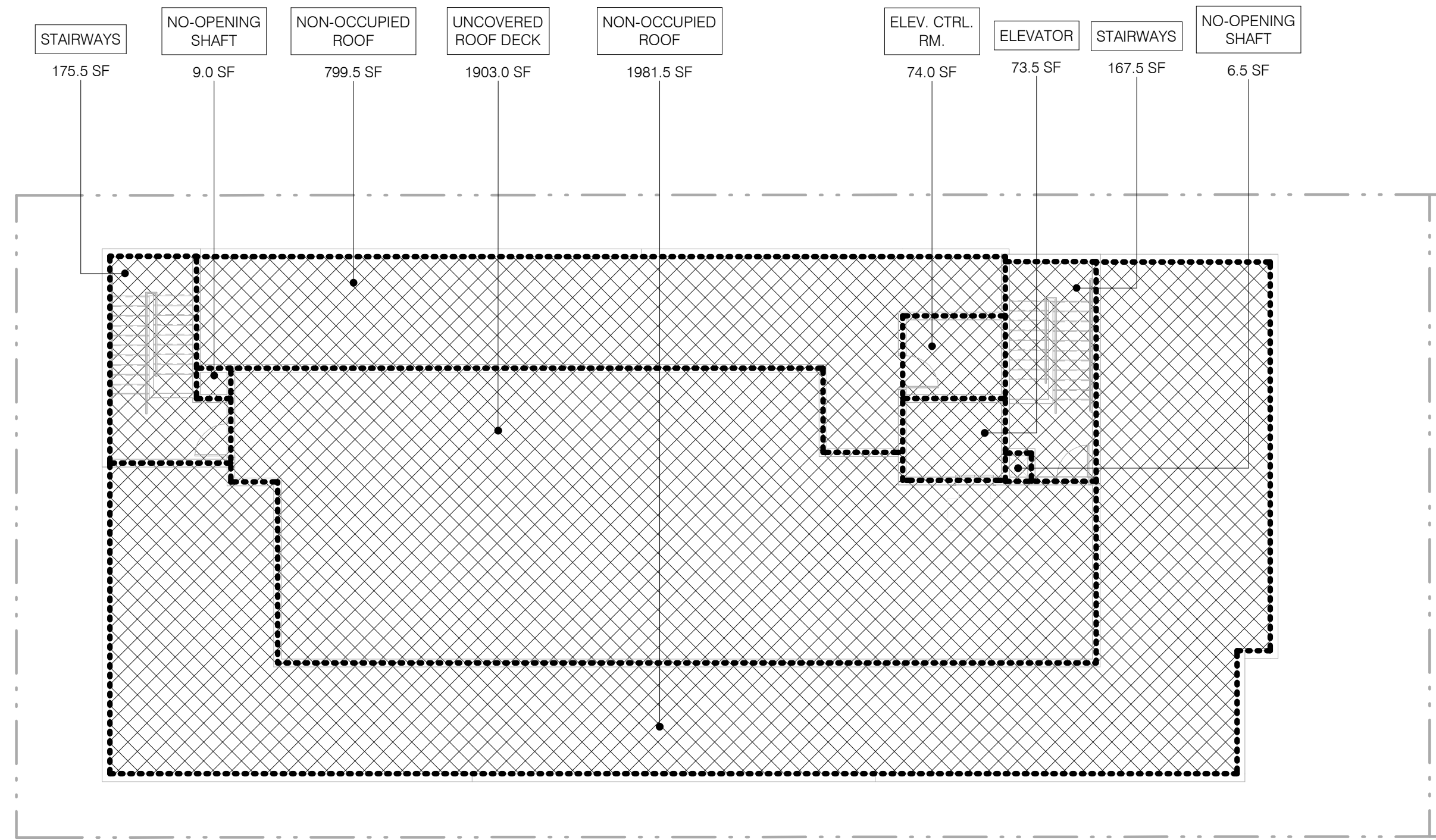
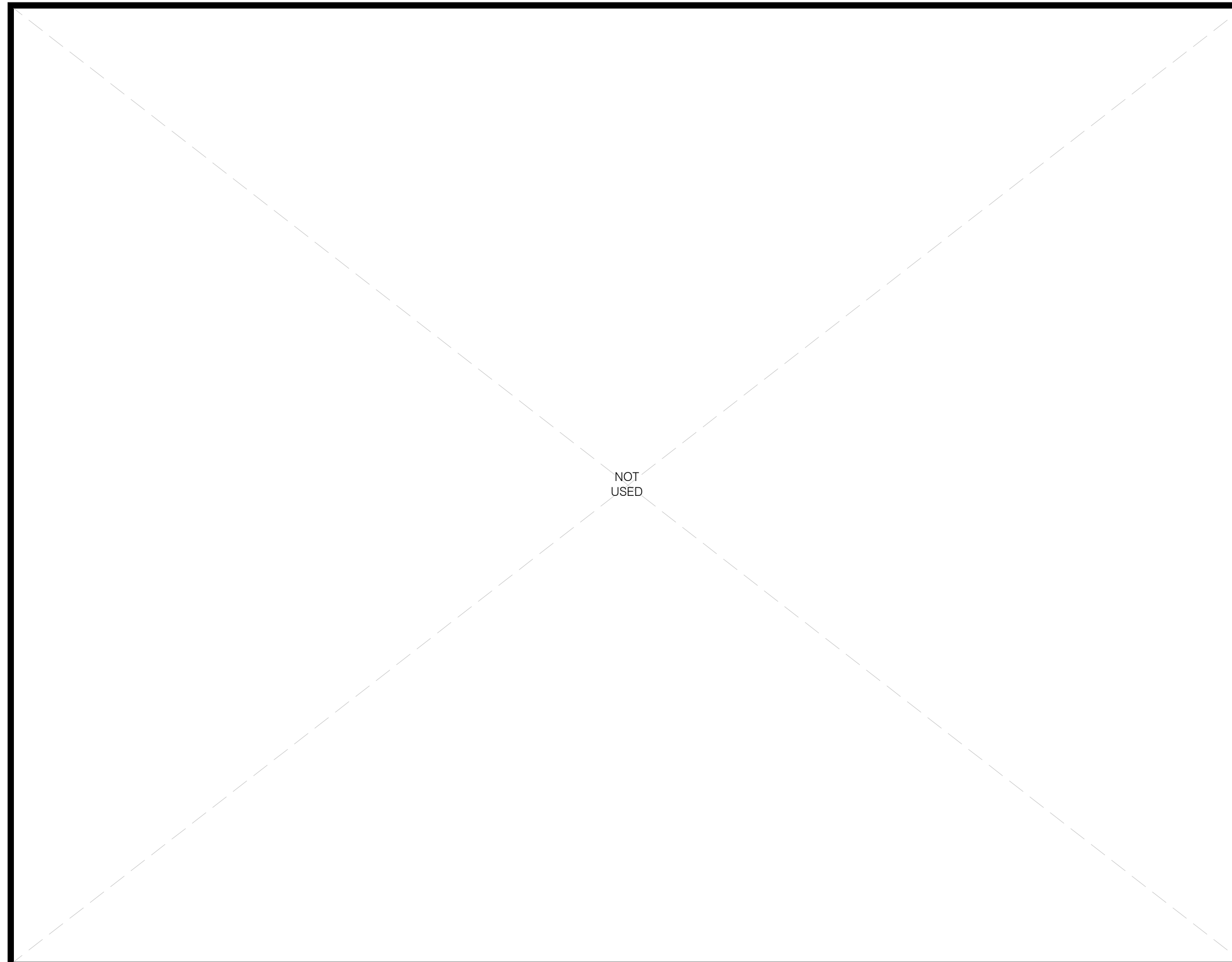
1833 N. WILTON PL., LOS ANGELES, CA 90028

PO/PI:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
FLOOR AREA ANALYSIS - ZONING

SHEET NO.:
G200

2/16/2026 5:02:17 PM



FLOOR AREA ANALYSIS - ZONING FLOOR AREA	
1ST FLOOR	
FLOOR AREA	1135 SF
FLOOR AREA	754 SF
LAUNDRY ROOM	203 SF
LOBBY	1076 SF
REC. ROOM	740 SF
TRASH ROOM	239 SF
	4147 SF
2ND FLOOR	
FLOOR AREA	4830 SF
	4830 SF
3RD FLOOR	
FLOOR AREA	4817 SF
	4817 SF
4TH FLOOR	
FLOOR AREA	4817 SF
	4817 SF
5TH FLOOR	
FLOOR AREA	4817 SF
	4817 SF
TOTAL	23428 SF

ROOF
SCALE
3/32" = 1'-0" 2

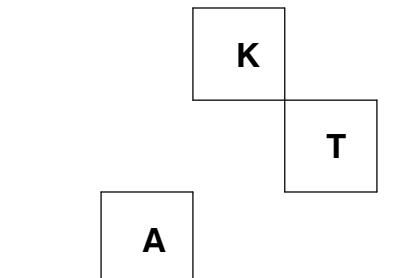
5TH FLOOR
SCALE
3/32" = 1'-0" 1

FLOOR AREA ANALYSIS LEGEND - ZONING

- PROPERTY LINE
- ▬ ZONING AREA - INCLUDED IN F.A.R. CALCULATIONS
- ▨ ZONING AREA - EXCLUDED FROM F.A.R. CALCULATION

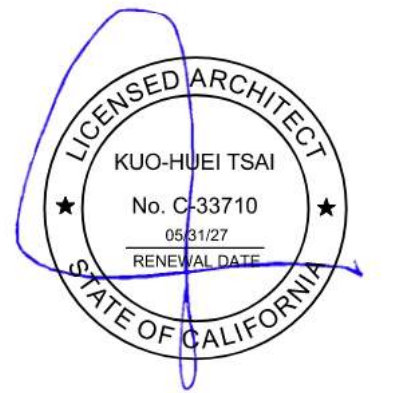
LAMC
SEC 12.03 FLOOR AREA. (Amended by Ord. No. 182,386, Eff. 3/13/13) The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas.

Buildings on properties zoned RA, RE, RS, and R1, except properties in the Coastal Zone which are not designated a Hillside Area, are subject to the definition of Residential Floor Area.



Kevin Tsai Architecture

1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028

PO/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
FLOOR AREA ANALYSIS - ZONING

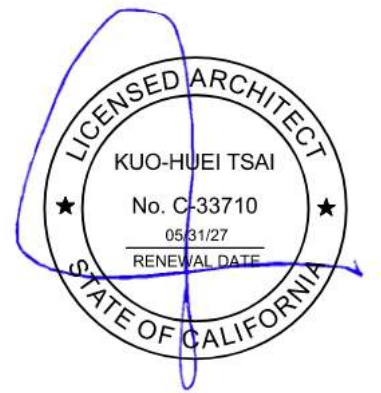
SHEET NO.:

G201

K
T
A

Kevin Tsai Architecture

1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028

PO/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
FLOOR AREA ANALYSIS - GROSS BUILDING

SHEET NO.:

G210

FLOOR AREA ANALYSIS - GROSS BUILDING	
1ST FLOOR	
AREA UNDER PROJECTION	20 SF
FLOOR AREA	5172 SF
2ND FLOOR	
FLOOR AREA	5179 SF
3RD FLOOR	
FLOOR AREA	5166 SF
4TH FLOOR	
FLOOR AREA	5166 SF
5TH FLOOR	
FLOOR AREA	5166 SF
ROOF	
FLOOR AREA	0 SF
TOTAL	26869 SF

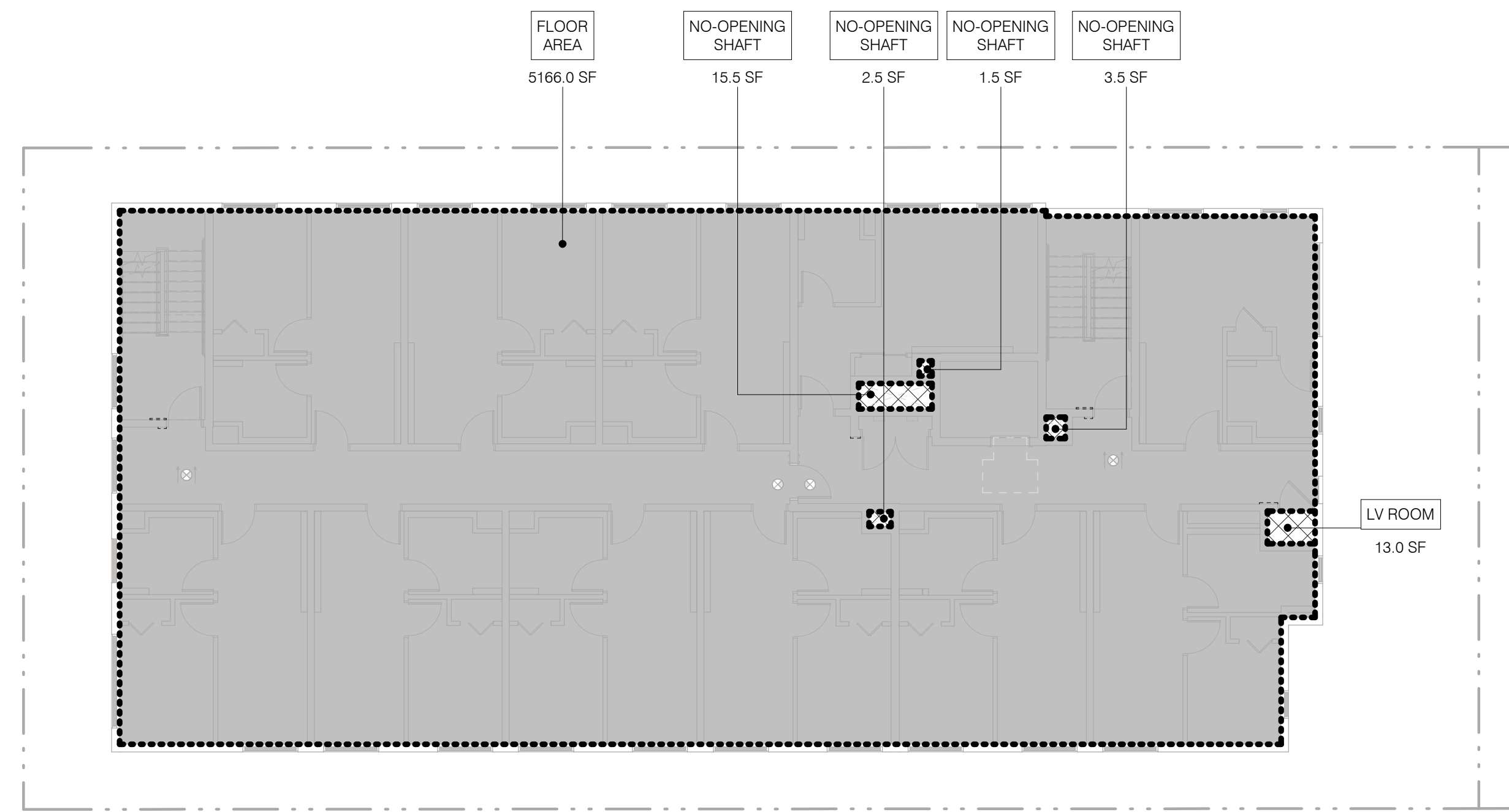
FLOOR AREA ANALYSIS LEGEND - BUILDING

--- PROPERTY LINE

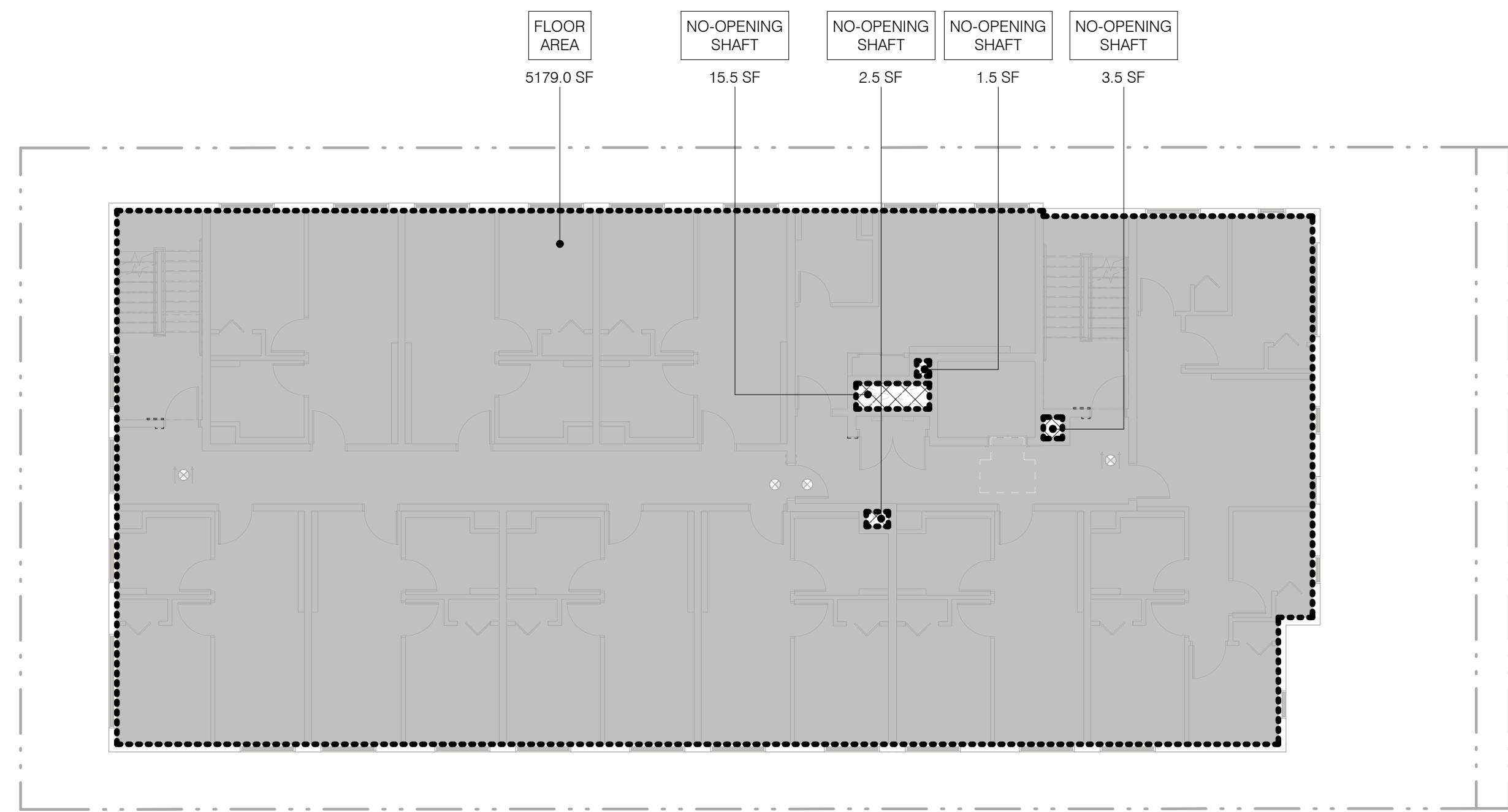
■ BUILDING AREA

▨ BUILDING AREA - EXCLUDED FROM CALCULATIONS

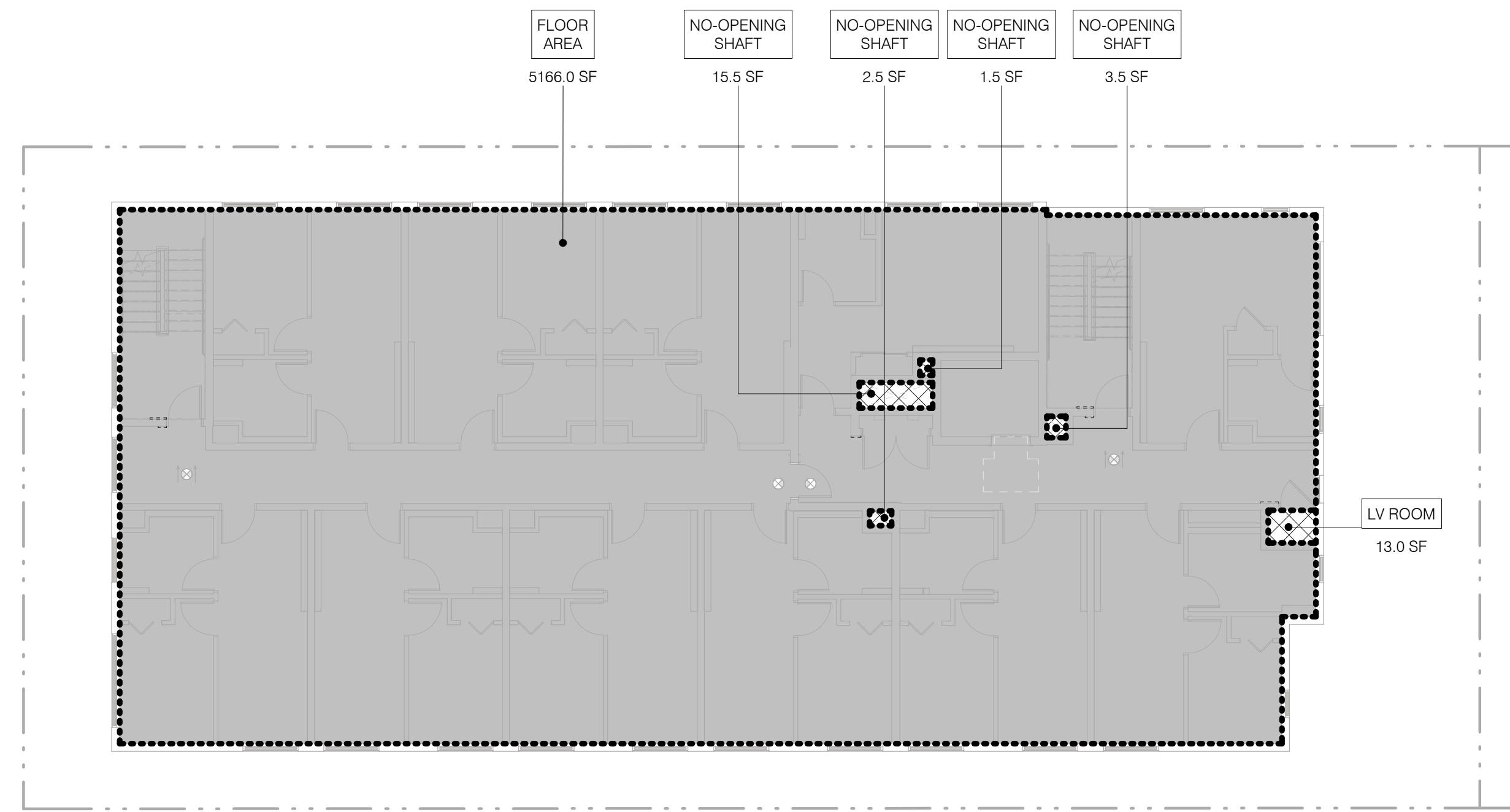
CBC
FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a 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. The gross floor area shall not include shafts with no openings or interior courts.



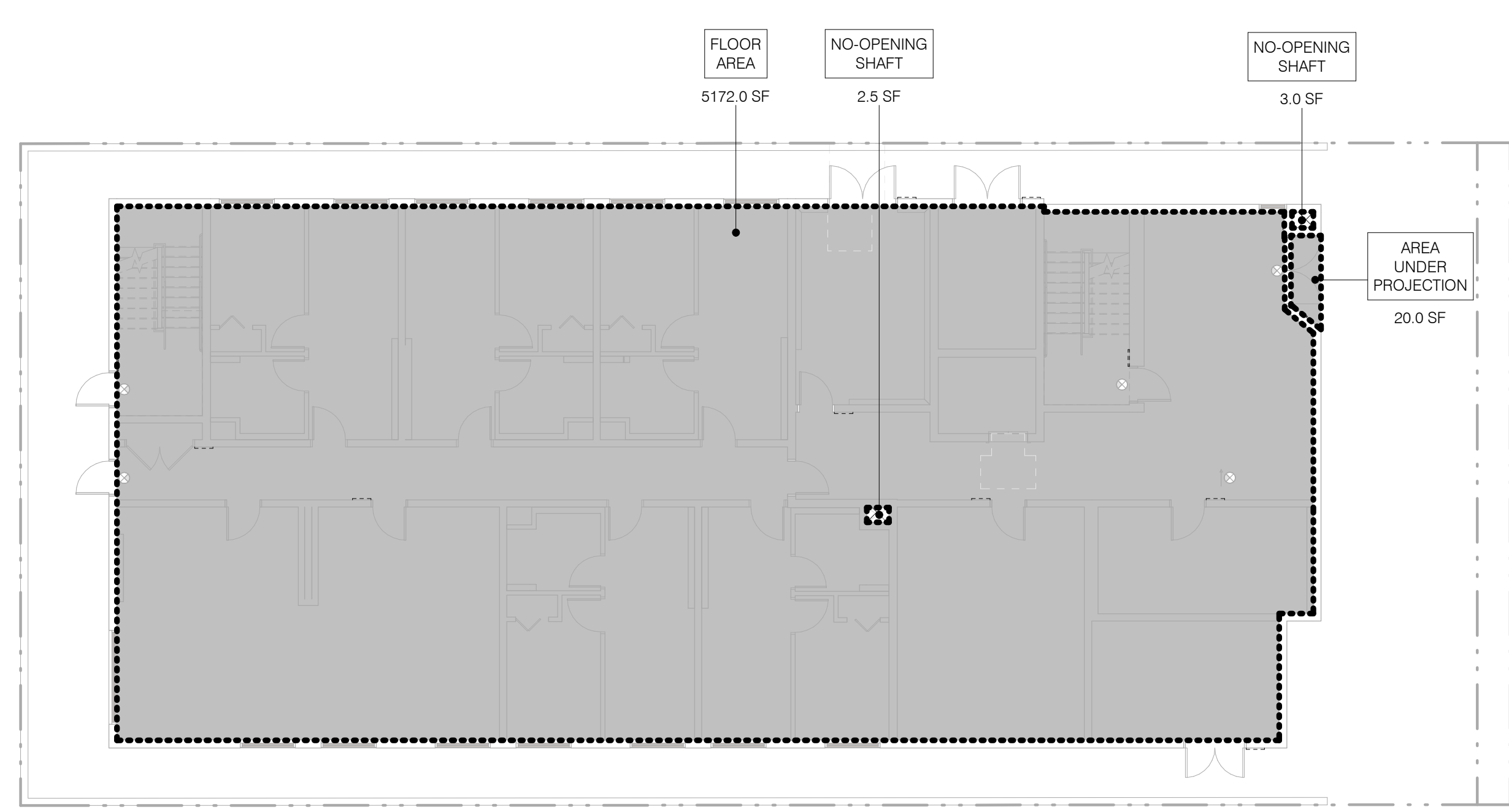
4TH FLOOR SCALE 3/32" = 1'-0" 4



2ND FLOOR SCALE 3/32" = 1'-0" 2

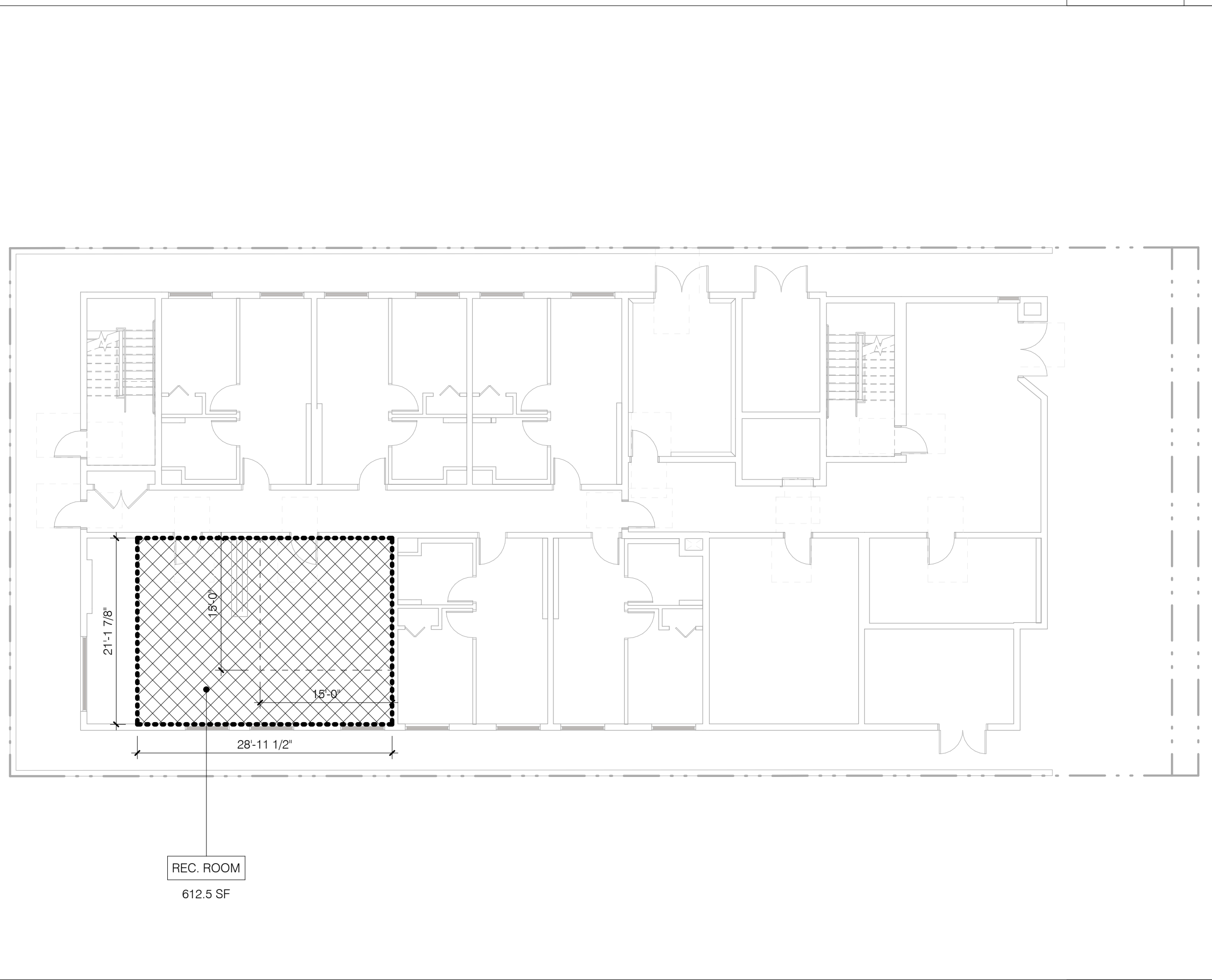
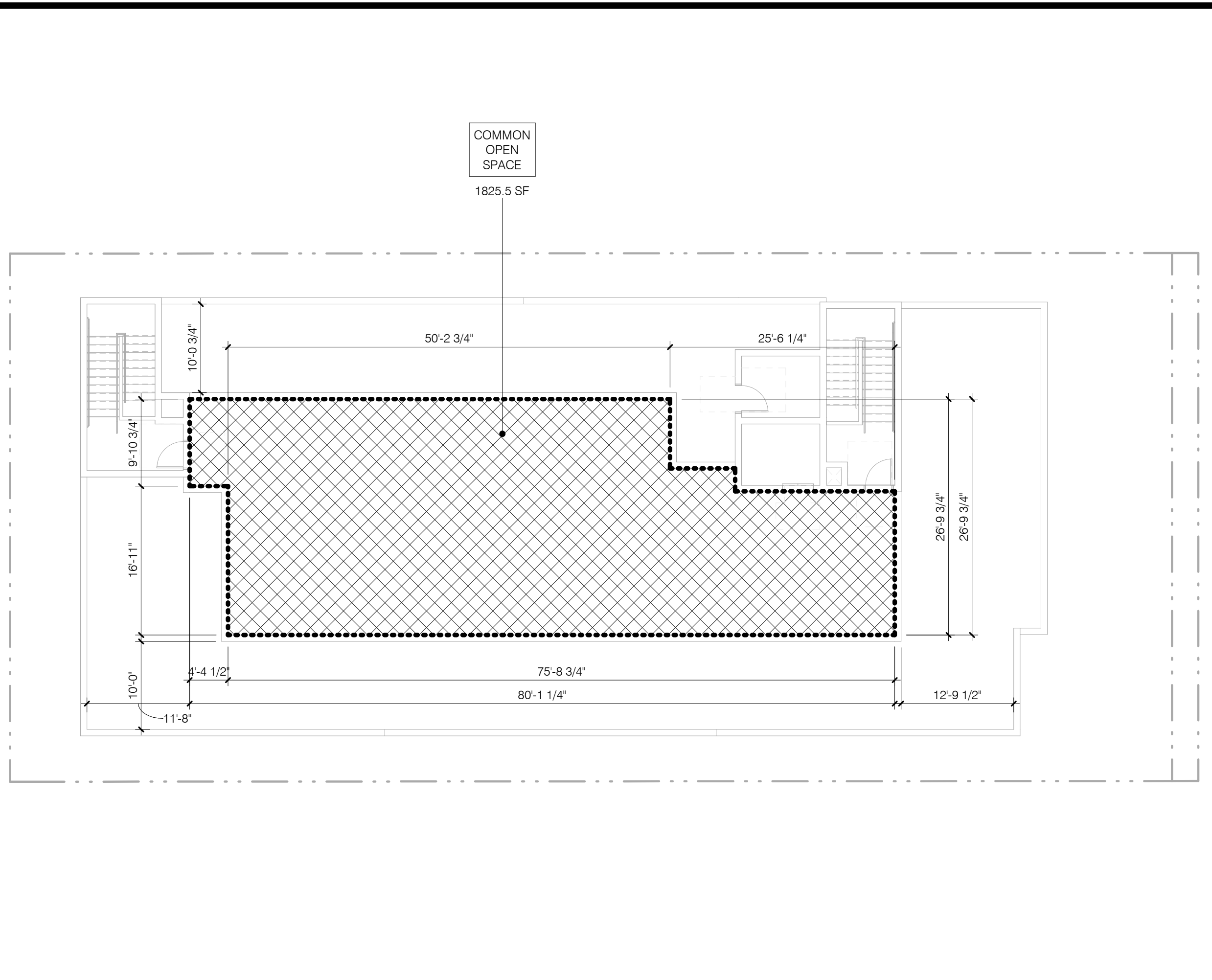
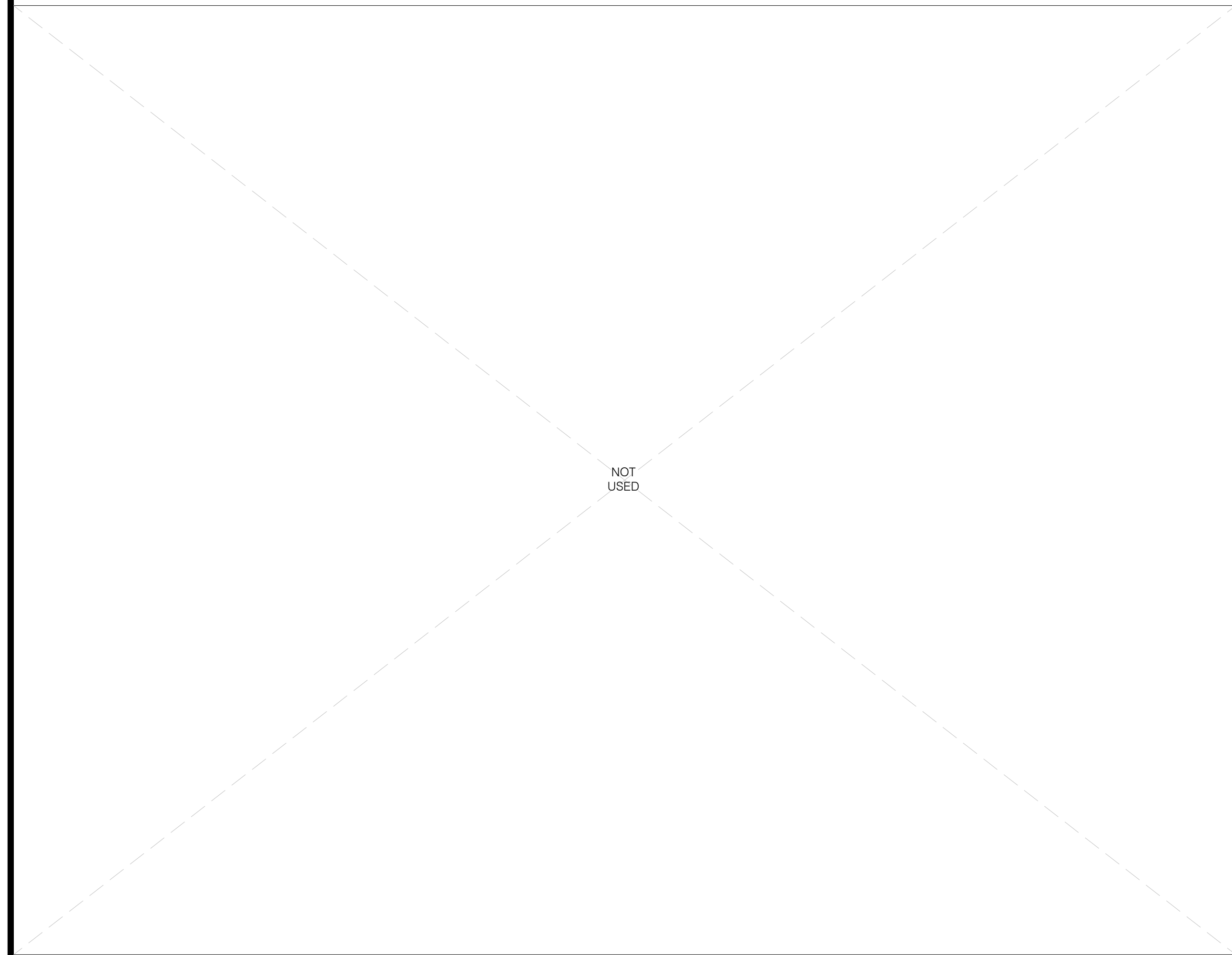
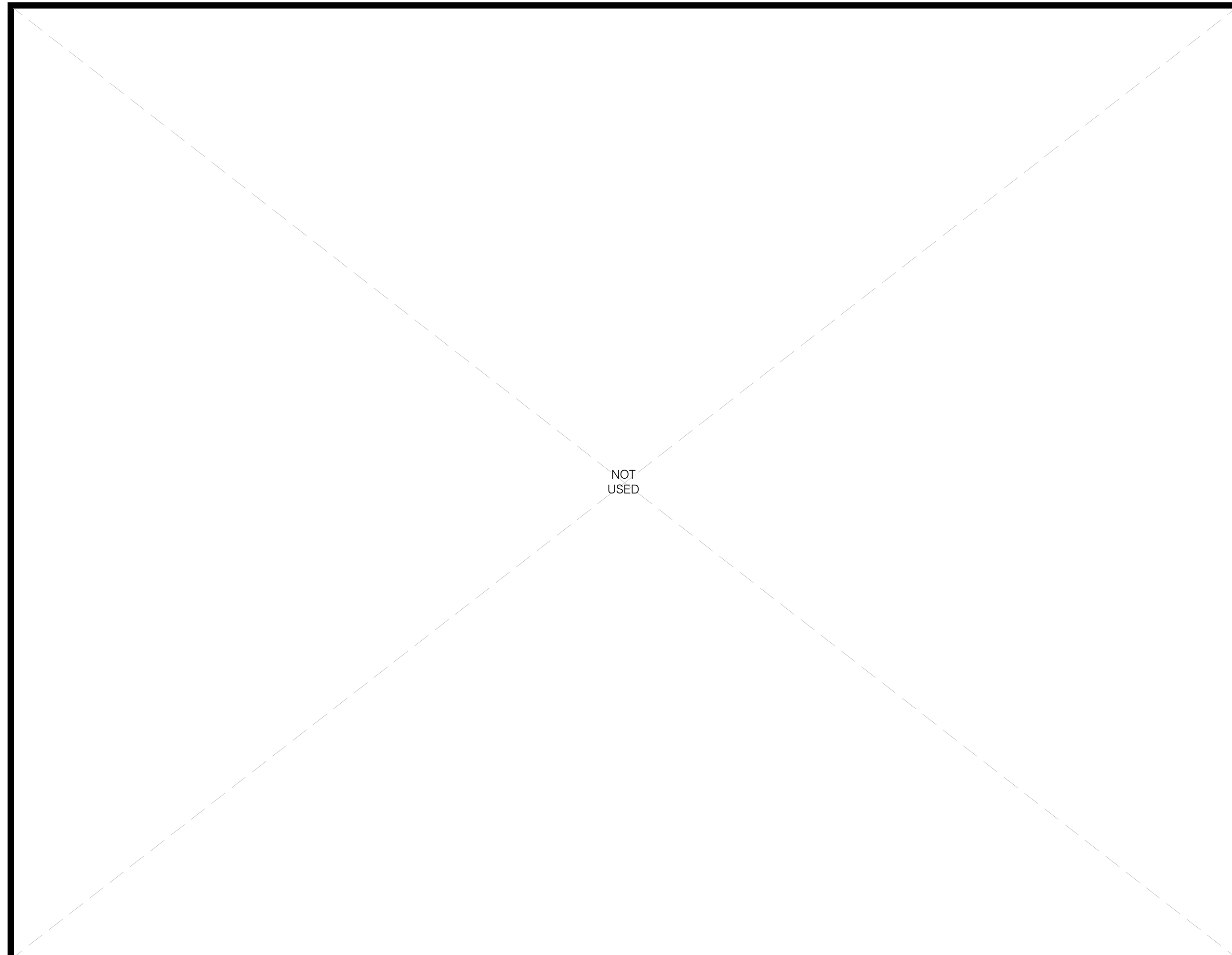


3RD FLOOR SCALE 3/32" = 1'-0" 3



1ST FLOOR SCALE 3/32" = 1'-0" 1

2/6/2026 5:02:21 PM



OPEN SPACE AREA CALCULATION				
TOTAL OPEN SPACE REQUIREMENTS PER LAMC 12.21G				
<3 HABITABLE ROOMS 100 SF / UNIT (STUDIO & 1-BR UNITS)				
=3 HABITABLE ROOMS 125 SF / UNIT (2-BR UNITS)				
>3 HABITABLE ROOMS 175 SF / UNIT (3-BR+ UNITS)				
OPEN SPACE REQUIRED				
UNIT TYPE	NUMBER OF BEDROOMS	NUMBER OF HABITABLE ROOMS	COUNT	REQ. AREA
STUDIO	0	1	7	700 SF
1-BR	1	2	40	4,000 SF
2-BR	2	3	0	0 SF
3-BR+	3+	4+	1	175 SF
TOTAL			48	4,875 SF
REQUIRED OPEN SPACE (PER LAMC)				= 4,875 SF
OPEN SPACE INCENTIVE (50% REDUCTION)				= 4,875/2 = 2,438 SF
PROVIDED OPEN SPACE				= 2,438 SF

LOCATION	OPEN SPACE	
	COMMON	PRIVATE
LEVEL 1	612.5 SF	0 SF
LEVEL 2	0 SF	0 SF
LEVEL 3	0 SF	0 SF
LEVEL 4	0 SF	0 SF
LEVEL 5	0 SF	0 SF
ROOF	1,825.5 SF	0 SF
TOTAL	2,438 SF	0 SF
PROVIDED	2,438 SF (≥ 2,438 SF)	

ROOF SCALE 3/32" = 1'-0" 2

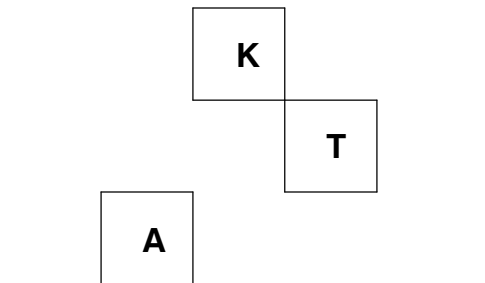
1ST FLOOR SCALE 3/32" = 1'-0" 1

OPEN SPACE NOTES

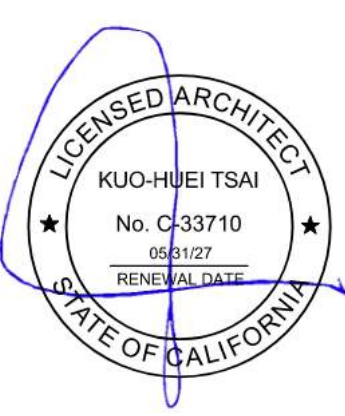
1. LAMC 12.21G.2(b): PRIVATE OPEN SPACE SHALL CONTAIN A MINIMUM OF 50 SF, AND SHALL HAVE NO HORIZONTAL DIMENSION LESS THAN SIX FEET. NO MORE THAN 50 SF PER DWELLING UNIT SHALL BE ATTRIBUTABLE TO THE TOTAL REQUIRED USABLE OPEN SPACE.

OPEN SPACE ANALYSIS LEGEND

- - - - - PROPERTY LINE
- ▬ PRIVATE OPEN SPACE AREA
- ▨ COMMON OPEN SPACE
- ⋮ 6FT x 6FT HORIZONTAL DIMENSION



Kevin Tsai Architecture
 1439 W. Jefferson Blvd
 Los Angeles, CA 90007
 T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

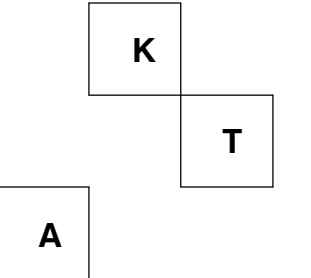
PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028

PO/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

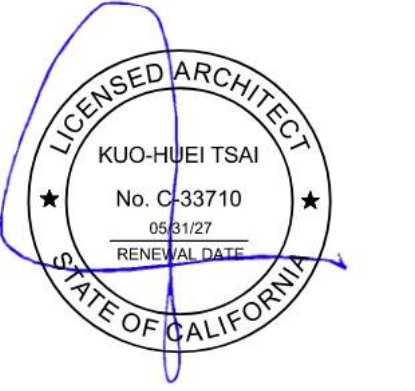
DRAWING TITLE:
FLOOR AREA ANALYSIS - OPEN SPACE

SHEET NO.:
G220



Kevin Tsai Architecture

1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

PLAN CHECK

PROJECT TITLE:
1833 WILTON

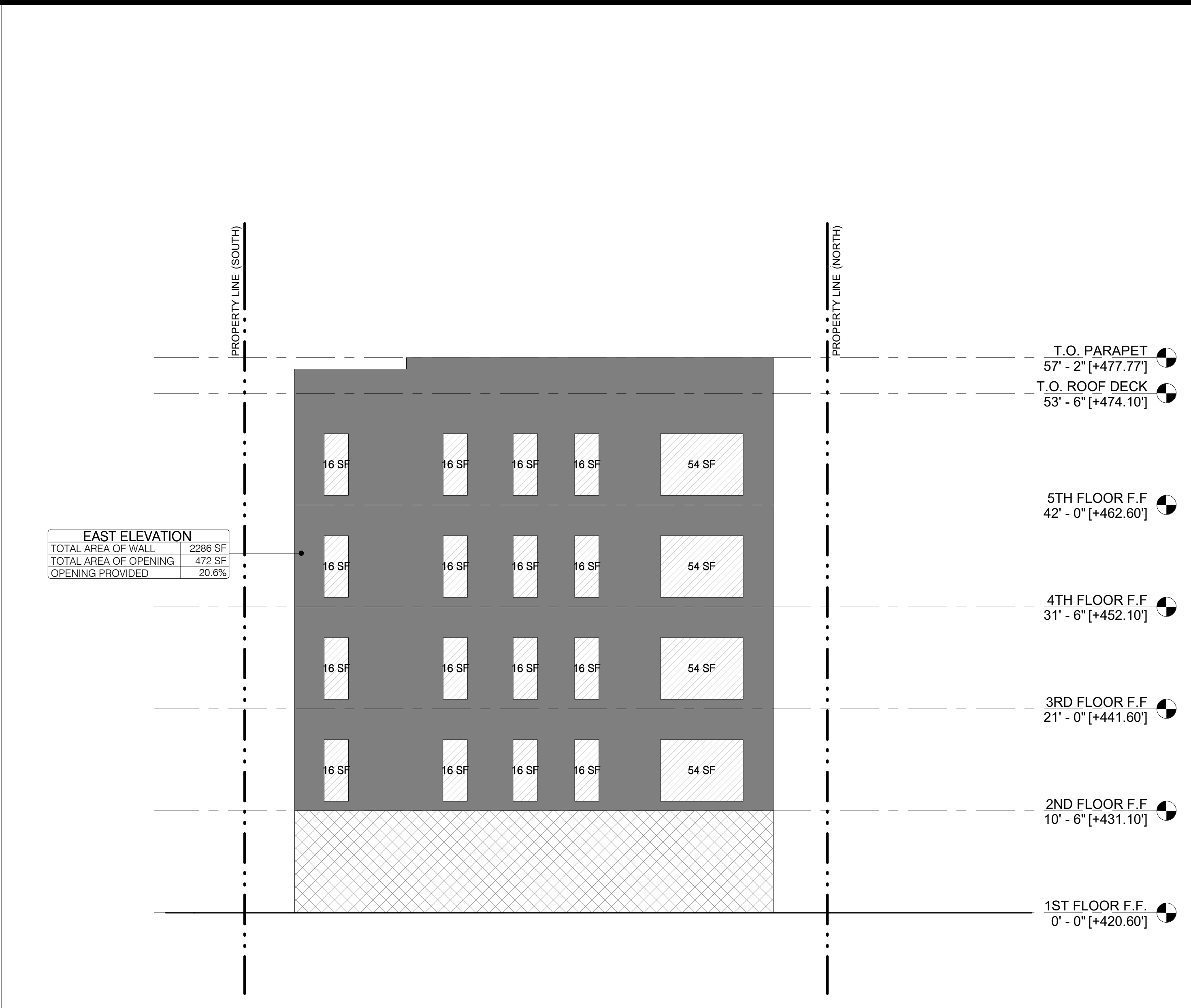
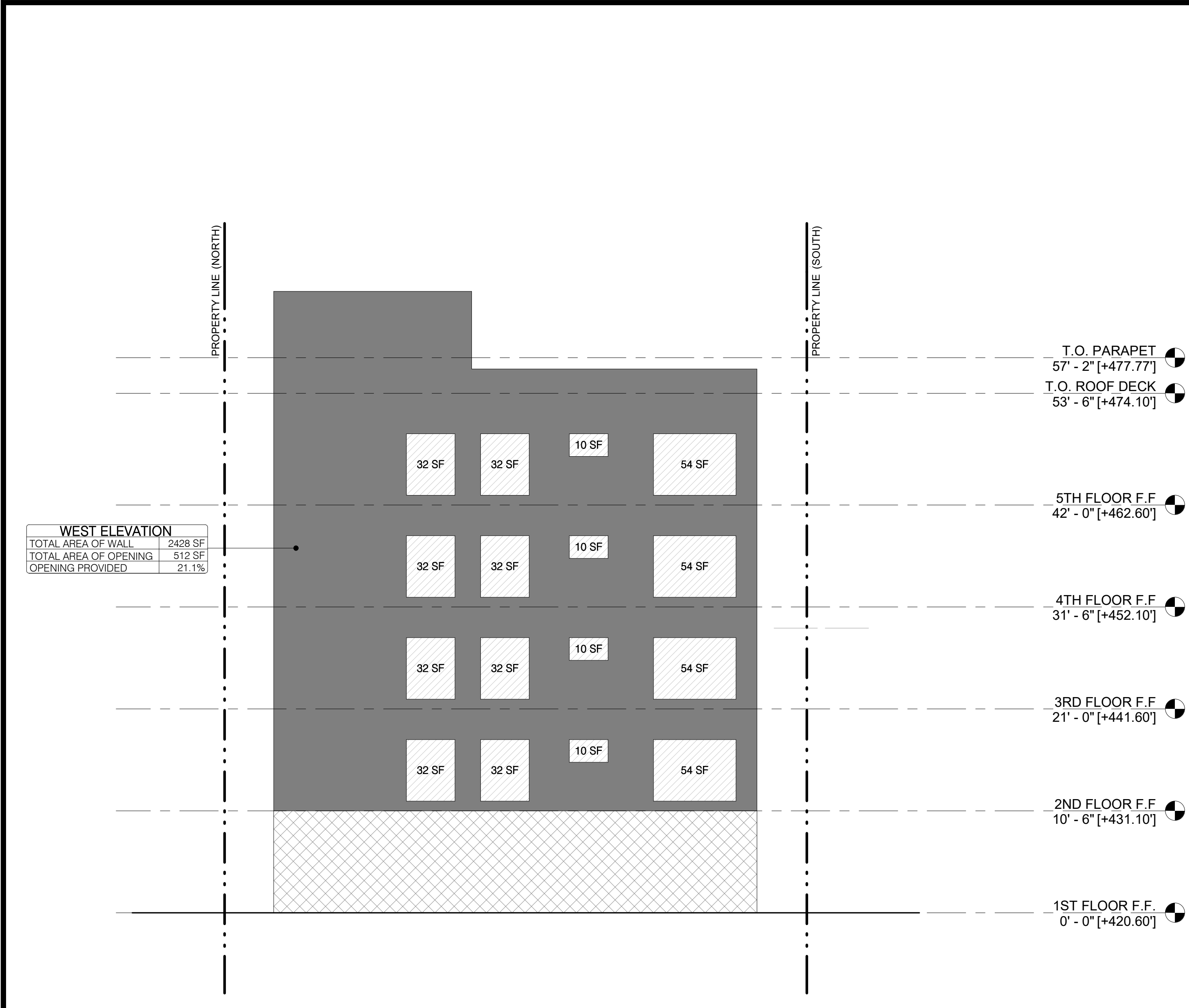
1833 N. WILTON PL., LOS ANGELES, CA 90028

PC/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
ED-1 ZONING - 20% MIN. GLAZING ANALYSIS

SHEET NO.:

G270



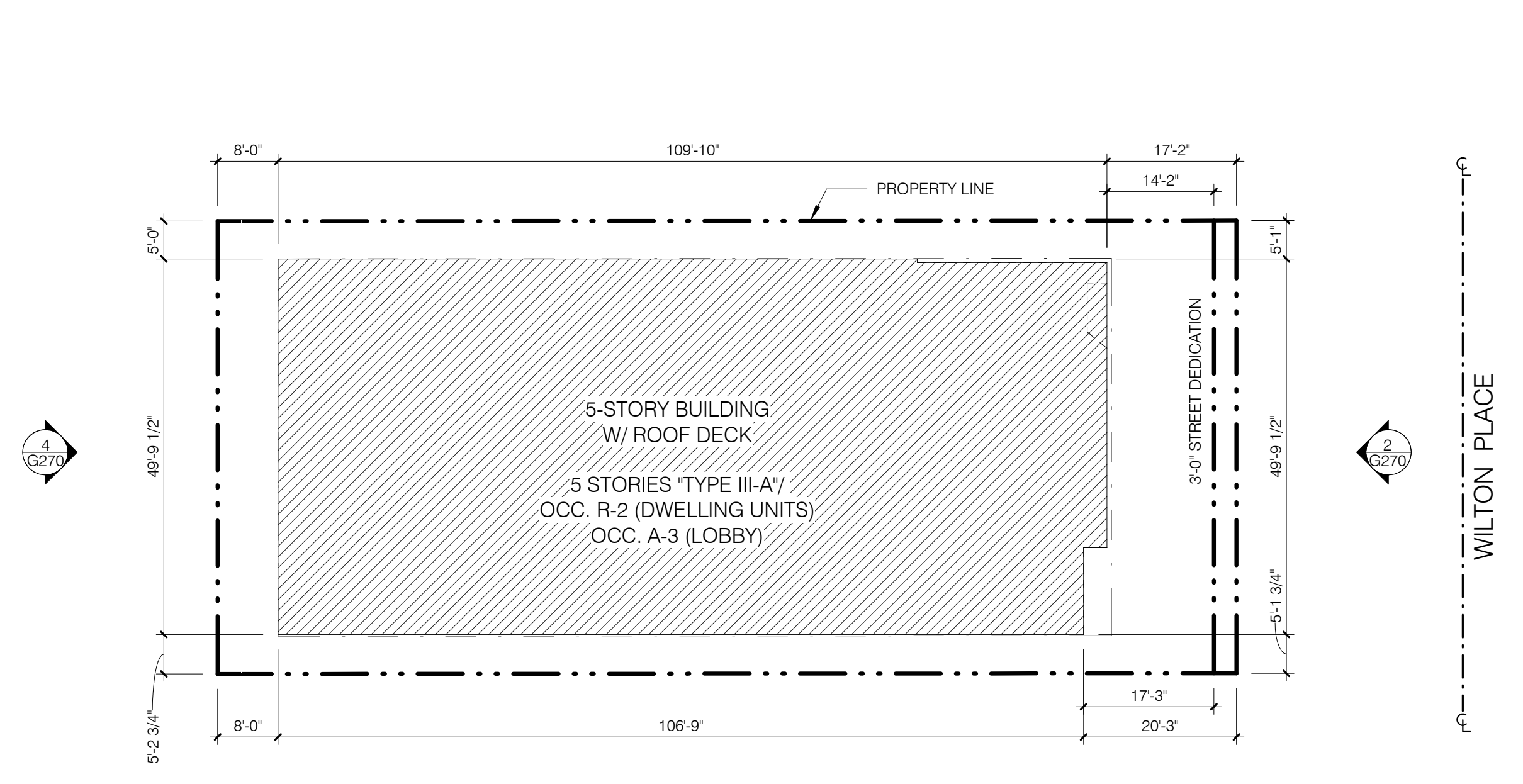
FACADE GLAZING ANALYSIS - WEST ELEVATION SCALE 1/8" = 1'-0" 3

FACADE GLAZING ANALYSIS - EAST ELEVATION SCALE 1/8" = 1'-0" 2

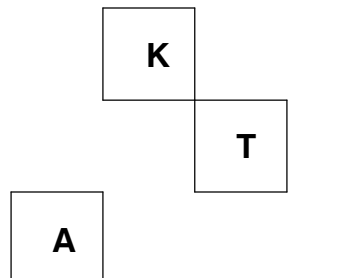
AREA LEGEND

- AREA OF WALL
- AREA OF WALL OPENING
- AREA OF WALL - BEYOND (NOT INCLUDED IN CALCULATION)

ZONING GLAZING AREAS		
NORTH	TOTAL GLAZING AREA	1216 SF
	WALL AREA	5203 SF
	TOTAL PERCENTAGE	23.4 %
EAST	TOTAL GLAZING AREA	472 SF
	WALL AREA	2286 SF
	TOTAL PERCENTAGE	20.6 %
WEST	TOTAL GLAZING AREA	512 SF
	WALL AREA	2428 SF
	TOTAL PERCENTAGE	21.1 %
SOUTH	TOTAL GLAZING AREA	1280 SF
	WALL AREA	4901 SF
	TOTAL PERCENTAGE	26.1 %

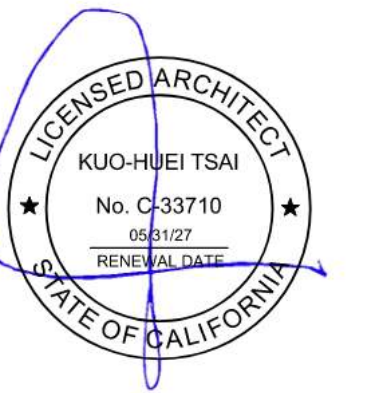


KEY PLAN SCALE 1/16" = 1'-0" 1



Kevin Tsai Architecture

1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

PLAN CHECK

PROJECT TITLE:
1833 WILTON

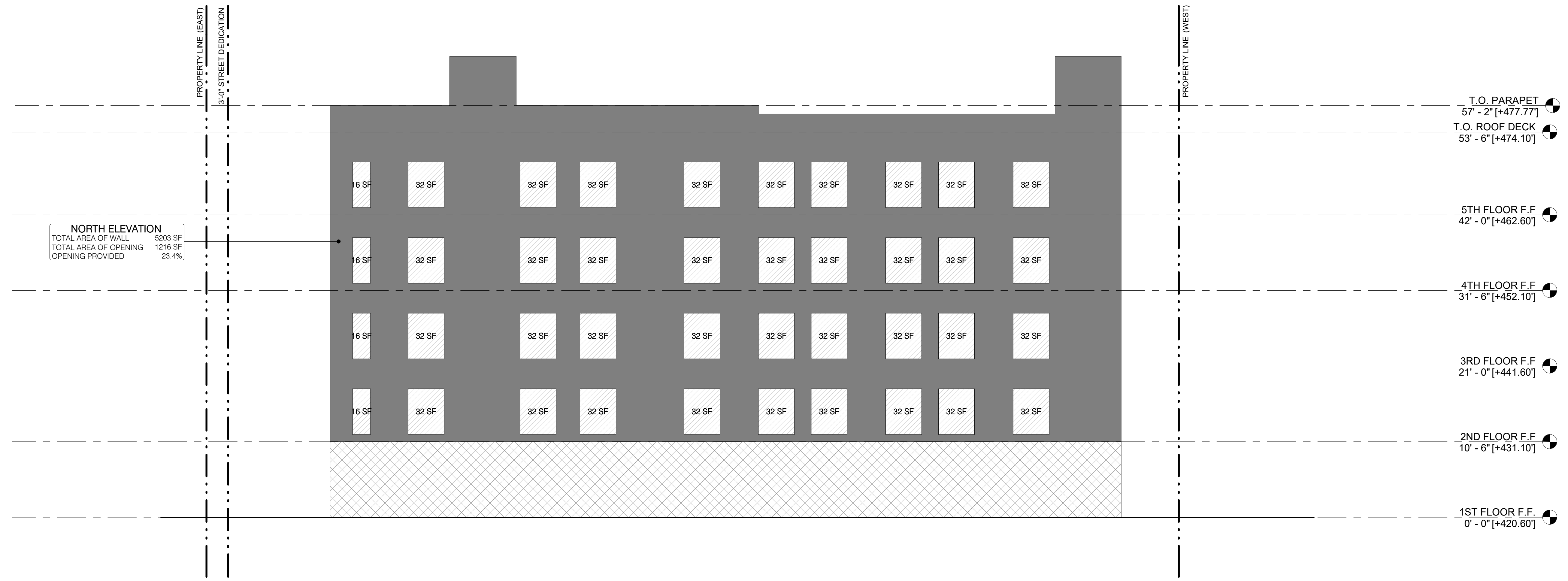
1833 N. WILTON PL., LOS ANGELES, CA 90028

PC/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
ED-1 ZONING - 20% MIN. GLAZING ANALYSIS

SHEET NO.:

G271

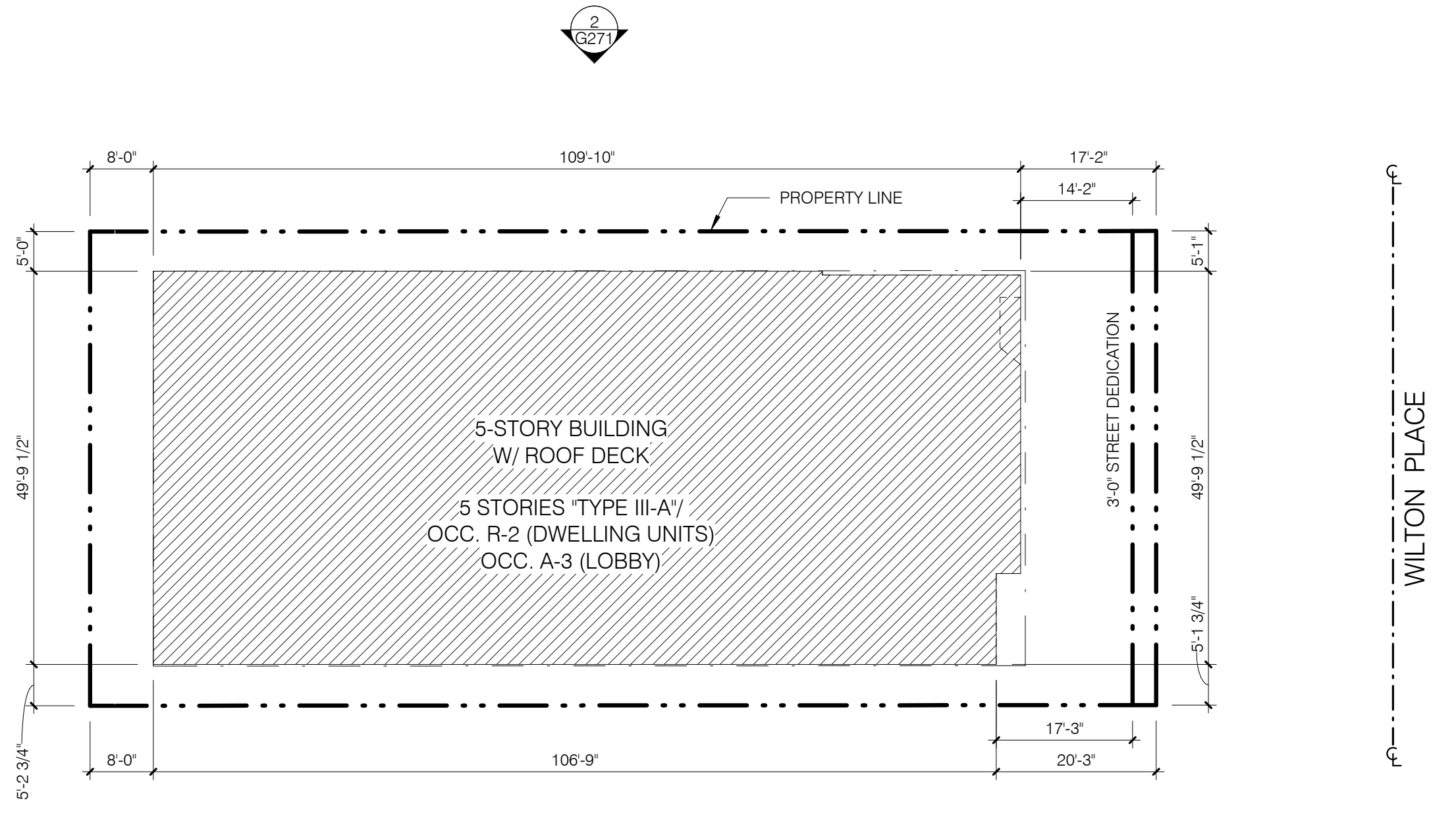


FAÇADE GLAZING ANALYSIS - NORTH ELEVATION SCALE 1/8" = 1'-0" 2

AREA LEGEND

	AREA OF WALL
	AREA OF WALL OPENING
	AREA OF WALL - BEYOND (NOT INCLUDED IN CALCULATION)

ZONING GLAZING AREAS		
NORTH	TOTAL GLAZING AREA	1216 SF
	WALL AREA	5203 SF
	TOTAL PERCENTAGE	23.4 %
EAST	TOTAL GLAZING AREA	472 SF
	WALL AREA	2286 SF
	TOTAL PERCENTAGE	20.6 %
WEST	TOTAL GLAZING AREA	512 SF
	WALL AREA	2428 SF
	TOTAL PERCENTAGE	21.1 %
SOUTH	TOTAL GLAZING AREA	1280 SF
	WALL AREA	4901 SF
	TOTAL PERCENTAGE	26.1 %

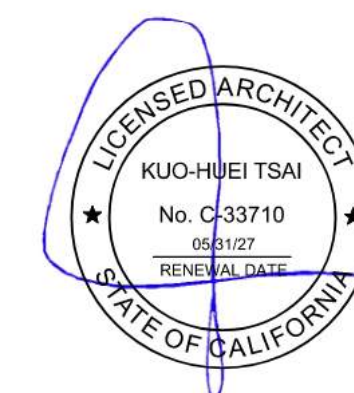


KEY PLAN SCALE 1/16" = 1'-0" 1

K
T
A

Kevin Tsai Architecture

1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

PLAN CHECK

PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028

PO/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
BICYCLE SPECIFICATIONS

SHEET NO.:

G410

DERO | Dero Decker

Submittal Sheet



CAPACITY 4 Bikes per unit

MATERIALS Uprights: 4" 1 1/2 square tube
Upright base: 1/2" plate
Cantilevers: 1/2" plate
Cantilever base: 1/4" plate
Trays: 1/2" plate

FINISHES

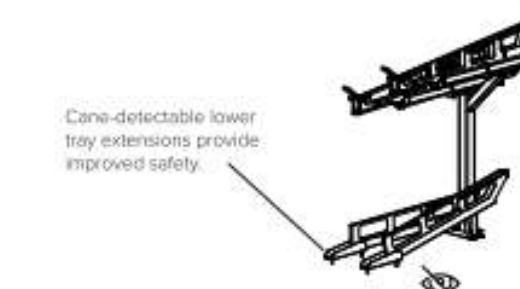
- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat**
Our powder coat finish ensures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TPOC polyester powder coat.

MOUNT OPTIONS Surface only
Each upright has one 1/4" plate feet that accept 1/2" wedge anchors

E-BIKE CHARGING **Add Electrical Outlets**
For lower trays only (fat bike trays recommended). Wiring must be performed by a licensed electrician. Boxes with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP54 weatherproof and UL, CE certified. Consult local electrical codes for more detail.

FAT BIKE TRAYS **Fat Bike Tray Option (Lower Level Only)**
Fat bike trays accommodate tires up to 5" wide. Standard trays accommodate tires up to 2.25" wide.

CANE STOPS **Add cane stops**
Available in galvanized or powder coat finish



©2024

LONG TERM BIKE RACK

Dero Decker



- Sturdy red handle grips
- Lift-assist trays (weighs limit 30lbs.)
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- E-bike charging option available (lower level only)
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specialty designed fat bike trays available (lower level only. Recommended for e-bike charging station)
- ADA cane-detectable extensions available for lower trays

E-bike charging outlets available

FINISH OPTIONS

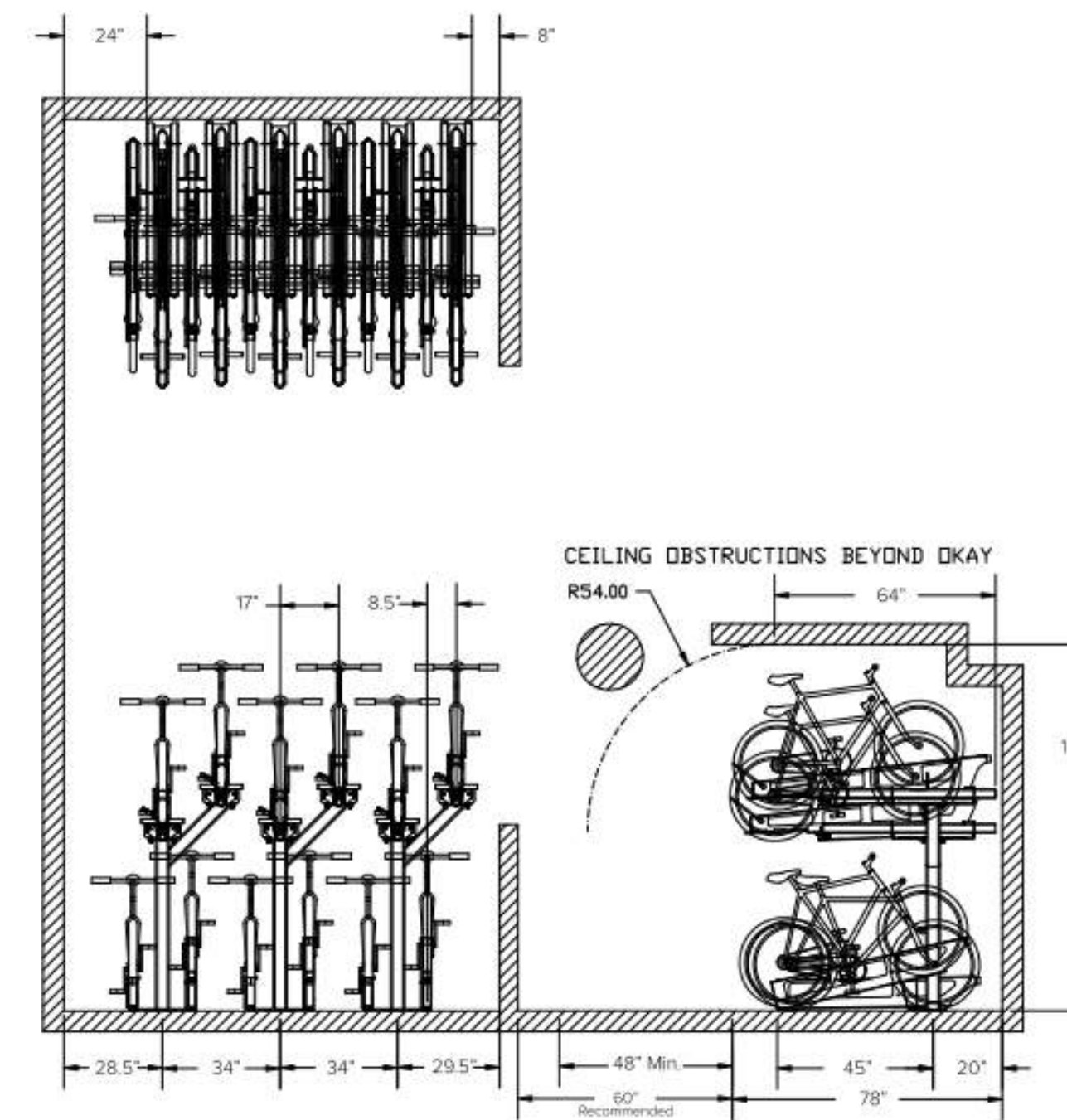


©2024

LONG TERM BIKE RACK

DERO | Dero Decker

Setbacks Single Sided



©2024

LONG TERM BIKE RACK



Dero Decker

The Dero Decker takes bike parking to the next level. Unlike other two-tier systems our mechanical lift-assist top trays slide down into the tray while saving valuable floor space. The Dero Decker has a front wheel safety locking lever and dampers to provide safe lowering of upper trays. Add the e-bike charging option to let users power up their ride while parked.

©2024

LONG TERM BIKE RACK

NOT USED

NOT USED

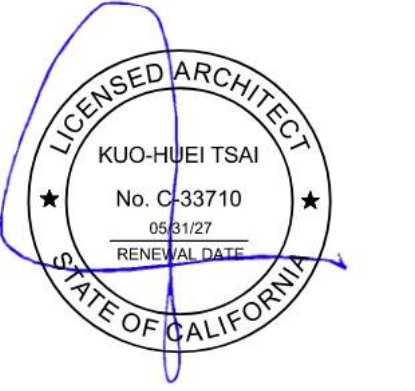
NOT USED

NOT USED

K
T
A

Kevin Tsai Architecture

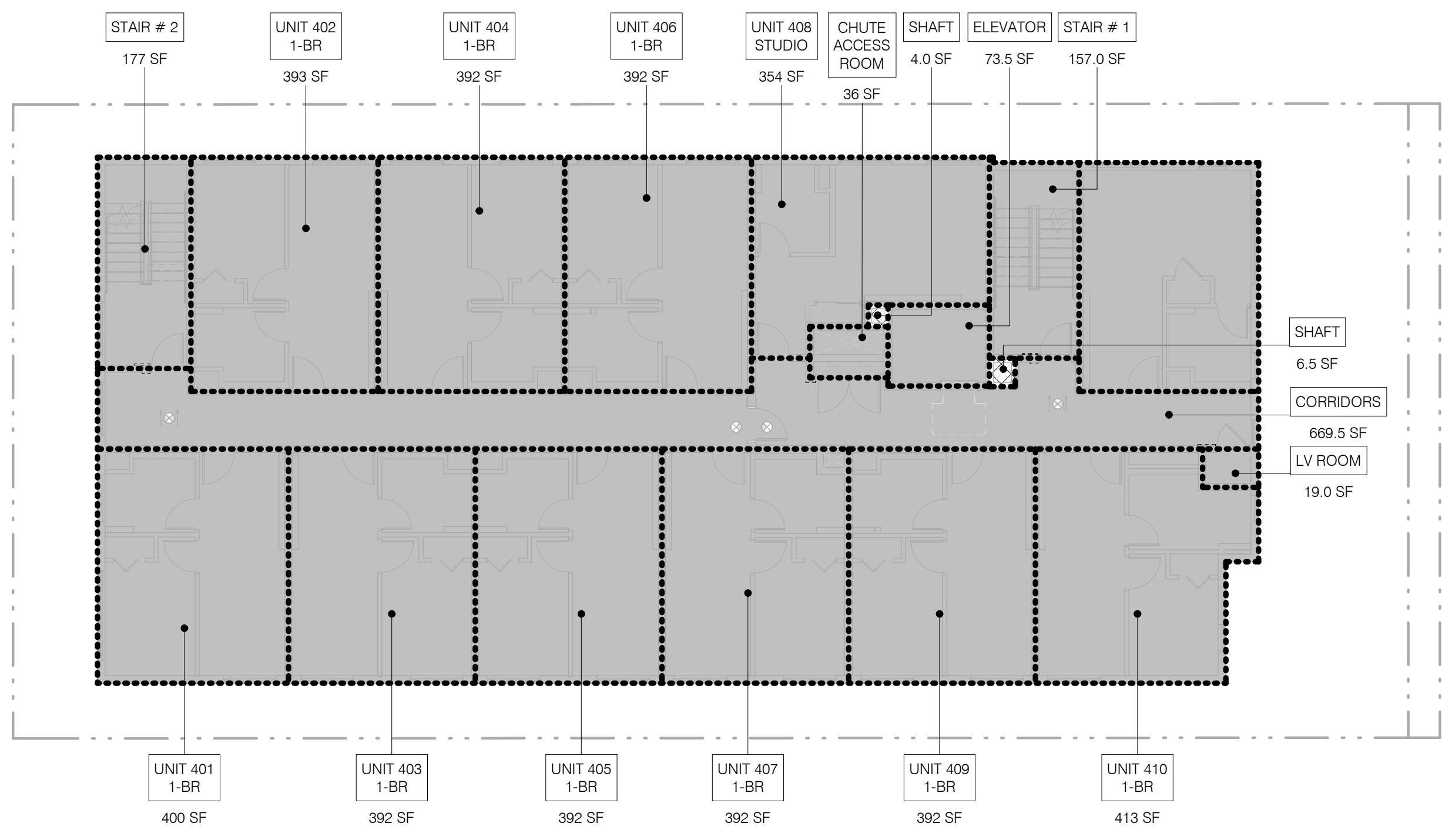
1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



architect's stamp

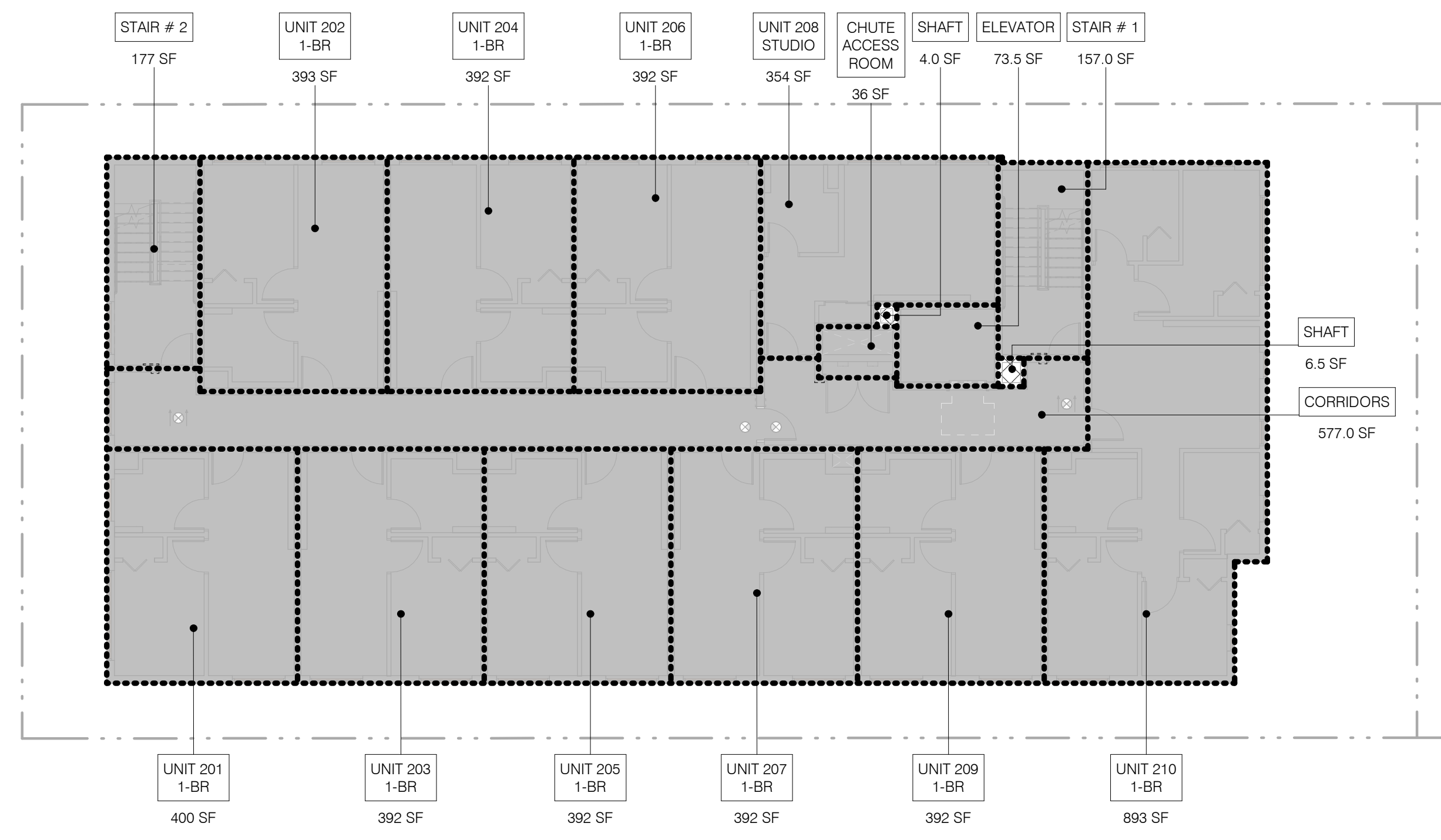
consultant

FLOOR AREA ANALYSIS-HCA VESTING BUILDING AREA	
NAME	AREA
1ST FLOOR	
AREA UNDER PROJECTION	23 SF
BIKE STORAGE	392 SF
CLOSET	19 SF
CORRIDOR	337 SF
DOMESTIC PUMP ROOM & BACKFLOW	134 SF
ELECTRICAL ROOM	213 SF
ELEVATOR	74 SF
LAUNDRY ROOM	19 SF
LOBBY	671 SF
REC ROOM (OPEN SPACE)	792 SF
STAIR # 1	157 SF
STAIR # 2	177 SF
TRASH ROOM	245 SF
UNIT 101	393 SF
UNIT 102	392 SF
UNIT 103	392 SF
UNIT 104	392 SF
UNIT 105	392 SF
	5413 SF
2ND FLOOR	
CHUTE ACCESS ROOM	36 SF
CORRIDORS	577 SF
ELEVATOR	74 SF
STAIR # 1	157 SF
STAIR # 2	177 SF
UNIT 201	400 SF
UNIT 202	393 SF
UNIT 203	392 SF
UNIT 204	392 SF
UNIT 205	392 SF
UNIT 206	392 SF
UNIT 207	392 SF
UNIT 208	354 SF
UNIT 209	392 SF
UNIT 210	893 SF
	5410 SF
3RD FLOOR	
CHUTE ACCESS ROOM	36 SF
CORRIDORS	670 SF
ELEVATOR	74 SF
LV ROOM	19 SF
STAIR # 1	157 SF
STAIR # 2	177 SF
UNIT 301	400 SF
UNIT 302	393 SF
UNIT 303	392 SF
UNIT 304	392 SF
UNIT 305	392 SF
UNIT 306	392 SF
UNIT 307	392 SF
UNIT 308	354 SF
UNIT 309	392 SF
UNIT 310	413 SF
UNIT 311	368 SF
	5410 SF
4TH FLOOR	
CHUTE ACCESS ROOM	36 SF
CORRIDORS	670 SF
ELEVATOR	74 SF
LV ROOM	19 SF
STAIR # 1	157 SF
STAIR # 2	177 SF
UNIT 401	400 SF
UNIT 402	393 SF
UNIT 403	392 SF
UNIT 404	392 SF
UNIT 405	392 SF
UNIT 406	392 SF
UNIT 407	392 SF
UNIT 408	354 SF
UNIT 409	392 SF
UNIT 410	413 SF
UNIT 411	368 SF
	5410 SF
5TH FLOOR	
CHUTE ACCESS ROOM	36 SF
CORRIDORS	670 SF
ELEVATOR	74 SF
LV ROOM	19 SF
STAIR # 1	157 SF
STAIR # 2	177 SF
UNIT 501	400 SF
UNIT 502	393 SF
UNIT 503	392 SF
UNIT 504	392 SF
UNIT 505	392 SF
UNIT 506	392 SF
UNIT 507	392 SF
UNIT 508	354 SF
UNIT 509	392 SF
UNIT 510	413 SF
UNIT 511	368 SF
	5410 SF
ROOF	
ELEVATOR	73 SF
ELEVATOR CONTROL ROOM	74 SF
STAIR # 1	174 SF
STAIR # 2	196 SF
	517 SF
TOTAL	27568 SF



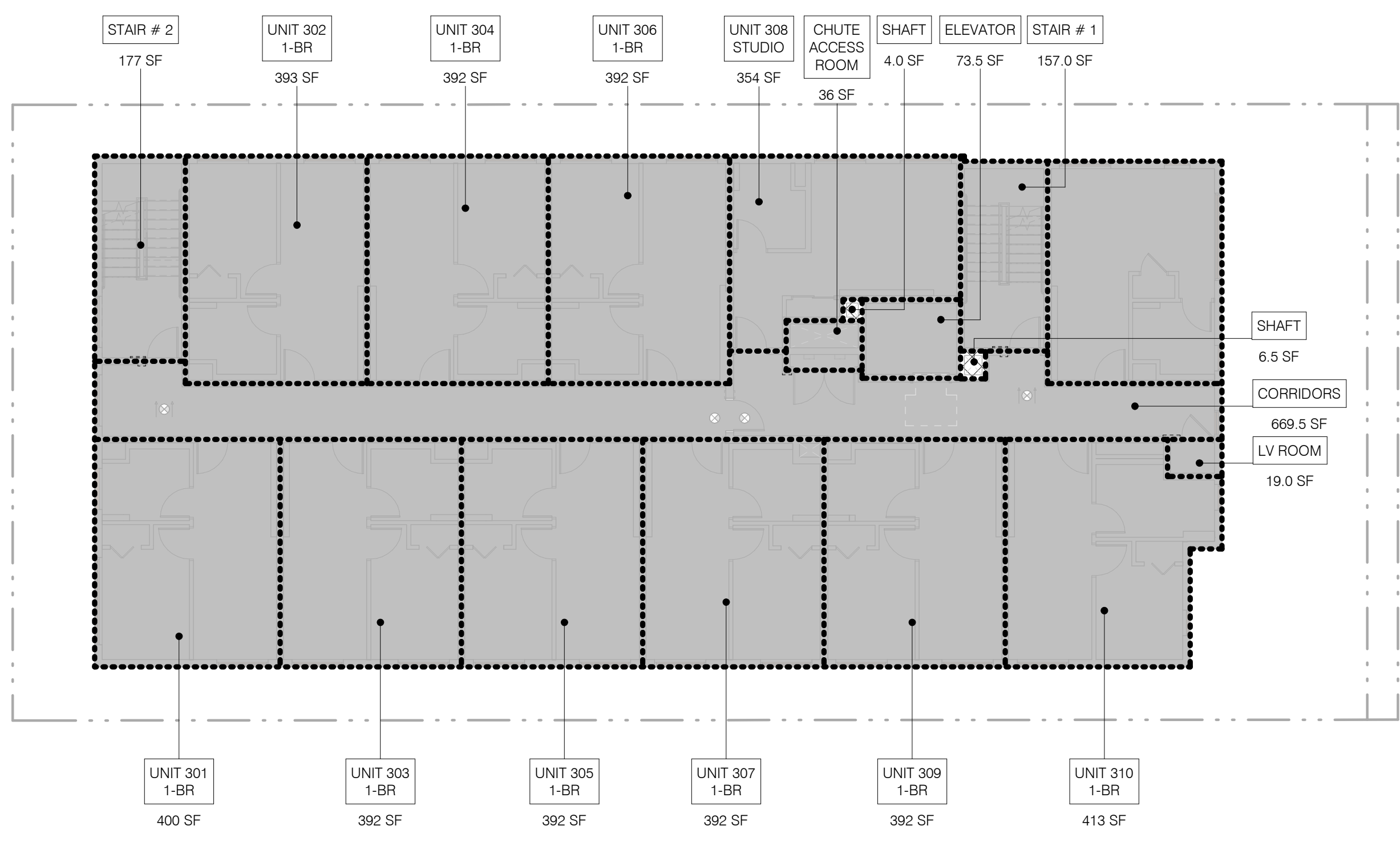
4TH FLOOR PLAN

SCALE 3/32" = 1'-0" 4



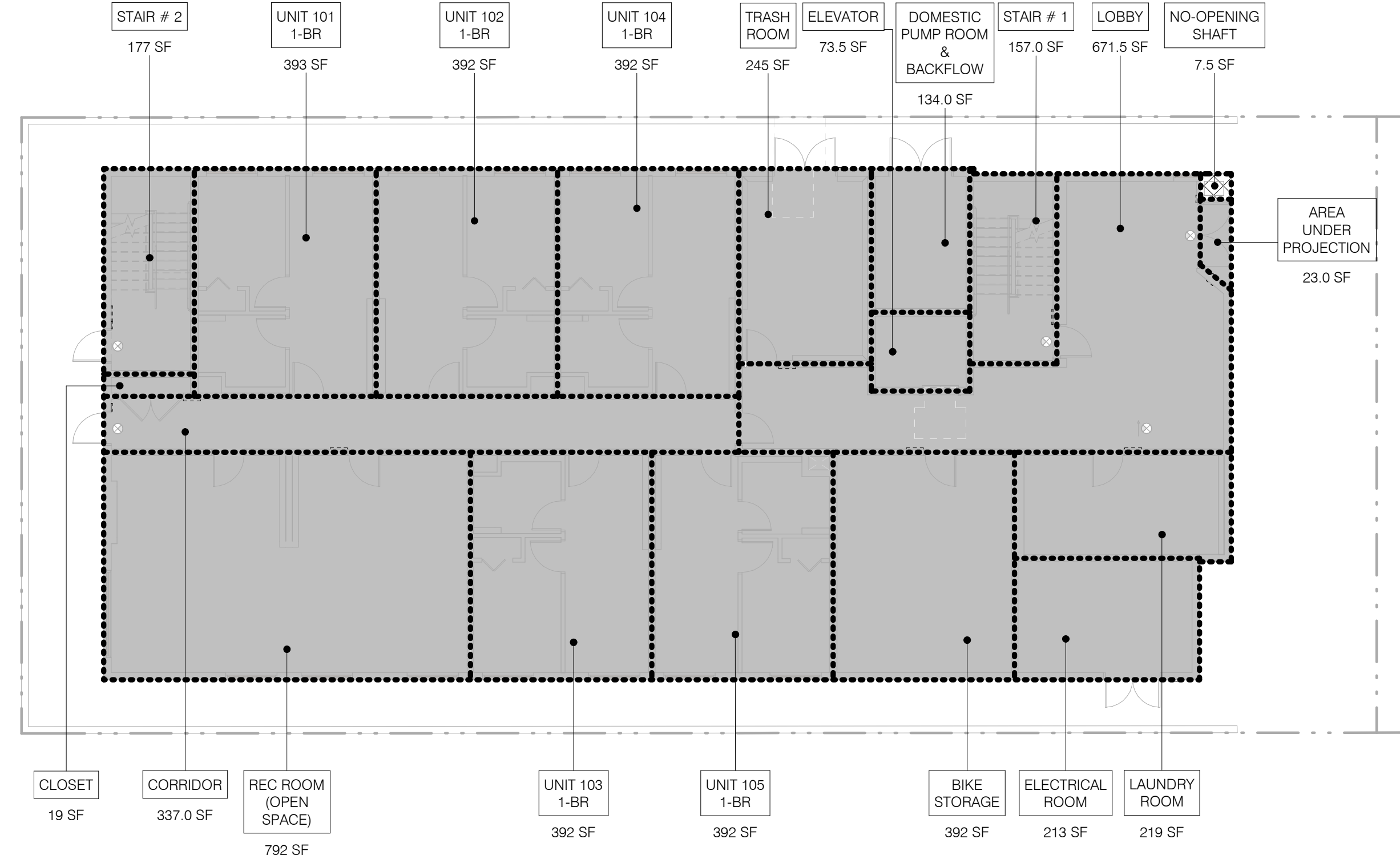
2ND FLOOR PLAN

SCALE 3/32" = 1'-0" 2



3RD FLOOR PLAN

SCALE 3/32" = 1'-0" 3



1ST FLOOR PLAN

SCALE 3/32" = 1'-0" 1

FLOOR AREA ANALYSIS LEGEND - BUILDING

- PROPERTY LINE
- ▭ BUILDING AREA
- ▨ BUILDING AREA - EXCLUDED FROM CALCULATIONS

CBC FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. 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. The gross floor area shall not include shafts with no openings or interior courts.

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

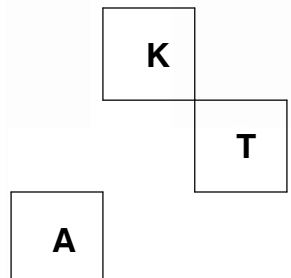
PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028
PC/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
HCA VESTING BUILDING AREA

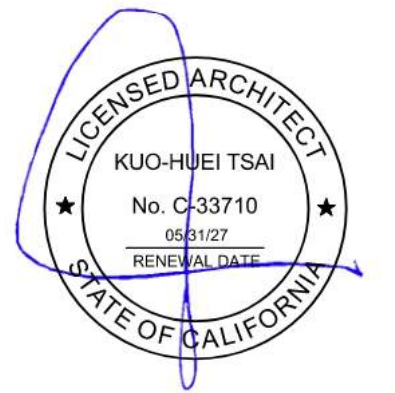
SHEET NO.:
G800

2/6/2026 5:02:23 PM



Kevin Tsai Architecture

1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES,
CA 90028

POI/PI:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
**NORTH ELEVATION
PRIVACY ANALYSIS**

SHEET NO.:
G820

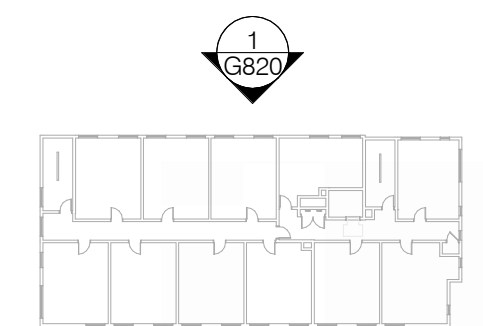


- T.O. BULKHEAD
71' - 0" [+491.60']
- T.O. STAIR PARAPET
64' - 0" [+484.60']
- T.O. PARAPET
57' - 2" [+477.77']
- T.O. ROOF DECK
53' - 6" [+474.10']
- T.O. ROOF
52' - 6" [+473.10']
- 5TH FLOOR F.F.
42' - 0" [+462.60']
- 4TH FLOOR F.F.
31' - 6" [+452.10']
- 3RD FLOOR F.F.
21' - 0" [+441.60']
- 2ND FLOOR F.F.
10' - 6" [+431.10']
- ADJACENT LOWEST GRADE
1' - 5 5/32" [+422.03']
- 1ST FLOOR F.F.
0' - 0" [+420.60']

LEGEND

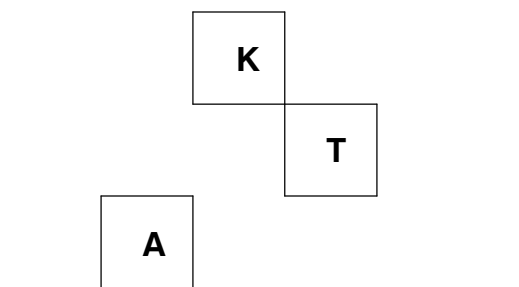
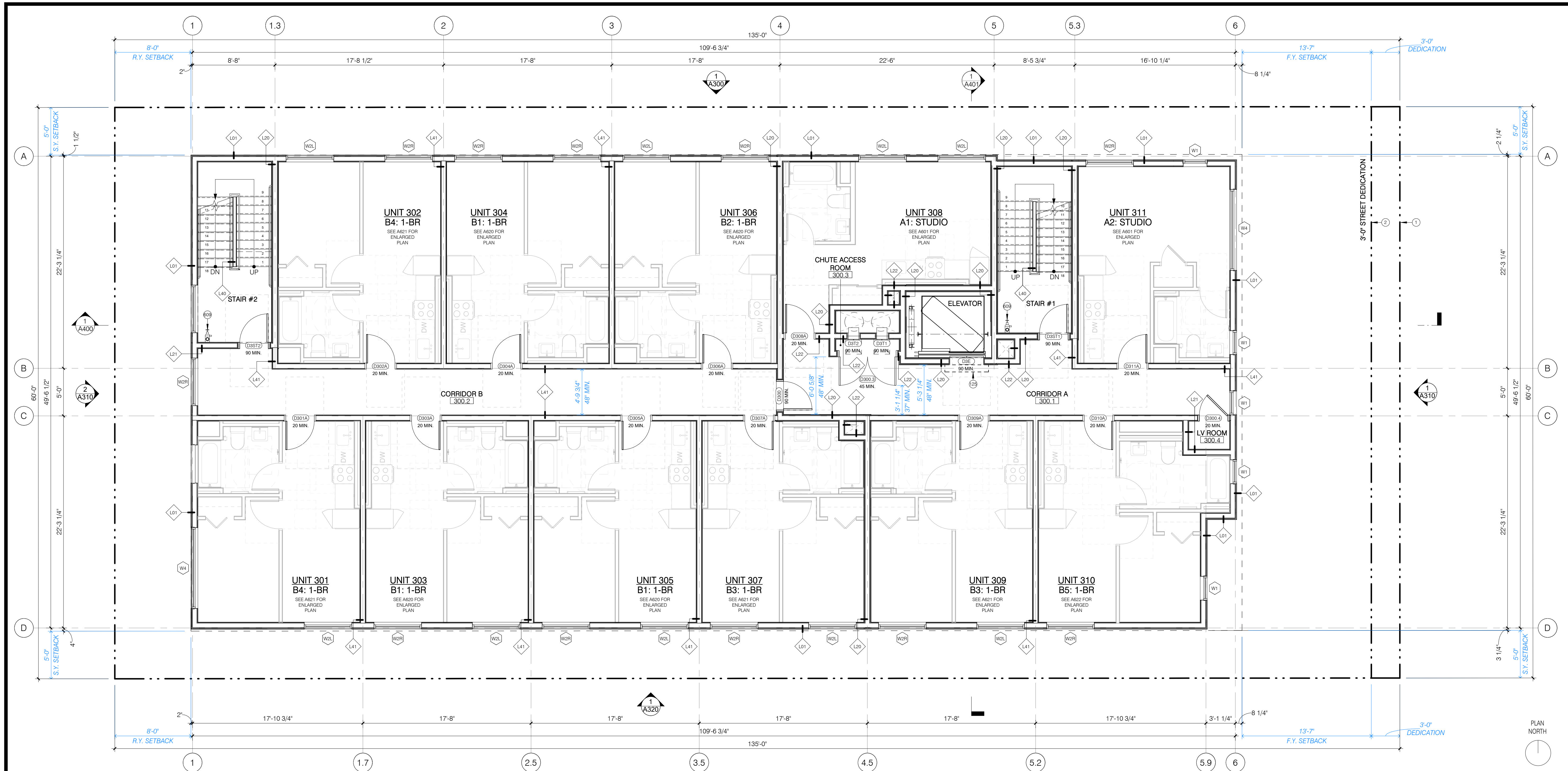
- ⊕ KEYNOTE
- ⬡ WINDOW TAG (REFER TO A830 SHEET SERIES)
- ⬢ DOOR TAG (RATING BELOW) (REFER TO A810 SHEET SERIES)
- ⬢ GATE TAG (REFER TO A810 SHEET SERIES)
- ⬢ FINISH TAG - REFER TO FINISH SCHEDULE
- ⬢ LIGHT FIXTURE TAG - REFER TO LIGHT FIXTURE SCHEDULE
- ⬢ EXTERIOR GRILLE / LOUVER, FLUSH WITH FINISH AND PAINTED TO MATCH ADJ. FINISH
- ⬢ WALL SCONCE (AT CIRCULATION PATHS: 4' MAX. PROJECTION OFF FINISHED F.O. WALL OR B.O. LIGHT AT +6'-8" MIN. A.F.F. IF PROJECTION IS >4')

KEYPLAN

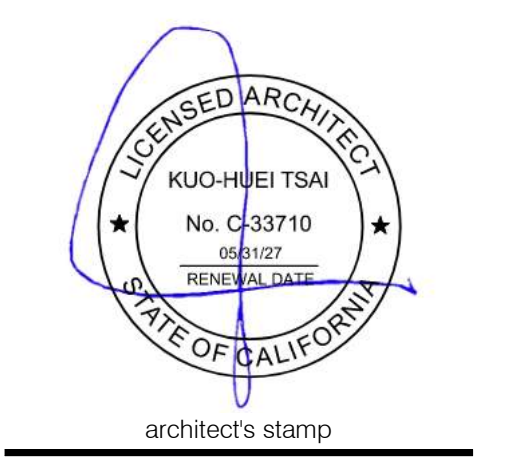


PRIVACY ANALYSIS - NORTH ELEVATION
SCALE
1/8" = 1'-0" 1

2/6/2026 5:02:27 PM



Kevin Tsai Architecture
 1439 W. Jefferson Blvd
 Los Angeles, CA 90007
 T.310.486.9328 www.kevin-tsai.com



architect's stamp
 consultant

ahj stamp
 All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

3RD FLOOR PLAN
 SCALE 3/16" = 1'-0" 1

- KEYNOTES**
- 1 (E) PROPERTY LINE
 - 2 (N) PROPERTY LINE
 - 125 SMOKE SHIELD
 - 609 CLASS 1 STANDPIPE ADJACENT TO A HORIZONTAL EXIT

- STORMWATER BMP NOTES:**
1. REFER TO CIVIL DRAWINGS FOR LOCATIONS OF BMP AND ADDITIONAL INFORMATION.
 2. ALL ROOF RUNOFF AND / OR DOWNSPOUTS TO DRAIN TO BMP PLANTER BOX.
 3. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BMP MUST OBTAIN WRITTEN APPROVAL FROM A.H.J. PRIOR TO CONSTRUCTION OF BMP.
- NOTES**
1. REFER TO SHEET A000 FOR GENERAL OVERALL PLAN NOTES.
 2. REFER TO G501 - 503 FOR ROOFING MEMBRANE CUT SHEET (ENERGY SMART WHITE)
 3. ROOF COMPLIES WITH SOLAR READY EXCEPTION 4 FOR SOLAR READY COMPLIANCE

- LEGEND**
- ⊙ KEYNOTE
 - ⊠ CLASS 1 STAND PIPE PER FIRE PROTECTION
 - ⬆ WALL TAG (REFER TO A700 SHEET SERIES)
 - ⬆ WINDOW TAG (REFER TO A830 SHEET SERIES)
 - ⬆ DOOR TAG (RATING BELOW) (REFER TO A810 SHEET SERIES)
 - ⬆ GATE TAG (REFER TO A810 SHEET SERIES)
 - ⬆ STOREFRONT TAG (REFER TO A840 SHEET SERIES)
 - ⬆ FLOOR DRAIN/AREA DRAIN
 - ⬆ MINIMUM 8'-2" HEADROOM CLEARANCE FOR ACCESSIBLE PATH OF TRAVEL. CLEARANCES SHALL BE MEASURED FROM THE LOWEST POINT OF STRUCTURE, MECHANICAL DUCTS, UTILITY PIPING, LIGHTING FIXTURES, ETC. TO THE FINISHED FLOOR.
 - ⬆ DETECTABLE WARNING STRIP, 36" MIN. IN DIRECTION OF TRAVEL
 - [2WC] TWO-WAY COMMUNICATION PANEL
 - [FIRE] FIRE EXTINGUISHER CABINET - SM = SURFACE MOUNTED - SR = SEMI-RECESSED - FR = FULLY RECESSED
 - ⬆ WALL RECESSED PATH LIGHT
 - [L.F.##] LIGHT FIXTURE TAG - REFER TO LIGHT FIXTURE SCHEDULE
 - DIMENSION FROM / TO FACE OF CONCRETE, C.M.U., OR STUD
 - FINISHED CLEAR DIMENSION OR DIMENSION FROM / TO FACE OF FINISH

DRAFT
 NOT FOR CONSTRUCTION

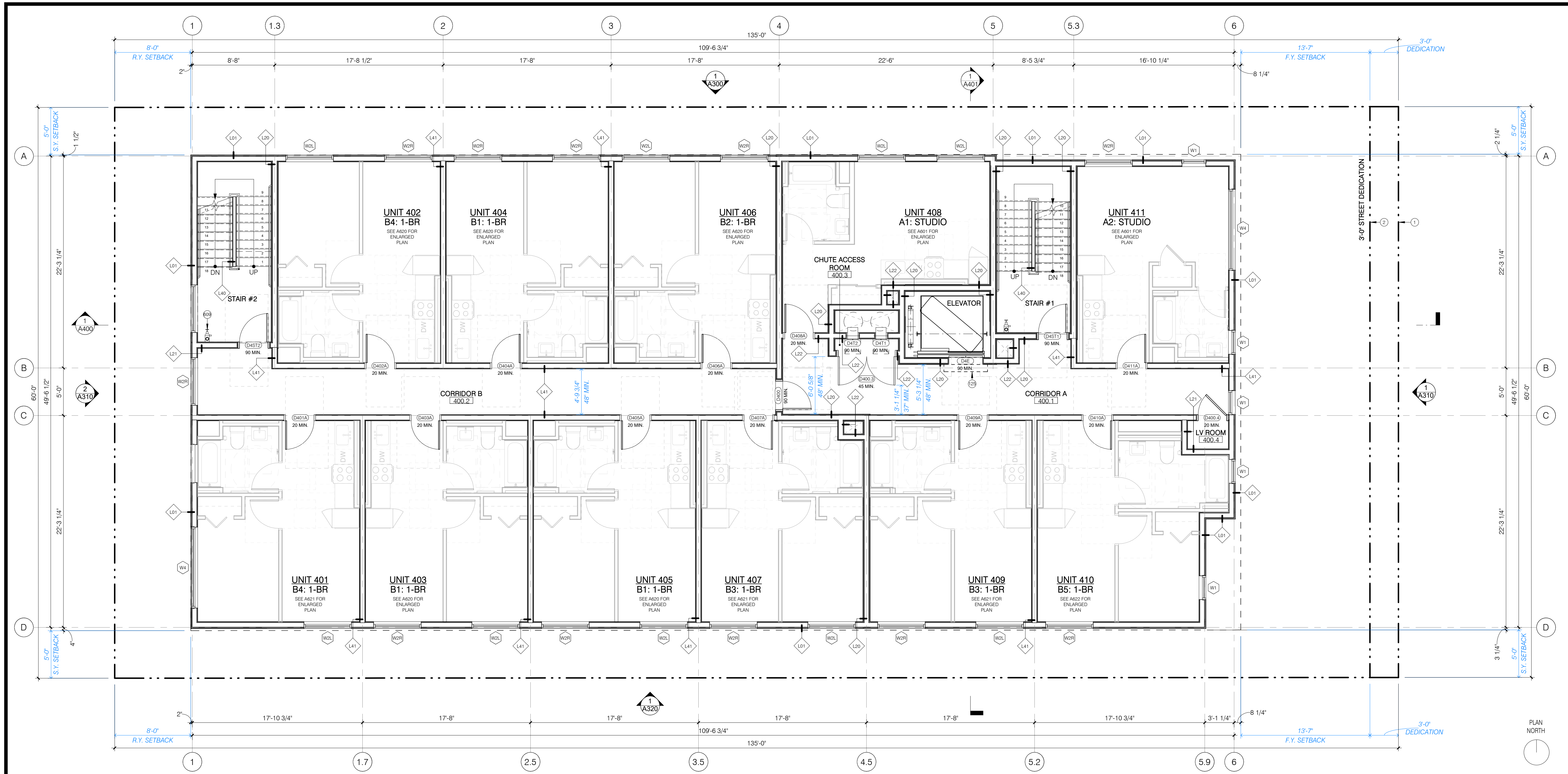
PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028
 PC/PM:
 DRAWN BY: STAFF
 JOB NO.: 25-16

DRAWING TITLE:
3RD FLOOR PLAN

SHEET NO.:

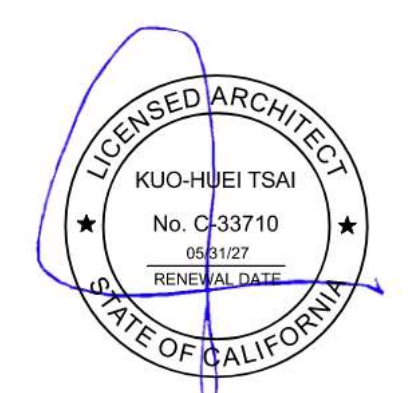
A130



K
T
A

Kevin Tsai Architecture

1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028

PO/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
4TH FLOOR PLAN

SHEET NO.:
A140

- KEYNOTES**
- 1 (E) PROPERTY LINE
 - 2 (N) PROPERTY LINE
 - 125 SMOKE SHIELD
 - 609 CLASS 1 STANDPIPE ADJACENT TO A HORIZONTAL EXIT

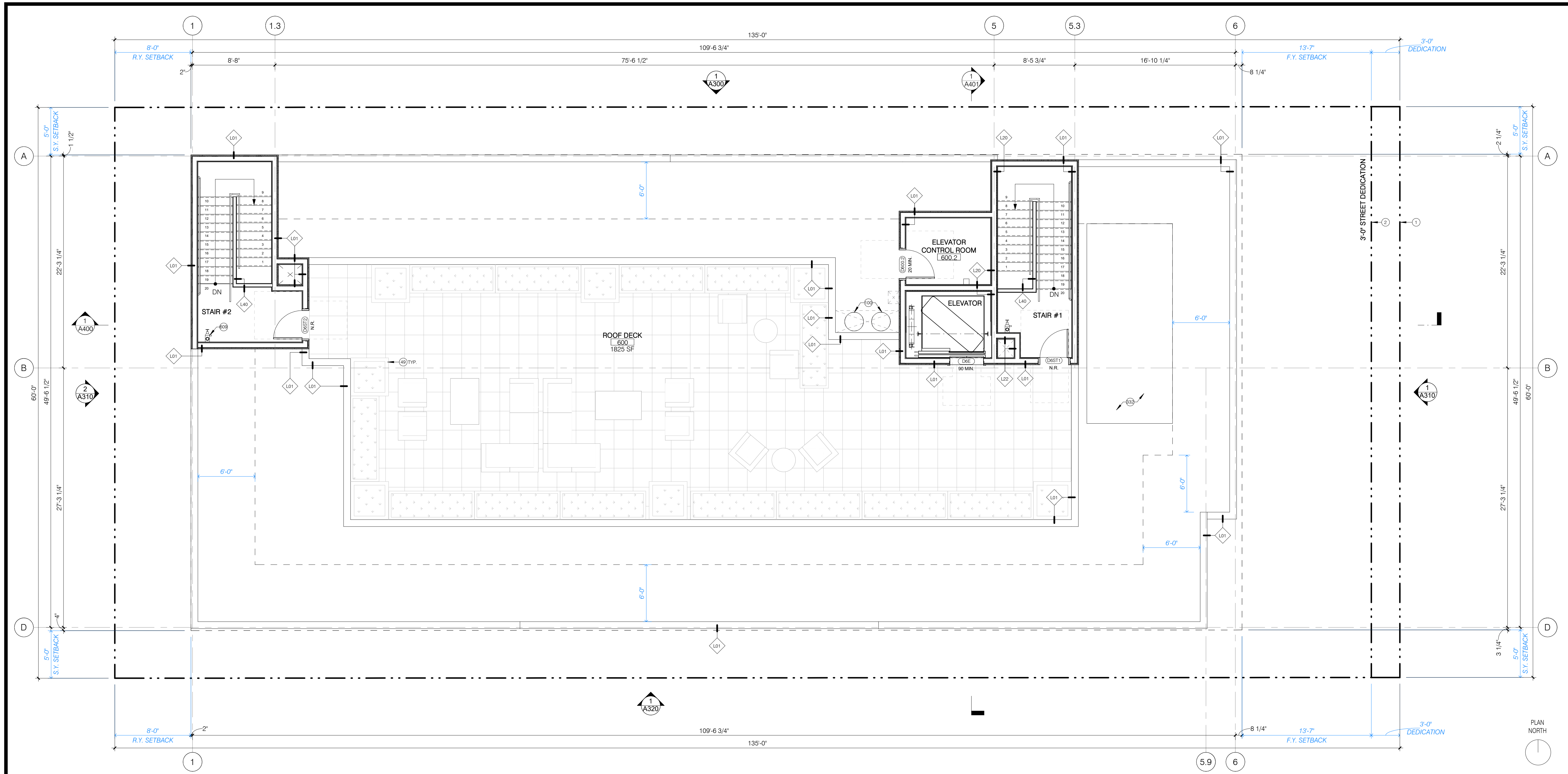
- STORMWATER BMP NOTES:**
1. REFER TO CIVIL DRAWINGS FOR LOCATIONS OF BMP AND ADDITIONAL INFORMATION.
 2. ALL ROOF RUNOFF AND / OR DOWNSPOUTS TO DRAIN TO BMP PLANTER BOX.
 3. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BMP MUST OBTAIN WRITTEN APPROVAL FROM A.H.J. PRIOR TO CONSTRUCTION OF BMP.

- NOTES**
1. REFER TO SHEET A000 FOR GENERAL OVERALL PLAN NOTES.
 2. REFER TO G501 - 503 FOR ROOFING MEMBRANE CUT SHEET (ENERGY SMART WHITE)
 3. ROOF COMPLIES WITH SOLAR READY EXCEPTION 4 FOR SOLAR READY COMPLIANCE

- LEGEND**
- KEYNOTE
 - CLASS 1 STAND PIPE PER FIRE PROTECTION
 - WALL TAG (REFER TO A700 SHEET SERIES)
 - WINDOW TAG (REFER TO A830 SHEET SERIES)
 - DOOR TAG (RATING BELOW) (REFER TO A810 SHEET SERIES)
 - GATE TAG (REFER TO A810 SHEET SERIES)
 - STOREFRONT TAG (REFER TO A840 SHEET SERIES)
 - FLOOR DRAIN/AREA DRAIN
 - MINIMUM 8'-2" HEADROOM CLEARANCE FOR ACCESSIBLE PATH OF TRAVEL. CLEARANCES SHALL BE MEASURED FROM THE LOWEST POINT OF STRUCTURE, MECHANICAL DUCTS, UTILITY PIPING, LIGHTING FIXTURES, ETC. TO THE FINISHED FLOOR.
 - DETECTABLE WARNING STRIP, 36" MIN. IN DIRECTION OF TRAVEL
 - TWO-WAY COMMUNICATION PANEL
 - FIRE EXTINGUISHER CABINET
- SM = SURFACE MOUNTED
- SR = SEMI-RECESSED
- FR = FULLY RECESSED
 - WALL RECESSED PATH LIGHT
 - LIGHT FIXTURE TAG - REFER TO LIGHT FIXTURE SCHEDULE
 - DIMENSION FROM / TO FACE OF CONCRETE, C.M.U., OR STUD
 - FINISHED CLEAR DIMENSION OR DIMENSION FROM / TO FACE OF FINISH

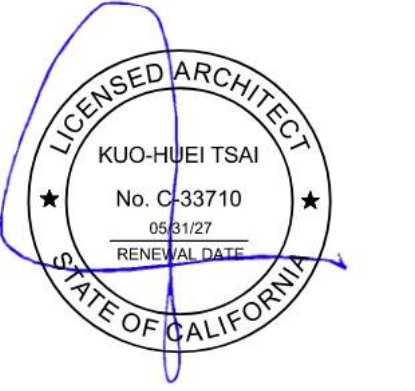
4TH FLOOR PLAN SCALE 3/16" = 1'-0" 1

2/16/2026 5:02:36 PM



K
T
A

Kevin Tsai Architecture
 1439 W. Jefferson Blvd
 Los Angeles, CA 90007
 T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028

PO/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
ROOF PLAN

SHEET NO.:
A190

KEYNOTES

- 1 (E) PROPERTY LINE
- 2 (N) PROPERTY LINE
- 49 FREESTANDING PLANTER BOX - REFER TO LANDSCAPE
- 100 TRASH CHUTE
- 332 PLUMBING EQUIPMENT PAD
- 609 CLASS 1 STANDPIPE ADJACENT TO A HORIZONTAL EXIT

STORMWATER BMP NOTES:

1. REFER TO CIVIL DRAWINGS FOR LOCATIONS OF BMP AND ADDITIONAL INFORMATION.
2. ALL ROOF RUNOFF AND / OR DOWNSPOUTS TO DRAIN TO BMP PLANTER BOX.
3. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BMP MUST OBTAIN WRITTEN APPROVAL FROM A.H.J. PRIOR TO CONSTRUCTION OF BMP.

NOTES

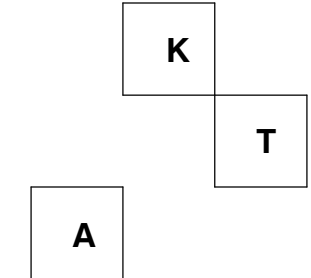
1. REFER TO SHEET A000 FOR GENERAL OVERALL PLAN NOTES.
2. REFER TO G501 - 503 FOR ROOFING MEMBRANE CUT SHEET (ENERGY SMART WHITE)
3. ROOF COMPLIES WITH SOLAR READY EXCEPTION 4 FOR SOLAR READY COMPLIANCE

LEGEND

- ⊙ KEYNOTE
- ⊠ CLASS 1 STAND PIPE PER FIRE PROTECTION
- ⬠ WALL TAG (REFER TO A700 SHEET SERIES)
- ⬠ WINDOW TAG (REFER TO A830 SHEET SERIES)
- ⬠ DOOR TAG (RATING BELOW) (REFER TO A810 SHEET SERIES)
- ⬠ GATE TAG (REFER TO A810 SHEET SERIES)
- ⬠ STOREFRONT TAG (REFER TO A840 SHEET SERIES)
- ⬠ FLOOR DRAIN/AREA DRAIN
- ⬠ MINIMUM 8'-2" HEADROOM CLEARANCE FOR ACCESSIBLE PATH OF TRAVEL. CLEARANCES SHALL BE MEASURED FROM THE LOWEST POINT OF STRUCTURE, MECHANICAL DUCTS, UTILITY PIPING, LIGHTING FIXTURES, ETC. TO THE FINISHED FLOOR.
- ⬠ DETECTABLE WARNING STRIP, 36" MIN. IN DIRECTION OF TRAVEL
- ⬠ TWO-WAY COMMUNICATION PANEL
- ⬠ FIRE EXTINGUISHER CABINET - SM = SURFACE MOUNTED - SR = SEMI-RECESSED - FR = FULLY RECESSED
- ⬠ WALL RECESSED PATH LIGHT
- ⬠ LIGHT FIXTURE TAG - REFER TO LIGHT FIXTURE SCHEDULE
- ⬠ DIMENSION FROM / TO FACE OF CONCRETE, C.M.U., OR STUD
- ⬠ FINISHED CLEAR DIMENSION OR DIMENSION FROM / TO FACE OF FINISH

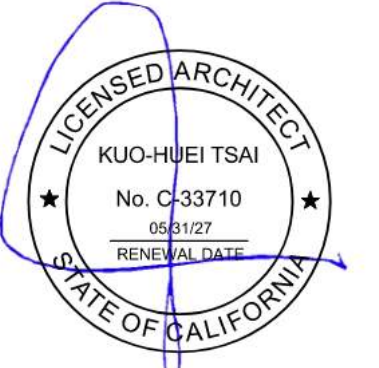
ROOF PLAN SCALE 3/16" = 1'-0" 1

2/6/2026 5:02:38 PM



Kevin Tsai Architecture

1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

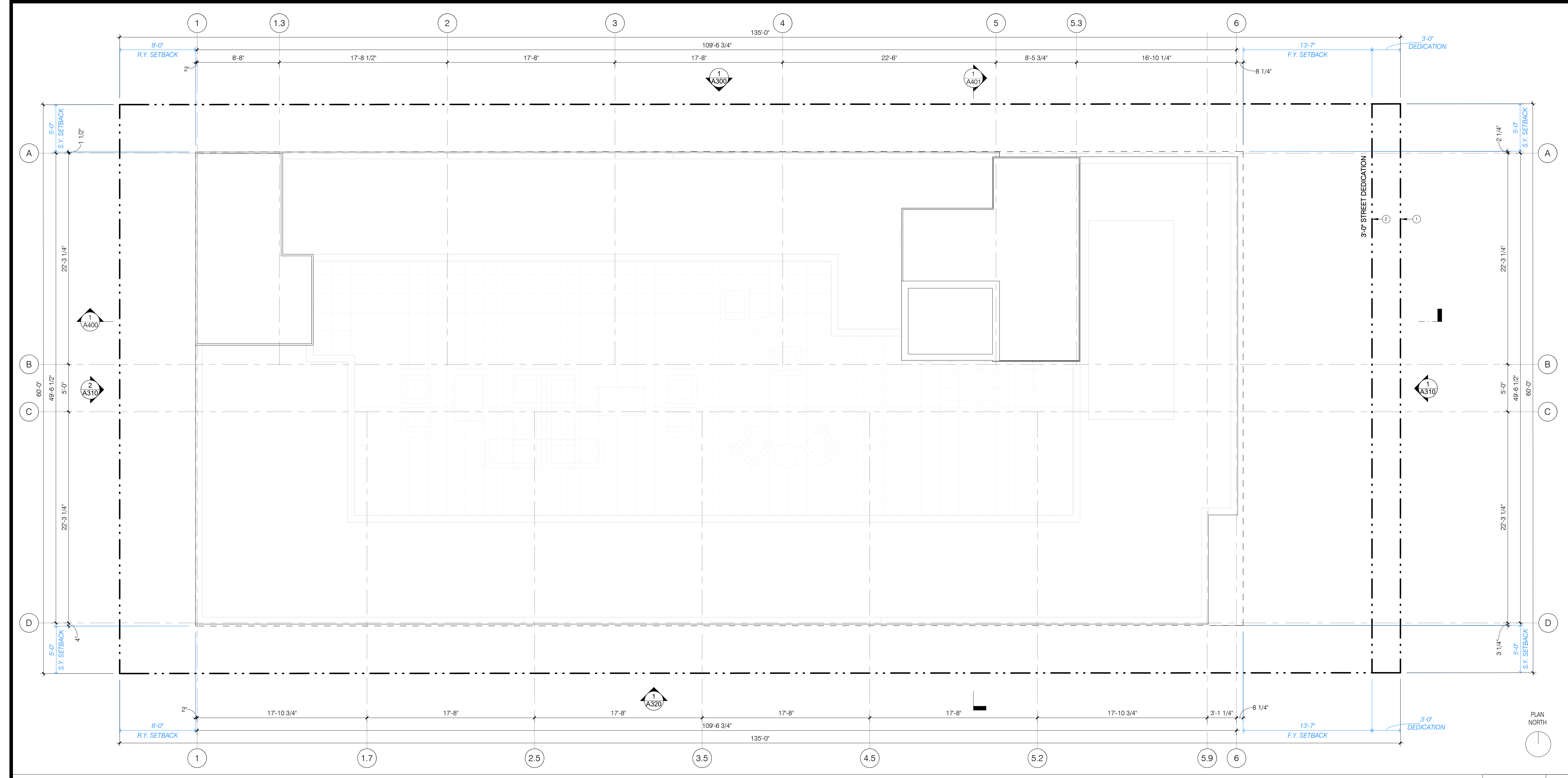
PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028

PO/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
BULKHEAD ROOF PLAN

SHEET NO.:
A195



KEYNOTES

- 1 (E) PROPERTY LINE
- 2 (N) PROPERTY LINE

STORMWATER BMP NOTES:

1. REFER TO CIVIL DRAWINGS FOR LOCATIONS OF BMP AND ADDITIONAL INFORMATION.
2. ALL ROOF RUNOFF AND / OR DOWNSPOUTS TO DRAIN TO BMP PLANTER BOX.
3. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMWATER BMP MUST OBTAIN WRITTEN APPROVAL FROM A.H.J. PRIOR TO CONSTRUCTION OF BMP.

NOTES


1. REFER TO SHEET A000 FOR GENERAL OVERALL PLAN NOTES.
2. REFER TO G501 - 503 FOR ROOFING MEMBRANE CUT SHEET (ENERGY SMART WHITE)
3. ROOF COMPLIES WITH SOLAR READY EXCEPTION 4 FOR SOLAR READY COMPLIANCE

LEGEND

- KEYNOTE
- CLASS 1 STAND PIPE PER FIRE PROTECTION
- ◊ WALL TAG (REFER TO A700 SHEET SERIES)
- ◊ WINDOW TAG (REFER TO A830 SHEET SERIES)
- ◊ DOOR TAG (RATING BELOW) (REFER TO A810 SHEET SERIES)
- ◊ GATE TAG (REFER TO A810 SHEET SERIES)
- ◊ STOREFRONT TAG (REFER TO A840 SHEET SERIES)
- ⊕ FLOOR DRAIN/AREA DRAIN
- MINIMUM 8'-2" HEADROOM CLEARANCE FOR ACCESSIBLE PATH OF TRAVEL. CLEARANCES SHALL BE MEASURED FROM THE LOWEST POINT OF STRUCTURE, MECHANICAL DUCTS, UTILITY PIPING, LIGHTING FIXTURES, ETC. TO THE FINISHED FLOOR.
- ▨ DETECTABLE WARNING STRIP, 36" MIN. IN DIRECTION OF TRAVEL
- [2WC] TWO-WAY COMMUNICATION PANEL
- [FEC] FIRE EXTINGUISHER CABINET
- SM = SURFACE MOUNTED
- SR = SEMI-RECESSED
- FR = FULLY RECESSED
- WALL RECESSED PATH LIGHT
- [LF-##] LIGHT FIXTURE TAG - REFER TO LIGHT FIXTURE SCHEDULE
- DIMENSION FROM / TO FACE OF CONCRETE, C.M.U., OR STUD
- FINISHED CLEAR DIMENSION OR DIMENSION FROM / TO FACE OF FINISH

BULKHEAD PLAN
SCALE 3/16" = 1'-0" 1

2/6/2026 5:02:38 PM

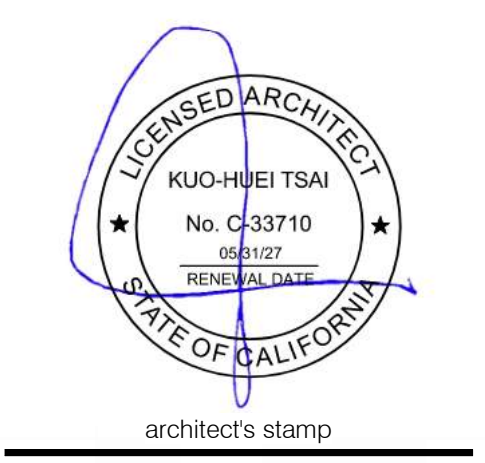
<p>PL-01</p>  <p>DESCRIPTION: 20/30 STUCCO TEXTURE COLOR: OFF WHITE</p>	<p>PL-02</p>  <p>DESCRIPTION: 20/30 STUCCO TEXTURE COLOR: LIGHT BROWN</p>	<p>MT-01</p>  <p>DESCRIPTION: WINDOW & DOOR FRAME COLOR: DARK BRONZE</p>	<p>GL-01</p>  <p>DESCRIPTION: GLAZING COLOR: FROSTED GLASS</p>
--	--	---	---

- KEYNOTES**
- (E) PROPERTY LINE
 - (N) PROPERTY LINE
 - LOOSE GRAVEL - REFER TO LANDSCAPE
 - TRANSFORMER PAD
 - 6'-0" MAX HEIGHT CMU RETAINING WALL - REFER TO CIVIL AND/OR STRUCTURAL
 - FURR-OUT LEDGES STUCCO

K
T

A

Kevin Tsai Architecture
 1439 W. Jefferson Blvd
 Los Angeles, CA 90007
 T.310.486.9328 www.kevin-tsai.com



- ELEVATION NOTES**
- REFER TO SHEETS G004 AND G005 FOR GENERAL NOTES.
 - REFER TO G002 FOR SYMBOLS AND ABBREVIATIONS.
 - REFER TO A800 SHEET SERIES FOR WINDOW SCHEDULE.
 - REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ONTO ADJACENT WALLS WHETHER SHOWN OR NOT. U.N.O. INSTALL CONTROL JOINTS WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL PER ASTM C1063. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.
 - ALL WEEP SCREED LINES SHALL BE LEVEL AND / OR STEPPED AS SHOWN WITH ADJACENT GRADE. THE BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1-INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. THE NOSE OF THE SCREED SHALL BE PLACED 4-INCHES MINIMUM ABOVE UNPAVED SURFACES OR 2-INCHES MINIMUM ABOVE PAVED SURFACES.
 - ALL WINDOW HEAD HEIGHTS TO BE UNIFORMLY ALIGNED ABOVE FINISH FLOOR, U.N.O. REFER TO A800 SHEET SERIES FOR WINDOW SCHEDULE.
 - ALL EXTERIOR WALL CLADDING SHALL COMPLY WITH BUILDING CODE SECTION 1403 AND 1404.
 - THE CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE WHERE REQUIRED.
 - FACADE ACCESS PLAN (OPOS) SHALL BE PROVIDED BY FACADE ACCESS DESIGNER OR OWNER TO COMPLY WITH OSHA REGULATIONS.
 - PAINT ALL LOUVERS, VENTS, SCUPPERS, AND CONDUCTORS, DOWNSPOUTS, GUTTERS, HORIZONTAL LEADERS (PIPING, RECTANGULAR, AND SQUARE) TO MATCH ADJACENT EXTERIOR WALL FINISH.
 - 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, NOR FROM ABOVE.
 - FOR PROJECTS LOCATED IN CITY OF LOS ANGELES, PROVIDE ANTI-GRAFFITI FINISH TO FIRST 9 FEET OF EXTERIOR WALL AND DOORS (SEC 91.6306).
 - CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND / OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used nor any other work not be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

- LEGEND**
- K KEYNOTE
 - W# WINDOW TAG (REFER TO A830 SHEET SERIES)
 - D# DOOR TAG (RATING BELOW) (REFER TO A810 SHEET SERIES)
 - G# GATE TAG (REFER TO A810 SHEET SERIES)
 - XX-# FINISH TAG - REFER TO FINISH SCHEDULE
 - L-# LIGHT FIXTURE TAG - REFER TO LIGHT FIXTURE SCHEDULE
 - G EXTERIOR GRILLE / LOUVER, FLUSH WITH FINISH AND PAINTED TO MATCH ADJ. FINISH
 - S WALL SCONCE (AT CIRCULATION PATHS: 4" MAX. PROJECTION OFF FINISHED F.O. WALL OR B.O. LIGHT AT +6'-8" MIN. A.F.F. IF PROJECTION IS > 4")

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028

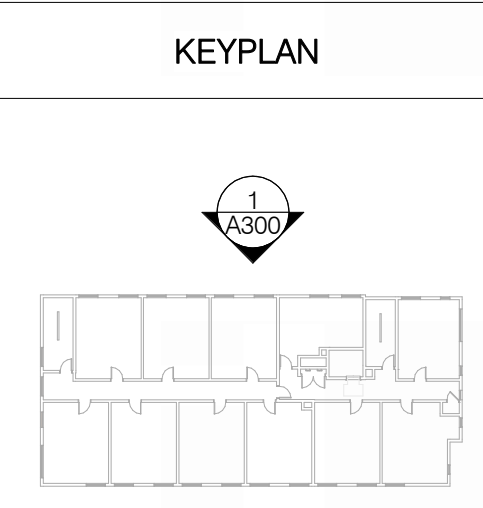
PO/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
EXTERIOR ELEVATIONS - NORTH

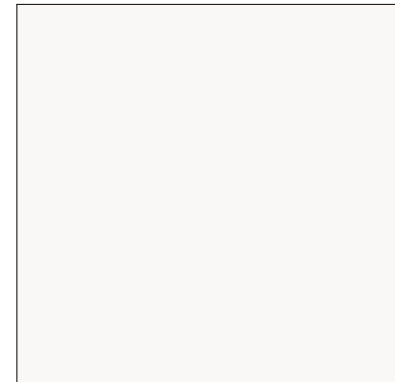

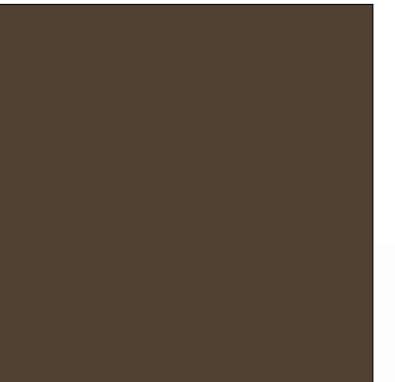

SHEET NO.:
A300



SCALE
1/8" = 1'-0" 1



2/6/2026 5:02:40 PM

<p>PL-01</p>  <p>DESCRIPTION: 20/30 STUCCO TEXTURE COLOR: OFF WHITE</p>	<p>PL-02</p>  <p>DESCRIPTION: 20/30 STUCCO TEXTURE COLOR: LIGHT BROWN</p>	<p>MT-01</p>  <p>DESCRIPTION: WINDOW & DOOR FRAME COLOR: DARK BRONZE</p>	<p>GL-01</p>  <p>DESCRIPTION: GLAZING COLOR: FROSTED GLASS</p>
--	--	---	---

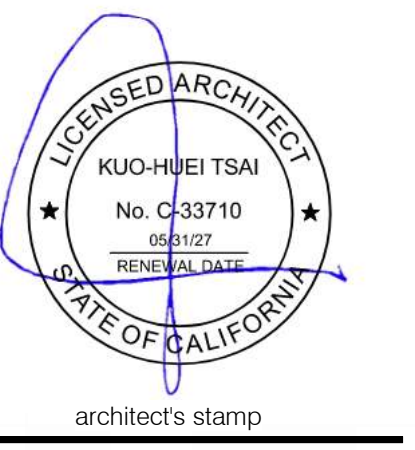
KEYNOTES

- 1 (E) PROPERTY LINE
- 50 LOOSE GRAVEL - REFER TO LANDSCAPE
- 51 TRANSFORMER PAD
- 200 BUILDING ADDRESS SIGNAGE
- 523 SUPPLY DUCT - REFER TO MECH.
- 906 6'-0" MAX HEIGHT CMU RETAINING WALL - REFER TO CIVIL AND/OR STRUCTURAL
- 907 FURR-OUT LEDGES STUCCO

K
T

A

Kevin Tsai Architecture
 1439 W. Jefferson Blvd
 Los Angeles, CA 90007
 T.310.486.9328 www.kevin-tsai.com



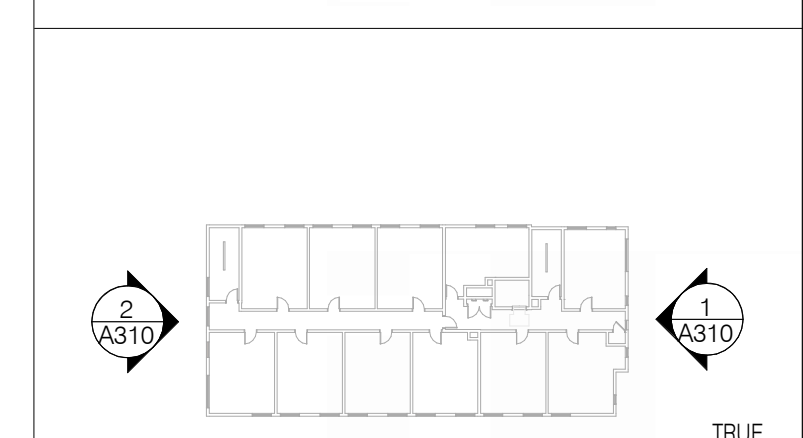
ELEVATION NOTES

1. REFER TO SHEETS G004 AND G005 FOR GENERAL NOTES.
2. REFER TO G002 FOR SYMBOLS AND ABBREVIATIONS.
3. REFER TO A800 SHEET SERIES FOR WINDOW SCHEDULE.
4. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
5. ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ONTO ADJACENT WALLS WHETHER SHOWN OR NOT. U.N.O. INSTALL CONTROL JOINTS WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL PER ASTM C1063. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.
6. ALL WEEP SCREED LINES SHALL BE LEVEL AND / OR STEPPED AS SHOWN WITH ADJACENT GRADE. THE BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1-INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. THE NOSE OF THE SCREED SHALL BE PLACED 4-INCHES MINIMUM ABOVE UNPAVED SURFACES OR 2-INCHES MINIMUM ABOVE PAVED SURFACES.
7. ALL WINDOW HEAD HEIGHTS TO BE UNIFORMLY ALIGNED ABOVE FINISH FLOOR, U.N.O. REFER TO A800 SHEET SERIES FOR WINDOW SCHEDULE.
8. ALL EXTERIOR WALL CLADDING SHALL COMPLY WITH BUILDING CODE SECTION 1403 AND 1404.
9. THE CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
10. FACADE ACCESS PLAN (OPOS) SHALL BE PROVIDED BY FACADE ACCESS DESIGNER OR OWNER TO COMPLY WITH OSHA REGULATIONS.
11. PAINT ALL LOUVERS, VENTS, SCUPPERS, AND CONDUCTORS, DOWNSPOUTS, GUTTERS, HORIZONTAL LEADERS (PIPING, RECTANGULAR, AND SQUARE) TO MATCH ADJACENT EXTERIOR WALL FINISH.
12. 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, NOR FROM ABOVE.
13. FOR PROJECTS LOCATED IN CITY OF LOS ANGELES, PROVIDE ANTI-GRAFFITI FINISH TO FIRST 9 FEET OF EXTERIOR WALL AND DOORS (SEC 91.6306).
14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND / OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

LEGEND

- KEYNOTE
- WINDOW TAG (REFER TO A830 SHEET SERIES)
- DOOR TAG (RATING BELOW) (REFER TO A810 SHEET SERIES)
- GATE TAG (REFER TO A810 SHEET SERIES)
- FINISH TAG - REFER TO FINISH SCHEDULE
- LIGHT FIXTURE TAG - REFER TO LIGHT FIXTURE SCHEDULE
- EXTERIOR GRILLE / LOUVER, FLUSH WITH FINISH AND PAINTED TO MATCH ADJ. FINISH
- WALL SCONCE (AT CIRCULATION PATHS: 4" MAX. PROJECTION OFF FINISHED F.O. WALL OR B.O. LIGHT AT +6'-8" MIN. A.F.F. IF PROJECTION IS >4")

KEYPLAN



DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028

PROJ/M:
DRAWN BY: STAFF
JOB NO.: 25-16

DRAWING TITLE:
EXTERIOR ELEVATIONS - EAST & WEST

SHEET NO.:

A310



2/6/2026 5:02:44 PM

PL-01
 DESCRIPTION:
 20/30 STUCCO TEXTURE
 COLOR: OFF WHITE

PL-02
 DESCRIPTION:
 20/30 STUCCO TEXTURE
 COLOR: LIGHT BROWN

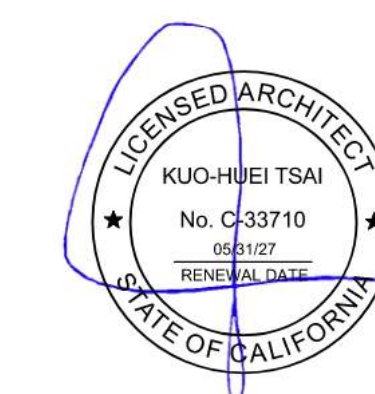
MT-01
 DESCRIPTION:
 WINDOW & DOOR FRAME
 COLOR: DARK BRONZE

GL-01
 DESCRIPTION:
 GLAZING
 COLOR: FROSTED GLASS

KEYNOTES

- 1 (E) PROPERTY LINE
- 2 (N) PROPERTY LINE
- 50 LOOSE GRAVEL - REFER TO LANDSCAPE
- 51 TRANSFORMER PAD
- 906 6'-0" MAX HEIGHT CMU RETAINING WALL - REFER TO CIVIL AND/OR STRUCTURAL
- 907 FURR-OUT LEDGES STUCCO

Kevin Tsai Architecture
 1439 W. Jefferson Blvd
 Los Angeles, CA 90007
 T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
 NOT FOR CONSTRUCTION

PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES,
 CA 90028

PO/PA:
 DRAWN BY: STAFF
 JOB NO.: 25-16

DRAWING TITLE:
EXTERIOR ELEVATIONS - SOUTH

SHEET NO.:

A320

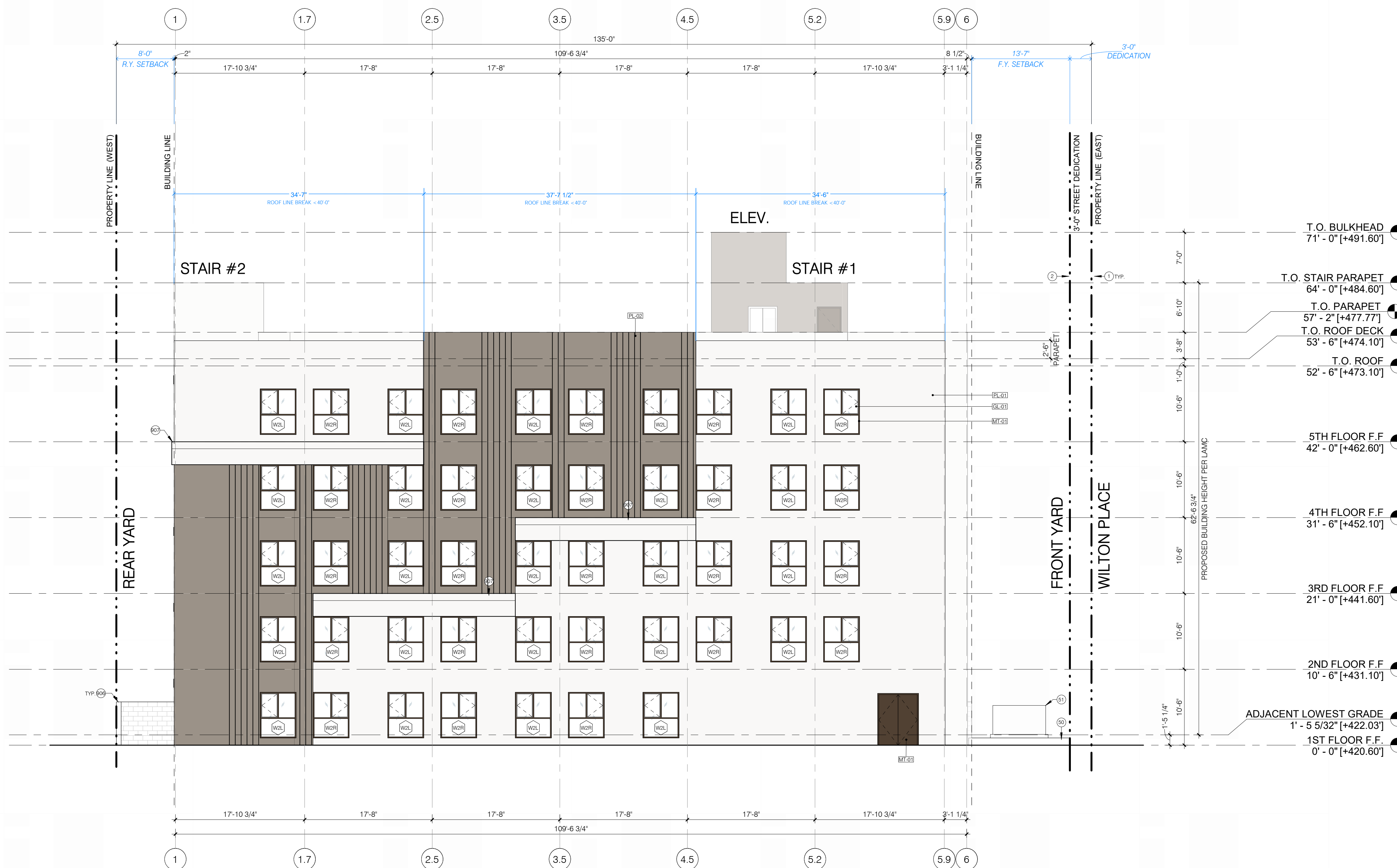
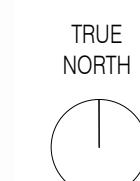
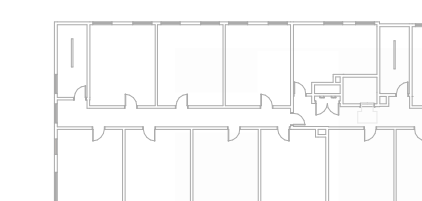
ELEVATION NOTES

- 1. REFER TO SHEETS G004 AND G005 FOR GENERAL NOTES.
- 2. REFER TO G002 FOR SYMBOLS AND ABBREVIATIONS.
- 3. REFER TO A800 SHEET SERIES FOR WINDOW SCHEDULE.
- 4. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 5. ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ONTO ADJACENT WALLS WHETHER SHOWN OR NOT. U.N.O. INSTALL CONTROL JOINTS WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL PER ASTM C1063. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.
- 6. ALL WEEP SCREED LINES SHALL BE LEVEL AND / OR STEPPED AS SHOWN WITH ADJACENT GRADE. THE BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1-INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. THE NOSE OF THE SCREED SHALL BE PLACED 4-INCHES MINIMUM ABOVE UNPAVED SURFACES OR 2-INCHES MINIMUM ABOVE PAVED SURFACES.
- 7. ALL WINDOW HEAD HEIGHTS TO BE UNIFORMLY ALIGNED ABOVE FINISH FLOOR, U.N.O. REFER TO A800 SHEET SERIES FOR WINDOW SCHEDULE.
- 8. ALL EXTERIOR WALL CLADDING SHALL COMPLY WITH BUILDING CODE SECTION 1403 AND 1404.
- 9. THE CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
- 10. FACADE ACCESS PLAN (OPOS) SHALL BE PROVIDED BY FACADE ACCESS DESIGNER OR OWNER TO COMPLY WITH OSHA REGULATIONS.
- 11. PAINT ALL LOUVERS, VENTS, SCUPPERS, AND CONDUCTORS, DOWNSPOUTS, GUTTERS, HORIZONTAL LEADERS (PIPING, RECTANGULAR, AND SQUARE) TO MATCH ADJACENT EXTERIOR WALL FINISH.
- 12. 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, NOR FROM ABOVE.
- 13. FOR PROJECTS LOCATED IN CITY OF LOS ANGELES, PROVIDE ANTI-GRAFFITI FINISH TO FIRST 9 FEET OF EXTERIOR WALL AND DOORS (SEC 91.6306).
- 14. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND / OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

LEGEND

- KEYNOTE
- ⊕ WINDOW TAG (REFER TO A830 SHEET SERIES)
- ⊖ DOOR TAG (RATING BELOW) (REFER TO A810 SHEET SERIES)
- ⊗ GATE TAG (REFER TO A810 SHEET SERIES)
- ⊘ FINISH TAG - REFER TO FINISH SCHEDULE
- ⊙ LIGHT FIXTURE TAG - REFER TO LIGHT FIXTURE SCHEDULE
- ⊚ EXTERIOR GRILLE / LOUVER, FLUSH WITH FINISH AND PAINTED TO MATCH ADJ. FINISH
- ⊛ WALL SCONCE (AT CIRCULATION PATHS: 4" MAX. PROJECTION OFF FINISHED F.O. WALL OR B.O. LIGHT AT +6'-8" MIN. A.F.F. IF PROJECTION IS > 4")

KEYPLAN



EXTERIOR ELEVATIONS - SOUTH

SCALE
 1/8" = 1'-0"


1

PL-01



DESCRIPTION:
20/30 STUCCO TEXTURE
COLOR: OFF WHITE

PL-02



DESCRIPTION:
20/30 STUCCO TEXTURE
COLOR: LIGHT BROWN

MT-01



DESCRIPTION:
WINDOW & DOOR FRAME
COLOR: DARK BRONZE

GL-01

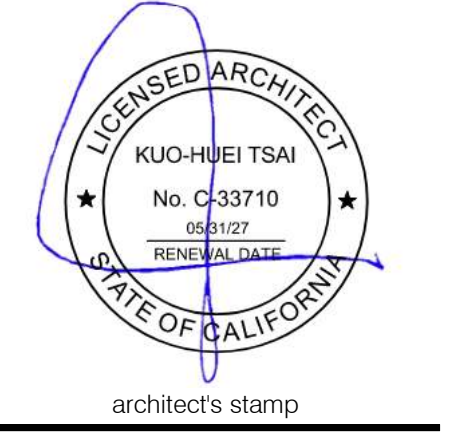


DESCRIPTION:
GLAZING
COLOR: FROSTED GLASS

KEYNOTES

905 ELEVATOR DOOR PER MANUFACTURER

Kevin Tsai Architecture
1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
1833 WILTON

1833 N. WILTON PL., LOS ANGELES, CA 90028

PO/PM:
DRAWN BY: STAFF
JOB NO.: 25-16

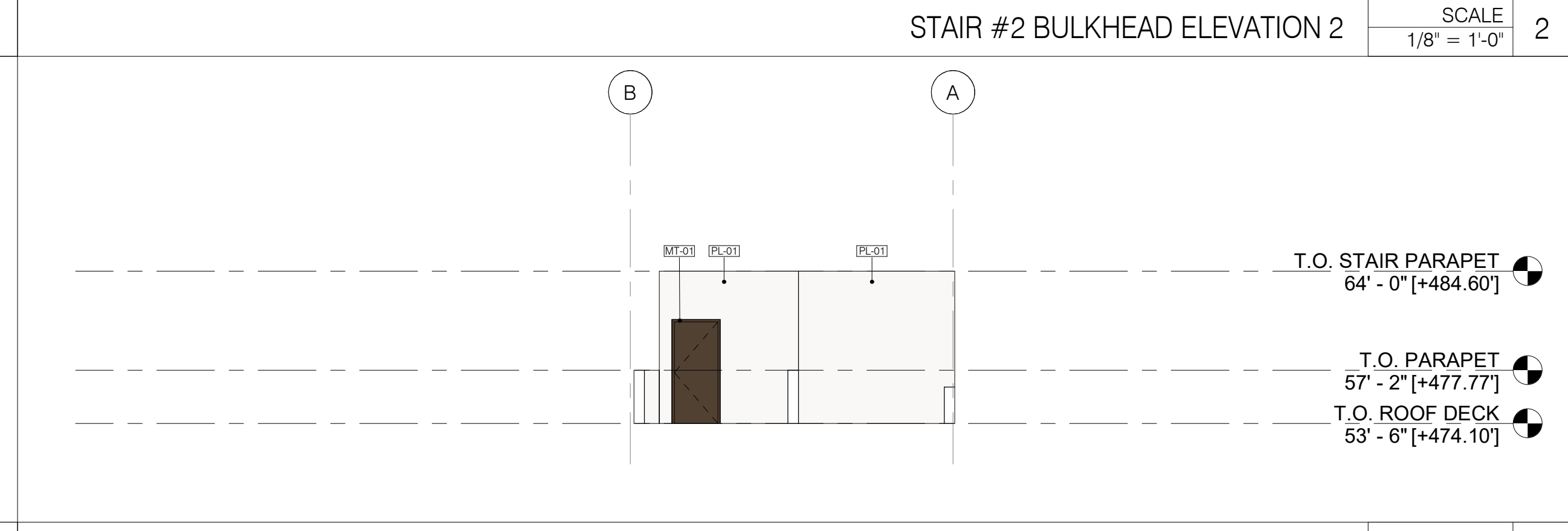
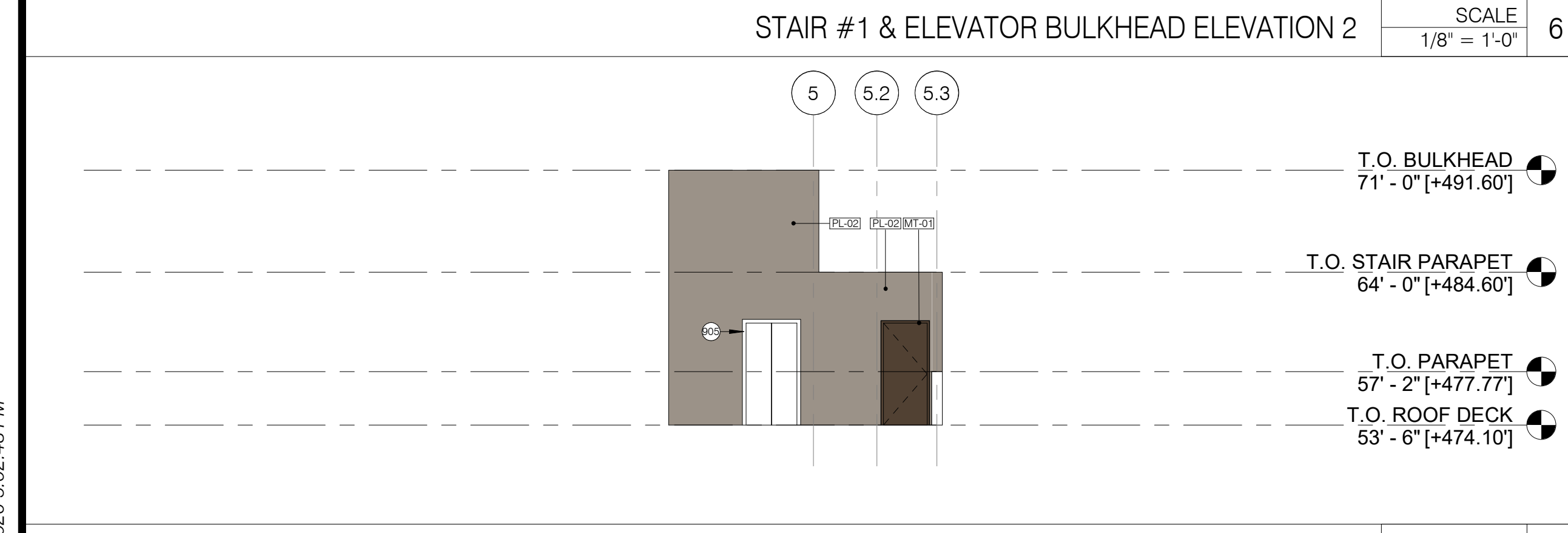
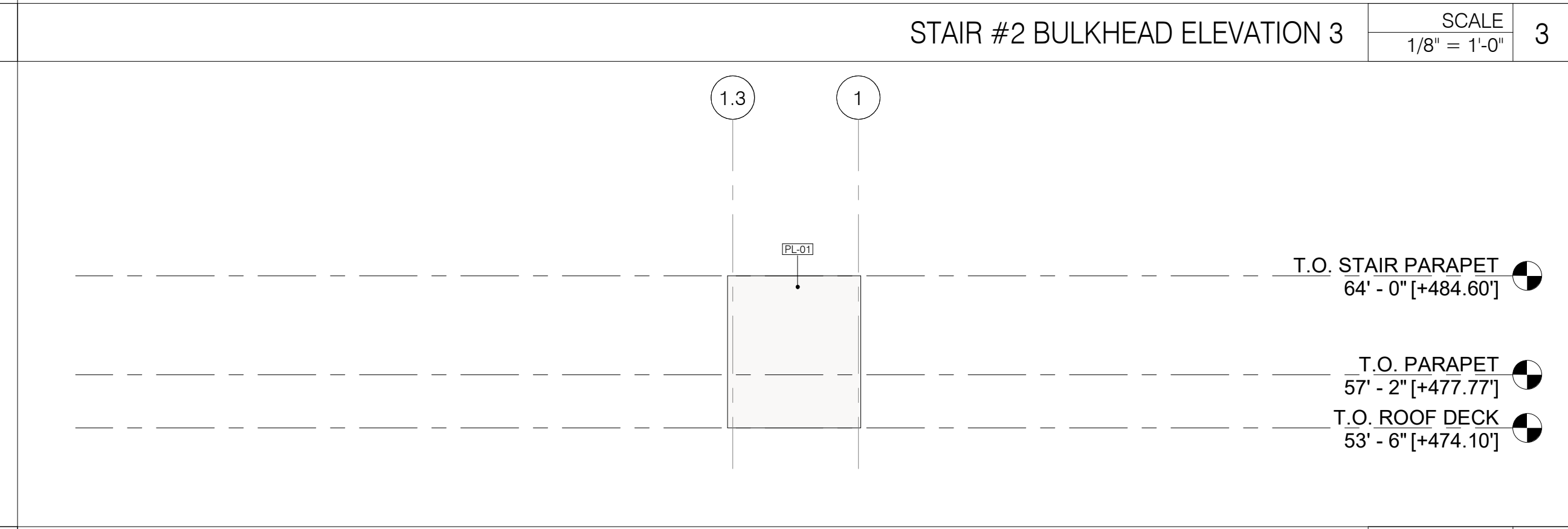
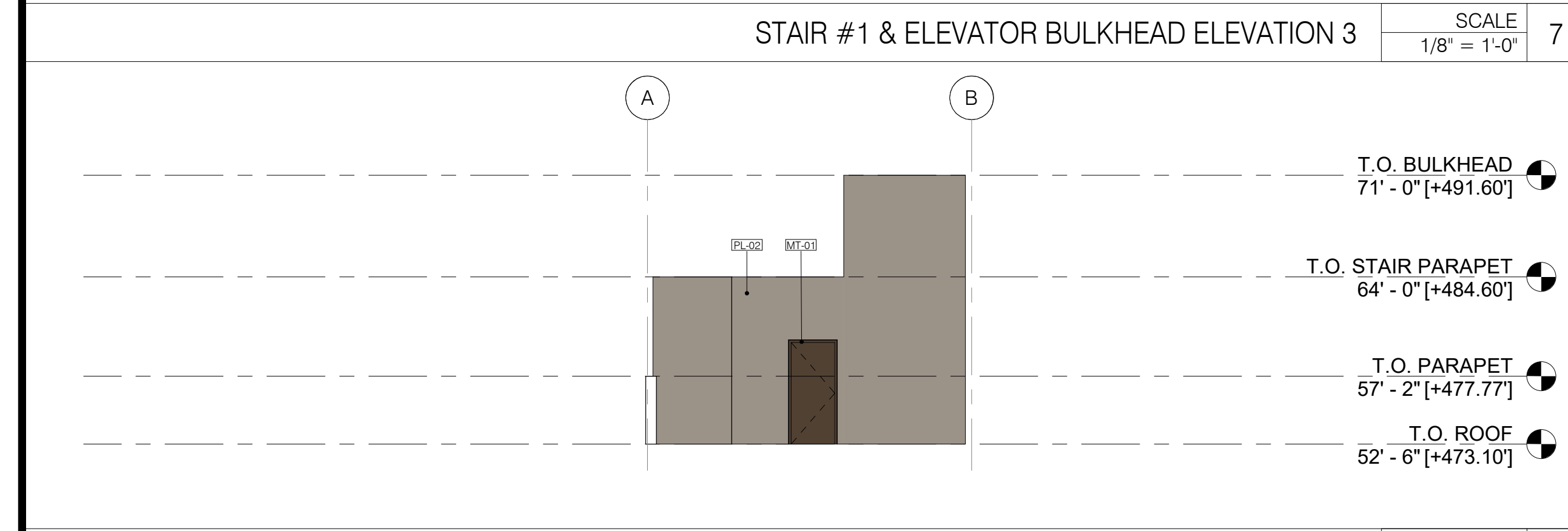
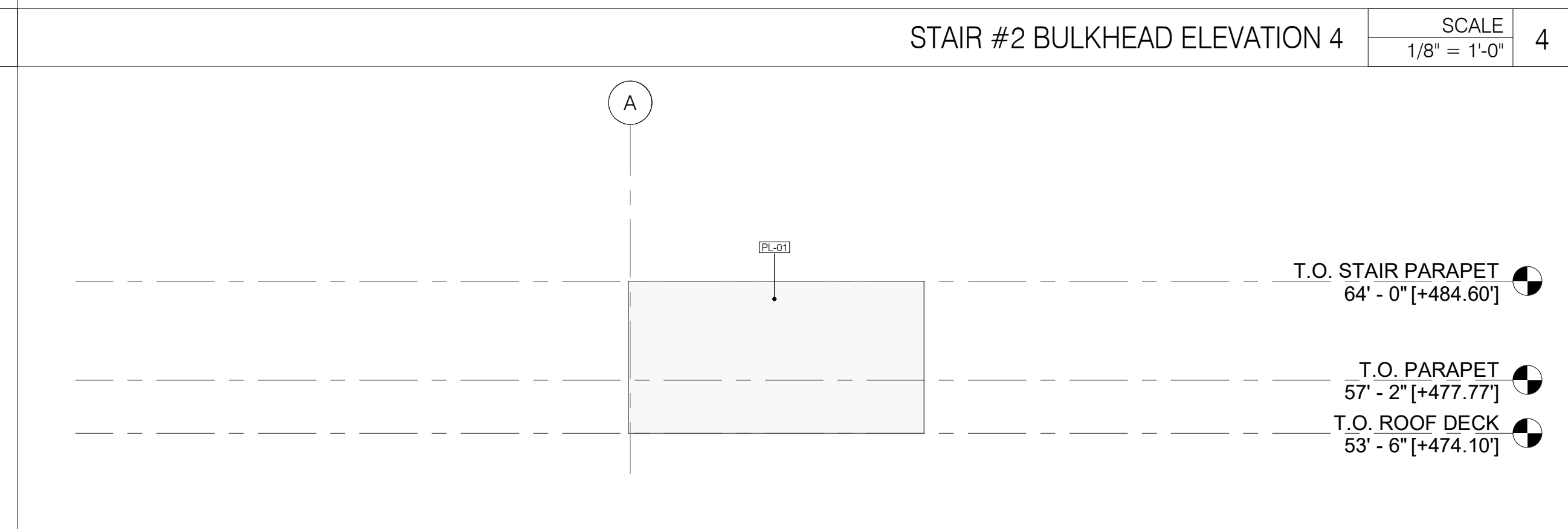
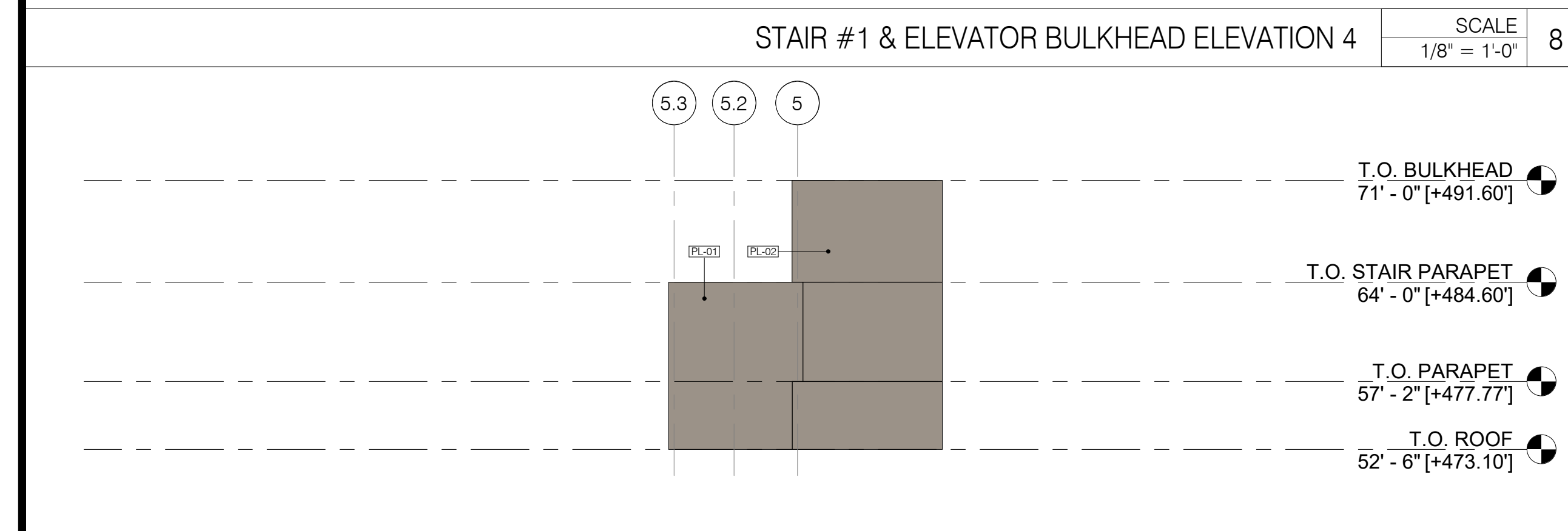
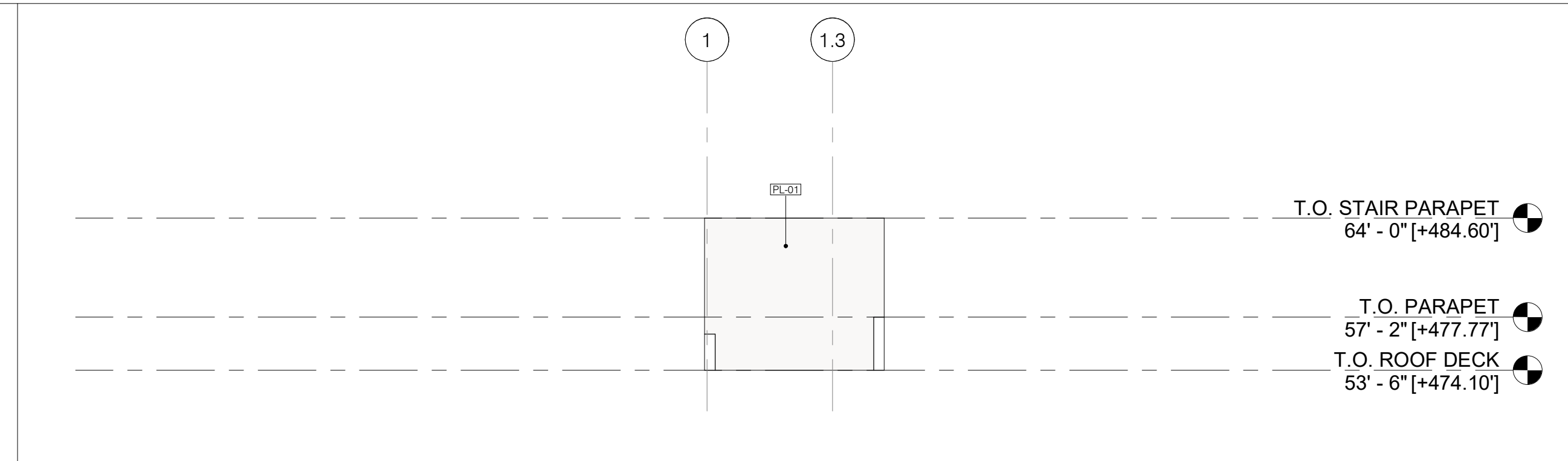
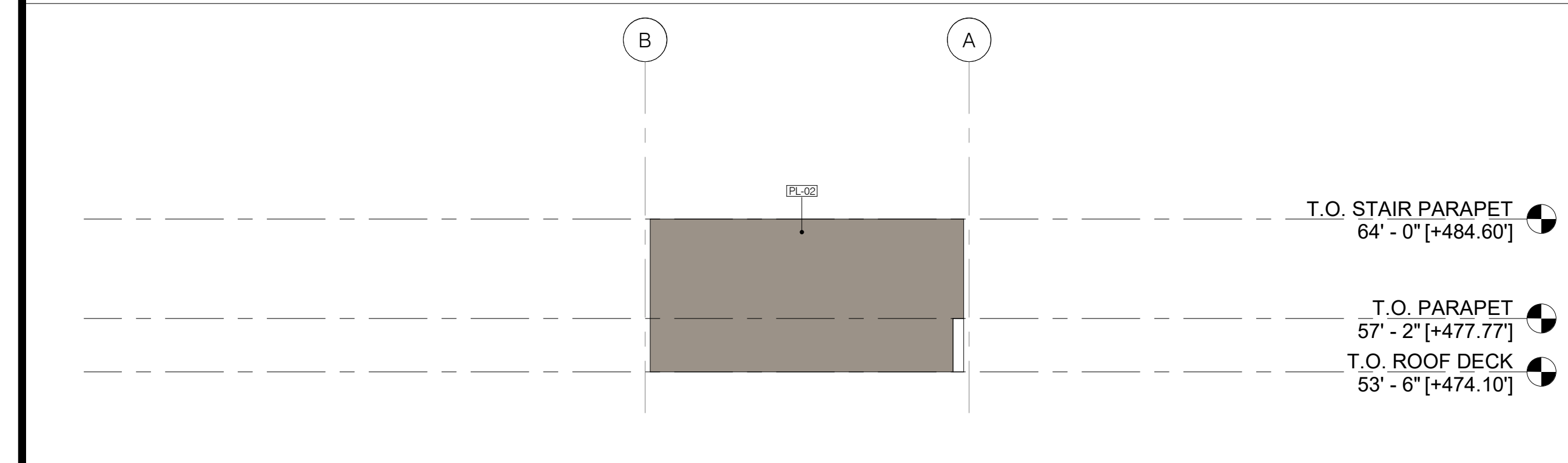
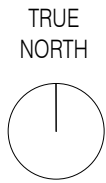
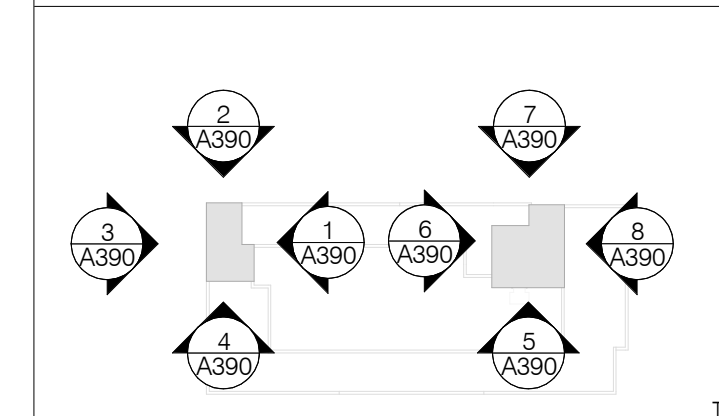
DRAWING TITLE:
EXTERIOR ELEVATIONS - BULKHEAD

SHEET NO.:
A390

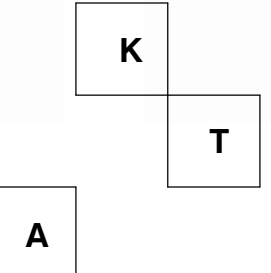
ELEVATION NOTES

- REFER TO SHEETS G004 AND G005 FOR GENERAL NOTES.
- REFER TO G002 FOR SYMBOLS AND ABBREVIATIONS.
- REFER TO A800 SHEET SERIES FOR WINDOW SCHEDULE.
- REFER TO MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL CONTROL JOINTS AND FINISH MATERIALS SHALL WRAP AROUND CORNERS AND CONTINUE ONTO ADJACENT WALLS WHETHER SHOWN OR NOT. U.N.O. INSTALL CONTROL JOINTS WHERE AN EXPANSION JOINT OCCURS IN THE BASE EXTERIOR WALL PER ASTM C1063. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.
- ALL WEEP SCREED LINES SHALL BE LEVEL AND /OR STEPPED AS SHOWN WITH ADJACENT GRADE. THE BOTTOM EDGE OF WEEP SCREED SHALL BE INSTALLED NOT LESS THAN 1-INCH BELOW THE JOINT FORMED BY THE FOUNDATION AND FRAMING. THE NOSE OF THE SCREED SHALL BE PLACED 4-INCHES MINIMUM ABOVE UNPAVED SURFACES OR 2-INCHES MINIMUM ABOVE PAVED SURFACES.
- ALL WINDOW HEAD HEIGHTS TO BE UNIFORMLY ALIGNED ABOVE FINISH FLOOR, U.N.O. REFER TO A800 SHEET SERIES FO WINDOW SCHEDULE.
- ALL EXTERIOR WALL CLADDING SHALL COMPLY WITH BUILDING CODE SECTION 1403 AND 1404.
- THE CONTRACTOR SHALL REVIEW AND COORDINATE EXTERIOR LIGHTING AND SIGNAGE LOCATIONS AND SHALL PROVIDE SOLID BLOCKING WHERE REQUIRED.
- FACADE ACCESS PLAN (OPOS) SHALL BE PROVIDED BY WITH OSHA REGULATIONS.
- PAINT ALL LOUVERS, VENTS, SCUPPERS, AND CONDUCTORS, DOWNSPOUTS, GUTTERS, HORIZONTAL LEADERS (PIPING, RECTANGULAR, AND SQUARE) TO MATCH ADJACENT EXTERIOR WALL FINISH.
- 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, NOR FROM ABOVE.
- FOR PROJECTS LOCATED IN CITY OF LOS ANGELES, PROVIDE ANTI-GRAFFITI FINISH TO FIRST 9 FEET OF EXTERIOR WALL AND DOORS (SEC 91.6306).
- CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND /OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

KEYPLAN

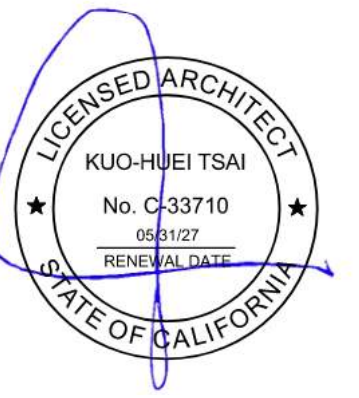


2/6/2026 5:02:48 PM



Kevin Tsai Architecture

1439 W. Jefferson Blvd
Los Angeles, CA 90007
T.310.486.9328 www.kevin-tsai.com



architect's stamp

consultant

ahj stamp

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE RECORD

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
1833 WILTON

1833 N. WILTON PI., LOS ANGELES, CA 90028

PO/PM: _____
DRAWN BY: _____ STAFF
JOB NO.: _____ 25-16

DRAWING TITLE:
BUILDING SECTIONS

SHEET NO.:
A400

KEYNOTES

- 1 (E) PROPERTY LINE
- 2 (N) PROPERTY LINE
- 100 TRASH CHUTE
- 102 OFFSET CHUTE
- 332 PLUMBING EQUIPMENT PAD
- 900 CONCRETE BUMPER CURB

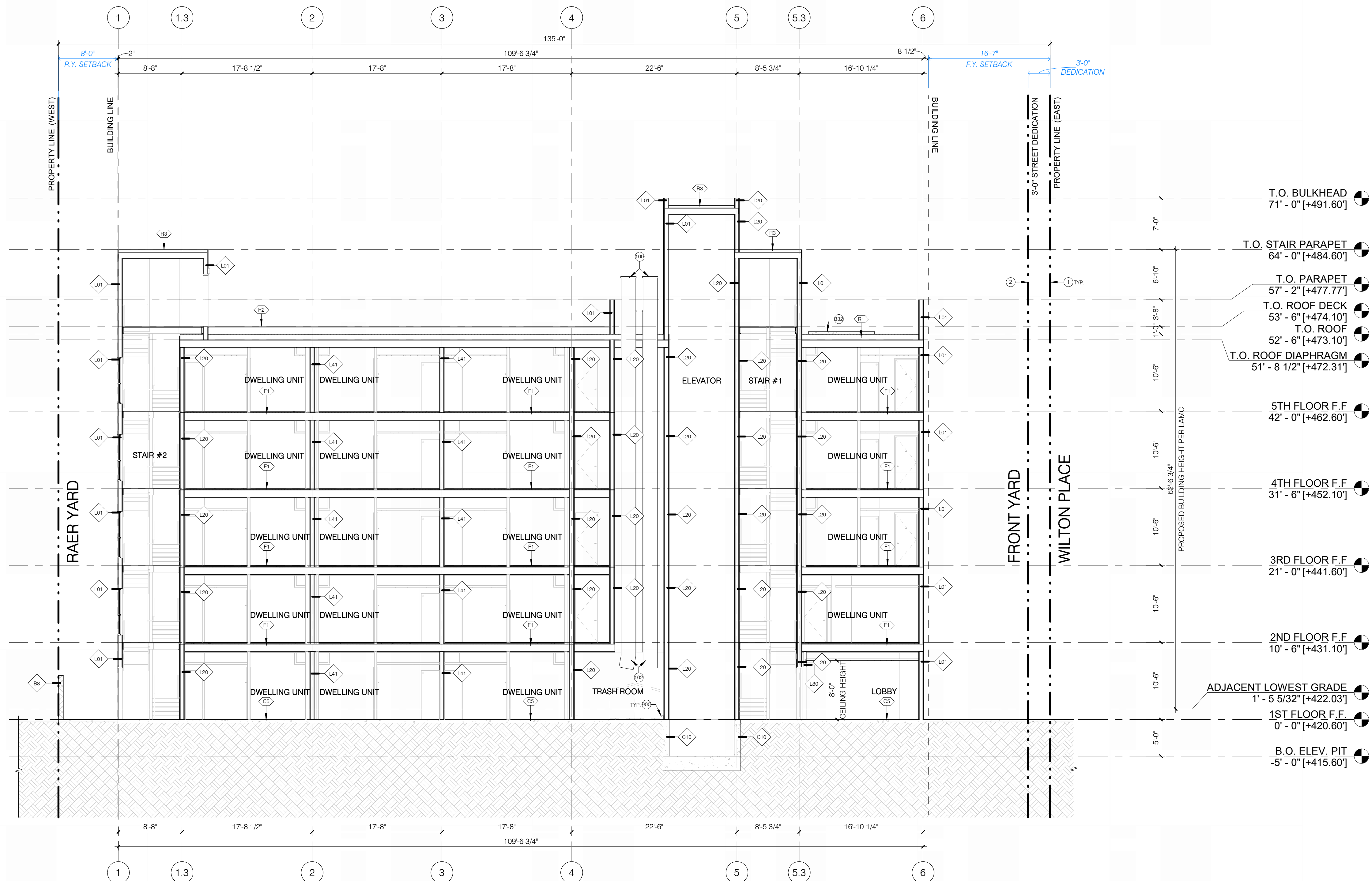
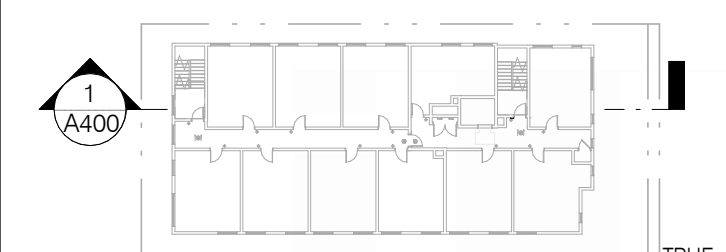
SECTION NOTES

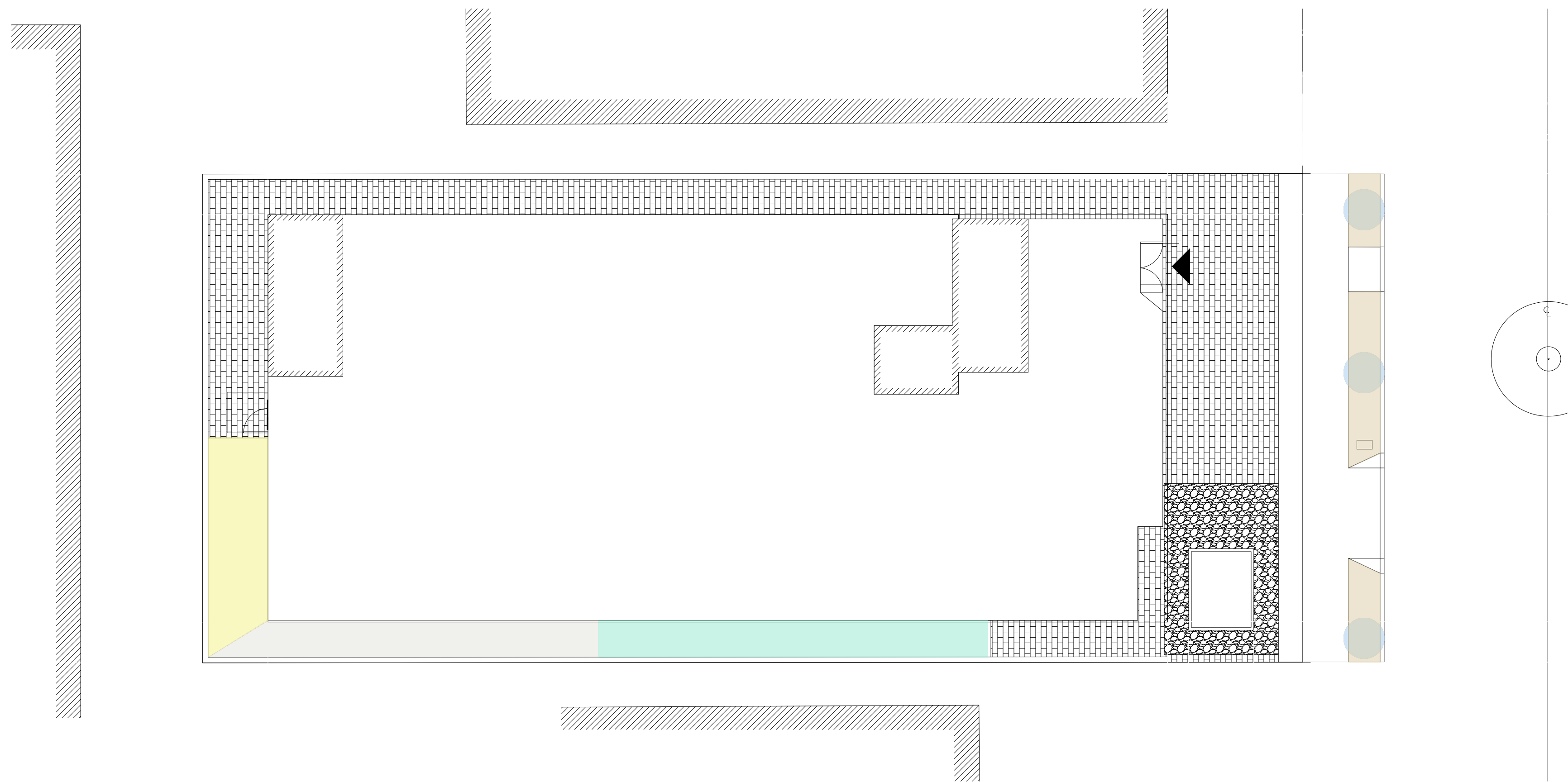
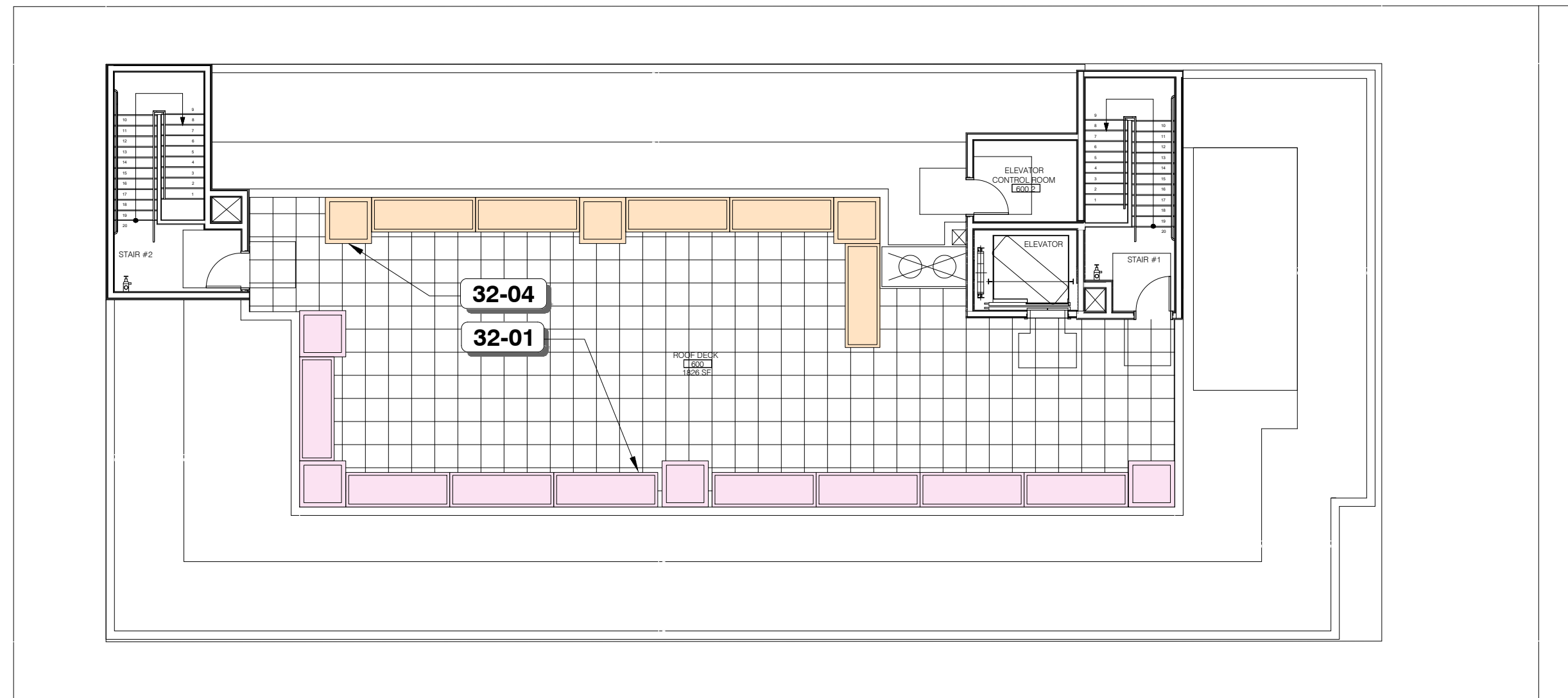
1. REFER TO SHEETS G004 AND G005 FOR GENERAL NOTES.
2. REFER TO G002 FOR SYMBOLS AND ABBREVIATIONS.
3. REFER TO A700, A710, AND A720 SHEET SERIES FOR WALL TYPES.
4. REFER TO A730 SHEET SERIES FOR FLOOR TYPES.
5. REFER TO A740 SHEET SERIES FOR ROOF TYPES.
6. THESE OVERALL SECTIONS SHOW VERTICAL DIMENSIONS AND THE RELATIONSHIP OF BUILDING COMPONENTS ONLY. REFER TO DETAILS NOTED FOR CONSTRUCTION ASSEMBLIES.
7. REFER TO ENLARGED SECTIONS / WALL SECTIONS FOR ADDITIONAL INFORMATION.
8. REFER TO MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. ALL EXTERIOR WALL CLADDING SHALL COMPLY WITH BUILDING CODE SECTION 1403 AND 1404.
10. CONTRACTOR IS RESPONSIBLE FOR BRINGING ANY CONFLICTS AND / OR DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT.

LEGEND

- ⊗ KEYNOTE
- ⬠ WALL TAG (REFER TO A700 SHEET SERIES)
- ⬢ FLOOR TAG (REFER TO A730 SHEET SERIES)
- ⬡ ROOF TAG (REFER TO A740 SHEET SERIES)

KEYPLAN





REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
32 Exterior Improvements		
32-01	Old Town Fiberglass Custom Rectangle Planter RL1083624, 211# color TBD	13
32-04	Old Town Fiberglass Standard Square Planter SL4824, 113# color TBD	7

LANDSCAPE TABULATIONS		
COMMON OPEN SPACE PROVIDED	SF	REQ. 25% SF
Roof Deck	1,826	457
TOTAL:	1,826	457
LANDSCAPE AREA PROVIDED		REQ. MET?
Roof Deck	463	Yes
TOTAL:	463 SF	
LANDSCAPE TO OPEN SPACE RATIO:	25.4 %	

HYDROZONES

SYMBOL	NOTES
[Blue Box]	HZ 1 Street trees
[Orange Box]	HZ 2 Groundcover
[Green Box]	HZ 3 Trees
[Grey Box]	HZ 4 Trees
[Yellow Box]	HZ 5 Trees
[Light Orange Box]	HZ 6 Grass, shrubs, vine
[Pink Box]	HZ 7 Grass, shrubs

CITY POINTS

Potential Landscape Area (Lot Area minus Building Footprint)		
LOT AREA:	8,107 SF	
BUILDING FOOTPRINT:	0 SF	
TOTAL POTENTIAL LANDSCAPE AREA:	8,107 SF	
Open Space Required		
UNITS W/2 HABITABLE ROOMS @100 SF:	49	4,900 SF
UNITS W/2 HABITABLE ROOMS @125 SF:	0	0 SF
UNITS W/3 HABITABLE ROOMS @175 SF:	0	0 SF
TOTAL:	49	4,900 SF
TOTAL MINUS 50% ED1 REDUCTION	-2450	2,450 SF
Exterior Open Space Provided		
PRIVATE OPEN SPACE (50 SF/UNIT)	0	0 SF
REAR YARD		0 SF
ROOF GARDEN	1,838 SF	
TOTAL:	1,838 SF	

Lot area (SF)	8,107	Required Guidelines O points:	15	POINTS CLAIMED	CALLOUT/SHEET
DETAIL OF POINTS PROVIDED					
Soil amended w Class 1 TOPGRO compost		5	1	5	Note A - L200s
Parkway planting - no lawn	3/50 SF	4	12		B - L201
Continuously planted parkway	1/LF of parkway	40	40		C - L201
Street tree planted > 15 gal. (per tree)	24"-box = 1; 36"-box = 2; > 36"-box = 4	2	8		D - L201
50+ SF unpaved planted parkway per street tree	2/tree	2	4		E - L201
Vines on walls/fences (bonus points)		5	1	5	
GUIDELINES O PROVIDED POINTS TOTAL:			74		
Lot area (SF)	8,107	Required Guidelines AA points:	200		
Landscape meter (25% of required points)	25%	1	50		F - L301
Sensor for rain		1	1		G - L300s
Automatic irrigation controller		5	1	5	H - L300s
Drip irrigation	5/circuit	5	25		Legend L300s
No lawn	10	1	10		Legend L201
Plants requiring monthly summer water after 3-years established	2/pt.	0	0		Legend L200s
GUIDELINES AA PROVIDED POINTS TOTAL:			91		

The subdivider shall record a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
- Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners / property owners association a Certified of Substantial Completion (12.40 G LAMC).
- The developer / builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- The developer builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.

- NOTES:**
- Refer to LID plans for LID and drainage systems.
 - If plant availability requires changes to the plant palette, please contact landscape architect for substitutions.
 - For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6 inches into the soil.
 - A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project.

- General Notes
- ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH-EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.
 - ALL PLANTING AND IRRIGATION SHALL COMPLY WITH CITY OF LOS ANGELES REQUIREMENTS.
 - IRRIGATION DESIGN WILL INCORPORATE EPA WATERSENSE SPECIFICATIONS.
 - STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF LOS ANGELES DEPARTMENT OF URBAN FORESTRY.
 - ALL NEW PLANTED AREAS TO BE HEAVILY MULCHED FOR WATER CONSERVATION.
 - THERE ARE NO SIGNIFICANT TREES TO BE REMOVED ON THE SITE.
 - THERE ARE NO PROTECTED TREES ON THE SITE.

WATER CONSERVATION STATEMENT:

ALL LANDSCAPE WILL BE SPECIFIED, PLANTED, AND IRRIGATED ACCORDING TO XERISCAPE DESIGN PRINCIPLES, WHICH INCLUDE THE PREDOMINANT USE OF DROUGHT-TOLERANT PLANT MATERIALS; THE PRACTICE OF HYDROZONING OR GROUPING PLANTS WITH SIMILAR WATER REQUIREMENTS; MINIMIZING TURF AREAS; AND THE EFFICIENT APPLICATION OF WATER BY USING MATCH- PRECIPITATION HEADS, DRIPLINE, SEPARATE VALVES FOR TURF AND GROUNDCOVER AREAS, AND RAIN SHUT-OFF DEVICES.

THIS PROJECT WILL COMPLY WITH THE STATE WATER CONSERVATION ORDINANCE, EFFECTIVE JANUARY 1, 2010.

LEGAL DESCRIPTION
 PIN: 150A191 257
 APN: 5586033006
 Tract: Morgan's Hollywood Tract
 Map Ref: M B 16-49 (SHT 2)
 Block: None; Lot: 80

No.	Revision/Issue	Date
1	Arch. plans revise	2026/01/29

HARMONY GARDENS
 LANDSCAPE ARCHITECTURE
 818-505-9783 harmonygardens.net

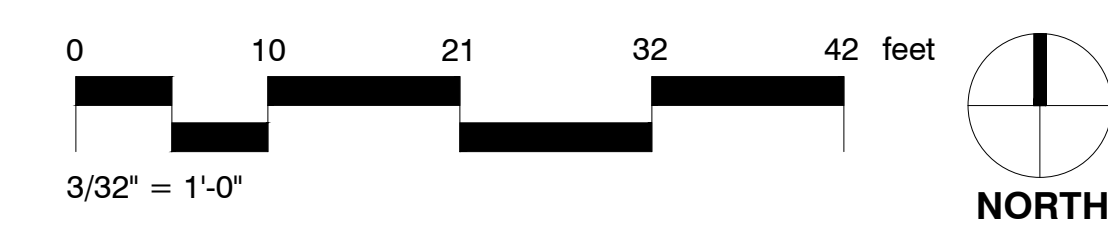
12/31/2026
00/00/2026

Project/Client:
 1833 N. WILTON PL.
 LOS ANGELES, CA 90028

APEC GROUP INC.
 215 N. MARENGO AVE, #135
 PASADENA, CA 91101

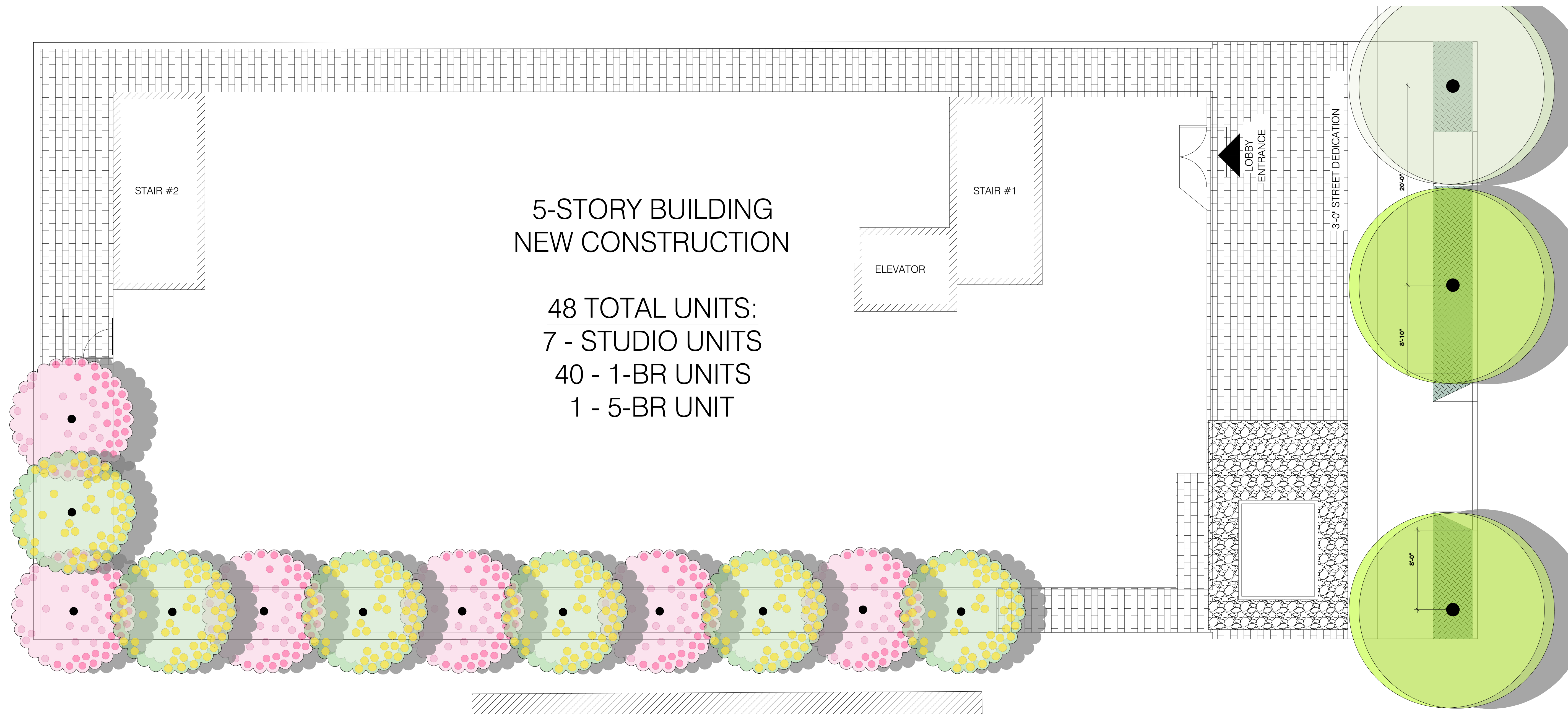
Project: 1833 N. Wilton Pl., L.A.
 Date: 2026/01/05
 Scale: 3/32" = 1'-0"

Sheet: LANDSCAPE SCHEMATIC
L100



5-STORY BUILDING NEW CONSTRUCTION

48 TOTAL UNITS:
7 - STUDIO UNITS
40 - 1-BR UNITS
1 - 5-BR UNIT



General Notes

Green Building Notes
Performance Approach

TOTAL LANDSCAPE AREA:
1,224 sq. ft.

WATER SUPPLY TYPE:
LADWP potable

A minimum 3-in. layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct-seeding applications when mulch is contraindicated.

For soils less than 6% organic matter in the top 6 in. of soil, compost at a minimum rate of 4 cu. yd. per 1,000 sq. ft. of permeable area shall be incorporated to a depth of 6 in. into the soil.

Recirculating water systems shall be used for water features.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project.

For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval.
(State Assembly Bill No. 1881, 5.304.1)

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Signed: see stamp
Date: 00/00/2026

1	Arch. plans revise	2026/01/29
No.	Revision/Issue	Date

HARMONY GARDENS
LANDSCAPE ARCHITECTURE
818-505-9783 harmonygardens.net

12/31/2026
00/00/2026

Project/Client:
1833 N. WILTON PL.
LOS ANGELES, CA 90028

APEC GROUP INC.
215 N. MARENGO AVE, #135
PASADENA, CA 91101

Project: 1833 N. Wilton Pl., L.A.
Date: 2026/01/05
Scale: 3/16" = 1'-0"

Sheet: GROUND PLANTING PLAN
L201

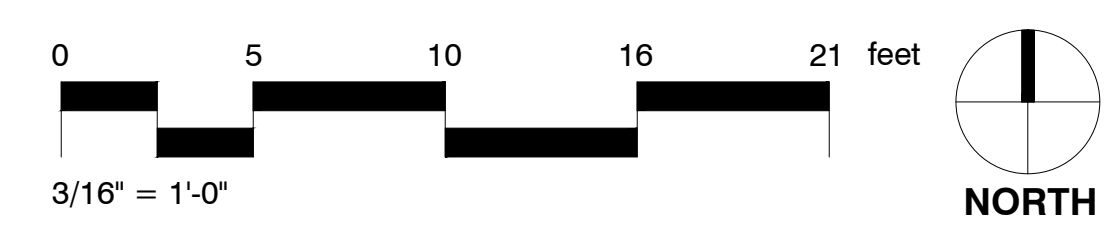
PLANT SCHEDULE GROUND A: Soil in planting areas to be amended with Class I TOPGRO compost

REQUIRED AND PROVIDED TREES TABLE			
TREES	NUMBER	RATIO	REQ.
EXISTING >4" CALIPER PROTECTED SPECIES TO BE REMOVED	0	4 to 1	0
EXISTING >8" CALIPER TREES TO BE REMOVED	0	N/A	0
EXISTING PUBLIC ROW TREES TO BE REMOVED*	0	2 to 1	0
TOTAL TREES TO BE REPLACED			0
PER UNIT	48	1 TREE/4 UNITS	12
		MINIMUM TREES REQ.	12
TREES PROVIDED			
LOCATION	SHEET	SIZE	QTY.
PLANTING AREAS	L201	24" BOX	12
PLANTING AREAS (EXT G)	N/A		0
PARKWAY	L201	36"-BOX	2
PARKWAY (EXT G)	L201		1
TOTAL TREES			15

*NOTE: Parkway tree removal must be permitted by Los Angeles Urban Forestry Division

Guideline C: 1(a) tree/500 SF landscape area in the project			
Planted area:	1,062 SF		
Required shade tree(s):	1/500 SF	3	
Provided shade tree(s):		12	

PHOTO	SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE @ MATURITY	WUCOLS	PHOTO	SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE @ MATURITY	WUCOLS	SPACING	
TREES															
		6	<i>Cercis occidentalis</i> Western Redbud	24"-box, standard	12-20' H x 10-15' W	Low	GROUND COVERS								
		6	<i>Prunus ilicifolia lyonii</i> Catalina Cherry	24"-box, standard	15-25' H x 10-15' W	Low			13	<i>Lessingia flaginifolia</i> Silver Carpet Aster	1 gal.	<1' H x 3-4' W	Low	48" o.c.	
		1	Street Tree (exist)	existing		Moderate									
		2	Street Tree (new) species TBD by Urban Forestry	36"-box	TBD	Low									



General Notes

1	Arch. plans revise	2026/01/29
No.	Revision/Issue	Date

HARMONY GARDENS
 LANDSCAPE ARCHITECTURE
 818-505-9783 harmonygardens.net

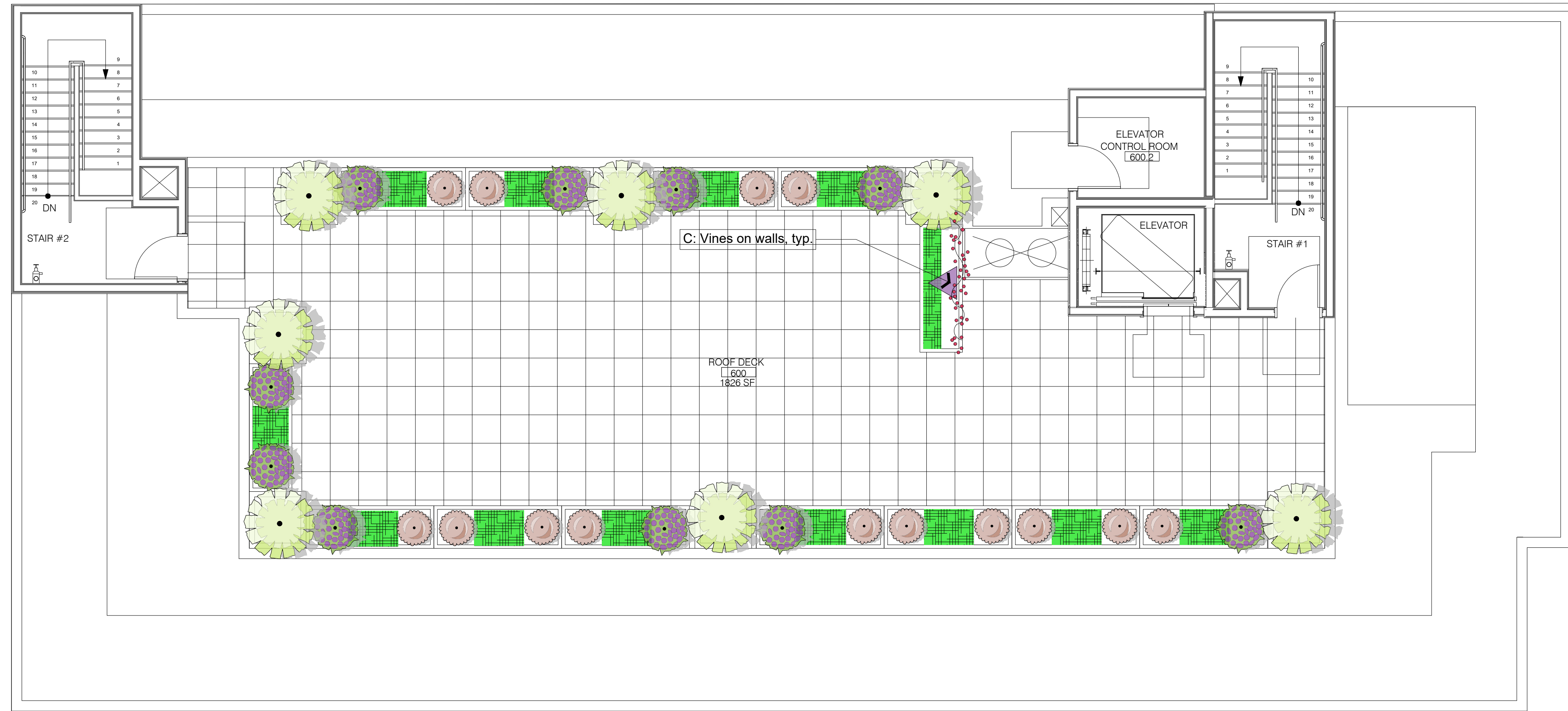
12/31/2026
 MMDD/26TK

Project/Client:
 1833 N. WILTON PL.
 LOS ANGELES, CA 90028

APEC GROUP INC.
 215 N. MARENGO AVE, #135
 PASADENA, CA 91101

Project
 1833 N. Wilton Pl., L.A.
 Date
 2026/01/05
 Scale
 3/16" = 1'-0"

Sheet
 ROOF PLANTING
 PLAN
L202



PLANT SCHEDULE ROOF

PHOTO SYMBOL QTY BOTANICAL / COMMON NAME CONTAINER SIZE @ MATURITY WUCOLS

SHRUBS

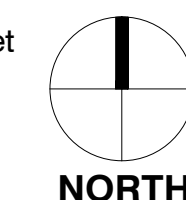
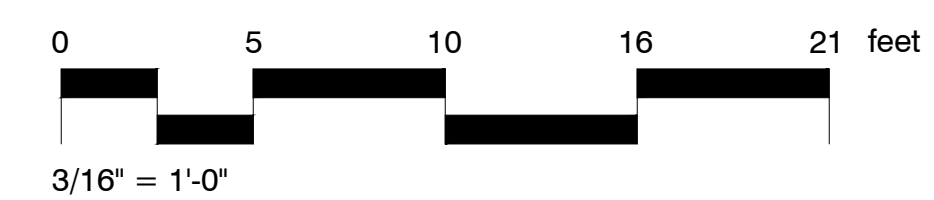


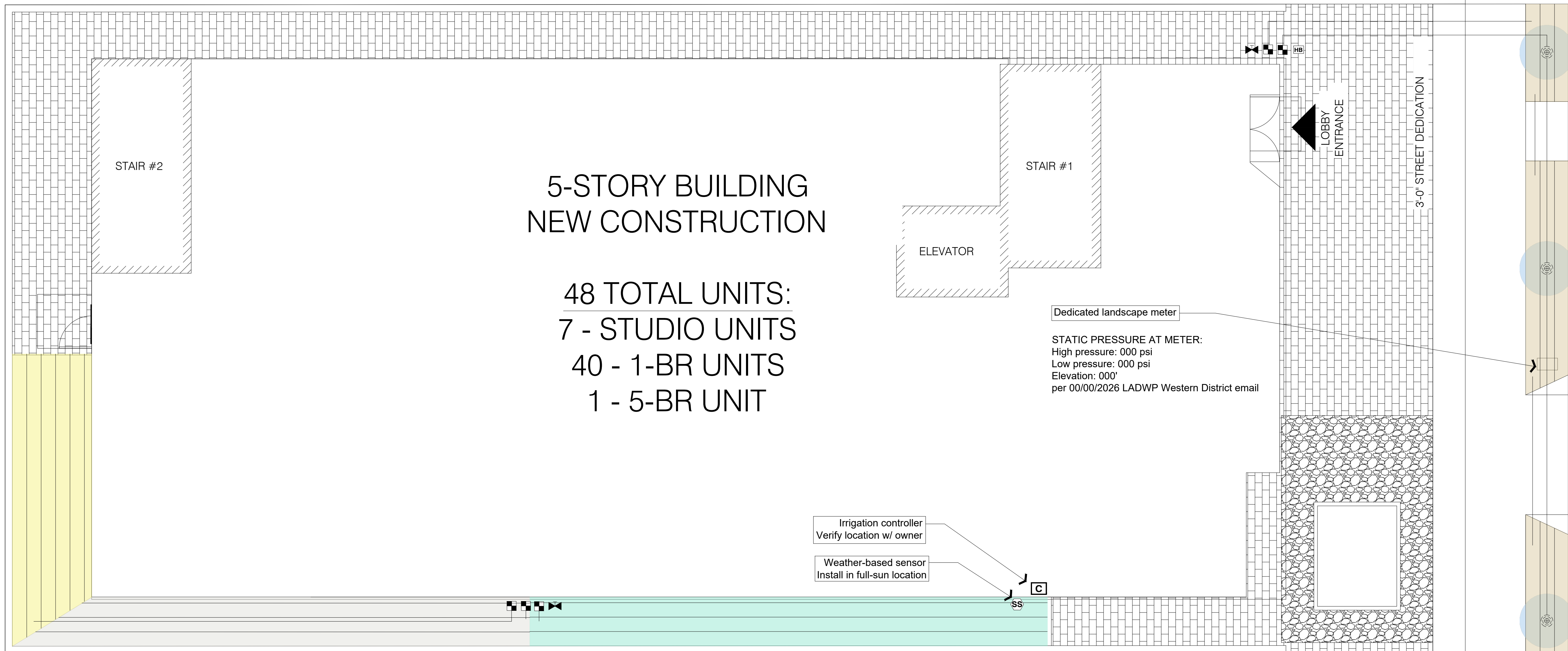
	14	Eriogonum parvifolium Cliff Buckwheat	5 gal.	2-3' H x W	Low
	1	Hardenbergia violacea Lilac Vine	5 gal.	vine to 15'	Low
	7	Leucadendron x 'Safari Goldstrike' Safari Goldstrike Conebush	5 gal.	4-6' H x W	Low
	10	Salvia leucantha 'Santa Barbara' Santa Barbara Mexican Bush Sage	5 gal.	Low	Low

PHOTO SYMBOL QTY BOTANICAL / COMMON NAME CONTAINER SIZE @ MATURITY WUCOLS SPACING



	26	Lomandra x 'Lomlon' Lime Tuff™ Dwarf Mat Rush	1 gal.	3-4' H x 2-3' W	Low	30" o.c.
--	----	--	--------	-----------------	-----	----------





IRRIGATION SCHEDULE GROUND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-101-25-LF 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.	5
	Hunter HDL-06-12-CV Drip Ring	3
	Area to Receive Dripline Hunter HDL-06-12-CV HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	571.2 lf
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hose Bib owner to select location(s)	1
	Nibco Gate Valve Size per line	2
	Hunter I2C-0800-M 8 Station Outdoor Modular Controller. No Module Required. Commercial Use. Metal Cabinet.	1
	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and i-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1
	Irrigation Lateral Line: PVC Schedule 40	178.3 lf

IRRIGATION SCHEDULING

WATER DURING PLANT ESTABLISHMENT:
SHRUB AND GROUNDCOVER SYSTEMS:
10 MIN., 1X PER DAY, FOR FIRST 10 DAYS

SPRING WATERING AFTER PLANT ESTABLISHMENT:
TREE, SHRUB AND GROUNDCOVER SYSTEMS:
6 MIN., 3X PER WEEK

SUMMER WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUNDCOVER SYSTEMS:
10 MIN., 3X PER WEEK

FALL WATERING AFTER PLANT ESTABLISHMENT:
TREE, SHRUB, AND GROUNDCOVER SYSTEMS:
6 MIN., 3X PER WEEK

WINTER WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUNDCOVER SYSTEMS:
10 MIN., 2X PER WEEK

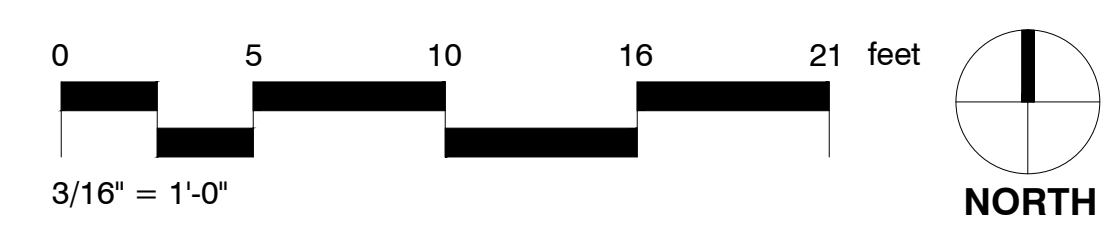
1. AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION.
2. A MINIMUM OF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAIN LINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC SCHEDULE 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
3. THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
4. CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF "AS-BUILT" PLANS.
5. IT IS THE INTENT OF THE DRAWINGS TO SHOW A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE SYSTEM WAS DESIGNED BASED ON LANDSCAPE AND GRADING DRAWING IN EFFECT AT THIS TIME. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC., OR ON-SITE CHANGES DOES NOT RELIEVE THE IRRIGATION INSTALLER OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
6. IRRIGATION LINES, VALVES AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE SCHEMATIC AND ARE FOR DIAGRAMATIC PURPOSES ONLY. LINES, VALVES, AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE INTENDED TO BE LOCATED IN ADJACENT PLANTING AREAS.
7. ALL LINES TRAVERSING HARDSCAPE TO BE PLACED IN CONDUIT UNDER PAVING.

ALL IRRIGATION SYSTEMS TO BE OPERATED IN EARLY MORNING OR IN THE EVENING.

NOTES:

1. Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
2. Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.
3. Recirculating water systems shall be used for water features.
4. Locks shall be installed on all publicly accessible exterior faucets and hose bibs.
5. Plumbing contractor to install stub line for rooftop irrigation.
6. Refer to LID plans for LID and drainage systems.
7. Irrigation equipment locations shown on this plan are approximate and schematic. See architectural, mechanical, plumbing, and civil plans to verify placement on site.

IRRIGATION EQUIPMENT LOCATIONS shown on the plan are approximate and schematic. See architectural, mechanical, plumbing, and civil plans to verify placement on site.



General Notes

**Green Building Notes
Performance Approach**

Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.

Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.

Recirculating water systems shall be used for water features.

Locks shall be installed on all publicly accessible exterior faucets and hose bibs.

Plumbing contractor to install stub line for rooftop and upper floor irrigation.

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

An irrigation audit report shall be completed at the time of final inspection.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

A Certificate of Completion shall be filled out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project.

For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881, 5.304.1)

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Signed: see stamp

Date: 00/00/2026

No.	Revision/Issue	Date
1	Arch. plans revise	2026/01/29

HARMONY GARDENS

LANDSCAPE ARCHITECTURE
818-505-9783 harmonygardens.net



12/31/2026
00/00/2026

Project/Client:
1833 N. WILTON PL.
LOS ANGELES, CA 90028

APEC GROUP INC.
215 N. MARENGO AVE, #135
PASADENA, CA 91101

Project 1833 N. Wilton Pl., L.A.	Sheet GROUND IRRIGATION PLAN
Date 2026/01/05	L301
Scale 3/16" = 1'-0"	

General Notes

No.	Revision/Issue	Date
1	Arch. plans revise	2026/01/29

HARMONY GARDENS

LANDSCAPE ARCHITECTURE
818-505-9783 harmonygardens.net



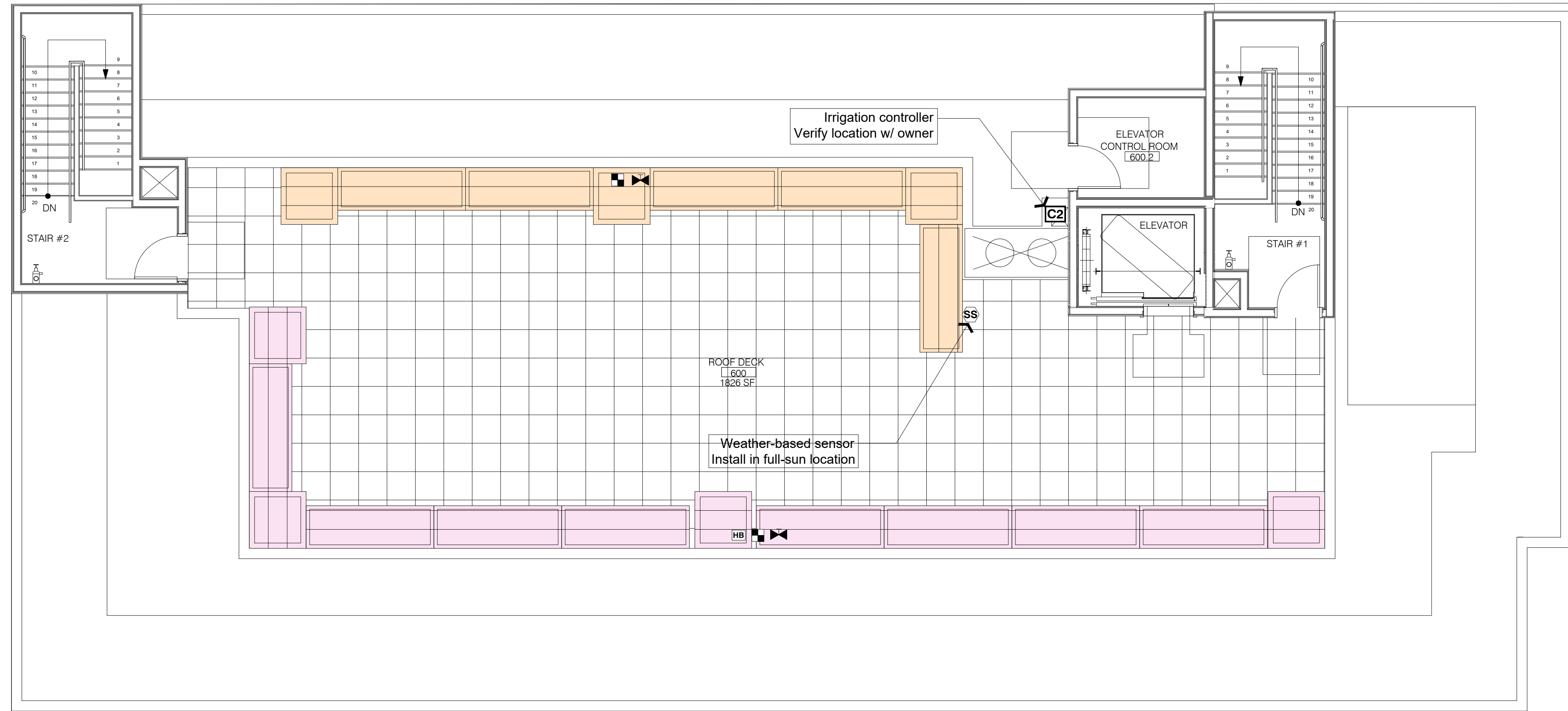
12/31/2026
MM/DD/20TK

Project/Client:
1833 N. WILTON PL.
LOS ANGELES, CA 90028

APEC GROUP INC.
215 N. MARENGO AVE, #135
PASADENA, CA 91101

Project
1833 N. Wilton Pl., L.A.
Date
2026/01/05
Scale
3/16" = 1'-0"

Sheet
ROOF
IRRIGATION
PLAN
L302



IRRIGATION SCHEDULE ROOF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICZ-101-25-LF 1" Drip Control Zone Kit, 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.	2	
	Area to Receive Dripline Hunter HDL-06-12-CV HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	347.2 lf	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hose Bibb owner to select location(s)	1	
	Nibco Gate Valve Size per line	2	
	Hunter IZC-0800-M 8 Station Outdoor Modular Controller. No Module Required. Commercial Use. Metal Cabinet.	1	
	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1	
	Valve Callout Valve Number Valve Flow Valve Size		

IRRIGATION SCHEDULING

WATER DURING PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 1X PER DAY, FOR FIRST 10 DAYS

SPRING WATERING AFTER PLANT ESTABLISHMENT:
TREE, SHRUB AND GROUND COVER SYSTEMS:
6 MIN, 3X PER WEEK

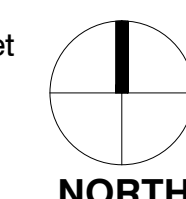
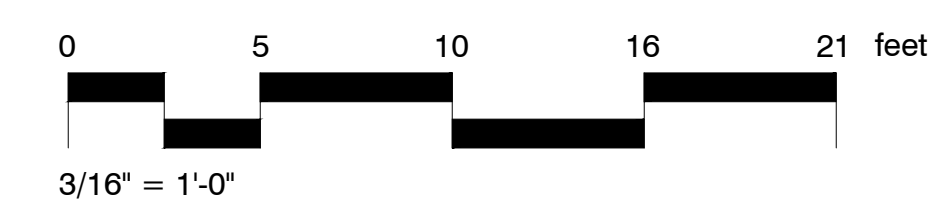
SUMMER WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 3X PER WEEK

FALL WATERING AFTER PLANT ESTABLISHMENT:
TREE, SHRUB, AND GROUND COVER SYSTEMS:
6 MIN, 3X PER WEEK

WINTER WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 2X PER WEEK

ALL IRRIGATION SYSTEMS TO BE OPERATED IN EARLY MORNING OR IN THE EVENING.

1. AUTOMATIC CONTROLLERS SHALL BE SET TO WATER BETWEEN 5 PM AND 10 AM TO REDUCE EVAPORATION.
2. A MINIMUM OF PVC SCHEDULE 40 OR EQUIVALENT SHALL BE USED FOR MAIN LINES AND UNDER DRIVEWAY AREAS, AND A MINIMUM OF PVC SCHEDULE 200 OR EQUIVALENT SHALL BE USED FOR LATERAL LINES.
3. THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.
4. CONTRACTOR SHALL PROVIDE THE OWNER WITH A SET OF "AS-BUILT" PLANS.
5. IT IS THE INTENT OF THE DRAWINGS TO SHOW A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM. THE SYSTEM WAS DESIGNED BASED ON LANDSCAPE AND GRADING DRAWING IN EFFECT AT THIS TIME. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC., OR ON-SITE CHANGES DOES NOT RELIEVE THE IRRIGATION INSTALLER OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
6. IRRIGATION LINES, VALVES AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE SCHEMATIC AND ARE FOR DIAGRAMATIC PURPOSES ONLY. LINES, VALVES, AND OTHER EQUIPMENT SHOWN IN PAVED OR PUBLIC AREAS ARE INTENDED TO BE LOCATED IN ADJACENT PLANTING AREAS.
7. ALL LINES TRAVERSING HARDSCAPE TO BE PLACED IN CONDUIT UNDER PAVING.



1833 N. Wilton Pl. – Attachment 1 - Project Description & Entitlement Requests

I. Project Description

The applicant proposes the construction of a new 23,428 square-foot (4.47 FAR), five-story, 62-foot, 6 3/4-inch, 100% affordable housing development with 48 dwelling units, including seven studio units, 40 one-bedroom units, and one five-bedroom unit, with 37 Low Income units, 10 Moderate Income units, and one Manager's Unit, on an 8,107 square-foot lot in the RD1.5-1XL zone, within Subarea A of the Vermont/Western Station Neighborhood Area Plan and the Low Medium II Residential General Plan Land Use area of the Hollywood Community Plan.

The project is also providing 28 bicycle parking spaces and 2,438 square feet of common open space, including a 1,825.5 square-foot roof deck and 612.5 square-foot recreation room.

II. Entitlement Requests

A. The applicant requests to utilize the Affordable Housing Incentive Program (AHIP), pursuant to LAMC 12.22-A,39, in conjunction with Executive Directive 1 streamlining, for ministerial approval of the following Base and Off-Menu Incentives:

i. Base Incentives:

1. Base Incentive for a 700% density increase, to permit 48 dwelling units, in lieu of six dwelling units, as otherwise permitted by LAMC 12.09.1-B,4.
2. Base Incentive for a 49% FAR increase, to permit 4.47 FAR, in lieu of 3.0, as otherwise permitted by LAMC 12.21.1-A,1.
3. Base Incentive for a 24'-3 3/4" height increase, to permit 62'-6 3/4", in lieu of 38'-3", as otherwise permitted by SNAP Section 7-D.
4. Base Incentive to permit zero parking spaces, in lieu of 60 spaces, as otherwise required by SNAP Section 7-G.1.a.

ii. Off-Menu Incentives:

1. Off-Menu Incentive for a 50% reduction of required open space, to permit 2,438 sf., in lieu of 4,875 sf., as otherwise required by LAMC 12.21-G,2.
2. Off-Menu Incentive for a 50% reduction in required ground floor open space, to permit 612.5 sf. of open space, representing 25.1% of the total open space, in lieu of 1,219 sf., representing 50% of the total open space, as otherwise required by SNAP Section 7-F.1.
3. Off-Menu Incentive for a 50% reduction in the required rooftop open space setback, to permit a 10' setback, in lieu of 20', as otherwise required by SNAP Section 7-F.2.
4. Off-Menu Incentive for a 50% reduction in the required open space width, to permit 10', in lieu of 20', as otherwise required by SNAP Development Standards Section IV-3.
5. Off-Menu Incentive for the following yard reductions:
 - a. 37.5% north side yard reduction, to permit 5', in lieu of 8', as otherwise required by LAMC 12.09.1-B,2(a).
 - b. 37.5% south side yard reduction, to permit 5', in lieu of 8', as otherwise required by LAMC 12.09.1-B,2(a).
 - c. 46.7% rear yard reduction, to permit 8', in lieu of 15', as otherwise required by LAMC 12.09.1-B,3.

B. The applicant requests a Vermont/Western Station Neighborhood Area Plan Specific Plan Project Compliance review, pursuant to LAMC Chapter 1A, Section 13B.4.2, for the construction of a new five-story apartment building with 48 dwelling units.

**CITY OF LOS ANGELES
DEPARTMENT OF CITY
PLANNING ZONING
INFORMATION FILE**

Effective Date: January 1, 2015

**ZI NO. 2441
Alquist-Priolo Earthquake Fault Zone**

COUNCIL DISTRICTS: Various

COMMENTS:

Please be advised that this parcel is located within the Alquist-Priolo Earthquake Fault Zone. Applicants are directed to LADBS for any questions.

INSTRUCTIONS:

At this time applicants shall be informed that all projects within the fault zone are required to comply with the fault investigation requirements of the Alquist-Priolo Fault Zoning Act. Applicants can be referred to LA Department of Building and Safety Information Bulletin **P/BC 2017-129** (link below) for surface fault rupture investigation requirements.

<http://www.ladbs.org/docs/default-source/publications/information-bulletins/building-code/ib-p-bc2014-129surfacefaultrupturehazardinvestigations.pdf?sfvrsn=13>

For a list of exemptions refer to **P/BC 2017-044** (link below) for Exemptions from Liquefaction, Earthquake Induced Landslide, and Fault-Rupture Hazard Zone Investigations.

<http://www.ladbs.org/docs/default-source/publications/information-bulletins/building-code/exemptions-from-liquefaction-earthquake-induced-landslide-and-fault-rupture-hazard-zone-investigations-ib-p-bc2014-044.pdf?sfvrsn=19>

For inquiries call the Grading Division of LADBS (213) 482-0480.



Neighborhood Councils **Legislative Report**

March 2, 2026

Summary of Motions Introduced (*New Legislation*)

Council File 26-1200-S9, Gina Fields / Board of Neighborhood Commissioners / Commission Appointment (Mayor)

Introduced February 24, 2026. This Mayor's report is relative to the appointment of Ms. Gina Fields to the Board of Neighborhood Commissioners for the term ending June 30, 2030.

[Subscribe to Council File 26-1200-S9](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-1200-S10, Kerry Morrison / Charter Reform Commission Appointment (Council President Pro Tempore)

Introduced February 27, 2026. This Council President Pro Tempore report is relative to the appointment of Kerry Morrison to the Charter Reform Commission.

[Subscribe to Council File 26-1200-S10](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0290, Disallow Public Parking / Los Angeles Municipal Code (LAMC) Section 12.24 W 37 / Public Parking Areas in the Agricultural and Residential Zones by Conditional Use Permit / Code Amendment. (Blumenfield - Lee)

Introduced February 27, 2026, and referred to the Planning and Land Use Management Committee. The Motion is instructing the Planning Department with the assistance of the Department of Building and Safety, and in consultation with the City Attorney, to prepare and present a proposed ordinance to amend Municipal Code Section 12.24 W 37(Public Parking AREas in the Agricultural and Residential Zones by Conditional Use Permit), to disallow public parking in the A Zone; and to prepare a report with recommendations to consider modifying allowable public parking in Residential Zones in sensitive areas.

[Subscribe to Council File 26-0290](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0289, Sustainable Aviation Fuel / Californians 2026-27 Budget / Governor Gavin Newsoms Proposal (Lee - Hutt)

Introduced February 27, 2026, and referred to the Rules, Elections and Intergovernmental Relations Committee. The Resolution is requesting that the City of Los Angeles SUPPORT Governor Gavin Newsom's proposal to establish a stable, long-term incentive for Sustainable Aviation Fuel in California's 2026-27 budget.

[Subscribe to Council File 26-0289](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0286, Drone / Los Angeles Police Department (LAPD) / First Responder Program (Board of Police Commissioners)

Introduced February 25, 2026, and referred to the Public Safety Committee. The Board of Police Commissioners report, dated February 19, 2026 is relative to approval of non-monetary donation to provide funding for the Office of Operations to purchase drones, drone docking stations, and the installation of power and internet at selected Department facilities to enable drone operations.

[Subscribe to Council File 26-0286](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0277, AB 630 / Abandoned Recreational Vehicles / Lack of Legal Authority / Status of Current Litigation (Rodriguez - Price Jr.)

Introduced February 25, 2026, and referred to the Budget and Finance Committee. The Motion is requesting the City Attorney to report on the status of the current litigation involving Assembly Bill 630 to Council in 7 days.

[Subscribe to Council File 26-0277](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0276, United Teachers Los Angeles / SEIU Local 99 / Fair Compensation and Working Conditions / Educators and School Staff / Los Angeles Unified School District (Hernandez - Soto-Martinez - Jurado - McOsker)

Introduced February 25, 2026, and referred to the Rules, Elections and Intergovernmental Relations Committee. The Resolution is urging the LAUSD to come to the bargaining table and reach a fair deal with the workers of the UTLA and SEIU Local 99.

[Subscribe to Council File 26-0276](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0269, Martin Schlagetrer / Los Angeles County Affordable Housing Solutions Agency Board / Alternate Representative (Mayor)

Introduced February 24, 2026, and referred to the Housing and Homelessness Committee. Mayor's report is relative to the request of Councilmember Harris-Dawson to appointing Mr. Martin Schlagetrer as Councilmember Harris-Dawson's alternate representative on the Board of the Los Angeles County Affordable Housing Solutions Agency.

[Subscribe to Council File 26-0269](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0002-S12, AB 1896 (Gonzalez) / Disqualification of Employment / State Public Agency / Immigration Enforcement Activity / January 1, 2025 to January 20, 2029 (Jurado - Hernandez - Rodriguez - Soto-Martinez)

Introduced February 25, 2026, and referred to Rules, Elections and Intergovernmental Relations Committee. The Resolution is requesting that the City of Los Angeles include in its 2025-2026 State Legislative Program SUPPORT for AB 1896 (Gonzalez), which would disqualify anyone who has engaged in immigration enforcement activity from January 1, 2025, to January 20, 2029, from being employed as a state, county, or local public agency employee, including as a peace officer, with exceptions for allowed activities under SB 54, the California Values Act (2017).

[Subscribe to Council File 26-0002-S12](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0002-S11, AB 1941 (Gonzalez) / Criminal Liability / Organized Metal Theft Operations (Nazarian - Rodriguez)

Introduced February 25, 2026, and referred to the Rules, Elections and Intergovernmental Relations Committee. The Resolution is requesting the City of Los Angeles to include in its 2025-2026 State Legislative Program SUPPORT of AB 1941 (Gonzalez) and would encourage additional amendments to clarify that criminal liability of metal theft be calculated based upon the full cost to the victim to repair and replace the stolen materials, including labor and equipment, rather than the fair market scrap value

[Subscribe to Council File 26-0002-S11](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0002-S10, SB 1076 (Perez - McGuire) / Insurance Coverage / Minimum Home Hardening / Wildfire Mitigation Standards (Park - Rodriguez)

Introduced February 24, 2026, and referred to the Rules, Elections and Intergovernmental Relations Committee. The Resolution is requesting the City of Los Angeles to include in its 2025-2026 State Legislative Program SUPPORT for SB 1076 (Perez - McGuire), which would require insurers of residential property in California to offer insurance coverage equivalent in scope to that it most commonly offers in the State to applicants who meet minimum home hardening and wildfire mitigation standards.

[Subscribe to Council File 26-0002-S10](#)

[Submit a Community Impact Statement \(CIS\)](#)



Neighborhood Councils **Legislative Report**

March 16, 2026

Summary of Motions Introduced (*New Legislation*)

Council File 26-1200-S9, Gina Fields / Board of Neighborhood Commissioners / Commission Appointment (Mayor)

Introduced February 24, 2026, and referred to the Arts, Parks, Libraries, and Community Enrichment Committee. The Mayor's report is relative to the appointment of Ms. Gina Fields to the board of Neighborhood Commissioners for the term ending June 30, 2030.

[Subscribe to Council File 26-1200-S9](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-1200-S14, Jose Cornejo / Board of Fire Commissioners / Commission Appointment (Mayor)

Introduced March 13, 2026, and referred to the Public Safety Committee. The Mayor's report is relative to the appointment of Mr. Jose Cornejo to the Board of Fire Commissioners for the term ending June 30, 2026 and the subsequent term ending June 30, 2031.

[Subscribe to Council File 26-1200-S14](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-1200-S13, John Perez / Board of Fire Commissioners / Commission Appointment (Mayor)

Introduced March 13, 2026, and referred to the Public Safety Committee. The Mayor's report is relative to the appointment of Mr. John Perez to the Board of Fire Commissioners for the term ending June 30, 2028.

[Subscribe to Council File 26-1200-S13](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-1200-S12, Jerry P. Abraham / Board of Fire Commissioners / Commission Appointment (Mayor)

Introduced March 13, 2026, and referred to the Public Safety Committee. The Mayor's report is relative to the appointment of Dr. Jerry P. Abraham to the Board of Fire Commissioners for the term ending June 30, 2027.

[Subscribe to Council File 26-1200-S12](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-1200-S11, Matthew Kaczmarek / Board of Airport Commissioners / Commission Appointment (Mayor)

Introduced March 11, 2026, and referred to the Trade, Travel, and Tourism Committee. The Mayor's report is relative to the appointment of Mr. Matthew Kaczmarek to the Board of Airport Commissioners for the term ending June 30, 2029.

[Subscribe to Council File 26-1200-S11](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0386, Abandoned Structures Demotion / Fire Risk / Due Process Protocols / Owner Notification / Final Opportunity to Abate (Padilla - Lee)

Introduced March 13, 2026, and referred to the Planning and Land Use Management Committee; Public Safety Committee. The Motion is instructing the Fire Department, with the assistance of the Department of Building and Safety, the city Administrative Officer, and the City Attorney to report on the feasibility of establishing a program to authorize the Fire Department to proactively demolish abandoned structures that pose a significant fire risk prior to the occurrence of a fire, including necessary due process protocols such as owner notification and a final opportunity to abate.

[Subscribe to Council File 26-0386](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0385, Time Limited Subsidy Program / Los Angeles Homeless Services Authority / Transitioning Households / Expiring Funds / Exit Projections / Support for Households (Raman - McOsker)

Introduced March 13, 2026, and referred to the Housing and Homelessness Committee. The Motion is requesting LAHSA and instructing the Chief Administrative Officer (CAO), with the support of the LAHD and HR&A Advisors to report on progress transitioning households in slots with expiring funding out of the program and the projected number of households in City-funded slots who will not be able to successfully exit the program before the end of the fiscal year

[Subscribe to Council File 26-0385](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0383, Citywide Brownfield Program (Program) / Bureau of Sanitation (LASAN) / Staffing (Hernandez - McOsker)

Introduced March 13, 2026, and referred to the Budget and Finance Committee; Energy and Environment Committee. The Motion is instructing the Bureau of Sanitation (LASAN) to report back in 30 days on staffing and resources needed to support the operations of the Citywide Brownfield Program.

[Subscribe to Council File 26-0383](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0373, Prohibit Immigration Enforcement Activities / Healthcare Settings / Implement Model Policies on Immigration and Customs Enforcement (Jurado - Hernandez)

Introduced March 13, 2026, and referred to the Rules, Elections and Intergovernmental Relations Committee. The Resolution calls on the Los Angeles County hospitals and the Department of Health Services to set forth on implementing model policies on ICE in healthcare settings as established by the County Board of Supervisors on November 18, 2025

[Subscribe to Council File 26-0373](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0338, Prohibit Electric Bicycles / Equestrian, Hiking and Recreational Trails / Enforcement Tools (Lee - Nazarian)

Introduced March 10, 2026 and referred to the Arts, Parks, Libraries, and Community Enrichment Committee; Transportation Committee. The Motion is instructing the Department of Recreation and Parks to prohibit the use of electric bicycles on all equestrian, hiking and recreational trails in the City of Los Angeles utilizing signage and all enforcement tools currently available.

[Subscribe to Council File 26-0338](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0002-S19, AB 1708 (Solache) / 2025-2026 Legislative Program / De-Prioritize Critical Homeless Housing, Assistance and Prevention Round 7 Funding (Jurado - Yaroslavsky)

Introduced March 13, 2026 and referred to the Rules, Elections and Intergovernmental Relations Committee. The Resolution is requesting that the City of Los Angeles include in its 2025-2026 State Legislative Program OPPOSITION of AB 1708 (Solache) which would de-prioritize critical HHAP Round 7 funding away from large jurisdictions and jeopardize the stability of the City's homeless response programs.

[Subscribe to Council File 26-0002-S19](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0002-S18, Administrative Action / Protection for Patients and Healthcare Providers / Immigration Enforcement Actions / 2025-2026 Legislative Program (Jurado - Hernandez)

Introduced March 13, 2026 and referred to the Rules, Elections and Intergovernmental Relations Committee. The Resolution is requesting that the City of Los Angeles include in its 2025-2026 State and Federal Legislative Programs SUPPORT for Legislation and/or Administrative Action which would strengthen protections for patients and healthcare providers from immigration enforcement actions in healthcare environments by establishing clear policies governing interactions between healthcare facilities and federal immigration enforcement, including safeguards to protect patient privacy, comply with federal and state medical confidentiality laws, and limit immigration enforcement activity within patient care areas except where required by a valid judicial warrant.

[Subscribe to Council File 26-0002-S18](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0002-S17, SB 1314 (Menjivar) / Additional Regulations / Smoke Shops (McOsker - Padilla)

Introduced March 10, 2026 and referred to the Rules, Elections and Intergovernmental Relations Committee. The Resolution in requesting that the City of Los Angeles include in its 2025-2026 State Legislative Programs SUPPORT for SB 1314 (Menjivar), which would establish additional regulations on smoke shops, including business hours and location restrictions, as well as prohibit a smoke shop from possessing, storing, owning, or selling nitrous oxide or paraphernalia relating to the consumption of nitrous oxide.

[Subscribe to Council File 26-0002-S17](#)

[Submit a Community Impact Statement \(CIS\)](#)

Council File 26-0002-S16, AB 1406 (Ward) / Raise Liquidated Damages Cap / New Condominium Developments (Nazarian - Yaroslavsky)

Introduced March 10, 2026 and referred to the Rules, Elections and Intergovernmental Relations Committee. The Resolution in requesting that the City of Los Angeles include in its 2025-2026 State Legislative Programs SUPPORT of AB 1406 (Ward) which would raise the current liquidated damages (buyers deposit) cap to six percent of the expected final purchase price in new condominium housing developments, and expand new homeownership opportunities for Angelenos.

[Subscribe to Council File 26-0002-S16](#)

[Submit a Community Impact Statement \(CIS\)](#)

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION FILE

ZI NO. 2512
Updated Feb 12, 2025

HOUSING ELEMENT SITES - MAINTENANCE OF ADEQUATE SITES (NO NET LOSS) and
HOUSING REPLACEMENT REQUIREMENTS

Pursuant to California Housing Element Law and the Housing Element Sites and Minimum Density Ordinance (HESMD), two requirements apply to sites identified in the 2021-2029 Housing Element's Inventory of Adequate Sites (hereafter referred to as Housing Element Sites).

First, CA Govt. Code Section (§) 65863 (aka "No Net Loss" Law) and Los Angeles Municipal Code (LAMC) § 16.70 E require the city to maintain adequate sites to accommodate its remaining unmet Regional Housing Needs Allocation (RHNA) goals for each income category. These "No Net Loss" provisions originated in SB 166 (2017). They generally forbid cities from making a land use decision or approving a development project resulting in fewer units than the capacity projected by income category for Housing Element Sites, unless findings can be made that there are enough remaining Housing Element Sites to meet the City's unmet RHNA goals.¹ At the time of this update, the City has adequate excess capacity to make these findings.

Second, Govt. Code § 65583.2(g)(3) and LAMC § 16.70 C impose housing replacement requirements for development projects located on Housing Element Sites. These largely overlap with existing requirements in the Resident Protections Ordinance (LAMC §§ 16.60 of Ch. 1 & 4C.15.1 of Ch.1A) and the Housing Crisis Act (HCA). However, single-family projects with only one protected unit are exempt from replacement requirements under the Resident Protections Ordinance and the Housing Crisis Act but must still comply with the replacement requirements under housing element law.

Applicable Sites

As of the date this ZI was updated, Housing Element Sites include sites identified in the 2021-2029 Housing Element's Site Inventory (Appendices 4.1, 4.2, 4.3) and any site rezoned as part of the Housing Element's Rezoning Program (see Table C of Appendix 5 of the final staff report) pursuant to HESMD. Housing Element Sites no longer include candidate sites for rezoning (Appendices 4.7 and 4.8), as a rezoning program has been adopted that accommodates the prior shortfall of sites.

Implementation

Housing Element Sites are identified in ZIMAS (zimas.lacity.org) under this Zoning Information File (ZI-2512). For informational purposes and to assist with implementation of the No Net Loss provisions during development review, the income category and number of housing units projected for each Housing Element Site are identified in ZIMAS under the "Housing" tab (see "Housing Element Sites").

¹ Please see Gov. Code Sec. 65863(b), LAMC Ch.1 § 16.70 E.1(a) or Ch. 1A § 4C.15.4. for more information.

For example, if 1.4 units are identified in the Lower Income category for a particular parcel, or aggregated for a group of parcels, the project must be redeveloped with at least 2 units of housing that is affordable at this or any lower income category² (or findings must be made). Above Moderate Income units correspond to market rate units, while Moderate and Lower Income Units require affordability covenants.

The Housing tab in ZIMAS also includes a HCA Replacement Requirements Eligibility Checklist as well as LA County Assessor data that identifies sites known to have had a residential use within the prior five years (see “Housing Use in the Last Five Years”). This information is provided to assist staff and members of the public but is not meant to be conclusive and more information may be required. For example, in some cases the underlying parcel or lot has been altered since adoption of the Housing Element. In these cases, an asterisk has been included in the ZIMAS fields to indicate further investigation may be needed to correctly apply the requirements.

City Planning will make the determination and include any required findings, if it approves a discretionary entitlement for a development project. LADBS will do the same when permits are issued to approve any development project. Development project in this context is understood to mean any new construction project (not demolition, conversions, alteration or additions).

Proposed development projects subject to Housing Element replacement requirements must either complete a No Net Loss Declaration ([Los Angeles City Planning Form No. CP-4069](#)) or, if not eligible, receive a [Housing Element Replacement Unit Determination](#) (RUD) from the Los Angeles Housing Department (LAHD). Form No. CP-4609 details the types of projects eligible to receive a No Net Loss Declaration. More information on the RUD process can be found here: <https://housing2.lacity.org/partners/hca-determinations>.

Full copies of the Housing Element Site lists are available on the Los Angeles City Planning website, here:

- [Appendix 4.1 - Inventory of Adequate Sites](#) (Note: excel file will automatically download)
- [Appendix 4.2 - Public Land Development Pipeline](#)
- [Appendix 4.3 - Private Development Pipeline](#)
- Housing Element Rezoning Sites (hyperlink will be added soon)

Please contact planning.housingpolicy@lacity.org with any questions regarding these requirements.

² Units provided at lower income categories are considered to be affordable for those at a higher income category (e.g. a Very Low income unit can satisfy a requirement for a Lower or Moderate Income unit).

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
ZONING INFORMATION FILE
Effective Date: March 1, 2001

ZI NO. 2286
VERMONT/WESTERN TRANSIT ORIENTED DISTRICT (TOD) / STATION
NEIGHBORHOOD AREA PLAN (SNAP) SPECIFIC PLAN

COUNCIL DISTRICTS: 4, 13

COMMENTS:

On March 1, 2001, Ordinance No. 173,749 became effective establishing the Vermont/Western SNAP Specific Plan.

On June 7, 2017, Ordinance No. 184,414 became effective establishing Subarea F (Large Scale Commercial Node) within the Specific Plan.

INSTRUCTIONS:

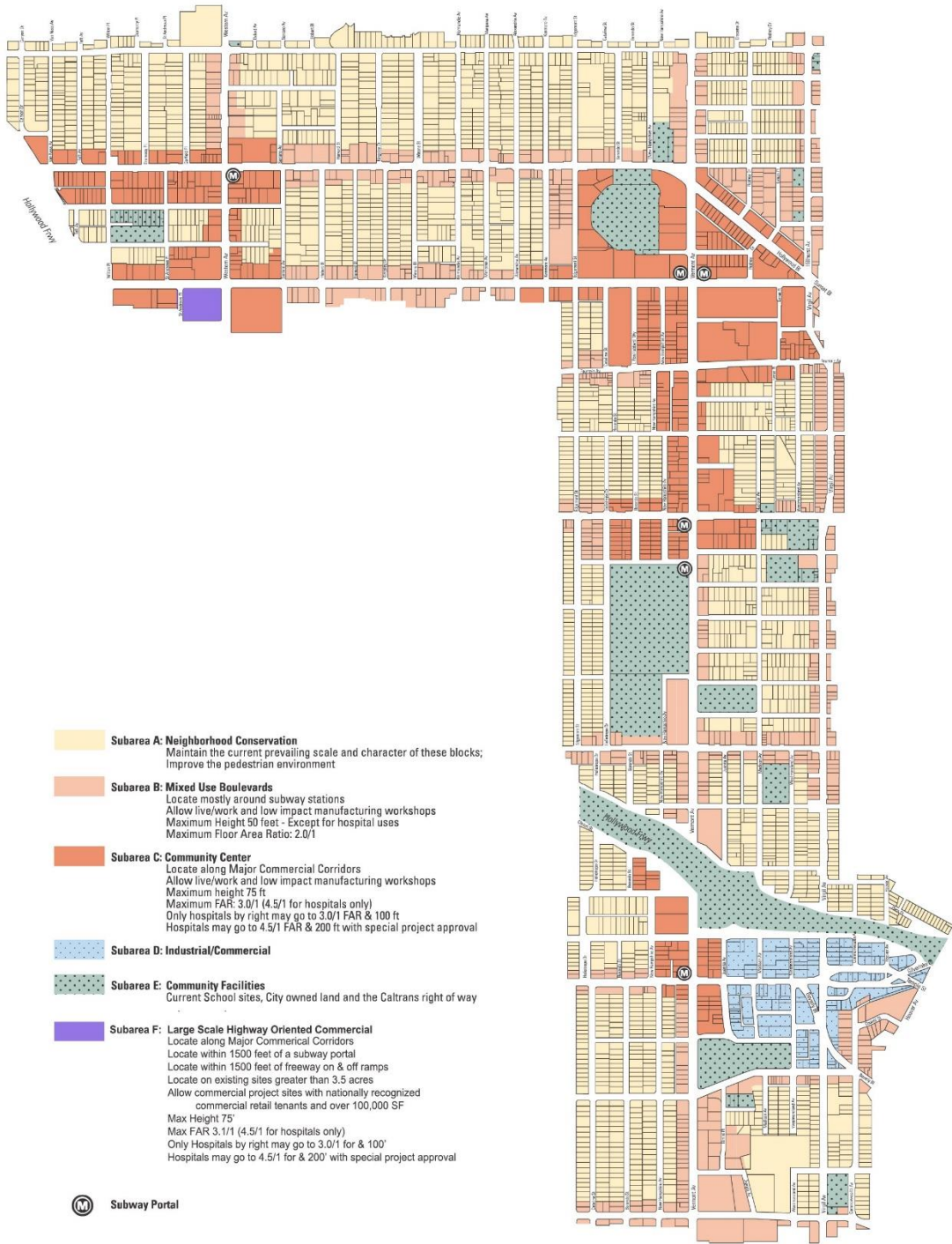
Issue no demolition, grading, building, change of use or sign permit unless a clearance or Project Permit Compliance approval from the Department of City Planning, Project Planning Bureau is obtained, except for interior or exterior alterations to an existing building or structure that do not increase floor area or qualify as an extensive remodel.

Parks First Trust Fund fees (Ordinance No. 173,964) for new construction or extensive remodeling of market rate residential projects, shall be collected for the City Administrative Officer - L. A. Steering Committee for KIDS prior to sign-off from the Department of City Planning, Project Planning Bureau.

Childcare Trust Fund fees (Ordinance No. 173,963) for Existing Indoor Facility Requirements or Cash Payments In Lieu of Childcare Facility Requirements for commercial and mixed use projects totaling 100,000 new square feet or more of non- residential floor area, shall be collected for the Children, Youth and Their Families Commission, prior to sign-off from the Department of City Planning, Project Planning Bureau.

Refer Applicants who have general inquiries regarding or require a Planning clearance for the Vermont/Western SNAP Specific Plan to email planning.snap@lacity.org.

Note: Advise applicants that not all projects can be cleared the same day and that an appointment may be necessary.



Map I

Vermont/Western Transit Oriented District Specific Plan

(Station Neighborhood Area Plan)

CPC 00-1976

Los Angeles Department of City Planning • Citywide Division • Graphics Section • as adopted by the City Council January 23, 2001



1833 N. Wilton Questions for Developer:

How many of each type of unit (studio, 1-bedroom, 1 5-bedroom) is designated for each of the income tier levels the developer is providing? Is the 5-bedroom for family or is that a co-living unit? Can the developer confirm if co-living is going to happen in other units? Can developer confirm that there will be no permitted homesharing (aka Airbnb or short-term rental) in the units?

.....
Can developer provide answers as it pertains to the Alquist-Priolo Fault Line:

- **Requirement Acknowledged:** The Zoning Information File (ZI No. 2441) specifically identifies this parcel as being located within the **Alquist-Priolo Earthquake Fault Zone**. It explicitly states that "all projects within the fault zone are required to comply with the fault investigation requirements of the Alquist-Priolo Fault Zoning Act".
- **Absence of Report in Source Index:** The "Sheet Index" for the architectural plans lists various surveys (ALTA and Topographic) and floor area analyses, but it **does not include a geotechnical or fault rupture investigation report**. Where is the report?
- **Claim of Compliance:** In the "Additional Incentive Findings" document, the developer asserts that "there is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated," though it does not mention the fault investigation by name. Why?
- **General Code Compliance:** The project information sheet lists the **2023 Los Angeles Building Code (LABC)** as an applicable code, which would govern standard seismic safety, but it does not detail site-specific mitigations triggered by a fault rupture study. Where is the study?
- **Structural References:** The exterior elevation plans mention CMU retaining walls and refer the reader to "civil and/or structural" plans for details, but those structural plans are not included in the source material provided to confirm any specific seismic mitigations.

While Executive Directive 1 (ED1) projects are primarily "ministerial" (non-discretionary), yet the project’s unique site constraints and "deferred submittals" suggest several critical construction questions for the developer.

Although ED1 aims for a streamlined process based on **objective standards**, suggestions remain relevant during the **Compliance Review** phase. You can frame your input through these three "legitimate" channels:

- **Scrutinize the "Necessity" of Off-Menu Incentives:** The developer is requesting "Off-Menu" relief for rooftop setbacks and open space width. For the City to grant these, it must find that standard compliance would increase construction costs.

We can request that the Planner request **financial evidence** or **alternative massing studies**. For example, would upper-floor step-backs (which align with "360 Degree Design") renders the units unbuildable, or is the current design simply the most profitable configuration? Does the developer have an answer for this?

- **Invoke Urban Design Studio Principles:** The Urban Design Studio exists to "elevate the quality of design" and promote "Pedestrian-First" and "360 Degree" techniques. We can ask that granting the requested relief from SNAP setbacks directly contradicts the Studio's guiding principle to "**recognize and respect a project's surrounding context**". Planners can use these citywide guidelines to push for "human-scale" adjustments, even in ministerial projects. Does the developer have an answer to this?
- **The "Specific Adverse Impact" Threshold:** Under the Affordable Housing Incentive Program (AHIP), denial of an incentive is to show it creates a "**Specific Adverse Impact**" on public health and safety. Suggestions regarding **seismic safety** (due to the Alquist-Priolo Zone) or **ventilation and air filtration** (essential for healthy housing) can be presented as public health necessities that cannot be waived for the sake of cost reduction.

Construction Concerns and Questions for the Developer

Based on the architectural plans and zoning files, can the developer answer the following technical construction questions:

1. Seismic and Foundation Safety

- **Fault Investigation:** Since the parcel is in the **Alquist-Priolo Earthquake Fault Zone**, where is the required "surface fault rupture investigation"? Does the building footprint sit over any detected fault traces?

- **Special Grading:** The site is in a "**Special Grading Area**". What specific foundation mitigations are being used for this 5-story structure, especially given the "Type III-A" construction?
- **Retaining Walls:** Plans show a **6-foot CMU retaining wall**. Will this wall require shoring that impacts the root zones of neighboring trees or the stability of adjacent structures?

2. Utility Capacity and Infrastructure

- **Load Analysis:** The project increases density by **700%** (from 6 units to 48). Has the developer completed a "Sewer Capacity Availability Request" (SCAR) to confirm that the existing Wilton Place lines can handle the massive increase in waste?
- **Deferred Submittals:** Why are critical systems like **Waste & Storm Water Management, Electrical, and Plumbing** listed as "Deferred Submittals"? When will these plans be available for review to ensure they don't require further street-level excavations or utility poles?

3. Logistics and Staging

- **Zero Parking Logistics:** The project provides **zero parking spaces**. Where will the construction crew park, and where will materials be staged? Wilton Place is a narrow residential street; will the developer commit to a construction traffic management plan that avoids blocking neighbor access?
- **Street Dedication:** The project requires a **3-foot street dedication** along Wilton Pl. How will this impact existing sidewalk access and street-level utility connections during the construction phase?

4. Maintenance and Durability

- **Stucco Maintenance:** The building uses "PL-01" and "PL-02" **stucco finishes**. How will the developer ensure the "anti-graffiti finish" for the first 9 feet is maintained long-term, particularly on a light-colored facade in a dense urban area?
- **Rooftop Drainage:** With an **1,826 SF roof deck** and "freestanding planter boxes," how is the developer mitigating potential water intrusion or drainage noise for the tenants living directly underneath on the 5th floor?

For the project at **1833 N. Wilton Pl.**, the developer is utilizing the Affordable Housing Incentive Program (AHIP) and Executive Directive 1 (ED1) to request substantial relief from standard zoning and Vermont/Western SNAP requirements.

Parking and Floor Area Ratio (FAR) Requests

- **Parking Relief:** The applicant is requesting a **Base Incentive to permit zero parking spaces**, in lieu of the **60 spaces** otherwise required by SNAP Section 7-G.1.a. They also indicate eligibility under **AB 2097**, which prohibits the city from imposing parking minimums on projects located within a half mile of major transit stops. How does the developer answer this?
- **FAR Increase:** The developer is seeking a **49% FAR increase** to allow for a **4.47 FAR** (totaling 23,428 square feet of floor area), whereas the base LAMC limit is 3.0. This allows them to pack more building volume onto the 8,107-square-foot lot than would otherwise be permitted. How does the developer answer this?

Critical Questions: Earthquake Fault Line and Construction

Because this site is located within the **Alquist-Priolo Earthquake Fault Zone**, standard ministerial streamlining should be scrutinized against mandatory safety investigations. You should ask:

- **Investigation Status:** Where is the required **Surface Fault Rupture Investigation** report? City records (ZI No. 2441) state that *all* projects in this zone must comply with the Alquist-Priolo Fault Zoning Act before approval?
- **Trace Proximity:** Does the fault investigation identify any **active fault traces** crossing the property? If so, does the building footprint maintain the legally required setbacks from those traces?
- **Height and Seismic Risk:** Given that the developer is requesting a **24-foot height increase** (62' total vs. 38' SNAP base) for a 'Type III-A' wood-over-podium structure, has a site-specific seismic ground motion analysis been conducted to ensure the building can withstand the unique stresses of being directly on a fault zone?
- **Foundation in Special Grading Area:** The site is flagged as a '**Special Grading Area**'. What specific foundation mitigations (e.g., deepened piles or reinforced mats) are planned to prevent collapse during a rupture, and will these require deep excavations that impact neighboring property stability?

Haul Route and Logistical Construction Issues

The project faces significant physical constraints due to its narrow width (60 feet) and the request for **reduced setbacks**.

- **Haul Route and Narrow Access:** Wilton Place is a residential street. You should ask: Has a **Haul Route monitoring program** been established? How will the

developer manage the export of soil from this 'Special Grading Area' without blocking emergency access or damaging the narrow street's infrastructure?

- **Constructability in Tight Spaces:** The developer is requesting **5-foot side yards** and an **8-foot rear yard**. You should ask: With only 5 feet of clearance on the sides, how will the developer install the required **6-foot CMU retaining walls** or perform 'Type III-A' framing without encroaching on neighboring air rights or property lines?
- **Knocking Down the Elevation (Grading):** The plans indicate an **adjacent lowest grade** of +422.03 feet and an **elevator pit** reaching down to +415.60 feet. How will the developer manage the transition in elevation ('knocking down the grade') to the neighboring 2-story buildings? Does the grading plan include **shoring** to ensure that the 5-story massing does not cause 'subsidence' (sinking) of the adjacent older structures during excavation?
- **Staging with Zero Parking:** "Since the project provides **zero on-site parking**, where will construction vehicles, equipment, and crew member vehicles be staged during the 18–24 months of construction?"

-
- While Executive Directive 1 (ED1) provides a path for "ministerial approval" (meaning a streamlined, non-discretionary process), the City Planning Department still has specific legal bounds for what they can and must consider when a developer requests incentives. Can the developer answer these concerns?
 - **The "Specific Adverse Impact" Standard:** Under both AHIP and State Density Bonus Law, the City can deny an incentive if it finds "substantial evidence" that the incentive would have a **Specific Adverse Impact** on public health and safety for which there is no feasible way to mitigate.
 - **Fault Zone Compliance:** Because the site is in the **Alquist-Priolo Earthquake Fault Zone**, a missing or incomplete fault rupture investigation could be a significant vulnerability. If an investigation reveals that the proposed density or building massing directly conflicts with safety standards (such as building over an active fault trace), Planning may have grounds to deny the specific project configuration despite ED1 streamlining.
 - **The "Circular Logic" of Building Width:** The applicant argues they need relief from the SNAP 20-foot rooftop setback because the building they designed is 50 feet wide on a 60-foot lot. Planning may evaluate whether this "need" is truly a result of

the affordable housing requirement or a **self-created hardship** resulting from the developer's choice to maximize the building footprint.

- **Quality of Open Space:** The project utilizes an incentive to reduce required open space by **50%** (from 4,875 sf to 2,438 sf). Furthermore, the SNAP requires 1,219 sf of that space to be on the ground floor, but the developer is proposing only 612.5 sf, which they admit is an **indoor multi-use recreation room**. Planning may consider whether "indoor" space legally satisfies the SNAP's intent for ground-level open space, especially when healthy design principles emphasize **biophilic connections to nature** and actual outdoor greenery.
- **Verifying Cost Reductions:** Planning is legally required to approve incentives unless they find the incentives **do not result in identifiable and actual cost reductions**. While the applicant claims every square foot of open space is "leasable area" lost, Planning can scrutinize these findings if there is evidence that the project could remain financially viable while still adhering more closely to SNAP design standards.

Indication of Park Funding

- Based on the provided sources, there is **no indication that the developer is providing funding for parks**.
- **Landscape and Irrigation Focus:** The detailed landscape schedules focus exclusively on **on-site** improvements, such as a "Roof Garden" (1,838 sf) and "Parkway planting".
- **Fee Exemptions:** While projects are often required to pay "Quimby" or Park Fees, the sources do not include a fee schedule or a commitment to off-site park funding. Under 100% affordable housing programs, developments are frequently eligible for **exemptions or reductions in impact fees**, though the specific financial arrangements for 1833 N. Wilton Pl. are not detailed in the application.
- **Focus on Internal "Open Space":** The developer's primary strategy for satisfying park-like needs is to provide the 1,825.5 square-foot rooftop deck and 28 bicycle parking spaces on-site.

.....
Questions regarding issues of developer findings:

Several questions arise in the developer's justifications for relief from the Vermont/Western SNAP standards. Can developer address the following points or incorporate into plans instead?

Circular Justification for Rooftop Relief: The developer argues that relief from the **SNAP 20-foot rooftop setback** is necessary because the building they designed is 50 feet wide on a 60-foot lot. They claim they *must* have a large roof deck because they are reducing ground-floor open space to maximize unit count. This is a **self-created hardship**; the "need" for relief only exists because the developer chose a building footprint that deliberately exceeds SNAP constraints.

- **Cost Reduction vs. Tenant Health:** The applicant frames every square foot of open space or setback as "**leasable area**" lost, arguing that compliance makes the project financially unfeasible. However, healthy design principles for affordable housing state that simple improvements like **natural light, quality materials, and intentional interaction spaces** are "essential," not optional, for the health of vulnerable populations. By prioritizing "rental revenue" over these elements, the developer may be compromising the long-term health outcomes of the residents.
- **Redefining "Open Space":** The developer proposes a **50% reduction in ground-floor open space** and intends for the remaining area (612.5 sf) to be an **indoor multi-use recreation room**. This contradicts the core tenets of **biophilic design**, which emphasize that "well-designed outdoor spaces and community gardens provide **direct access to nature**". An indoor room does not provide the healing power of daylight and views of nature shown to improve health outcomes.

Tenant-Centric Alternatives

Based on healthy housing and urban design principles, the following alternatives would be more beneficial to tenants:

- **Prioritize Outdoor Ground-Level Greenery:** Instead of an indoor recreation room, the ground-floor space should be an **outdoor biophilic garden**. This provides a "third place" for casual social interaction, which is critical for combating isolation, especially for seniors or those not working outside the home.
- **Adhere to SNAP Step-backs for Light and Air:** Rather than requesting relief from the 20-foot rooftop setback, the building could utilize **upper-floor step-backs**. This would align with the "**360 Degree Design**" principle of respecting surrounding scale (the project is 62' tall, while neighbors are 23'–26') and would ensure more natural light reaches the units and the street.
- **Incorporate "Red-List Free" Materials:** The developer should commit to using **healthy materials and finishes** that bring nature indoors, such as natural wood or stone. The developer can often implement at **no added cost** while significantly improving indoor air quality and tenant well-being.

- **Enhanced Filtration:** Given the "tight building envelopes" required by modern codes, the project should include **higher levels of filtration** in mechanical systems to protect residents from urban pollutants.

ROOFTOP issues to neighborhood

Acoustics and Neighborhood Disturbance

Can the developer sufficiently answer the issues regarding the nuisance potential of the rooftop design creating a significant neighborhood disturbance due to the following factors:

- **Proximity of Activity:** By requesting a **50% reduction in the required 20-foot rooftop setback** (to 10 feet), the developer is placing the 1,826-square-foot communal activity area significantly closer to the property lines of the much shorter adjacent buildings.
- **Height and Sound Carry:** The "Privacy Analysis" shows the project stands **nearly 40 feet taller** than the 2-story apartment to the south and the house to the north. Sound from 48 units' worth of social activity on a hard-surfaced roof deck at that height will carry directly over the neighbors' property without the buffering effect of standard setbacks or ground-level distance.
- **Hard Material Reflection:** The project utilizes **stucco finishes** (PL-01 and PL-02) and **dark bronze window frames** (MT-01), which are hard surfaces that can reflect and amplify noise from the rooftop deck into the surrounding residential "Neighborhood Conservation" area.

Issues of Deferred Submittals: Can developer answer:

Based on the provided sources, the deferred submittals—which include critical systems like Waste & Storm Water Management (Civil), Electrical, Plumbing, and Fire Sprinkler/Alarm systems—represent technical vulnerabilities that could potentially force a re-evaluation of the project if they reveal "Specific Adverse Impacts" on public health and safety.

While Executive Directive 1 (ED1) provides a ministerial path for approval, the following aspects of the deferred submittals could pose significant risks to the project's current configuration:

1. Infrastructure Capacity (Waste and Storm Water)

The applicant is requesting a 700% density increase, moving from a base of 6 units to 48 dwelling units. The "Civil" submittal, which includes the Waste & Storm Water Management Plan, is deferred.

- **The Risk:** If the building official or the Bureau of Sanitation finds that the existing century-old infrastructure on Wilton Place cannot physically handle the increased sewage and runoff load from 48 units, the project could be "killed" or require a major reduction in unit count.
- **Planning Impact:** Under the Affordable Housing Incentive Program (AHIP), an incentive can be denied if there is substantial evidence of a "Specific Adverse Impact" on public health and safety based on objective standards. Inadequate waste management is an objective health standard.

2. Fire Safety vs. Reduced Setbacks

The developer is requesting 5-foot side yards (a 37.5% reduction) and an 8-foot rear yard (a 46.7% reduction). At the same time, the Fire-Sprinkler System and Fire Alarm System are listed as deferred submittals.

- **The Risk:** For a five-story "Type III-A" (wood over podium) structure, the Los Angeles Fire Code (LAFBC) and Building Code (LABC) mandate specific safety clearances.
- **The Re-evaluation:** If the deferred fire safety engineering shows that the requested yard reductions prevent required emergency access or fire-suppression equipment installation, Planning may have to re-evaluate the granted relief from standard setbacks to ensure compliance with objective safety codes.

3. Seismic and Grading Feasibility

The project is located in a "Special Grading Area" and the "Alquist-Priolo Earthquake Fault Zone".

- **The Risk:** Although "Geotechnical" is not explicitly on the deferred submittal list, the Waste & Storm Water Management (Civil) and Block Wall submittals are.
- **The Re-evaluation:** If these deferred technical plans are submitted and fail to meet the "surface fault rupture investigation requirements" of the Alquist-Priolo Act, the building official cannot approve them. Since the applicant bears the "burden of proof to substantiate the request," a failure to prove the site can safely support a 62-foot structure on a fault line would be grounds for denial of the height and density incentives.

4. Electrical Load and Utility Access

The project provides zero parking and proposes an electrical room and transformer pad. The Electrical submittal is deferred.

- **The Risk:** If the Department of Water and Power (LADWP) determines the local grid cannot support the load for 48 units plus common area amenities (like the 1,826 SF roof deck) without substantial off-site upgrades that the developer cannot fund, the project's financial feasibility—the very basis for the AHIP incentives—could collapse.

Summary of the Ministerial "Check"

Source explicitly states that "all deferred submittal items shall have prior approval of the building official. Even under the streamlined ED1 process, if these deferred items reveal that the project violates "written objective health and safety standards," the City has the legal basis to deny the incentives and re-evaluate the project's scope.

Based on the documentation provided for the 1833 N. Wilton Pl. project, can developer answer an analysis of points regarding construction feasibility, the building's energy source?

Construction Feasibility and Planning's Role – Can developer answer

While **Executive Directive 1 (ED1)** creates a ministerial (non-discretionary) path for approval, you can argue that Planning should scrutinize the project's buildability based on the following evidence:[Title]

- **Complexity vs. Efficiency:** The developer argues that complying with SNAP standards would result in a "less efficient development" with higher "development costs as a ratio of the total number of units". However, the sources also identify the site as a "**Special Grading Area**" within the **Alquist-Priolo Earthquake Fault Zone**. If the developer's requested density and reduced setbacks make the building structurally impossible to construct safely on a fault line, this moves from a "cost" issue to a "**Specific Adverse Impact**" on public health and safety.
- **Deferred Submittals:** The architectural plans list nearly every major utility—**Waste & Storm Water Management, Electrical, Plumbing, and Fire Alarms**—as "Deferred Submittals". This means the City has not yet seen the actual technical plans for how these 48 units will be powered or plumbed. Pointing this out to Planning is relevant because it raises the risk of the project becoming "incomplete" if the deferred engineering reveals that the site cannot actually support the massive utility loads required for a 700% density increase.

- **The "Incomplete" Risk:** Under AHIP, the applicant bears the **"burden of proof to substantiate the request"**. Planning can be asked to verify if the developer has provided enough evidence that a project of this scale is physically and financially viable in such a constrained, high-risk geological zone before granting permanent entitlements.

2. Is the building All-Electric?

The sources **suggest a move toward electric utilities**, but do not explicitly state the entire building is "all-electric." Key indicators include:

- **Appliance Specifications:** The first-floor plan notes explicitly list **"Stackable electric washer and vented dryer"** for units.
- **Code Compliance:** The project information sheet lists the **2023 Los Angeles Green Building Code (LAGBC)** as an applicable code, which in recent years has prioritized electrification in new construction.
- **Electrical Room:** The project includes a dedicated 193-square-foot **"Elec. Room"** on the ground floor and a transformer pad on-site. However, there is no specific mention of gas lines or the exclusion of gas for cooking or water heating in the provided architectural summaries.
- **Feasibility:** Are the "Deferred Submittals" for plumbing and electrical masking a lack of infrastructure capacity for 48 units on a narrow residential street.
- **Building Status:** if the project is indeed all-electric, as the 1st-floor notes only explicitly label the laundry as electric.

PARKS TRUST ISSUES:

Based on the provided sources, there is **no mention of the Parks First Trust Fund** in the developer's plans or application for 1833 N. Wilton Pl.

- **Relief Requests are Limited to "Standards":** The developer has explicitly requested relief from specific **development standards** of the Vermont/Western SNAP, such as height, density, FAR, parking, and open space (setbacks and total area). Because the Parks First Trust Fund is a **fee requirement** rather than a "development standard" (like a setback or height limit), it is not listed among the incentives or "Off-Menu" relief items for which they are seeking ministerial approval.

- **SNAP Project Compliance:** The applicant is requesting a "Specific Plan Project Compliance review". Standard procedure for this review typically requires compliance with all applicable sections of the SNAP that are not specifically waived. Since the developer has not requested a waiver for the Parks First Trust Fund fee in these findings, they would technically still be subject to it unless another city-wide ordinance applies.
- **ED1 and Fee Absolution:** The sources indicate that **Executive Directive 1 (ED1)** provides a "ministerial" (streamlined) approval process for 100% affordable projects. However, the documentation does not state that ED1 projects are "absolved" from impact fees or trust fund payments. While 100% affordable projects in Los Angeles often qualify for **exemptions or reductions in certain fees** (such as Quimby fees), the provided sources do not confirm if this applies to the specific Parks First Trust Fund for this project.
- **Lack of Financial Commitment:** As noted previously, the "City Points" and landscape schedules focus entirely on **on-site** elements like roof gardens and parkway plantings. There is no record in the plans of a commitment to pay into an off-site fund to fulfill park requirements.

Why does developer remain silent on the financial requirement of the Parks First Trust Fund?