Appendix C

Historic Resources Assessment

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MEMO

TO: EYESTONE ENVIRONMENTAL
ATTN: ASHLEY MUNOZ
DATE: MARCH 13, 2022

Review Summary

6136 Manchester Avenue Apartments, LLC (the Applicant) proposes to redevelop the properties located at 6136 W. Manchester Avenue and 8651 La Tijera Boulevard in the City of Los Angeles, California (Project Site) with a new mixed-use building (Project). The purpose of this technical memorandum is to determine if historical resources as defined by the California Environmental Quality Act (CEQA)[1] are present in the Project Site, or in the general vicinity, and if so, to identify potential impacts to the historical resources caused by the proposed Project.

The Project Site is comprised of two parcels located at 6136 W. Manchester Avenue (Accessor's Parcel Number [APN] 4123-004-011) and 8651 La Tijera Boulevard (APN 4123-004-010) in the Westchester-Playa Del Rey Community Plan Area (CPA) [2] of the City of Los Angeles. The Project Site contains two buildings: a commercial building at 6136 W. Manchester Avenue that was built in 1957 and serves as a Pep Boys Auto Shop, and a commercial building at 8651 La Tijera Boulevard that was built in 1999 and serves as a Del Taco drive-through restaurant.

This memorandum found that the buildings on the Project Site do not meet eligibility criteria for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register), or for designation as a City of Los Angeles Historic-Cultural Monument (HCM). Therefore, the buildings are not considered historical resources for the purposes of CEQA.

As proposed, the Project would develop an 8-story mixed-use building on the Project Site. The

[1] California PRC, Section 21084.1.
[2] The Westchester–Playa del Rey Community Plan is one of the four Westside community plans currently being updated by the City of Los Angeles Department of City Planning.

proposed Project was evaluated for potential impacts to identified historical resources located on the Project Site and in its near vicinity. Because the Project Site does not contain any historical resources and all of the demolition and construction activity will be contained to the Project Site, no historical resources will be demolished, altered, rehabilitated, converted, or relocated by the Project.

There is one historical resource located in the immediate vicinity of the Project Site: the Westchester Triangle Commercial Historic District, which is located across Truxton Avenue from the Project Site. As proposed, the Project would not destroy historic materials, features, or spatial relationships that characterize the Westchester Triangle Commercial Historic District. The only aspect of integrity that could potentially be affected by the Project is integrity of *setting*. Because of the height of the proposed new building, the Project would be visible from some locations within the historic district. However, the visibility of new high-rise construction outside the boundaries of the potential district and the alteration of the setting outside the potential district's boundaries would not alter the district's ability to convey its historical significance. As such, the Westchester Triangle Commercial Historic District will remain a historical resource after implementation of the Project. Therefore, the Project would not have a substantial adverse change in the significance of a historical resource as defined by CEQA.

Project Description

The Project proposes to construct a new mixed-use building with multi-family residential and live-work units as well as ground floor commercial uses within a 2.42-acre site within the City of Los Angeles. Specifically, the Project includes the development of a new, 8-story building (with a maximum height of 96) feet comprised of 441 residential and live-work units (inclusive of 66 Very Low-Income units) and ground-floor commercial space. The Project would provide vehicular parking spaces in accordance with the LAMC and located within two subterranean parking levels and in the first and second levels of the proposed building. As part of the Project, the Project Site's two existing commercial structures, totaling 21,910 square feet, would be removed.

Project Plans are included as Attachment E.

Description of the Project Site

The Project Site is currently developed with a commercial building at 6136 W. Manchester Avenue (current Pep Boys Auto Shop); a commercial building at 8651 La Tijera Boulevard (current Del Taco); and associated surface parking. Vehicular access to the Project Site is provided via driveways along Manchester Avenue, La Tijera Boulevard, and Truxton Avenue. Pedestrian access to the Project Site is provided via sidewalks along the entire perimeter of the Project Site on Manchester Avenue, La Tijera Boulevard, and Truxton Avenue. The Project Site contains limited to sparse landscaping in the form of non-native/non protected trees, hedges, and shrubs.

The Project involves demolition of the existing improvements on the Project Site, which consists of the two commercial buildings at 6136 W. Manchester Avenue and 8651 La Tijera Boulevard. Architectural descriptions and alteration histories of these two commercial buildings are included below. Existing condition photographs are included as Attachment A.

6136 W. Manchester Avenue (Current Pep Boys Auto Shop)

The property at 6136 W. Manchester Avenue contains a one- to two-story commercial building originally constructed in 1957. The building has a generally rectangular plan, is of wood frame construction, and consists of two connected rectangular volumes with flat roofs. The front (north) volume is two stories in height and contains ten vehicle bays for auto repair services along W. Manchester Avenue. These bays are separated by squared concrete columns and set beneath a Pep Boys sign. The rear 1-story volume contains a retail store, warehouse space, and rear loading dock. A cantilevered metal awning with wide overhanging eaves lines the volume's east façade. Exterior walls are clad in smooth stucco. The primary entrance has a pair of sliding metal storefront doors flanked by fixed glass windows.

Alterations

The commercial building at 6136 W. Manchester Avenue has been subject to substantial alterations since its original construction as a supermarket in 1957. In 1975, the entrance door was relocated and a 10' x 22' area was enclosed.[3] In 1976, a sheet metal roof was installed.[4] Major renovations were completed in 1997, when the building was altered to serve as an auto parts store, including a 3,730-square-foot addition to the front of the building.[5] A fascia wall was then added over the service bay opening.[6]



Aerial photographs showing location of addition, 1994 (left) and 2002 (right). Source: *GoogleEarth*.

The building's interior was also altered several times, including renovations completed in 1997 and 2022.[7]

A full record of building permits is included in Attachment B.

[3] City of Los Angeles Building Permit No. 5389. Issued on October 10, 1975.
[4] City of Los Angeles Building Permit No. 6995. Issued on February 29, 1976.
[5] City of Los Angeles Building Permit No. 97016-10000-08697. Issued on June 6, 1997.
[6] City of Los Angeles Building Permit No. 97010-10000-01942. Issued on July 26, 1997.
[7] City of Los Angeles Building Permit No. 97020-10000-01484. Issued on July 16, 1997; City of Los Angeles Building Permit No. 22016-10000-06561. Issued on September 1, 2022.

8651 La Tijera Boulevard (Current Del Taco)

The property at 8651 La Tijera Boulevard contains a one-story drive-thru commercial building that was constructed in 1999. The building has a rectangular plan, is of wood frame construction, and has a flat roof with parapet. It has a projecting bay for the drive thru window along the southeast façade and an entry porch for pedestrian access along the northeast façade. Both projections have shed style roofs clad in clay tiles with exposed rafter tails. Exterior walls are clad in smooth stucco. The primary entrance has a pair of metal storefront doors. Windows are fixed metal.

Alterations

There are no recorded alterations to the building at 8651 La Tijera Boulevard since the time of its construction in 1999.

Site History

The Project Site is located in the Westchester neighborhood of the City of Los Angeles. The Project Site was part of the Rancho Sausal Redondo in the 19th century and remained undeveloped until the mid-20th century.

Maps and historical aerial photographs of the site are included as Attachments C and D, respectively.

The area immediately surrounding the Project Site was developed as residential tract housing in the World War II era to serve Southern California's population boom. Specifically, Westchester came into being as a modern planned community initially made up of four tracts spearheaded by four developers: Marlow-Burns' Westchester, Bert Farrar's Farrar Manor, the Nowell Building Company's Westport Heights, and Frank H. Ayres & Son's Kentwood. Between 1941 and 1944, the developers created a complete planned community of 10,000 people in a five-square-mile area centered on the intersection of Manchester Avenue and Sepulveda Boulevard.[8]

The Project Site and adjacent development served as a commercial core for the many new residents in the area. Nearby commercial development included low-scale commercial buildings along W. Manchester and S. Sepulveda Boulevard.

The first commercial building to be constructed on the Project Site was completed at 6136 W. Manchester Avenue in 1957. The property at 8651 La Tijera Boulevard was improved several times: first with a gas station in 1965, which was demolished in 1992, and later with a commercial building in 1999.

[8] Architectural Resources Group, *Westchester-Playa Del Rey Community Plan Area Historic Resources Survey Report,* prepared for the City of Los Angeles Office of Historic Resources, November 27, 2013, 11.

6136 W. MANCHESTER AVENUE

The commercial building at 6136 W. Manchester Avenue was designed by architects Daniel, Mann, Johnson & Mendenhall.[9] The building opened as a Safeway grocery store on December 12, 1957 and continued to operate as such until the mid-1970s.[10]

In 1976, Standard Brands Paint Company took over occupancy of the store. As described in the *Westchester-Ladera Observer* at that time, "the 20,000 square-foot facility, formerly a Safeway market, features a complete carpet department in addition to the regular Standard Brands product lines."[11]



Photograph of front entrance of the commercial building at 8638 W. Manchester Avenue in 1976. Source: *Westchester-Ladera Observer.*

Standard Brands continued to operate out of the building until 1996, when the company went out of business and the store closed.[12] In 1997, the building was converted to an auto shop for Pep Boys; it has continued in this use to present-day.[13]

8651 LA TIJERA BOULEVARD

The property at 8651 La Tijera Boulevard was first improved with a gas station in 1965.[14] The gas station was demolished in 1992, and in 1999, the current commercial building at the property was built to serve as a drive thru restaurant.[15]

It has operated as a Del Taco since the time of its construction.[16]

[9] City of Los Angeles Building Permit No. 61685. Issued on January 11, 1957. City of Los Angeles Building Permit No. 72787. Issued on May 24, 1957.
[10] Advertisement, *Los Angeles Times,* December 9, 1957, 25; "Legal Notice,' *The Signal,* June 24, 1970, 21.
[11] "Standard Brands Opens New Paint Store Here," *Westchester-Ladera Observer,* February 4, 1976, 7.
[12] Advertisement for Standard Brands, *Los Angeles Times,* July 11, 1996, 23.
[13] City of Los Angeles Building Permit No. 97016-10001-08697. Issued on October 10, 1997.
[14] City of Los Angeles Building Permit No. 1949. Issued on August 12, 1965.
[15] City of Los Angeles Building Permit No. 99081. Issued on November 24, 1992; City of Los Angeles Building Permit No. 98010-200000-01887. Issued on October 14, 1998.
[16] See map: City of Los Angeles Building Permit No. 98010-20000-01887. Issued on October 14, 1998.

Associated Architects/Builders

DANIEL, MANN, JOHNSON & MENDENHALL

Daniel, Mann, Johnson & Mendenhall (DMJM) was a Los Angeles-based architectural firm founded in 1946 by architects Phillip Daniel, Arthur Mann, and S. Kenneth Johnson, and engineer Irvan Mendenhall. The firm was one of the first combined architecture and engineering firms in the Western United States.

The firm's work was wide reaching, from military bases to educational institutional buildings, and spanned the United States. By 1956, DMJM was responsible for engineering over $150 million worth of missile and rocket test facilities for North American Aviation and Convair, including the Missile Complexes at Cape Canaveral, Florida (1958).[17] The firm received numerous awards from the American Institute for Architects (AIA) for their early school designs in California, including an Award of Merit for Atascadero Elementary School (1949); Certificate of Honor for Culver City Unified Administration Building (1951); Special Feature Citation for Aurelia Pennekamp Elementary School (1955); Honorable Mention for Ladera Elementary School (1957); and Special Feature Citation for Narbonne High School (1958), among others.[18] In 1957, the firm was hired by Safeway, Inc. to design several grocery stores.[19]

By the mid- to late-twentieth century, the firm was specializing in corporate architecture design. DMJM designed such notable buildings as the American Cement Building (1964); Century City Medical Plaza (1969); and the Federal Aviation Administration's West Coast Headquarters (1977).[20] The firm won numerous awards for their designs, including a Los Angeles Beautiful Award for the Eastman Kodak Building (1960); Progressive Architecture award of excellence for the Manufacturing Research Facility, Teledyne Systems, Co. (1968); and AIA award of honor for the Worldway Postal Center, Los Angeles International Airport (1969).[21] The firm dissolved in 2000.[22]

Evaluation of Potential Historical Resources on the Project Site

The two commercial buildings located on the Project Site were assessed for historic significance as part of this analysis. The buildings have not been previously evaluated and are not listed in the Built Environment Resource Directory (BERD), a database of previously evaluated resources throughout the state.[23] The field methods and analysis used in this evaluation are based on guidance from the National Park Service and the California Office of Historic Preservation for evaluating potential historical resources. This report was prepared using primary and secondary sources related to the history and development of the property, including but not limited to, building permits, aerial photographs, and archival newspaper articles. A site visit was conducted on December 9, 2022.

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[17] "Daniel, Philip J.," *American Architects Directory,* 1962, 152; "Pomona Man Named Guam Architect," *Pomona Progress Bulletin,* October 20, 1956, 14.
[18] "Daniel, Philip J.," *American Architects Directory,* 1962, 152.
[19] "Break Ground for New Market Here," *The Southwest Wave,* November 29, 1956, 2.
[20] "Daniel, Mann, Johnson & Mendenhall," *Los Angeles Conservancy,* accessed on December 6, 2022 at: https://www.laconservancy.org/architects/dmjm.
[21] "Daniel, Philip J.," *American Architects Directory,* 1970, 201.
[22] "Daniel, Mann, Johnson, and Mendenhall (DMJM)," *Pacific Coast Architecture Database,* accessed on December 8, 2022 at: https://pcad.lib.washington.edu/firm/99/
[23] California Office of Historic Preservation, "Built Environment Resource Directory: Los Angeles County," 2022.

6136 W. MANCHESTER AVENUE

6136 W. Manchester Avenue was originally constructed in 1957 as a Safeway grocery store. The property at 6136 W. Manchester Avenue was not identified as potentially eligible for historic designation by SurveyLA.

No evidence was uncovered to suggest any important associations with events or trends that have made a significant contribution to the broad patterns of history. Similarly, no documentation was found to suggest that any former owner or occupant made significant lasting contributions demonstrably important to the social, political, institutional, artistic, professional, or commercial development within any local, state or national historic context while occupying the building.

The building was originally constructed as a grocery store which has subsequently been substantially altered. It is not an excellent or rare example of any architectural style nor is it an excellent or unique example of any particular property type. Although DMJM was a notable architectural firm, the building has never been recognized as an important example of their body of work. DMJM was extremely active in Southern California in the 1950s and 1960s, and there are many extant buildings that better reflect their architectural contributions.

Moreover, the building at 6136 W. Manchester Avenue has sustained substantial alterations since its original construction in the mid-1950s. Much of the building's current appearance can be traced to a major remodel in 1997. The following exterior alterations have been made:

- The north and east façades and storefronts have been extensively modified, as follows:
    - 3,730-square-foot two-story addition to the front façade with auto body service.
    - New fascia wall over the service bay opening with new cladding.
    - Relocation of front entrance door.
    - All doors have been replaced.
    - All windows have been replaced.
    - Fenestration patterns have been modified.
    - Signage has been altered.

These alterations have substantially changed the appearance of the building

8651 LA TIJERA BOULEVARD

8651 La Tijera Boulevard was constructed in 1999 and is too recent in its development to be considered a historical resource. The National Park Service, which provides guidance for the practice of preservation, has established that a resource fifty years of age or older may be considered for listing on the National Register of Historic Places. A property less than fifty years old may only be considered for listing, if it meets the criterion for "exceptional

significance."[24] The California Register has similar guidelines in regard to a fifty-year age threshold, as well as a provision analogous to the exceptional significance criterion for properties that don't meet this threshold, as the guidance states as follows: "a resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance."[25] The commercial building as 8651 La Tijera Boulevard is substantially less than 50 years in age and no evidence suggests that it would be considered of "exceptional" or "extraordinary" significance. As such, more time would need to pass before it would meet the general age thresholds for consideration as a potential historic resource. Therefore, 8651 La Tijera Boulevard is not eligible for listing as a historic resource under national, State, or local criteria.

FINDINGS

The subject buildings at 6136 W. Manchester Avenue and 8651 La Tijera Boulevard do not appear eligible for listing in the National Register, the California Register, or as a City of Los Angeles HCM under any criteria. As such, the properties are not considered "historical resources" for purposes of CEQA.

Historic Resources in the Near Vicinity of the Project Site

HRG investigated previous evaluations of properties located in the "near vicinity" of the Project Site. The near vicinity parcels represent those areas outside the Project Site reasonably foreseen to be potentially impacted by the proposed Project due to their proximity to the Project Site. Given the relative scope of the proposed Project, the "near vicinity" is defined to include parcels immediately adjacent to the Project Site or parcels located directly across the street from the Project Site.

Westchester Triangle Commercial Historic District

The Westchester Triangle Commercial Historic District is located across Truxton Avenue from the Project Site. Identified by SurveyLA in 2013, the Westchester Triangle Commercial Historic District was found eligible for listing in the National Register, California Register, and for designation as a City of Los Angeles HCM under Criterion A/1/1. The historic district was found to be an "excellent example of a post-World War II neighborhood commercial center in Westchester with low scale commercial buildings."[26]

The historic district, mostly developed between 1947 and 1955 (with one contributor added in 1962), is within the original commercial area planned for the development of Westchester. It was integral to the master plan for the new community, providing services to the surrounding residential areas. The district's inclusion of relatively large parking lots behind its businesses reflects the growing importance of automobile transportation in Los Angeles, particularly in the new postwar residential developments. The Westchester Triangle Commercial Historic District contains 32 parcels, two of which contain parking lots and the rest of which are fully occupied

[24] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* Washington D.C.: National Park Service, U.S. Department of Interior, 1995, p. 2. The Park Service does make exceptions for properties that have achieved significance within the past 50 years that are of "exceptional importance".

[25] *California Office of Historic Preservation Technical Assistance Series #7: How to Nominate a Resource to the California Register of Historical Resources.* California Office of Historic Preservation, Department of Parks and Recreation, 2001.

[26] Architectural Resources Group, "Westchester Triangle Commercial Historic District," Historic Districts, Planning Districts and Multi-Property Resources, *Westchester-Playa Del Rey Community Plan Area Historic Resources Survey Report,* prepared for the City of Los Angeles Office of Historic Resources, November 27, 2013, 18-24.

by commercial buildings. Of the district's 28 buildings, 21 (75%) are contributors to its historical significance and seven are non-contributors.

As shown in the figure below, there are four contributors along Truxton Avenue, immediately to the west of the Project Site. These four contributors are located at: 6204 W. Manchester Avenue; 8631 W. Truxton Avenue; 6206 W. 87th Street; and 8701 S. La Tijera Boulevard. Additionally, one non-contributor at 8611 W. Truxton is also located across Truxton Avenue from the Project Site.



Westchester Triangle Commercial Historic District outlined in red, and Project Site outlined in yellow. *City of Los Angeles.*

Analysis of Potential Impacts

The analyses discussed in the sections below are informed by National, State, and local guidelines.

THRESHOLDS OF SIGNIFICANCE

According to Appendix G, Environmental Checklist of the State CEQA Guidelines, cultural resource impacts resulting from the implementation of the proposed project would be considered significant if a project would:

- Cause a substantial adverse change in the significance of a historical resource defined in CEQA Guidelines Section 15064.5.

CEQA THRESHOLDS

The State CEQA Guidelines (2022) indicate that a project would normally have a significant impact on historical resources if it would result in a substantial adverse change in the significance of a historical resource. A substantial adverse change in significance occurs if the project involves "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."[27]

The Guidelines go on to state that "[t]he significance of an historic resource is materially impaired when a project… [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources… local register of historic resources… or its identification in a historic resources survey."[28]

Discussion of Potential Impacts

DIRECT IMPACTS

The Project proposes the demolition of two commercial buildings on the Project Site. These buildings will be replaced by a new eight-story mixed-use building. None of the buildings located on the Project Site are eligible for listing as historic resources and are not considered historical resources for the purposes of CEQA. Because all demolition and new construction associated with the Project will take place on the Project Site, the Project will not demolish, alter, relocate, or convert any historical resources.

INDIRECT IMPACTS

Because no historical resources are located on the Project Site the analysis of potential impacts to historical resources is concerned with those resources located in the near vicinity of the Project Site. Due to the relative scope of construction associated with the proposed Project, those parcels which may be reasonably foreseen to be potentially impacted by the proposed Project due to their proximity to the Project Site in the "near vicinity" are defined as those historical resources generally located immediately adjacent to or directly across the street from the Project Site. As noted above, only one historical resource, the Westchester Triangle Commercial Historic District, is located in the near vicinity of the Project Site, directly west across Truxton Avenue. The Project does not include the demolition, relocation, rehabilitation, alteration, or conversion of any contributors or non-contributors to the Westchester Triangle Commercial Historic District. As such, the historic district which will remain unchanged and in its original location after implementation of the Project and continue to convey its historic significance.

As proposed, the Project would not destroy historic materials, features, or spatial relationships that characterize the Westchester Triangle Commercial Historic District. Consequently, as

[27] *CEQA Guidelines*, section 15064.5(b).
[28] *CEQA Guidelines*, section 15064.5(b)(2).

explained below, the Project would not affect the integrity of *location*, *design*, *materials*, *workmanship*, *feeling*, or *association* of the Westchester Triangle Commercial Historic District.

- The Westchester Triangle Commercial Historic District will remain intact in its original location and will therefore retain integrity of *location*.
- The essential physical features reflecting the Westchester Triangle Commercial Historic District's original development as a commercial district for post-war residential development, including circulation patterns, prominent storefronts, and modern style-buildings, will remain intact, and therefore the Westchester Triangle Commercial Historic District will continue to retain integrity of *design*.
- The Westchester Triangle Commercial Historic District will also continue to retain all of the character-defining features associated with its original construction, including its general layout, parking lots, and American Colonial Revival, Tudor Revival, Mid-Century Modern, and Late Modern style buildings. As the historic district is largely intact and retains a majority of these original features, it will therefore continue to retain integrity of *materials*.
- The Westchester Triangle Commercial Historic District will continue to retain the physical evidence of period construction techniques, including original finishes and design elements that reflect the character and identity of the buildings as 1940s and 1950s commercial buildings, and will therefore retain integrity of *workmanship*.
- As the Westchester Triangle Commercial Historic District will continue to retain a majority of the character-defining features associated with its original construction, it will continue to convey the original aesthetic and historic sense of a commercial district completed between 1947 and 1955. Therefore, the historic district will continue to retain integrity of *feeling*.
- Because the Westchester Triangle Commercial Historic District will retain integrity of *location*, *design*, *materials*, *workmanship*, and *feeling*, it will continue to convey its historic character and identity as an excellent example of a postwar neighborhood shopping center planned as a part of a larger postwar residential development from the 1940s to 1950s. Therefore, integrity of *association* will also remain unaffected by the Project.

The only aspect of integrity that could potentially be affected by the Project is integrity of *setting*. Because of the height of the proposed new building, the Project would be visible from some locations within the historic district. However, the visibility of new high-rise construction outside the boundaries of the potential district would not alter the district's *setting* to such a degree that it would affect its ability to convey its significance. The visibility of nearby new construction and the alteration of the *setting* outside the potential district's boundaries would not affect the understanding of its historic significance. Setting features important to the significance of the property include the street and sidewalk along Truxton Avenue and general vehicular circulation paths, which will remain intact. New construction associated with the Project will be located across Truxton Avenue. The historic district was constructed as a commercial core for nearby residential developments to the north and south; the proposed Project would not affect these residential developments. Instead, development would be limited to the east of the historic district, which has historically been improved with commercial buildings. As such, the historic

setting of the Westchester Triangle Commercial Historic District will not be substantially altered, and the Westchester Triangle Commercial Historic District will retain integrity of *setting* after implementation of the Project.

New construction associated with the Project would include substantial foundation work and the construction of subterranean parking. However, there is little potential for these activities to cause damage to the Westchester Triangle Commercial Historic District due to vibration or settlement given the Westchester Triangle Commercial Historic District's location across the street from the Project Site. As is common in similar urban development sites, vibration and settlement would be controlled through adherence to values prescribed by the shoring engineer and geotechnical engineer with the intent to prevent damage to adjacent structures, and through monitoring of associated construction activities. Noise and vibration analyses have found that the estimated vibration velocity levels from on-site construction equipment would be below the significance criteria of 0.12 PPV for the buildings within the Westchester Triangle Commercial Historic District (to the west), 0.2 PPV (inch/second) applicable to the residential buildings to the north, and 0.3 PPV (inch/second) applicable to the commercial buildings to the east of the Project Site. Additionally, the estimated vibration generated by construction trucks traveling along the anticipated haul route(s) would be well below the most stringent building damage criteria of 0.12 PPV for buildings extremely susceptible to vibration.[29] As such, the Project's potential vibration impacts with respect to on-site and off-site construction activities would be kept well below the building damage significance threshold for the Westchester Triangle Commercial Historic District. Therefore, the proposed Project will not result in a substantial adverse change in the significance of Westchester Triangle Commercial Historic District as defined by CEQA and would not result in a significant effect on the environment.

No other historic resources would be demolished, altered, rehabilitated, converted, or relocated by the Project. No other historic resource has the potential to be adversely affected by the new construction or by excavation and construction activity. Therefore, the Project would not result in a substantial adverse change in the significance of a historical resource.

[29] Eyestone Environmental, LLC., "6136 W. Manchester Project: Sustainable Communities Environmental Assessment," prepared for City of Los Angeles, December 2022, 232-233.

ATTACHMENT A

EXISTING CONDITION PHOTOGRAPHS



General overview of Project Site, facing north.



General overview of Project Site, facing south.



6136 W. Manchester Avenue (Pep Boys), north façade, facing south.



6136 W. Manchester Avenue, north and west façades, facing southeast.



6136 W. Manchester Avenue, north and east façades, facing southwest.



6136 W. Manchester Avenue, east façade, facing southwest.



6136 W. Manchester Avenue, east façade, facing west.



6136 W. Manchester Avenue, east and south façades, facing northwest.



6136 W. Manchester Avenue, south façade, facing north.



6136 W. Manchester Avenue, west façade, facing east.



8651 La Tijera Boulevard (Del Taco), southeast and southwest façades, facing north.



8651 La Tijera Boulevard, southwest façade, facing northeast.



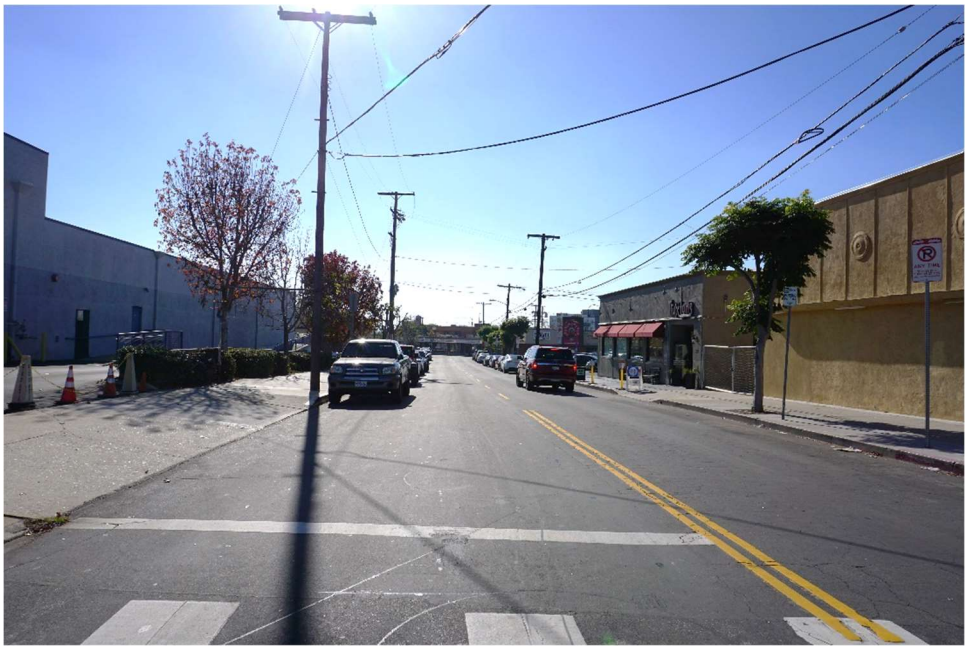
8651 La Tijera Boulevard, northwest and southwest façades, facing east.



8651 La Tijera Boulevard, northeast façade, facing southwest.



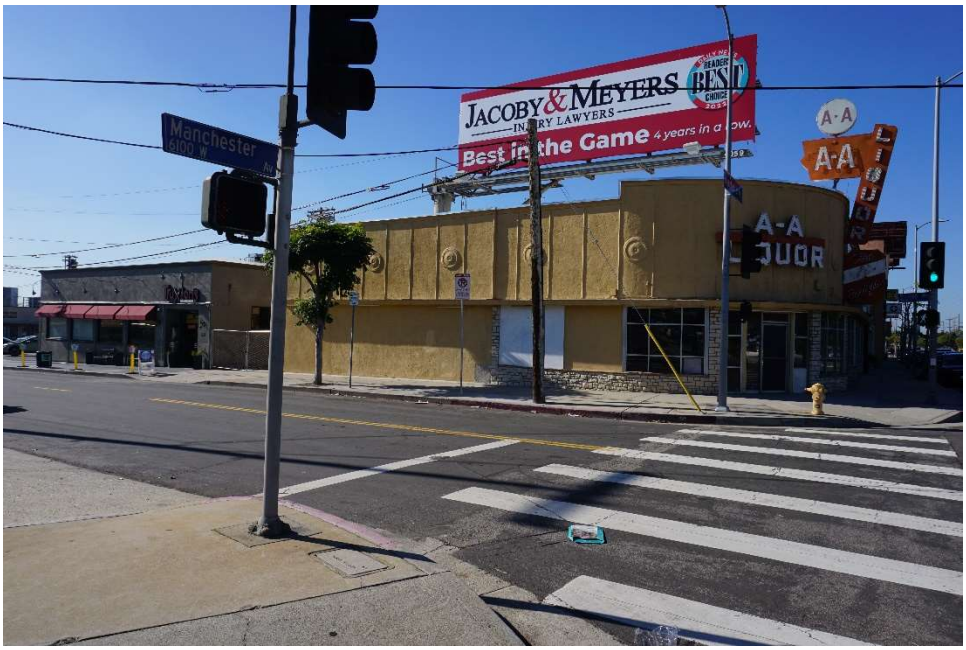
General overview of Westchester Triangle Commercial Historic District (left) and Project Site (right) on Truxton Avenue, facing north.



General overview of Westchester Triangle Commercial Historic District (right) and Project Site (left) on Truxton Avenue, facing south.



General overview of Westchester Triangle Commercial Historic District from southwestern corner of Project Site on Truxton Avenue, facing west.



General overview of Westchester Triangle Commercial Historic District from northwestern corner of Project Site on Truxton Avenue, facing west.

ATTACHMENT B

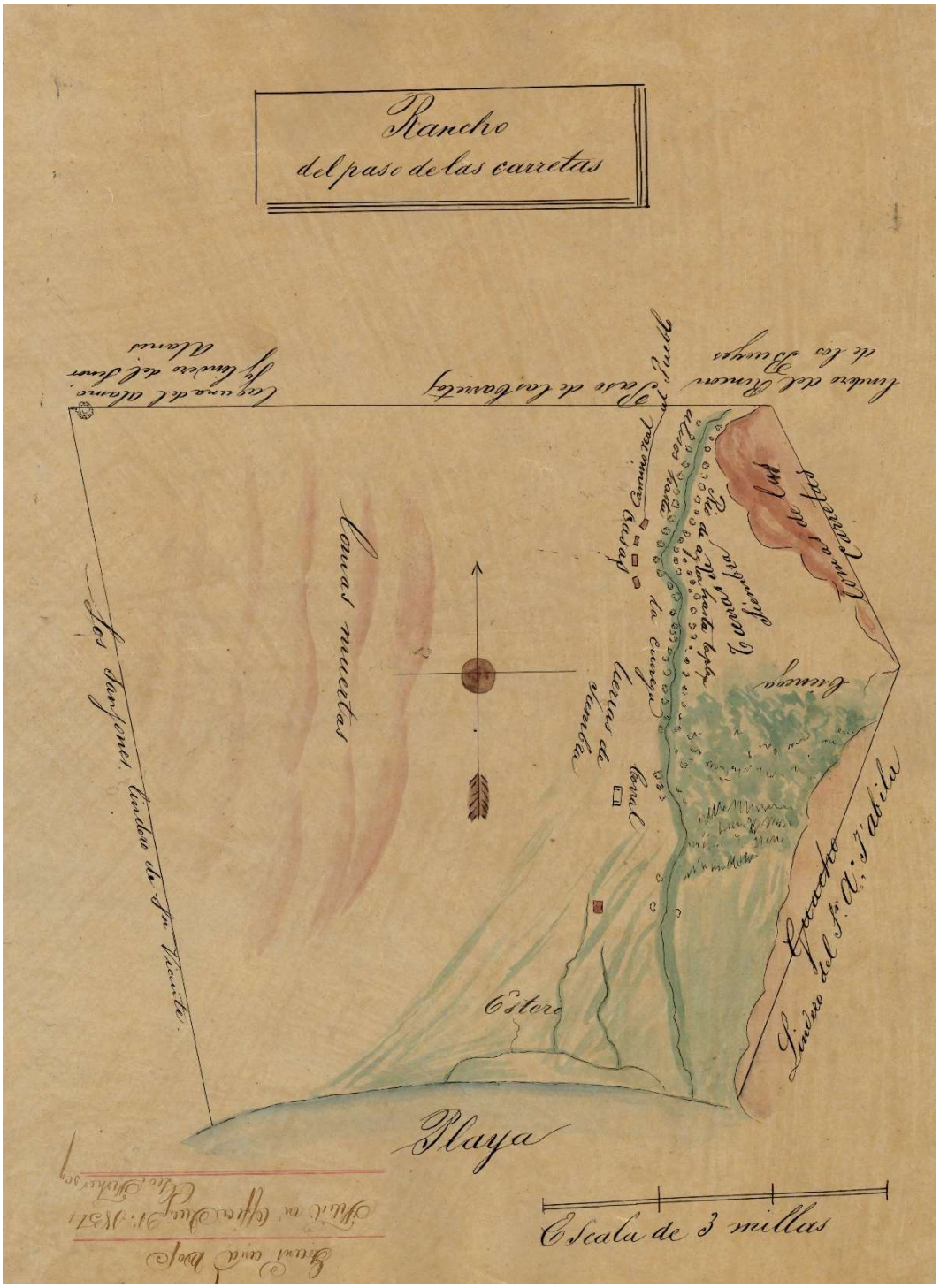
BUILDING PERMIT TABLE

DATE	PERMIT NUMBER	WORK PERFORMED	OWNER/ OCCUPANT	ARCHITECT/ CONTRACTOR/ ENGINEER
6163 W. Manchester Avenue				
1/11/1957	LA61685	New Retail Store, 174' x 109'	Safeway Stores, Inc.	Daniel, Mann, Johnson & Mendenhall (A)
5/24/1957	LA72787	Market patron shelter and roof sign	Safeway Stores, Inc.	W. Heath & Co., Inc. (C)
9/10/1957	LA81823	Install new sign	Safeway Stores, Inc.	W. Heath & Co., Inc. (C)
1/14/1958	LA90796	New canopy	Safeway Stores, Inc.	W. Heath & Co., Inc. (C)
6/11/1959	LA34628	Neon sign and pedestrian shelter	Safeway Stores, Inc.	Elect. Prod. Corp. (C)
6/16/1971	LA34628	Install wall sign	Safeway Stores, Inc.	Heath & Co., Inc. (C)
10/10/1975	WL05389	Relocate entrance door, enclose 10' x 22' for paint thinner storage and install 10,000 tank and dispenser	Standard Brands Paint Co.	Cooper, Tendas & Associates (A)
2/29/1976	WL06995	Install sheet metal roof	Standard Brands Paint Co.	John A. Marin Associates (A)
9/2/1982	LA30303	Install wall sign	Standard Brands Paint Co.	General Neon (C)
3/10/1983	WL44587	Alter entrance	Standard Brands Paint Co.	Johns-Varbrough (A)
6/6/1997	97016-10000-08697	Tenant improvement: auto parts and add 3,730 square feet for auto repair	Pep Boys	Lawrence C. Reeves (A) Stitt J. M. Construction, Inc. (C) John Halley Haigh (E)
7/16/1997	97020-10000-01484	Install storage racks and shelving	Pep Boys	Sal Fateen (E)
7/26/1997	97010-10000-01942	Add fascia wall over service bay opening	Pep Boys	Loren Electric Sign (C) John Haigh (E)
11/12/2004	04048-10000-01478	Remove three signs	Pep Boys	Loren Electric Sign (C)
12/17/2004	04048-10000-01686	Install illuminated channel letter wall sign to read "Service & Tires"	Pep Boys	Loren Electric Sign (C)

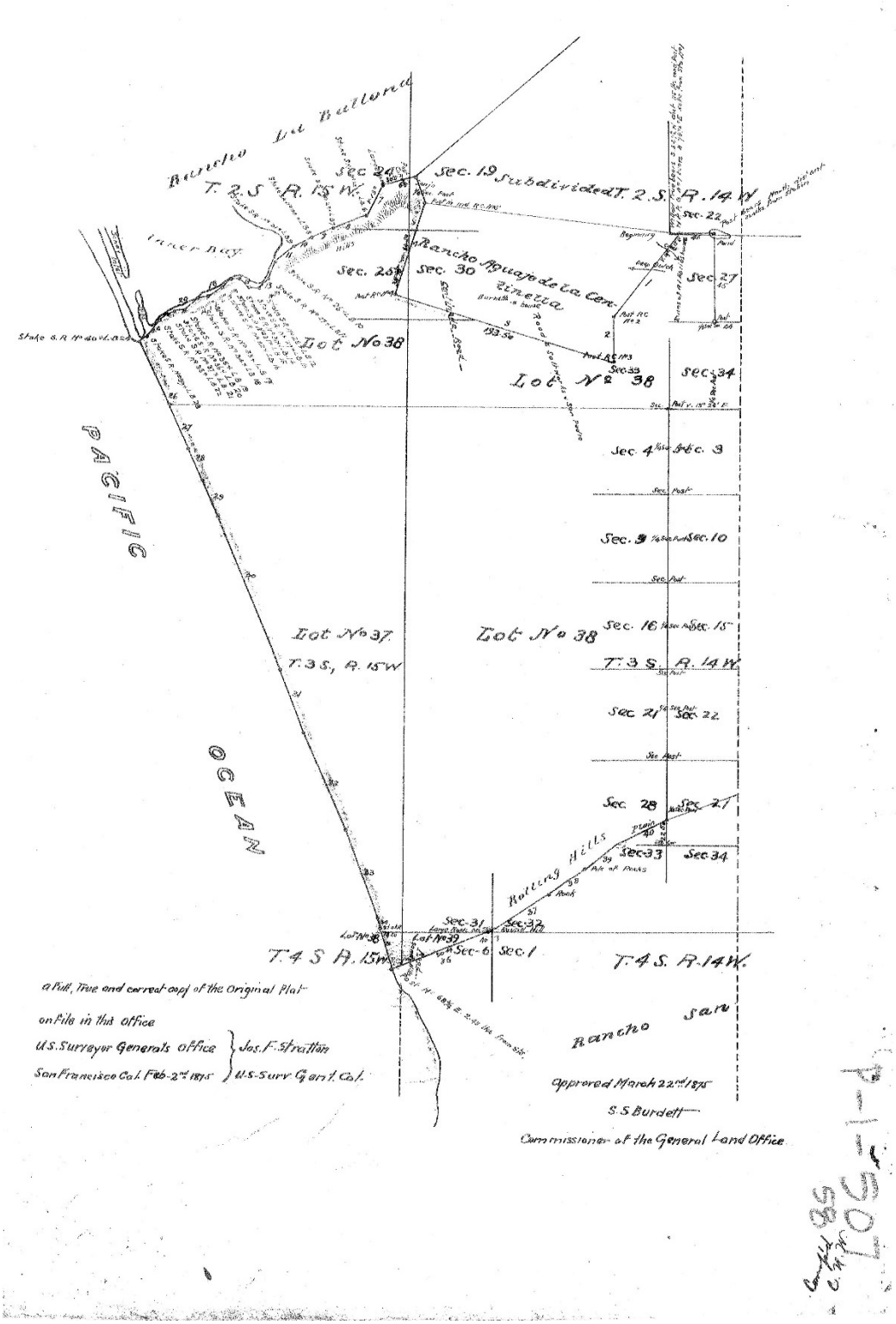
DATE	PERMIT NUMBER	WORK PERFORMED	OWNER/ OCCUPANT	ARCHITECT/ CONTRACTOR/ ENGINEER
8/12/2022	21048-10000-02017	Install wall sign	Pep Boys	San Pedro Sign Company (C)
9/1/2022	22016-10000-06561	Interior remodel of Pep Boys space including partitions, lighting, finishes and flooring. Add unisex restroom, minor rack work	Pep Boys	Patrick G. Blees (A); Popa Mike Enterprises, Inc. (C); Carel Stevenson (E)
8651 La Tijera Boulevard				
10/14/1998	98010-20000-01887	Build restaurant	John S. Schwab Trust/ Dean Norby- Del Taco	John Tarlos (A); Branson West Development (C)
11/4/1998	98048-40000-01941	4 4’3” x 8’10” wall signs	John S. Schwab Trust	California Neon Products (C)

ATTACHMENT C

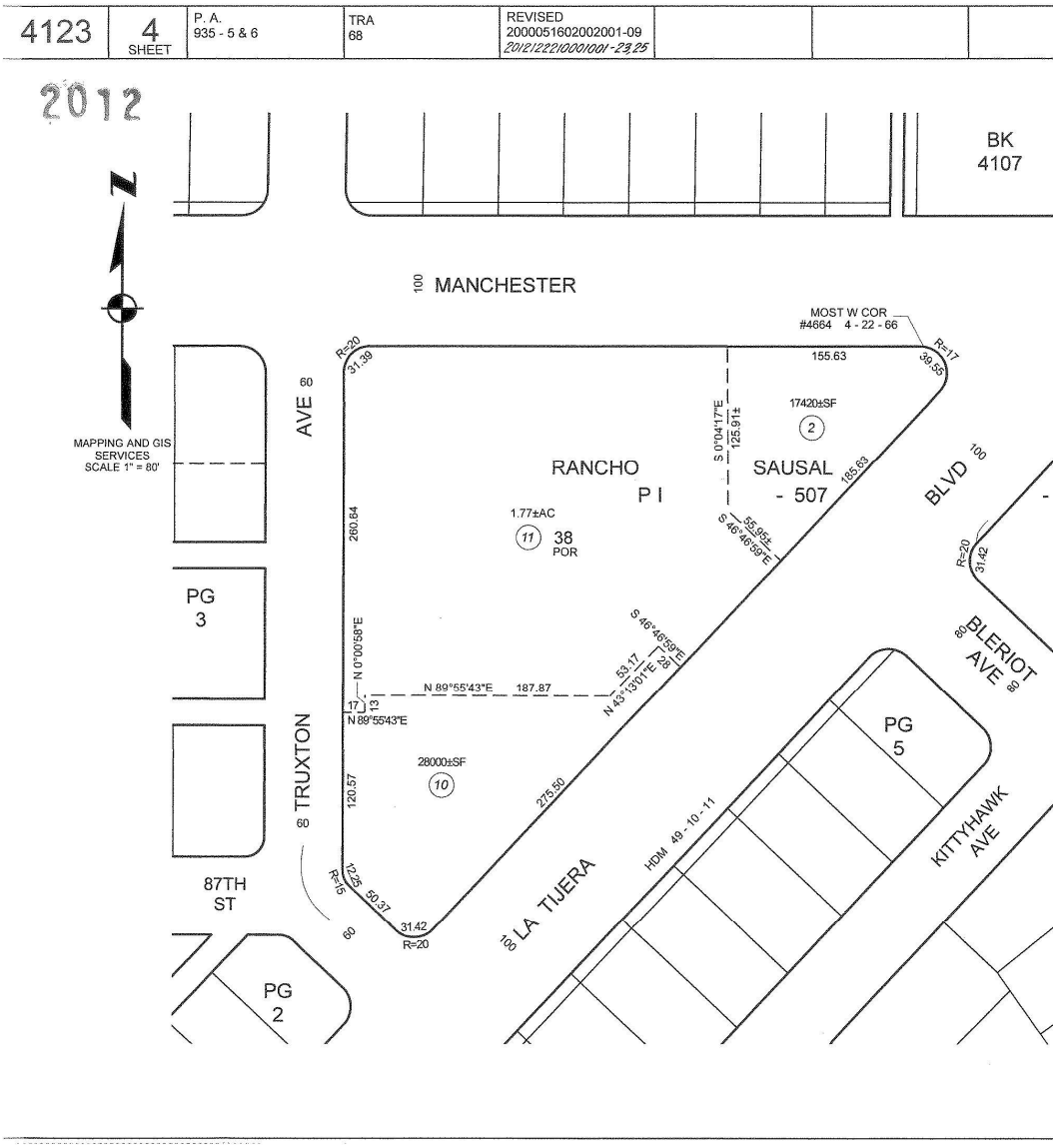
SURVEY, PATENT, AND PARCEL MAPS



Survey Map, "Sausal Redondo, Diseño 456, GLO No. 438, Los Angeles County, and associated historical documents." (Los Angeles County, 67). *CSUMB Digital Commons*.



Patent Map 1-507, Page 1, 1875. *Los Angeles County Public Works.*



Parcel Map, Rancho Sausal Redondo Por of Lot 38 in T2S R14W, *Los Angeles County Assessor's Office.*

ATTACHMENT D

HISTORICAL AERIAL PHOTOGRAPHS



Aerial Photograph, Project Site outlined in red, 1956. Flight c-22555, Frame 19-21 (7/1/1956). *University of California, Santa Barbara Frame Finder.*



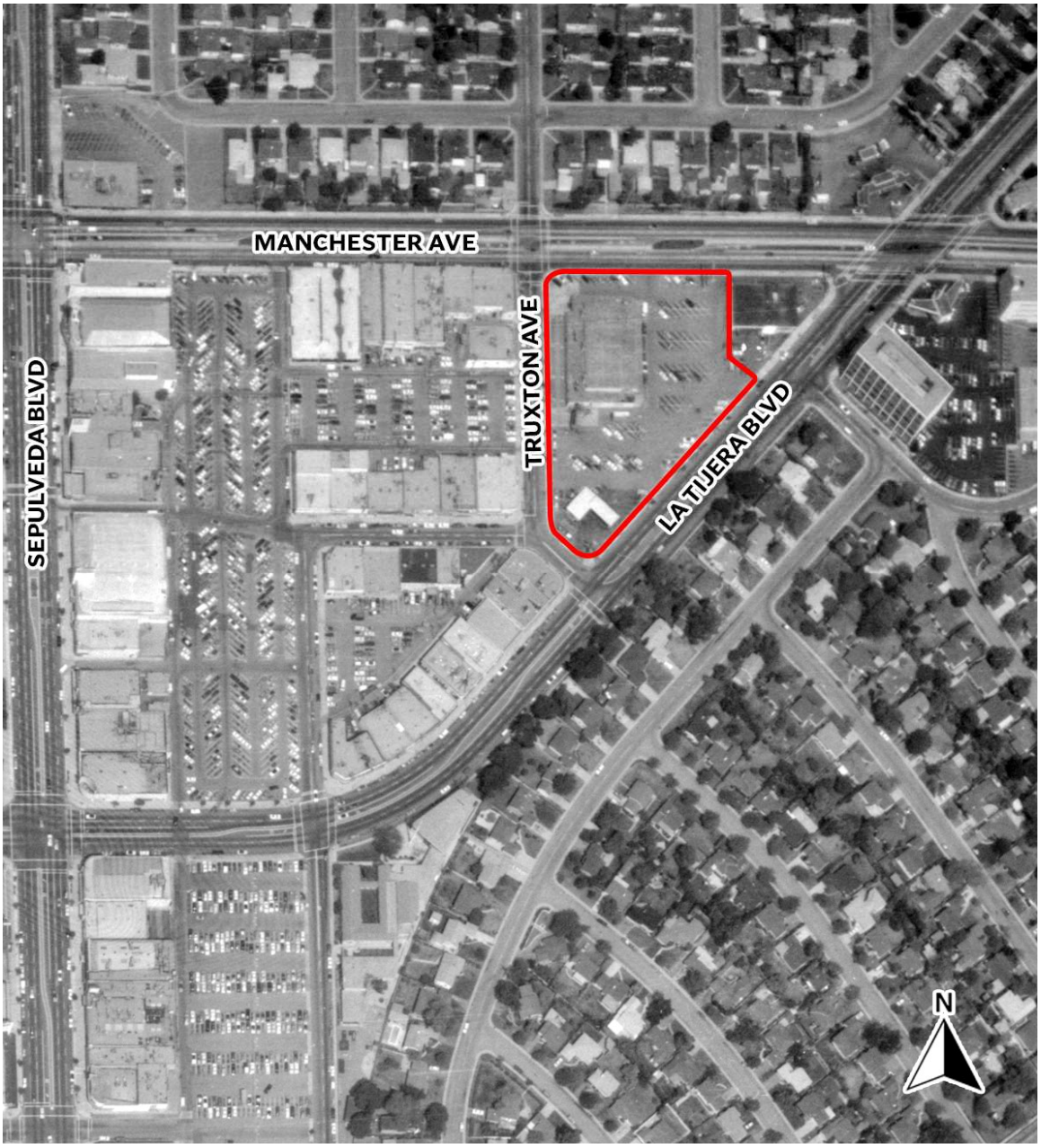
Aerial Photograph, Project Site outlined in red, 1958. Flight c-23023, Frame 5-24 (1/1/1958). *University of California, Santa Barbara Frame Finder.*



Aerial Photograph, Project Site outlined in red, 1960. Flight 23870, Frame 795 (5/1/1960). *University of California, Santa Barbara Frame Finder.*



Aerial Photograph, Project Site outlined in red, 1965. Flight c-25019, Frame 446 (11/27/1965). *University of California, Santa Barbara Frame Finder.*



Aerial Photograph, Project Site outlined in red, 1971. Flight tg-2755, Frame 11-7 (3/1/1971). *University of California, Santa Barbara Frame Finder.*



Aerial Photograph, Project Site outlined in red, 1976. Flight tg-7600, Frame 8-31 (2/1/1976). *University of California, Santa Barbara Frame Finder.*



Aerial Photograph, Project Site outlined in red, 1994. *GoogleEarth*.



Aerial Photograph, Project Site outlined in red, 2002. *Maxar Technologies, GoogleEarth.*

ATTACHMENT E

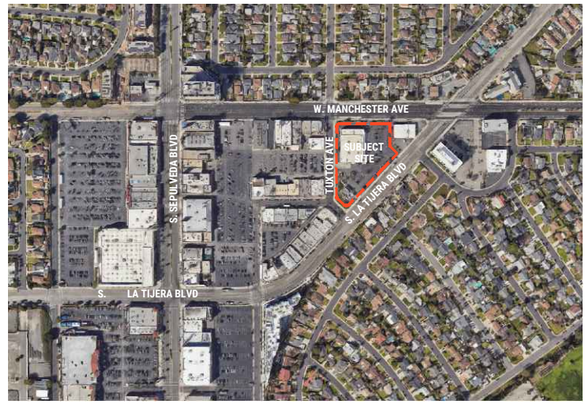
PROJECT BUILDING PLANS

6136 W. MANCHESTER AVE.

Westchester, CA 90045



Vicinity Map



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Project Information		A505	Typical Unit Plans
		A601	Rendering
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G004	ALTA Survey		
G005	FAR Calculations	L.1	Ground Level Plan
G006	Buildable Area Calc	L.2	Plaza Enlargement
G007	Open Space Calc	L.3	Podium Level Plan
		L.4	Garden Enlargement
Architectural		L.5	Swim Club Enlargement
		L.6	Rooftop South
A001	Plot Plan	L.7	Rooftop North
A002	Site Plan	L.8	Ground Tree Plan
A101	Ground Floor Plan	L.9	Podium Tree Plan
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A301	Building Sections		
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A501	Typical Unit Plans		
A502	Typical Unit Plans		
A503	Typical Unit Plans		
A504	Typical Unit Plans		

Property Owner & Applicant
6136 Manchester Avenue Apartments, LLC

1901 Ave. of the stars, Ste 1950
Los Angeles, CA 90067
T: 310-566-8700

Design Architect
AC Martin, Inc.

444 S. Flower Street, Suite 1220
Los Angeles, CA 90071
T: 213.614.6050

Landscape Architect
MJS Landscape Architecture

507 30th Street
Newport Beach, CA 92663
T: 949-675-9964

ENTITLEMENT SUB
WESTCHESTER, CA

8/12/2022

AC MARTIN

PROJECT DATA

PROJECT ADDRESS	6136 MANCHESTER AVE, LA CA 90045 8651 S LA TIJERA BLVD, LA CA 90045
LEGAL DESCRIPTION	LOT PL LT 38, ARB 65 OF THE RANCHO SAUSAL REDONDO TRACT
APN	4123-004-011 4123-004-010
ZONING	[Q]C2-1-CDO
LANDUSE DESIGNATION	COMMUNITY COMMERCIAL

SITE

GROSS AREA (PER SURVEY)	105,276 SF
5' DEDICATION @ MANCHESTER AVE	
5' DEDICATION @ LA TIJERA BLVD	

PROJECT DESCRIPTION

MIXED-USE RESIDENTIAL BUILDING WITH
GROUND FLOOR COMMERCIAL AND SUBTERRANEAN PARKING

BASE F.A.R. BY RIGHT	1.5:1
BASE ALLOWED FLOOR AREA	157,914 SF
PROPOSED F.A.R. (DB)	3.96:1
PROPOSED MAX FLOOR AREA	416,892 SF
SITE AREA (DENSITY) : GROSS AREA	105,276 SF
BUILDING HEIGHT ALLOWABLE	UNLIMITED
PROPOSED MAX BUILDING HT (DB)	95.75 '

TRANSITIONAL HEIGHT

BUILDING HEIGHT LIMIT SHALL BE STEPPED AT A 45 DEGREE ANGLE
AS MEASURED 25' ABOVE P.L. OF ADJOINING R1-1 ZONE PROPERTIES

REQUIRED YARDS

C2 REQUIREMENTS

FRONT	0'-0"	
SIDE	0'-0"	
REAR	0'-0"	

R4 REQUIRMENTS (@ RESIDENTIAL USES)

FRONT	0'-0"	12.22.A.18.C.3
SIDE	11'-0"	
REAR	11'-0"	

PROPOSED YARDS

FRONT	0'-0"
SIDE (DB)	11' INTERNAL; 5'-6" TRUXTON(DB)
REAR	NO REAR YARD

RESIDENTIAL

BASE DENSITY	263 DU
PROPOSED DENSITY	441 DU
PROPOSED AFFORDABLE (VLI)	66 DU (11% VLI)

BUILDING TOTALS

GROSS FLOOR AREA

LEVEL 1	87,830 SF
LEVEL 2	90,785 SF
LEVEL 3	72,140 SF
LEVEL 4	71,650 SF
LEVEL 5	65,715 SF
LEVEL 6	66,665 SF
LEVEL 7	54,755 SF
LEVEL 8	49,545 SF
ROOF	1,375 SF
LEVEL P1 SUB-T	92,135 SF
LEVEL P2 SUB-T	35,860 SF
TOTAL GROSS FLOOR AREA	**688,455 SF**

CONSTRUCTION TYPE INFORMATION

8 STORY RESIDENTIAL MIXED-USE
1 STORY TYPE 1A : COMMERCIAL , LOBBY, PARKING
1 LEVEL TYPE 1A : ABOVE GROUND PARKING
1 LEVEL TYPE 1A : RESIDENTIAL
5 STORIES TYPE 111A : RESIDENTIAL
1.25 LEVEL TYPE 1A : SUBTERRANEAN PARKING

FLOOR AREA

FLOOR AREA - F.A.R.

LEVEL 1	26,105 SF
LEVEL 2	14,835 SF
LEVEL 3	71,950 SF
LEVEL 4	69,755 SF
LEVEL 5	67,010 SF
LEVEL 6	64,765 SF
LEVEL 7	52,675 SF
LEVEL 8	49,795 SF
LEVEL P1 SUB-T	0 SF
LEVEL P2 SUB-T	0 SF
TOTAL PROPOSED F.A.R. FLOOR AREA	**416,890 SF**

COMMERCIAL FLOOR AREA

L1 COMMERCIAL	12,630 SF
L2 COMMERCIAL	3,490 SF
TOTAL FLOOR AREA - COMMERCIAL	**16,120 SF**

AMENITY SPACES

LEVEL 1	LEASING.LOBBY	3,780 SF
LEVEL 1	MAIL	1,390 SF
LEVEL 2	LOBBY	280 SF
LEVEL 3	COVERED EXTERIOR	935 SF
LEVEL 3	CLUB ROOM	2,240 SF
LEVEL 3/4	FITNESS	3,485 SF
LEVEL 4	CO-WORKING	1,280 SF
LEVEL 6	LOUNGE	510 SF
TOTAL AMENITY AREA		**13,900 SF**

COMMON OPEN SPACE

LEVEL 1	PLAZA	2,345 SF
LEVEL 3	COURTYARD	17,495 SF
LEVEL 5	TERRACE	4,545 SF
LEVEL 6	TERRACE	600 SF
LEVEL 8	TERRACE	3,945 SF
TOTAL COMMON OPEN SPACE AREA		**28,930 SF**

PRIVATE OPEN SPACE

LEVEL 3	800 SF
LEVEL 4	1,300 SF
LEVEL 5	1,350 SF
LEVEL 6	1,400 SF
LEVEL 7	1,250 SF
LEVEL 8	1,200 SF
TOTAL PRIVATE OPEN SPACE AREA	**7,300 SF**

PARKING

PARKING PER DB OPTION 1

REQUIRED	#	STL/DU	STALLS
STUDIO	125	1.00	125
1BEDROOM	196	1.00	196
2BEDROOM	120	1.50	180
COMMERCIAL	16,120 SF	500 SF	32
ENTERPRISE ZONE = 2 SPACES / 1,000 SF			
TOTAL REQUIRED			
RESIDENTIAL			501
COMMERCIAL			32
TOTAL			**533**

TOTAL PROVIDED

RESIDENTIAL	501
COMMERCIAL	50
TOTAL PARKING PROVIDED	**551**

RESIDENTIAL UNIT MIX

STUDIOS	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL5	LEVEL 6	LEVEL 7	LEVEL 8	TOTAL #	TOTAL SF
S01	452 SF	0	0	12	12	16	16	15	14	85	38,420 SF
S02	543 SF	0	0	7	7	7	7	6	6	40	21,720 SF
TOTAL STUDIO										**125**	**60,140 SF**
1BEDROOM											
1BD1	722 SF	0	0	8	8	9	9	3	3	40	28,880 SF
1BD2	648 SF	0	0	6	6	10	10	10	10	52	33,696 SF
1BD3	628 SF	0	0	1	1	1	1	1	1	6	3,768 SF
1BD4	538 SF	0	0	5	5	5	5	3	3	26	13,988 SF
1BD5	0 SF	0	0	0	0	0	0	0	0	0	0 SF
1BD6	692 SF	0	4	0	0	0	0	0	0	4	2,768 SF
1BD7	650 SF	0	0	11	11	11	9	8	8	58	37,700 SF
1BD8	929 SF	0	0	1	1	1	1	0	0	4	3,716 SF
1BD-L/W	1,567 SF	6	0	0	0	0	0	0	0	6	9,402 SF
TOTAL 1BEDROOM										**196**	**133,918 SF**
2BEDROOM											
2BD1	1,022 SF	0	0	16	16	15	15	14	12	88	89,936 SF
2BD2	1,140 SF	0	0	6	6	4	4	3	1	24	27,360 SF
2BD3	825 SF	0	0	0	0	0	0	1	1	2	1,650 SF
2BD4	1,212 SF	0	0	0	0	0	0	1	1	2	2,424 SF
2BD5	0 SF	0	0	0	0	0	0	0	0	0	0 SF
2BD6	1,209 SF	0	0	1	1	1	1	0	0	4	4,836 SF
TOTAL 2BEDROOM										**120**	**126,206 SF**
TOTAL										**441**	**320,264 SF**
UNIT AVERAGE											**726 SF**

OPEN SPACE

REQUIRED			#	SF/DU	TOTAL
STUDIO	(<3 HABITABLE ROOMS)		125	100 SF	12,500 SF
1BEDROOM	(<3 HABITABLE ROOMS)		196	100 SF	19,600 SF
2BEDROOM	(=3 HABITABLE ROOMS)		120	125 SF	15,000 SF
TOTAL REQUIRED					**47,100 SF**
PROVIDED					
COMMON OPEN SPACE	OUTDOOR				28,930 SF
COMMON OPEN SPACE	INDOOR				11,775 SF
PRIVATE OPEN SPACE					7,300 SF
TOTAL PROVIDED					**48,005 SF**

BICYCLE PARKING

RESIDENTIAL	UNITS	SHORT	LONG	TOTAL
1-25 DU	25	3	25	28
SHORT-1 SPACE PER 10 UNITS / LONG-I SPACE PER UNIT				
26-100	74	5	49	54
SHORT-1 SPACE PER 15 UNITS / LONG-I.5 SPACE PER UNIT				
101-200	99	5	50	54
SHORT-1 SPACE PER 20 UNITS / LONG-I SPACE PER 2 UNITS				
201+	243	6	61	67
SHORT-1 SPACE PER 40 UNITS / LONG-I SPACE PER 4 UNITS				
TOTAL	**441**	**18**	**185**	**203**

COMMERCIAL

	AREA	SHORT	LONG	
COMMERCIAL	16,120 SF	8	8	16
SHORT-1 SPACE PER 2,000 SF / LONG-1 SPACE PER 2,000 SF				
TOTAL	**16,120 SF**	**8**	**8**	**16**
TOTAL REQUIRED		**27**	**193**	**219**

TOTAL PROVIDED

SHORT TERM	27
LONG TERM	193
TOTAL	**220**

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ZONING INFORMATION

ZONING INFORMATION NOT PROVIDED

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY *does* PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 06037C1760F DATED SEPTEMBER 26, 2008 AND IS *not* IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON DECEMBER 16, 2021 BY TELEPHONE OR EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

(N1) THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE CENTERLINE OF MANCHESTER AVENUE PER MAP FILED IN BOOK 289, PAGES 5 AND 6 OF MAPS.

(N2) THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
112	6	0	0	118

(N3) NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

(N4) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

(N5) THE NEAREST INTERSECTING STREETS, MANCHESTER AVENUE, LA TIJERA BOULEVARD AND TRUXTON AVENUE ARE ABUTTING THE SUBJECT PROPERTY AND ARE DESIGNATED ON SURVEY MAP FOR CLARITY.

(N6) LOS ANGELES CITY BENCHMARK NO. 17-C1521 DATUM: NAVD 1988 ELEVATION (FEET): 144.543 DESCRIPTION: WIRE SPIKE IN SOUTH CURB MANCHESTER AVENUE, 5.1 FEET WEST OF BC RETURN WEST OF TRUXTON AVENUE.

(N7) NO EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.

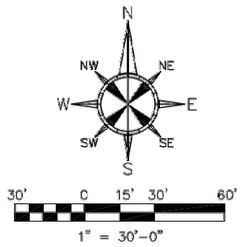
(N8) THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO LA TIJERA BOULEVARD, TRUXTON AVENUE AND MANCHESTER AVENUE, ALL BEING DEDICATED, PUBLIC RIGHT OF WAYS.

(N9) *Survey Prepared By:*

SITETECH INC.
8061 CHURCH STREET
MAIL: POX 592
HIGHLAND, CA 92346
(909) 864-3180

UTILITY NOTE

(1) THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV AND (11b) - UTILITY PLANS OBTAINED FROM GPRS.



SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

ITEM'S A THROUGH C ARE STANDARD TITLE EXCEPTIONS - DO AFFECT - NOT PLOTTED.

(1) WATER RIGHTS, CLAIMS OR TITLE TO WATER WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS - DOES AFFECT - NOT PLOTTED - BLANKET IN NATURE.

(2) COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN DOCUMENT RECORDED MAY 12, 1953 AS RECORDING NO. 208 OF OFFICIAL RECORDS - DOES AFFECT - NOT PLOTTED - BLANKET IN NATURE.

ITEM #'S 3 THROUGH 7 ARE NON SURVEY RELATED - DO AFFECT - NOT PLOTTED.

ITEM #'S 8 THROUGH 12 ARE STANDARD TITLE EXEMPTIONS - DO AFFECT - NOT PLOTTED.

TITLE LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO SAUSAL REDONDO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN SOUTH LINE OF MANCHESTER AVENUE, 100 FEET WIDE, DISTANT THEREON SOUTH 89° 55' 43" WEST 195.00 FEET FROM THE INTERSECTION OF SAID SOUTH LINE WITH THE NORTHWEST LINE OF LA TIJERA BOULEVARD, 100.00 FEET WIDE; THENCE SOUTH 0° 04' 17" EAST 125.42 FEET; MORE OR LESS, THENCE SOUTH 43° 46' 59" EAST TO A POINT IN SAID NORTHWEST LINE OF SAID BOULEVARD, DISTANT THEREON SOUTH 43° 13' 01" WEST 225 FEET FROM THE INTERSECTION OF SAID NORTHWEST LINE WITH SAID SOUTH LINE; THENCE ALONG SAID NORTHWEST LINE SOUTH 43° 13' 01" WEST 387.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS 20 FEET AS SHOWN ON MAP OF TRACT NO. 14012, IN SAID CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 289 PAGES 5 AND 6 OF MAPS; THENCE WESTERLY ALONG SAID CURVE 31.42 FEET; THENCE TANGENT TO SAID CURVE NORTH 46° 46' 59" WEST 30.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15 FEET, AS SHOWN ON SAID MAP; THENCE NORTHWESTERLY ALONG SAID CURVE 12.25 FEET TO THE END OF SAID CURVE BEING A POINT ON THE EASTERLY LINE OF TRUXTON AVENUE, 60 FEET WIDE, AS SHOWN ON SAID MAP; THENCE TANGENT TO SAID CURVE NORTH 0° 00' 58" EAST 381.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20 FEET, AS SHOWN ON SAID MAP; THENCE NORTHEASTERLY ALONG SAID CURVE 31.39 FEET TO THE SOUTH LINE OF SAID MANCHESTER AVENUE; THENCE ALONG SAID SOUTH LINE NORTH 89° 55' 43" EAST 274.02 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 4123-004-010 & 4123-004-011

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND AS DESCRIBED IN THE COMMONWEALTH LAND TITLE COMPANY PRELIMINARY REPORT NO. 01909126 DATED AS OF OCTOBER 19, 2021 AT 7:30 A.M.

ALTA/NSPS LAND TITLE SURVEY

FOR

6136 W Manchester Avenue
8651 La Tijera Boulevard

PARTNER PROJECT NUMBER 21-345544.2

ALTA SURVEY BASED AND RELIED ON Chicago Title Insurance Company TITLE COMMITMENT, NUMBER 00149247-001-TG3-JC, CONTAINING AN EFFECTIVE DATE AND TIME OF March 25, 2021 at 07:30 a.m.

CERTIFICATION

TO: Commonwealth Land Title Company:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11b, 13, 14, 16 and 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON December 16, 2021.

DATE OF PLAT OR MAP: December 17, 2021

PROPERTY ADDRESS: 8651 La Tijera Boulevard, Los Angeles, CA 90045
PROPERTY ADDRESS: 6136 W. Manchester Avenue, Los Angeles, CA 90045

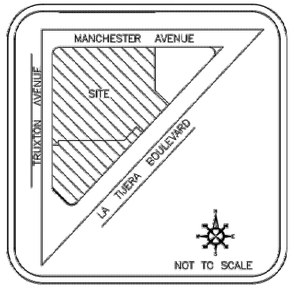
BERNHARD K. MAYER
Registration No. P.L.S. 7319
In the State of: California
Field Date of Survey: December 16, 2021
Latest Revision Date:

STAMP

CORPORATE OFFICE
2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com

PARTNER Engineering and Science, Inc.®

VICINITY MAP



STATEMENT OF ENCROACHMENTS

(A) SIDEWALK ENCROACHES ONTO SUBJECT PROPERTY BY 1.4'

(B) ASPHALT ENCROACHES ONTO SUBJECT PROPERTY BY 1.4'

(C) SIGN ENCROACHES INTO RIGHT-OF-WAY BY 4.6'

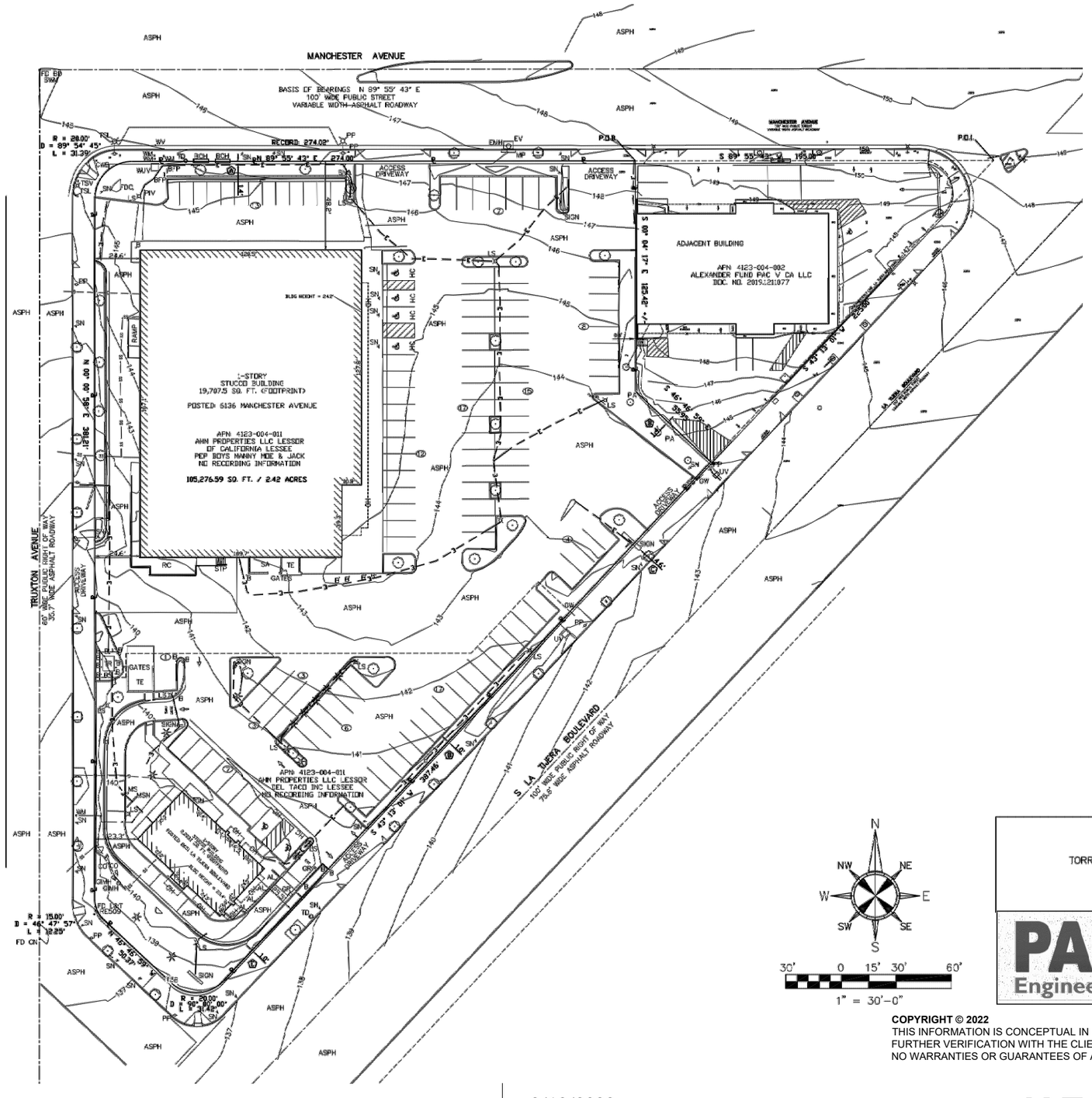
(D) WALL ENCROACHES INTO RIGHT-OF-WAY BY 1.0'

(E) WALL ENCROACHES INTO RIGHT-OF-WAY BY 1.0'

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LEGEND

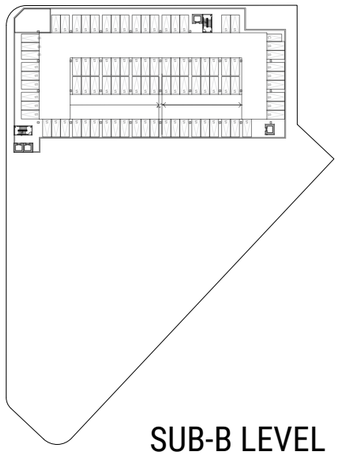
□	AL	AREA LIGHT
	APN	ASSESSOR'S PARCEL NUMBER
	ASPH	ASPHALT
○	B	BOLLARD
	BB	BRASS DISK
▭	BCH	BENCH
═	BFP	BACK FLOW VALVE
	CN	C MAIL
○	CO	CLEAN OUT
⋇	CWB	CROSSWALK BUTTON
	D	DELTA ANGLE OF CURVE
	DOC.	DOCUMENT
○	ENH	ELECTRIC UTILITY MANHOLE
□	EV	ELECTRIC UTILITY VAULT
●	FB	FOUND MONUMENT - AS NOTED
○	GINH	GREASE INTERCEPTOR MANHOLE
⊠	GM	GAS METER
□	GR	GRATE
→	GW	GUY WIRE
	HC	HANDICAP
	L	LENGTH OF CURVE
	L&T	LEAD AND TAG
⋈ OR ⋈	LS	LIGHT STANDARD
▭	MP	METAL PLATE
□	MS	MENU SPEAKER
▭	MSN	MENU SIGN
--OH--	OH	OVERHANG
□	P.O.B.	POINT OF BEGINNING
	P.O.I.	POINT OF INTERSECTION
——PL——	PL	PROPERTY LINE
⊘	PP	POWER PLE
	R	RADIUS OF CURVE
	RC	RAISED CONCRETE
	SA	STORAGE AREA
▷	SN	SIGN
▽	SQ. FT.	SQUARE FEET
	STP	STEPS
○	TD	TRASH DISPENSER
	TE	TRASH ENCLOSURE
	TR	TRANSFORMER
⋈ OR ⋈	TSL	TRAFFIC SIGNAL LIGHT
□	TSV	TRAFFIC SIGNAL VAULT
□	UV	UTILITY VAULT
□	WM	WATER METER
□	WUV	WATER UTILITY VAULT
○	WV	WATER VALVE
		BLOCK WALL - TYPICAL
⬭		PARKING SPACE COUNTER
-o-o-		FENCE - WROUGHT IRON
96		CONTOUR LINES
---G---		USA - GAS
---E---		USA - ELECTREC
---SS---		USA - SEWER
---W---		USA - WATER
		TREE - DECIDUOUS
		TREE - PALM



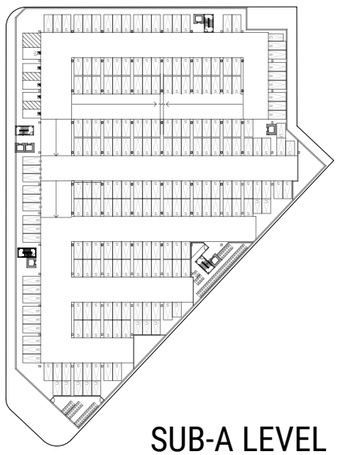
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2154 TORRANCE BLVD.
TORRANCE, CA 90501 888-213-7479
ALTA@partneresi.com

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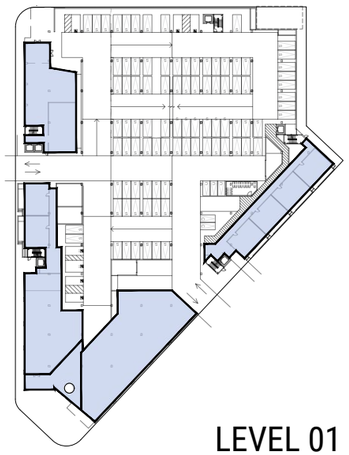
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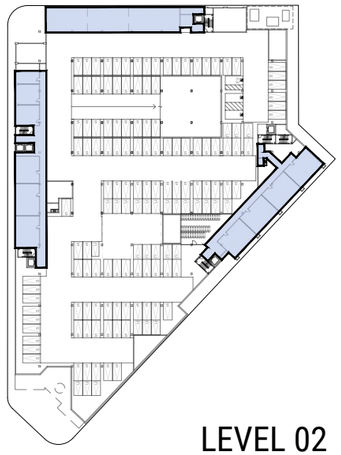
SUB-B LEVEL



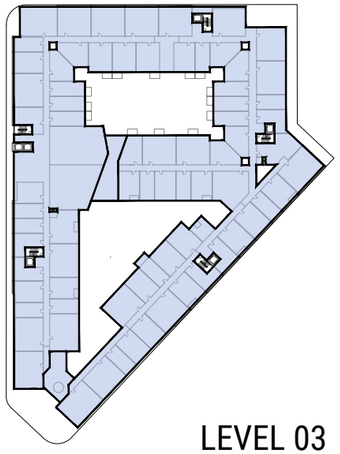
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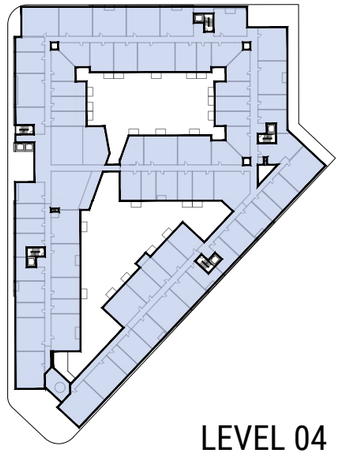
LEVEL 01



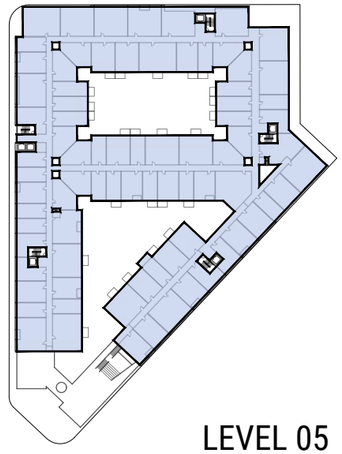
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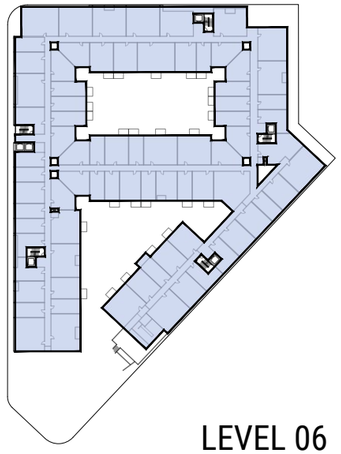
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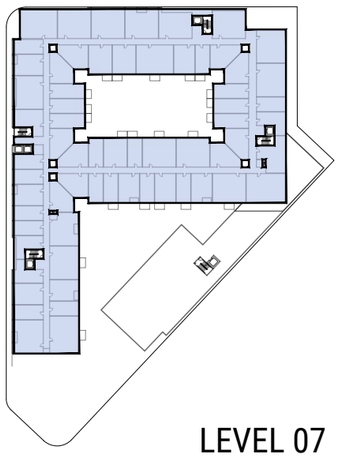
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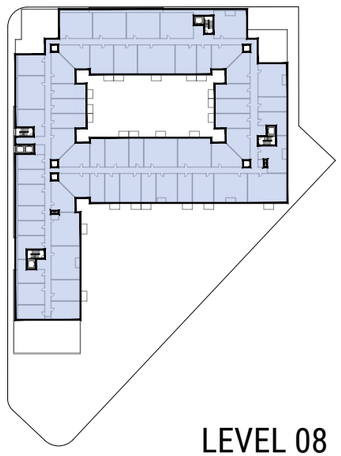
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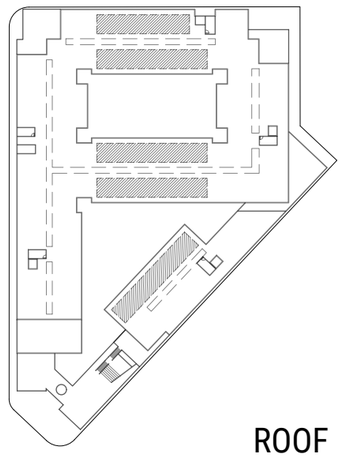
LEVEL 06



LEVEL 07



LEVEL 08

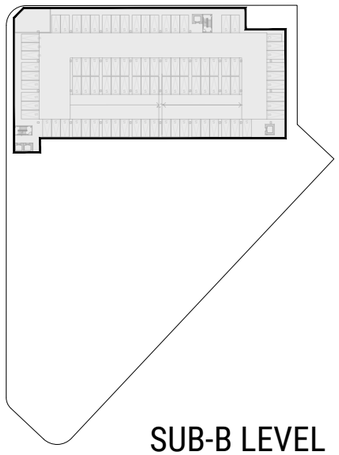


ROOF

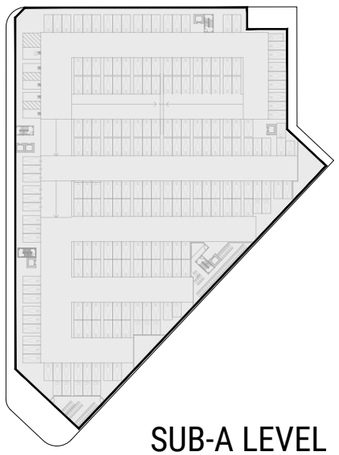
FAR CALCULATION	
LEVEL	**AREA**
LEVEL 1	26,105 SF
LEVEL 2	14,835 SF
LEVEL 3	71,950 SF
LEVEL 4	69,755 SF
LEVEL 5	67,010 SF
LEVEL 6	64,765 SF
LEVEL 7	52,675 SF
LEVEL 8	49,795 SF
LEVEL P1 SUB-T	0 SF
LEVEL P2 SUB-T	0 SF
TOTAL PROPOSED F.A.R. FLOOR AREA	**416,890 SF**
BUILDABLE SITE AREA	105,276 SF
PROPOSED FAR	**3.96:1**

MEASUREMENT PER LAMC 12.03:
The area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior alls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking area with associated driveways and ramps, space dedicated to bicycle parking, space of the landing and storage of helicopters, and Basement storage areas.

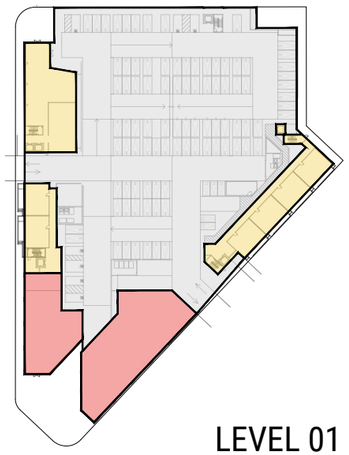
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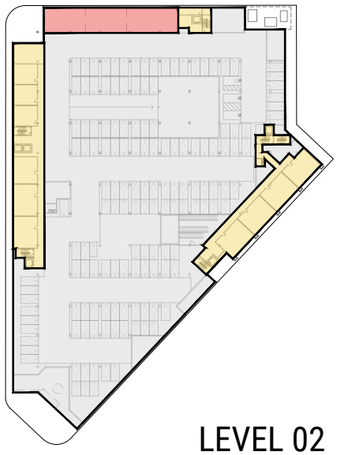
SUB-B LEVEL



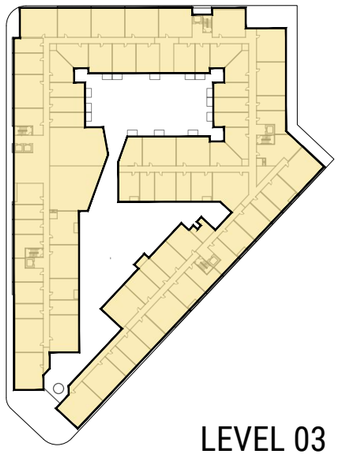
SUB-A LEVEL



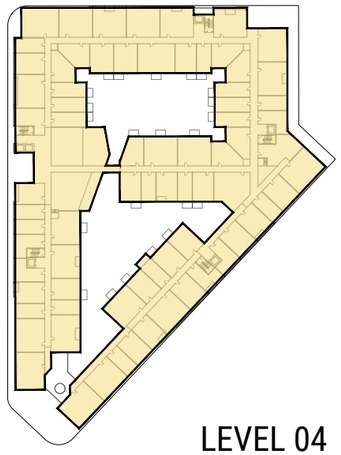
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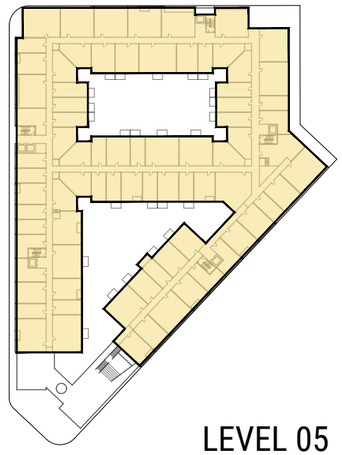
LEVEL 02



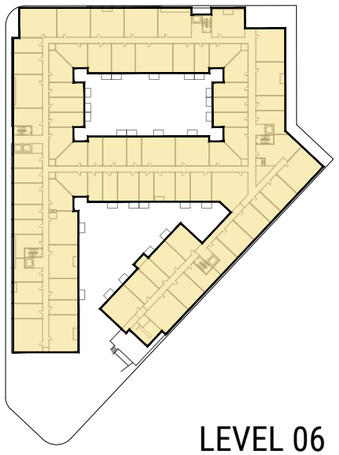
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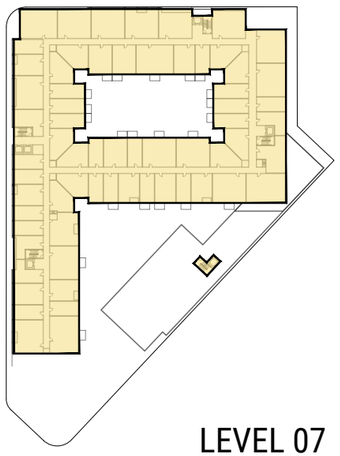
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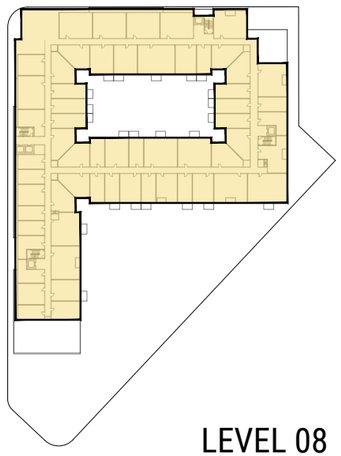
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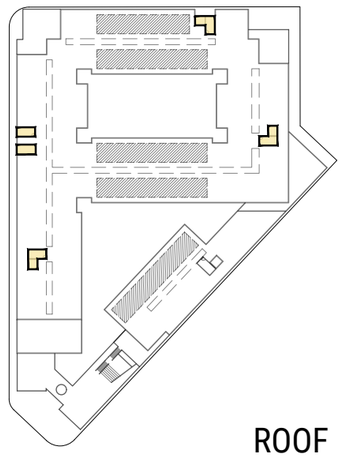
LEVEL 06



LEVEL 07



LEVEL 08



ROOF

BUILDING AREA CALCULATION		
LEVEL	**USE**	**AREA**
LEVEL 1	COMM / PARK / RES	87,830 SF
LEVEL 2	COMM / PARK / RES	90,785 SF
LEVEL 3	RESIDENTIAL	72,140 SF
LEVEL 4	RESIDENTIAL	71,650 SF
LEVEL 5	RESIDENTIAL	65,715 SF
LEVEL 6	RESIDENTIAL	66,665 SF
LEVEL 7	RESIDENTIAL	54,755 SF
LEVEL 8	RESIDENTIAL	49,545 SF
ROOF	RESIDENTIAL	1,375 SF
LEVEL P1 SUB-T	PARKING	92,135 SF
LEVEL P2 SUB-T	PARKING	35,860 SF
TOTAL BLDG AREA		**688,455 SF**

LEGEND

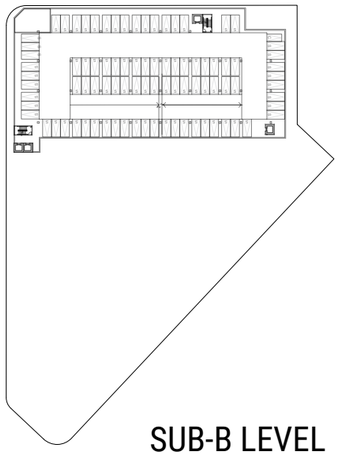
PARKING AREA

COMMERCIAL AREA

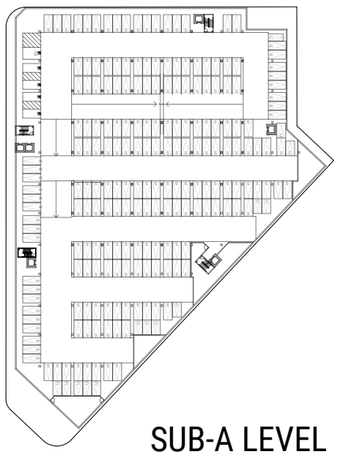
RESIDENTIAL AREA

MEASUREMENT PER CBC 2019 "BUILDING AREA": The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shaft and courts, areas of building not provided with surrounding walls shall be included in the Building Area if such areas are included within the horizontal protection of the roof or floor above.

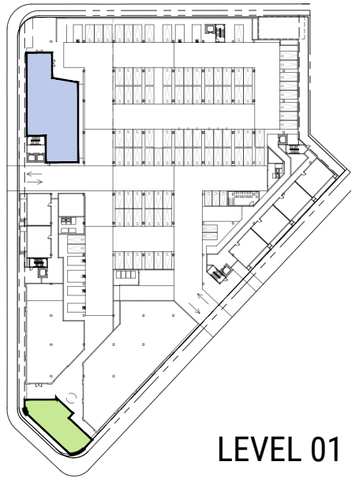
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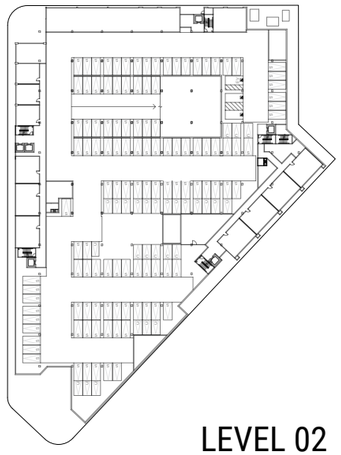
SUB-B LEVEL



SUB-A LEVEL



LEVEL 01



LEVEL 02



16 BALCONIES X 50 SF = 800 SF
6 FT MIN DIMENSION (TYP.)

LEVEL 03



26 BALCONIES X 50 SF = 1,300 SF
6 FT MIN DIMENSION (TYP.)

LEVEL 04



27 BALCONIES X 50 SF = 1,350 SF
6 FT MIN DIMENSION (TYP.)

LEVEL 05



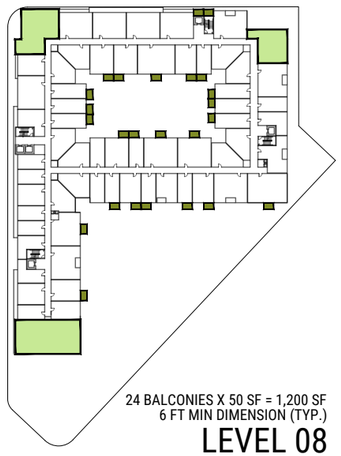
28 BALCONIES X 50 SF = 1,400 SF
6 FT MIN DIMENSION (TYP.)

LEVEL 06



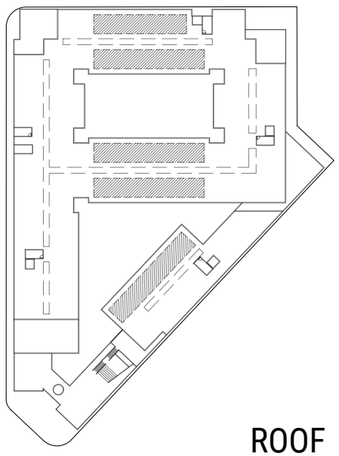
25 BALCONIES X 50 SF = 1,250 SF
6 FT MIN DIMENSION (TYP.)

LEVEL 07



24 BALCONIES X 50 SF = 1,200 SF
6 FT MIN DIMENSION (TYP.)

LEVEL 08



ROOF

OPEN SPACE CALCULATION

REQUIRED		#	SF/DU	TOTAL
STUDIO	(<3 HABIT RMS)	125	100 SF	12,500 SF
1BEDRM	(<3 HABIT RMS)	196	100 SF	19,600 SF
2BEDRM	(=3 HABIT RMS)	120	125 SF	15,000 SF
TOTAL REQUIRED				**47,100 SF**
PROVIDED				
COMMON OPEN SPACE : EXTERIOR				
	LEVEL 1	PLAZA		2,345 SF
	LEVEL 3	COURTYARD		17,495 SF
	LEVEL 5	TERRACE		4,545 SF
	LEVEL 6	TERRACE		600 SF
	LEVEL 8	TERRACE		3,945 SF
	TOTAL COMMON EXT OPEN SPACE AREA			**28,930 SF**
COMMON OPEN SPACE : INTERIOR				
	LEVEL 1	LEASING.LOBBY		3,780 SF
	LEVEL 1	MAIL		1,390 SF
	LEVEL 2	LOBBY		280 SF
	LEVEL 3	CLUB ROOM		2,240 SF
	LEVEL3	COVERED EXTERIOR		935 SF
	LEVEL 3/4	FITNESS		3,485 SF
	LEVEL 4	CO-WORKING		1,280 SF
	LEVEL 6	LOUNGE		510 SF
	TOTAL COMMON INT OPEN SPACE AREA			13,900 SF
	INDOOR (MAX 25% REQ O.S. = 11,775SF)			**11,775 SF**
PRIVATE OPEN SPACE				
	LEVEL 3			800 SF
	LEVEL 4			1,300 SF
	LEVEL 5			1,350 SF
	LEVEL 6			1,400 SF
	LEVEL 7			1,250 SF
	LEVEL 8			1,200 SF
	TOTAL PRIVATE OPEN SPACE AREA			**7,300 SF**
TOTAL OPEN SPACE PROVIDED				**48,005 SF**

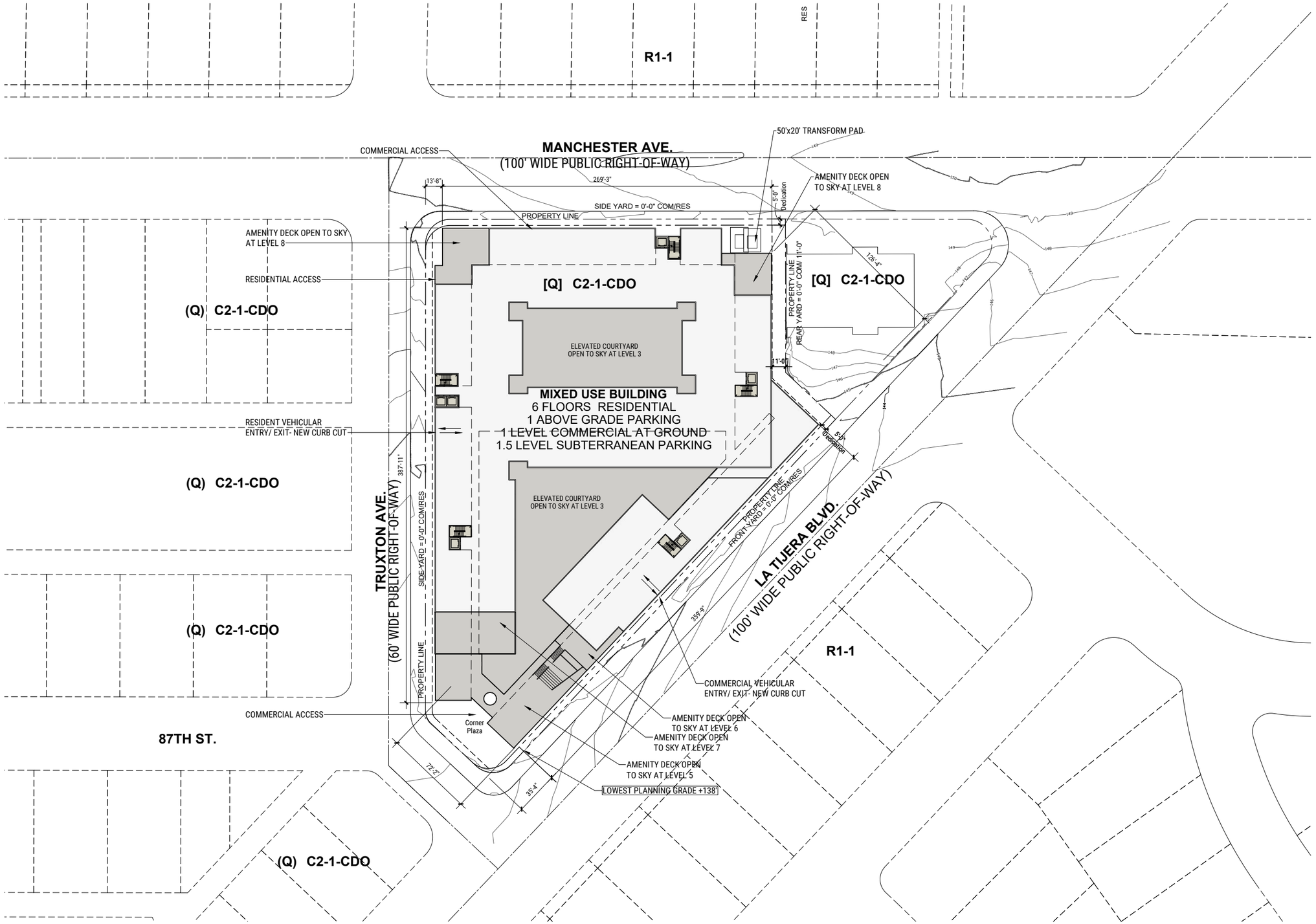
LEGEND

COMMUNITY OPEN SPACE
(15'-0" MIN DIMENSION)

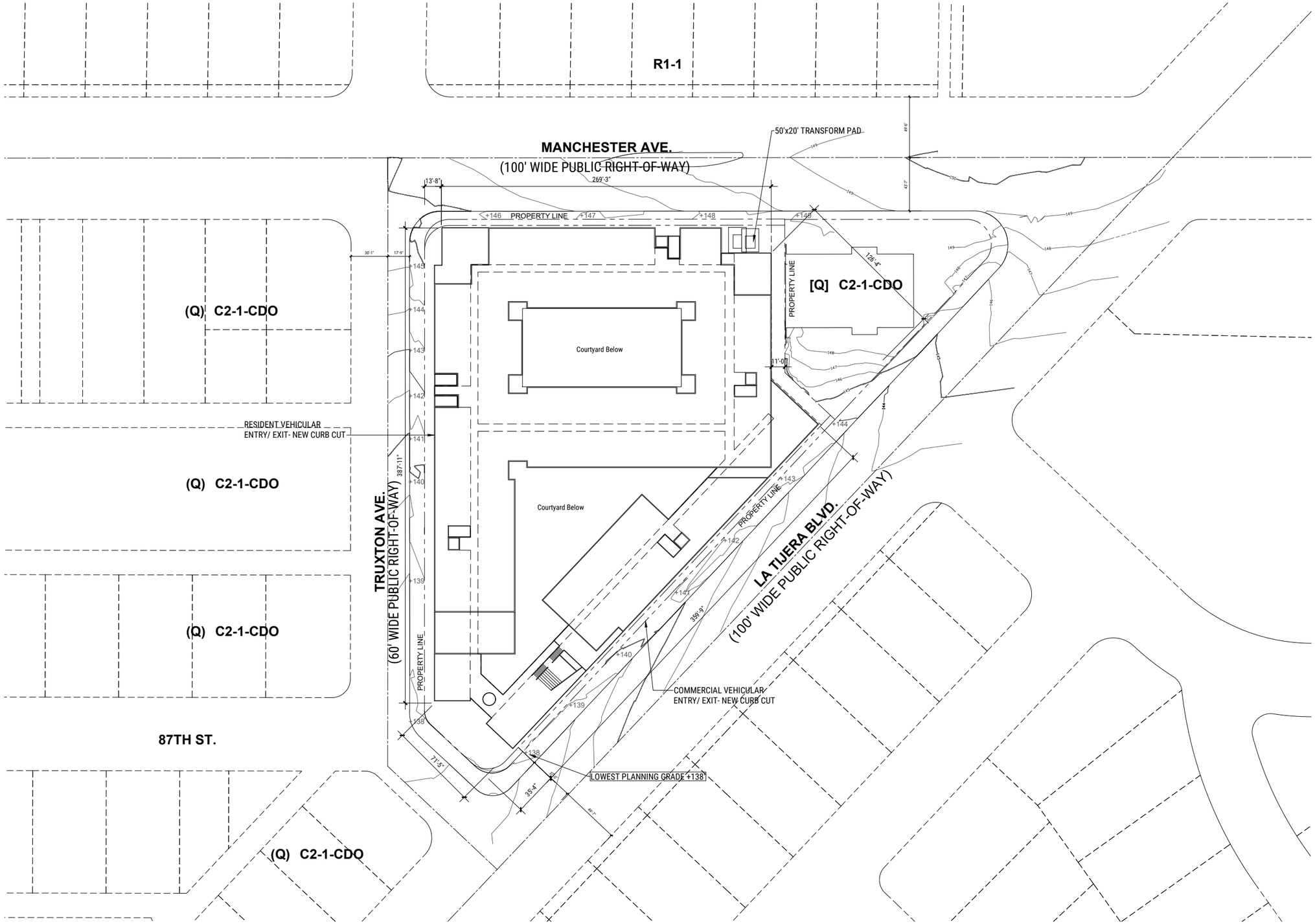
PRIVATE OPEN SPACE- BALCONIES
(50 SF EACH & 6'-0" MIN DIMENSION)

INDOOR AMENITY SPACE

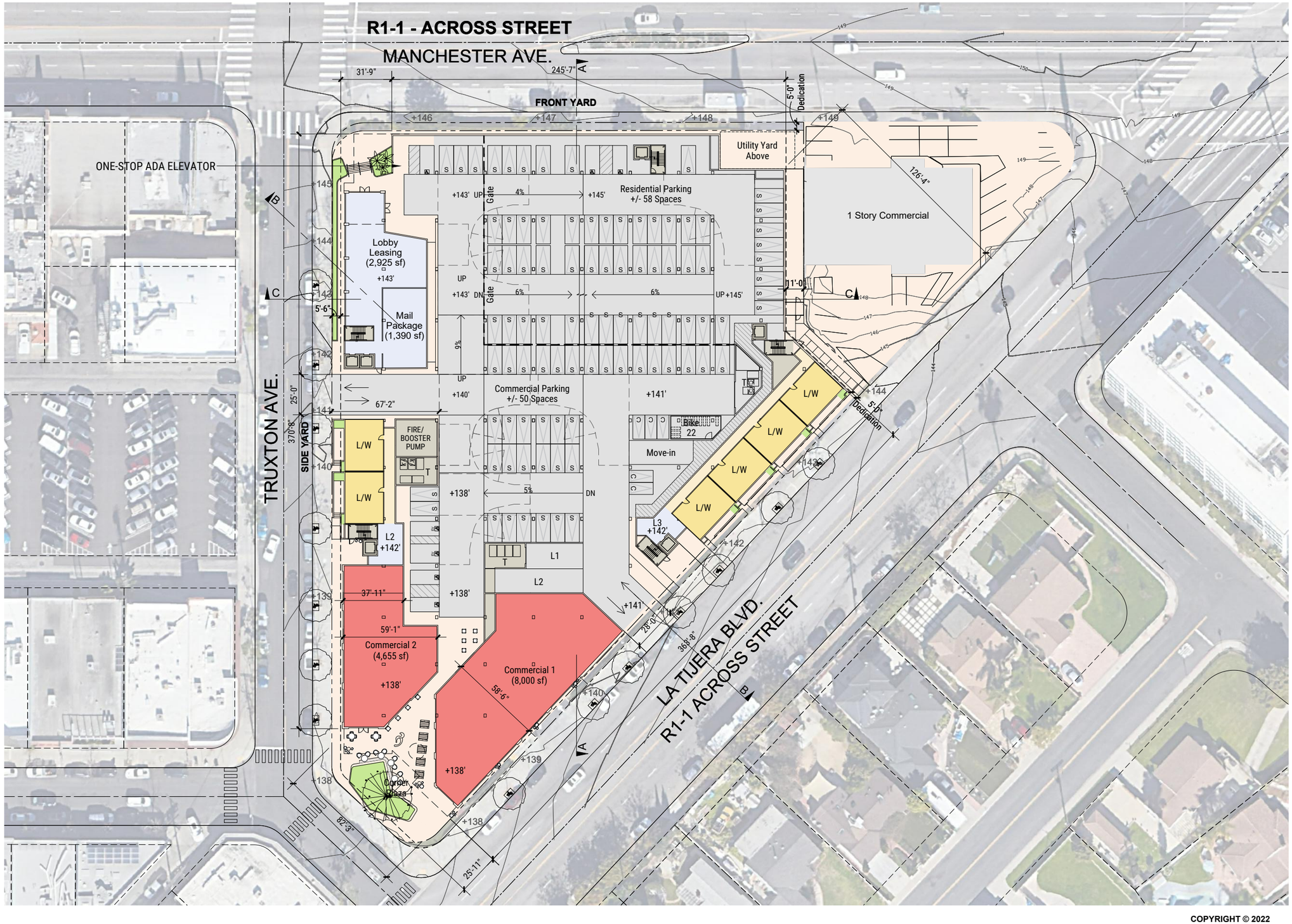
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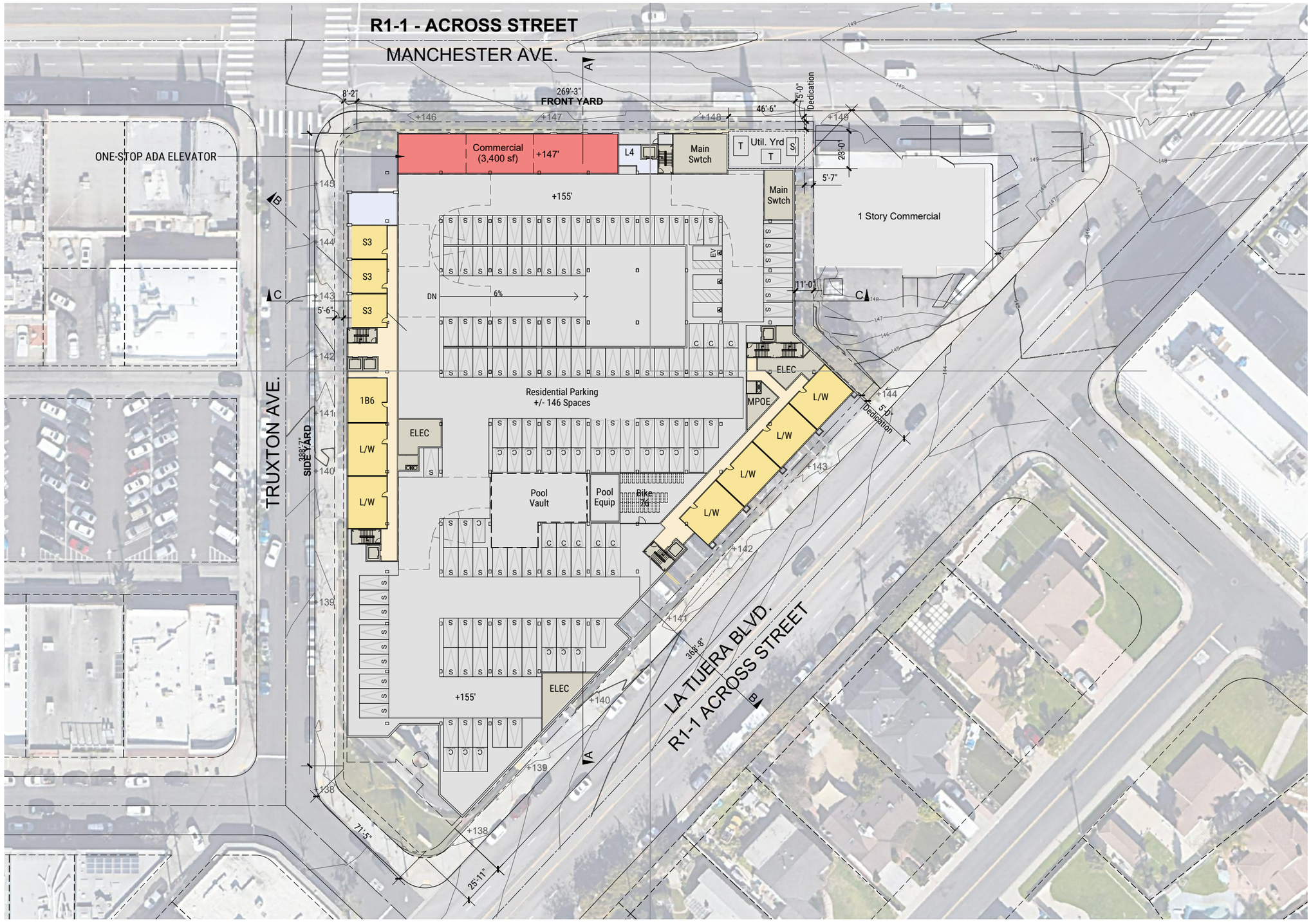
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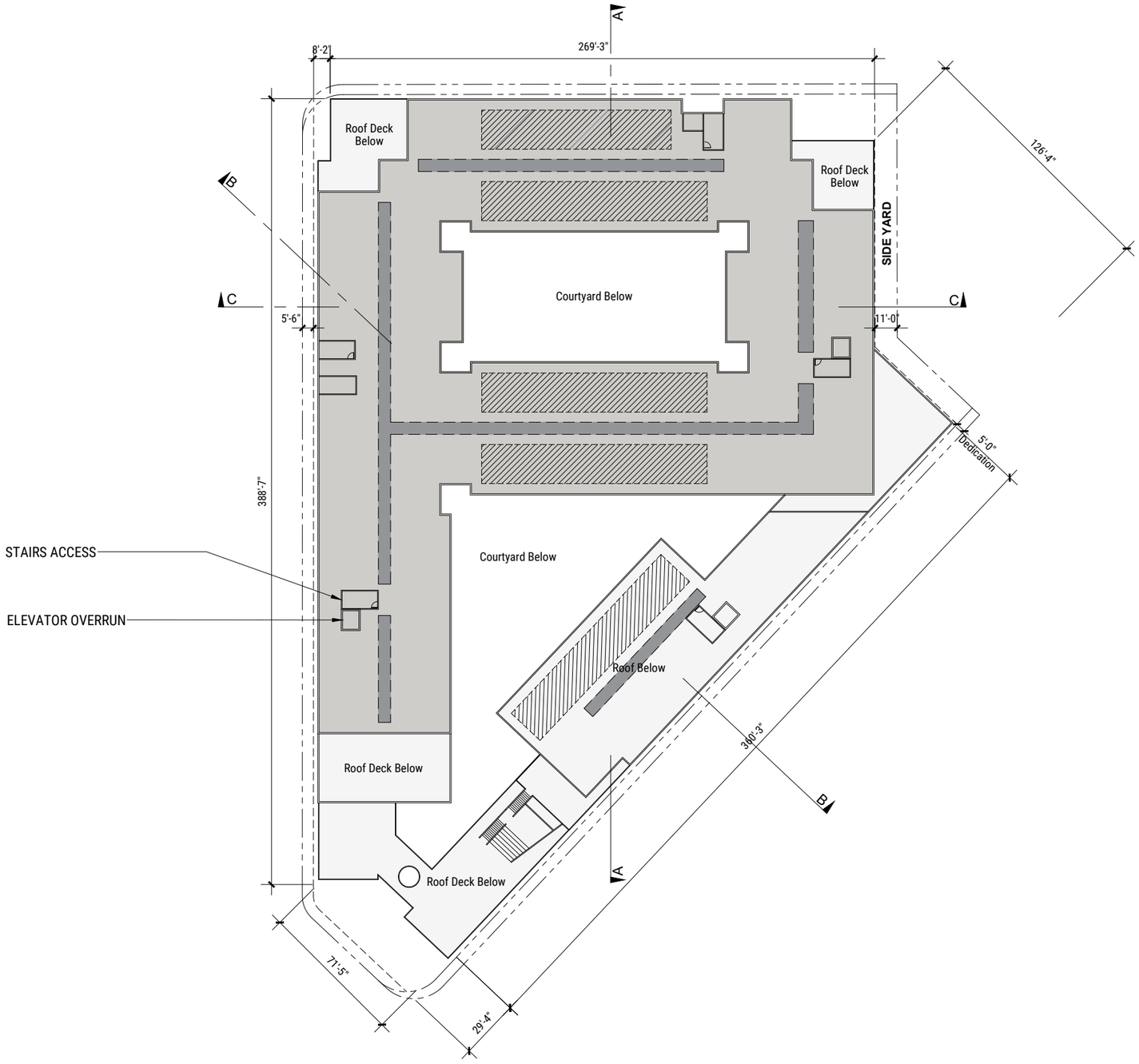
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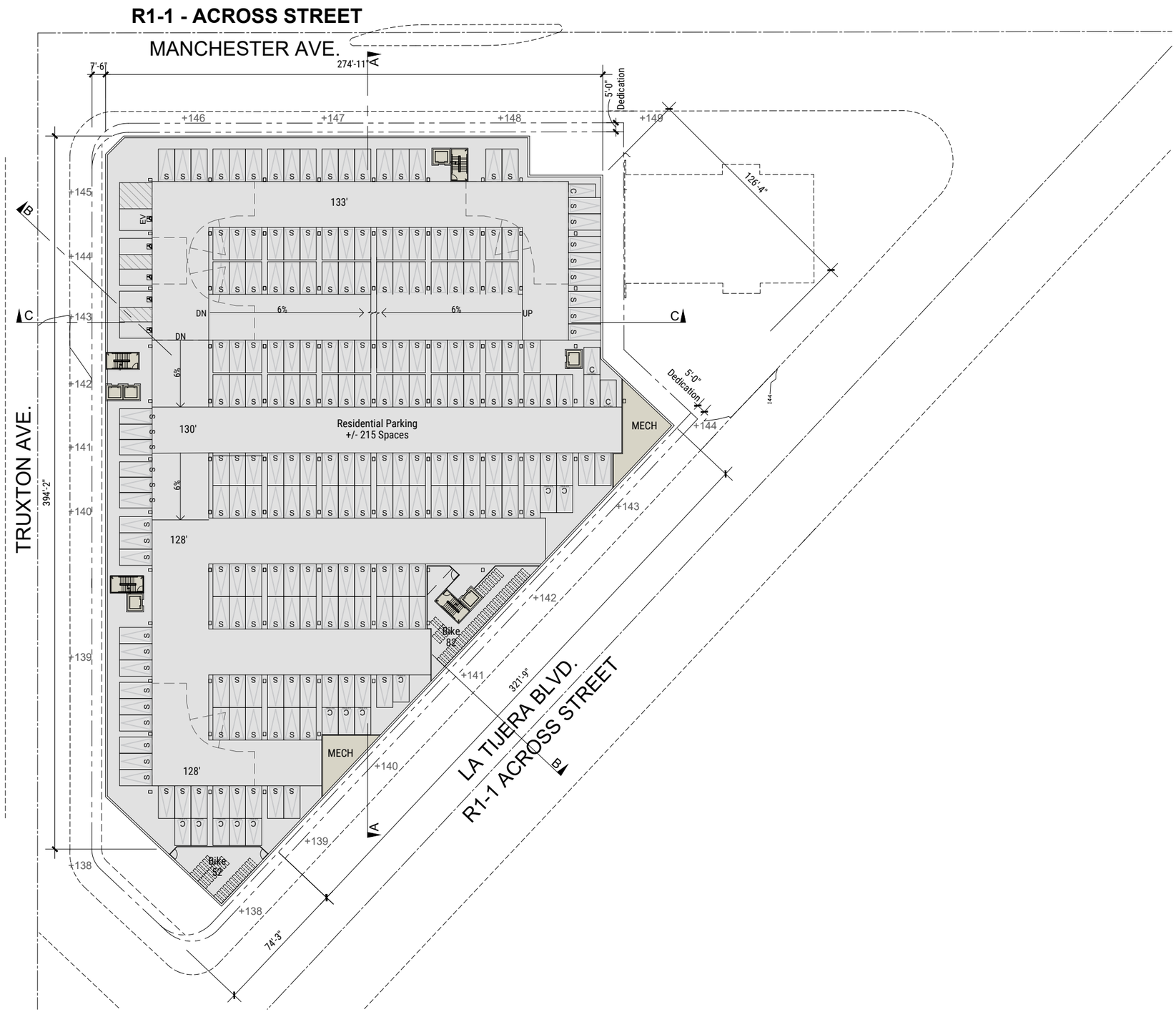
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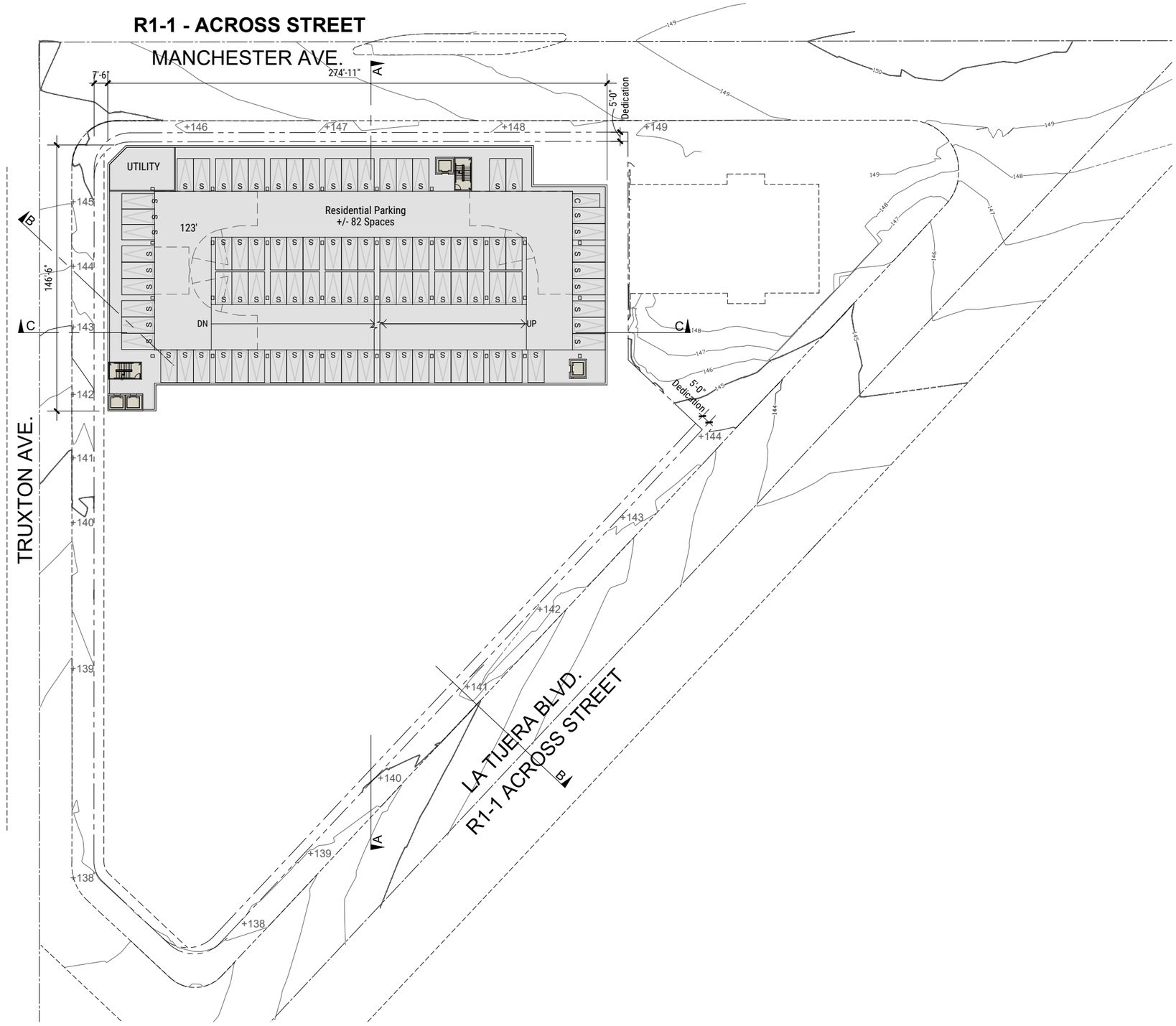
Mechanical Zone

Photovoltaic Solar Zone - 15% of Roof Area

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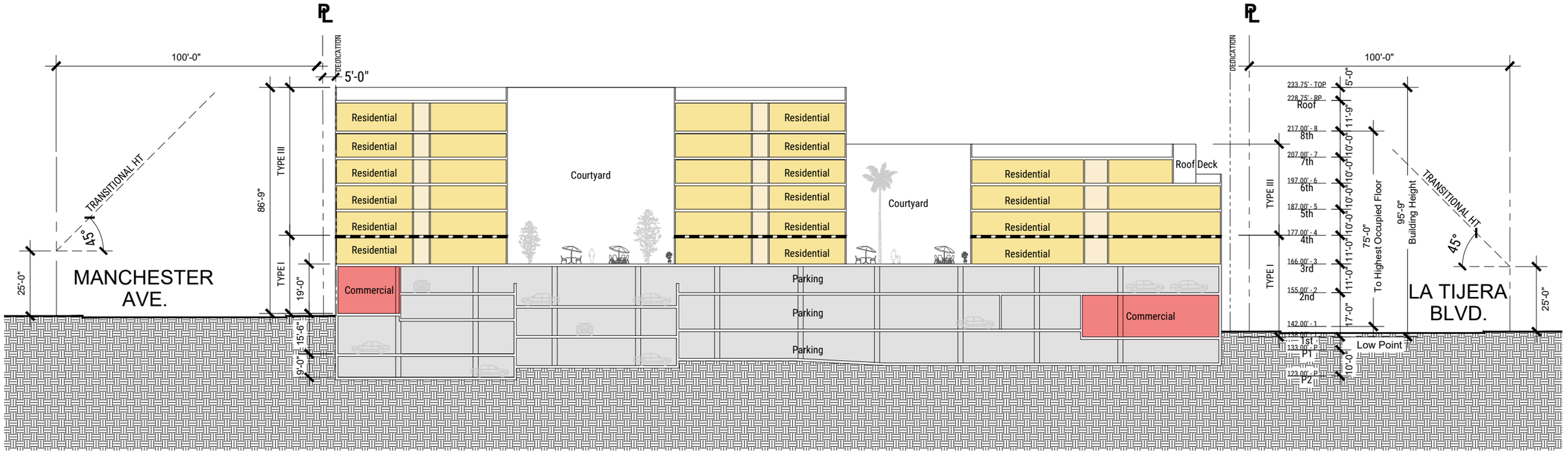
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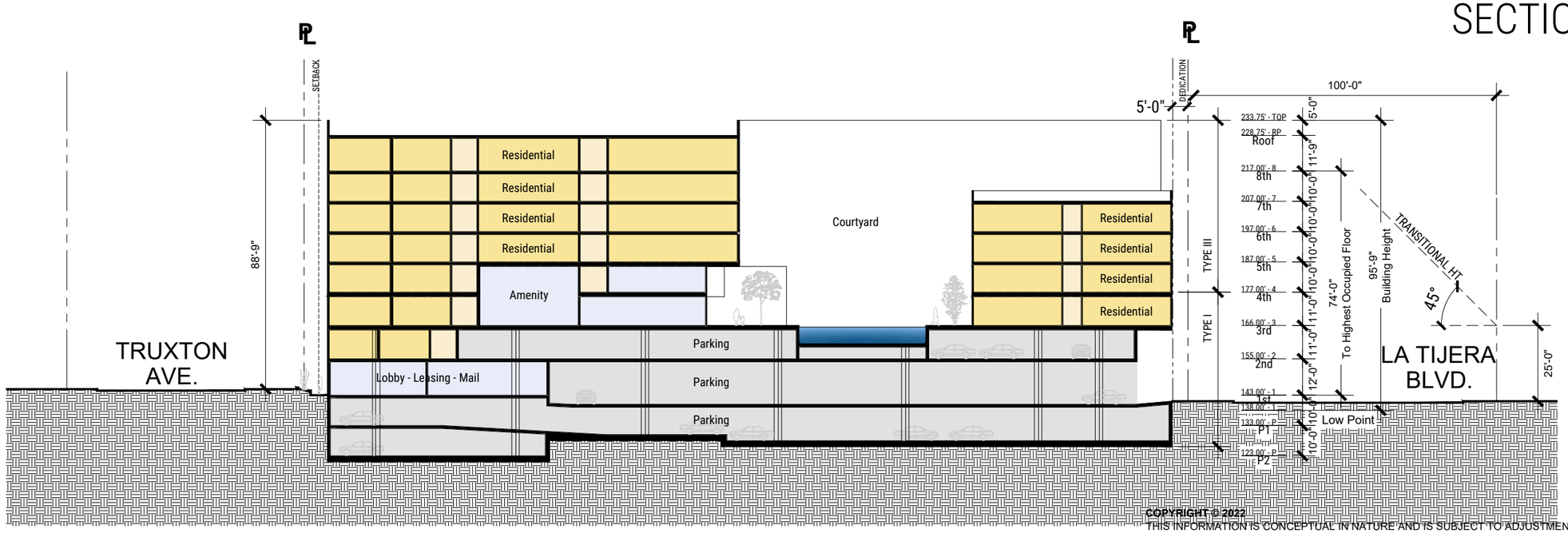


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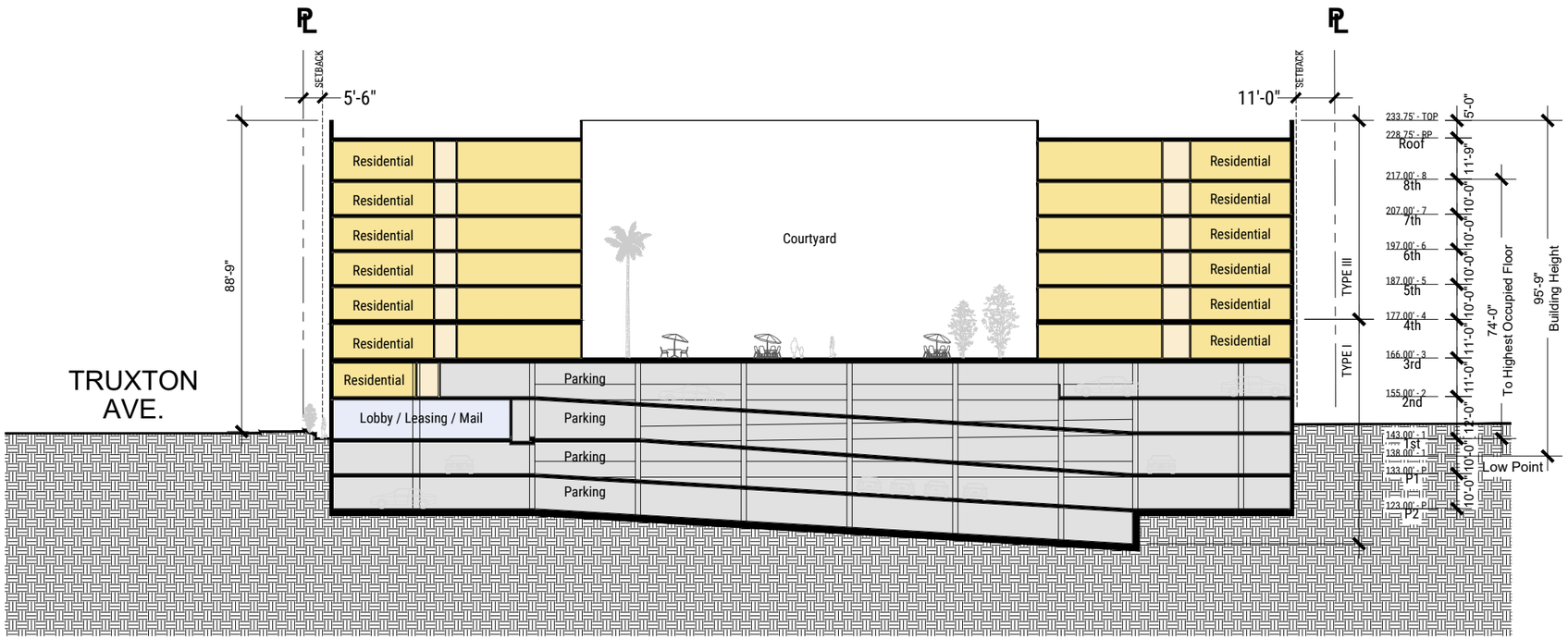


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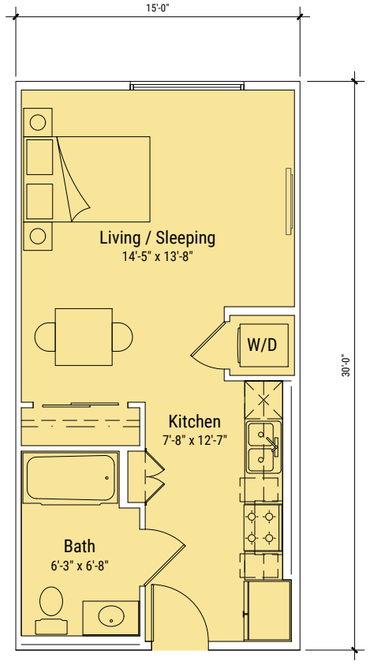


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SECTION C

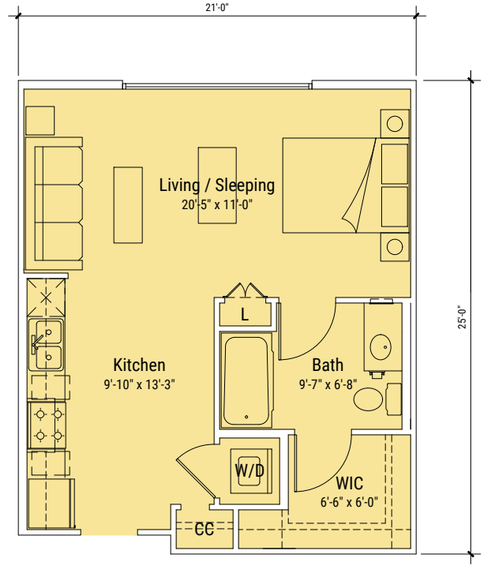


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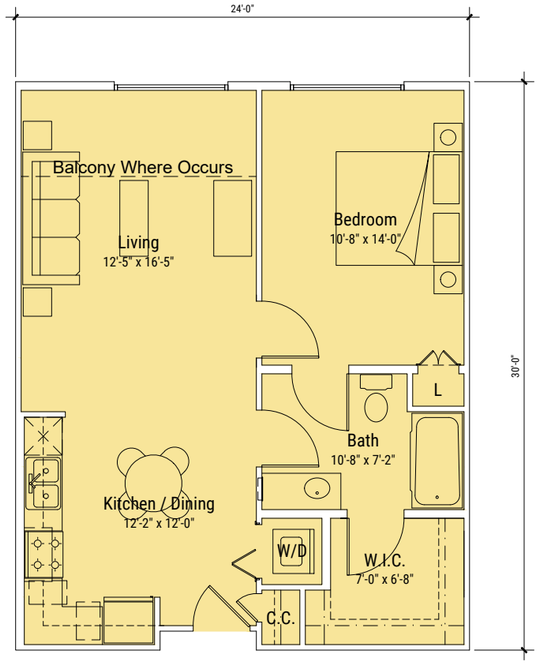
Studio (S1,S2)

450 / 540 SF



STUDIO (S3)

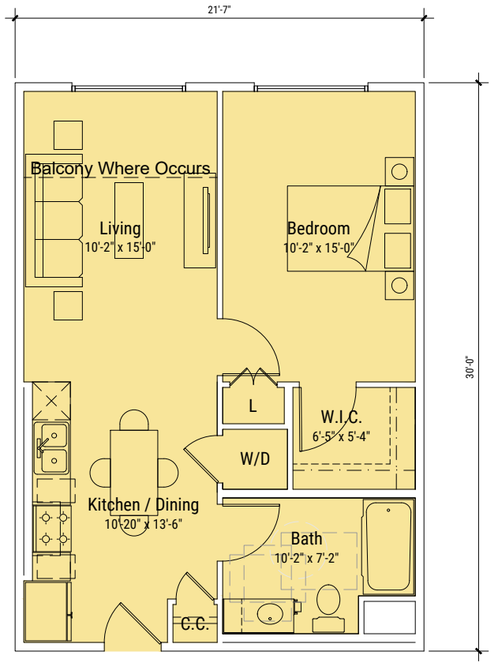
525 SF



1- BEDROOM UNIT (1B1)

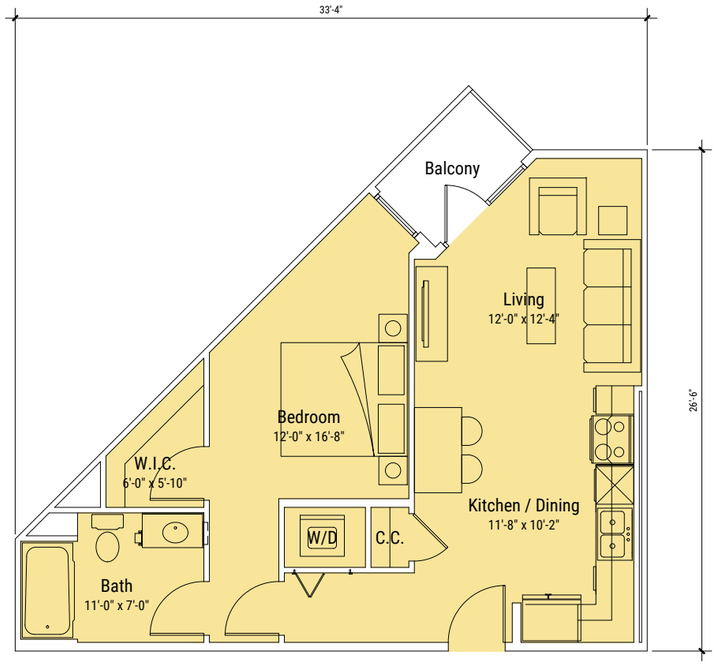
720 SF

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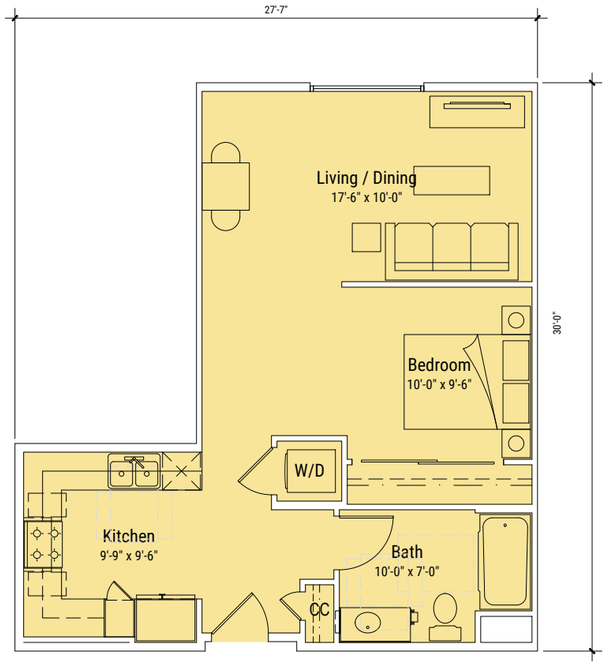
1- BEDROOM UNIT (1B7)

650 SF



1- BEDROOM UNIT (1B2)

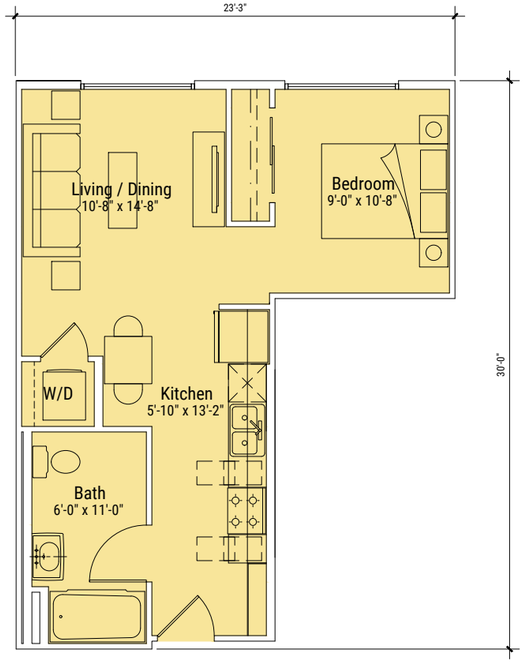
650 SF



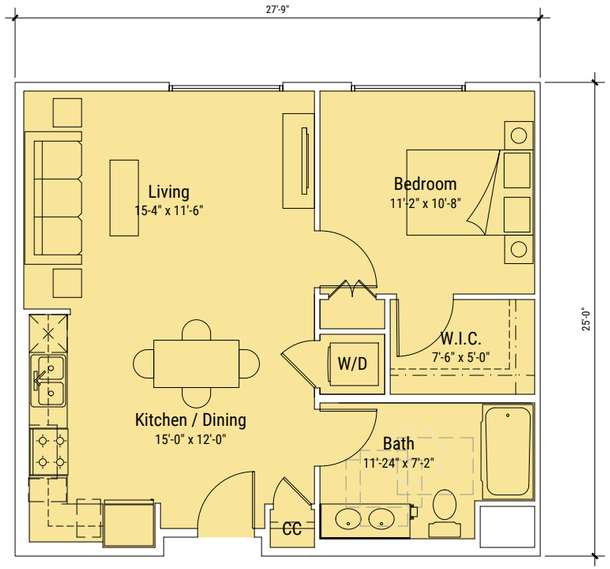
1- BEDROOM UNIT (1B3)

650 SF

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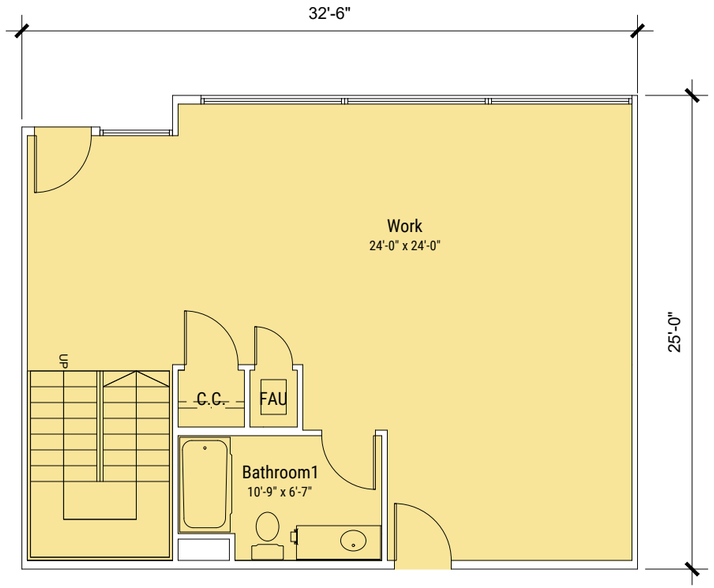
1- BEDROOM UNIT (1B4)
520 SF



1- BEDROOM UNIT (1B6)
690 SF

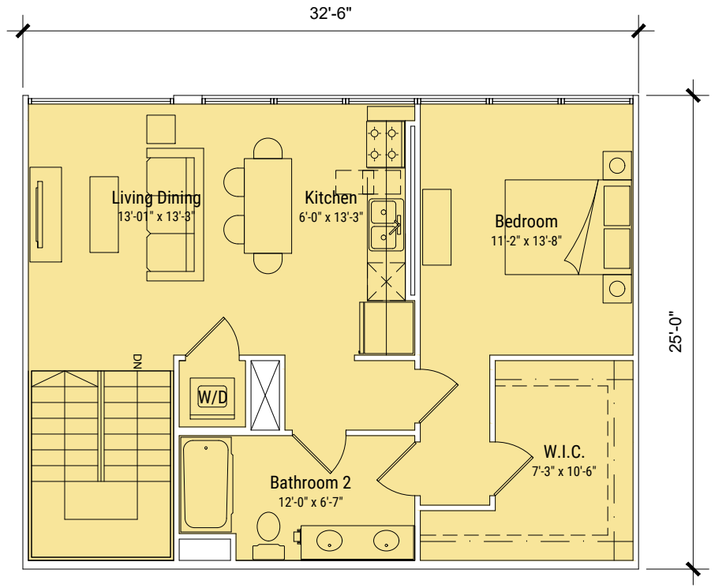
1- BEDROOM UNIT (1B8)
920 SF

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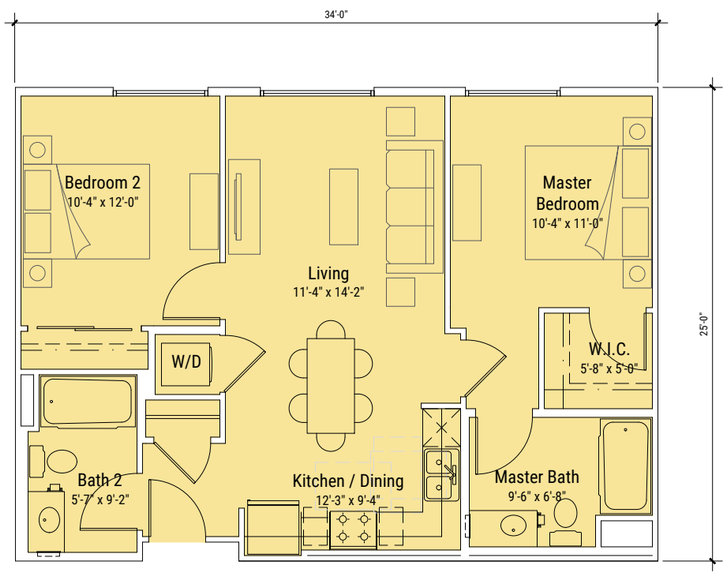
1- BEDROOM UNIT L/W - LOWER (LW1)

1560 SF



1- BEDROOM UNIT L/W - UPPER (LW1)

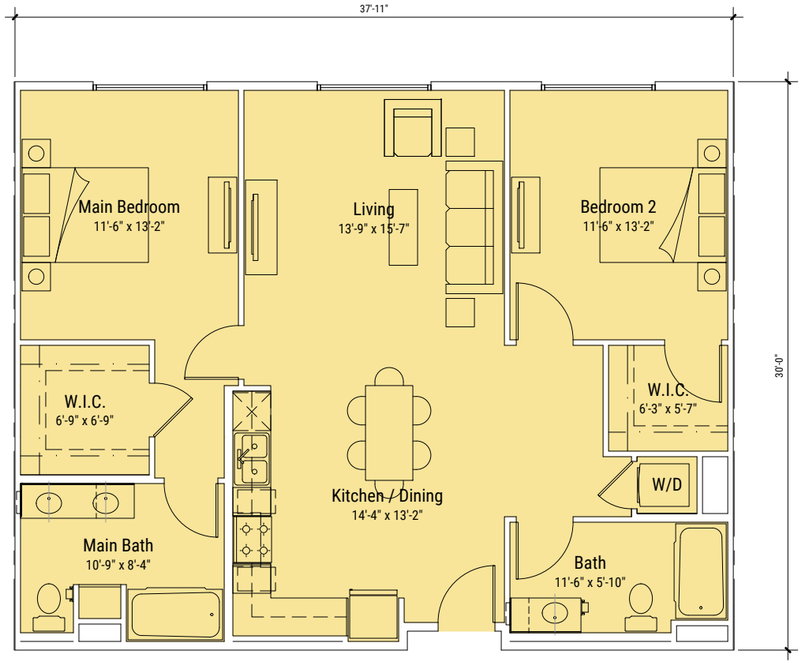
1560 SF



2- BEDROOM UNIT (2B1)

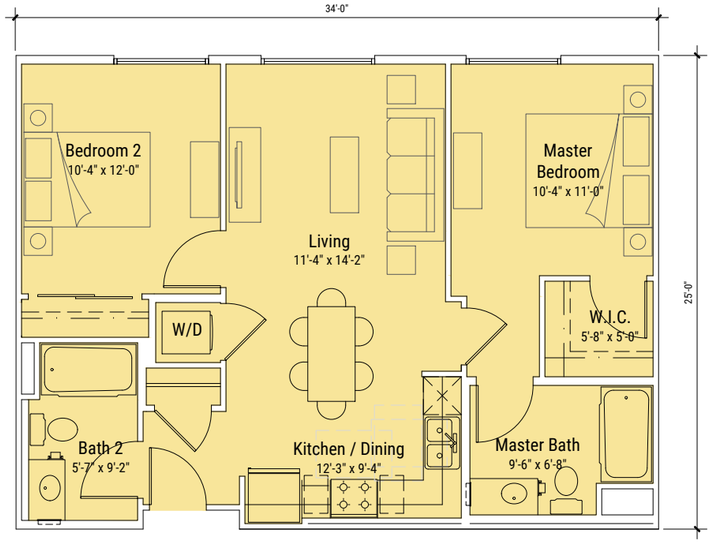
850 SF

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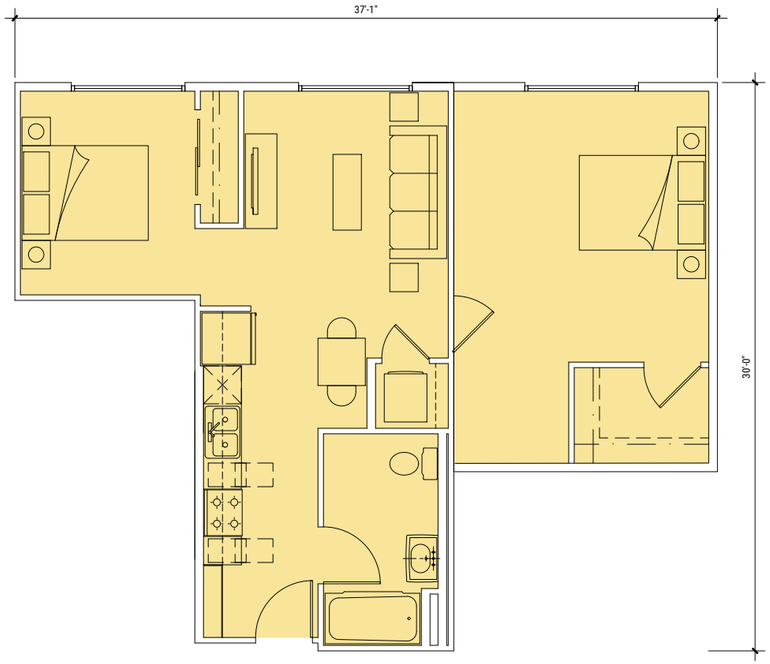
2- BEDROOM UNIT (2B2,2B4)

1140 / 1212 SF



2- BEDROOM UNIT (2B5)

850 SF



2- BEDROOM UNIT (2B3)

825 SF

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DOG PARK

L1 PLAZA

MJS LANDSCAPE ARCHITECTURE

MANCHESTER

WESTCHESTER, CA

0' 15' 30' 60'

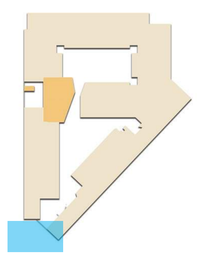
GROUND LEVEL PLAN L.1

DATE: 08.12.22



L1 PLAZA

- ARTFUL CROSSWALK
- BATTERED WALL RAISED PLANTER W/ TURF LAWN
- SPECIMEN TREE
- BANQUETTE SEATING
- PICNIC TABLES
- SCULPTURE
- STATEMENT PAVING PATTERN
- IN-GROUND ACCENT LIGHTING
- POTTERY
- BIKE PARKING



MJS LANDSCAPE ARCHITECTURE

MANCHESTER

WESTCHESTER, CA

0' 4' 8' 16'

GROUND LEVEL PLAZA ENLARGEMENT L.2

DATE: 08.12.22



L3 GARDEN
- see sheet L.4

L3 SWIM CLUB
- see sheet L.5

MJS LANDSCAPE ARCHITECTURE

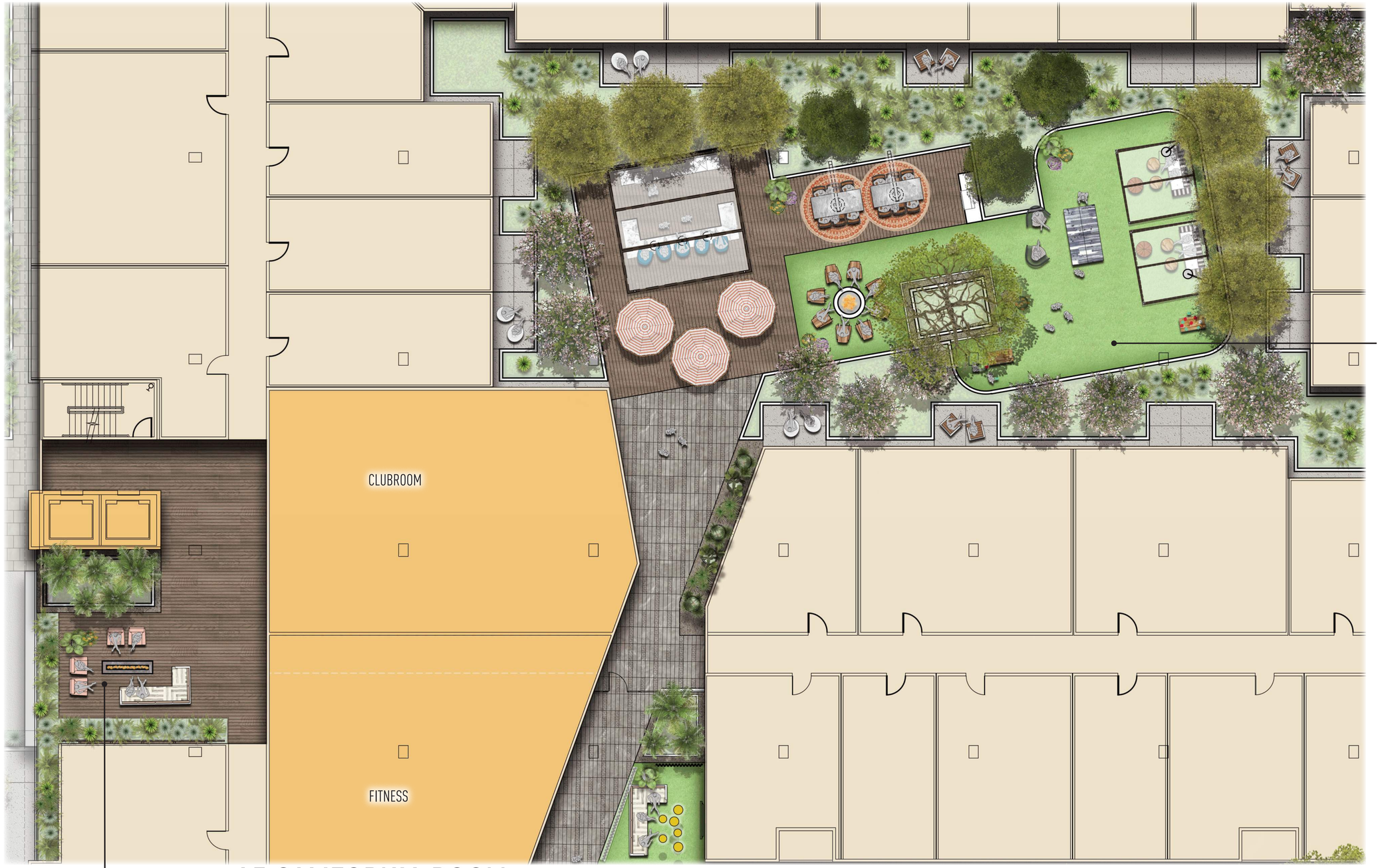
MANCHESTER

WESTCHESTER, CA

0' 15' 30' 60'

PODIUM LEVEL PLAN L.3

DATE: 08.12.22

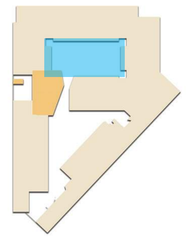


L3 GARDEN

- SYNTHETIC TURF
- CABANAS
- LOUNGE FURNISHINGS
- LAWN GAMES
- FIRE PIT
- OUTDOOR KITCHEN
- DINING FURNISHINGS
- UMBRELLAS
- SPECIMEN TREE

L3 CALIFORNIA ROOM

- ACCENT PALMS
- LOUNGE SEATING
- FIRE PIT
- VINE TRELLIS



MJS LANDSCAPE ARCHITECTURE

MANCHESTER

WESTCHESTER, CA

0' 4' 8' 16'

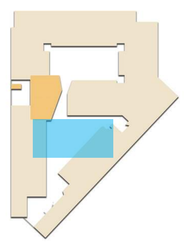
GARDEN ENLARGEMENT L.4

DATE: 08.12.22

L3 SWIM CLUB

- POOL (50’X24’)
- SPA (164 SF)
- DAY BEDS
- CHAISE LOUNGES
- CABANAS
- FIRE PIT
- POTTERY





LANDSCAPE ARCHITECTURE

MANCHESTER

WESTCHESTER, CA

0' 4' 8' 16'

SWIM CLUB ENLARGEMENT L.5

DATE: 08.12.22

L8 DINNER PARTY

- DINNER PARTY DECK
- OUTDOOR KITCHEN
- SHADE STRUCTURE
- VINES ON WIRE TRELLIS
- FIRE PLACE
- LOUNGE SEATING
- LUSH PLANTING TRAYS
- TREE GROVE

L5 SOCIAL

- SHADE STRUCTURE
- OUTDOOR KITCHEN
- VIEWS TO LAX/PLANE SPOTTING
- LUSH PLANTING TRAYS
- LOUNGE SEATING
- HANGING CHAIRS

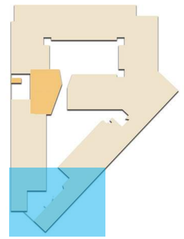


L6 VIEW TERRACE

- CLUB ROOM W/ LOUNGE FURNISHINGS AND TV
- SHADE TRELLIS WITH ICONIC TRELLIS AND PENDENT LIGHTING
- SIT UP BAR SEATING
- LUSH PLANTING TRAYS

L5 SKY LOUNGE

- STATEMENT FIRE FEATURE
- PING PONG
- GRAND STAIRCASE TO LEVEL 6 WITH SUNNING DECK
- LUSH PLANTING TRAYS
- POTTERY W/ ACCENT TREES



MJS LANDSCAPE ARCHITECTURE

MANCHESTER

WESTCHESTER, CA

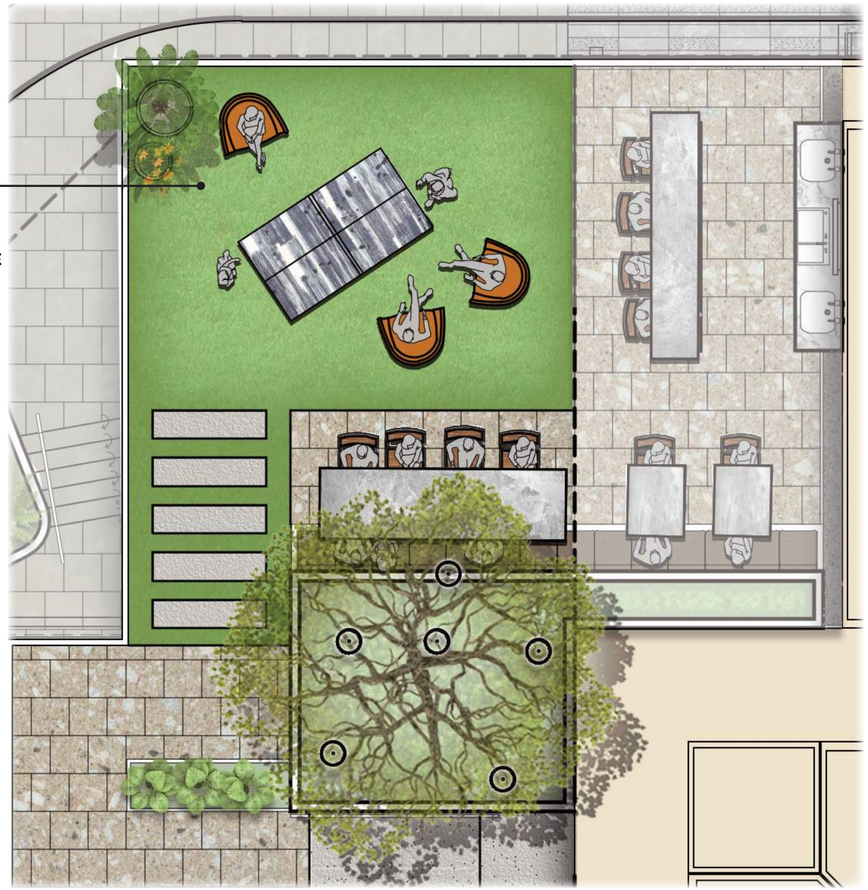
0' 4' 8' 16'

ROOFTOP ENLARGEMENTS (SOUTH) L.6

DATE: 08.12.22

L8 WORK + PLAY

- WET BAR W/ BEER TAPS
- BAR SEATING
- CANTILEVERED SHADE STRUCTURE
- BANQUETTE SEATING
- COWORK/DINING TABLES
- SPECIMEN TREE W/ ACCENT LIGHTING
- GFCI OUTLETS
- LOUNGE FURNISHINGS
- GAME LAWN





L8 MEDITATION GARDEN

- YOGA DECK
- COBBLE AND BOULDERS
- LOUNGE COTTAGE
- VINES ON WIRE TRELLIS
- LUSH PLANTING TRAYS
- SPECIMEN TREE
- BREEZE BLOCK SCREEN WALL



MJS LANDSCAPE ARCHITECTURE

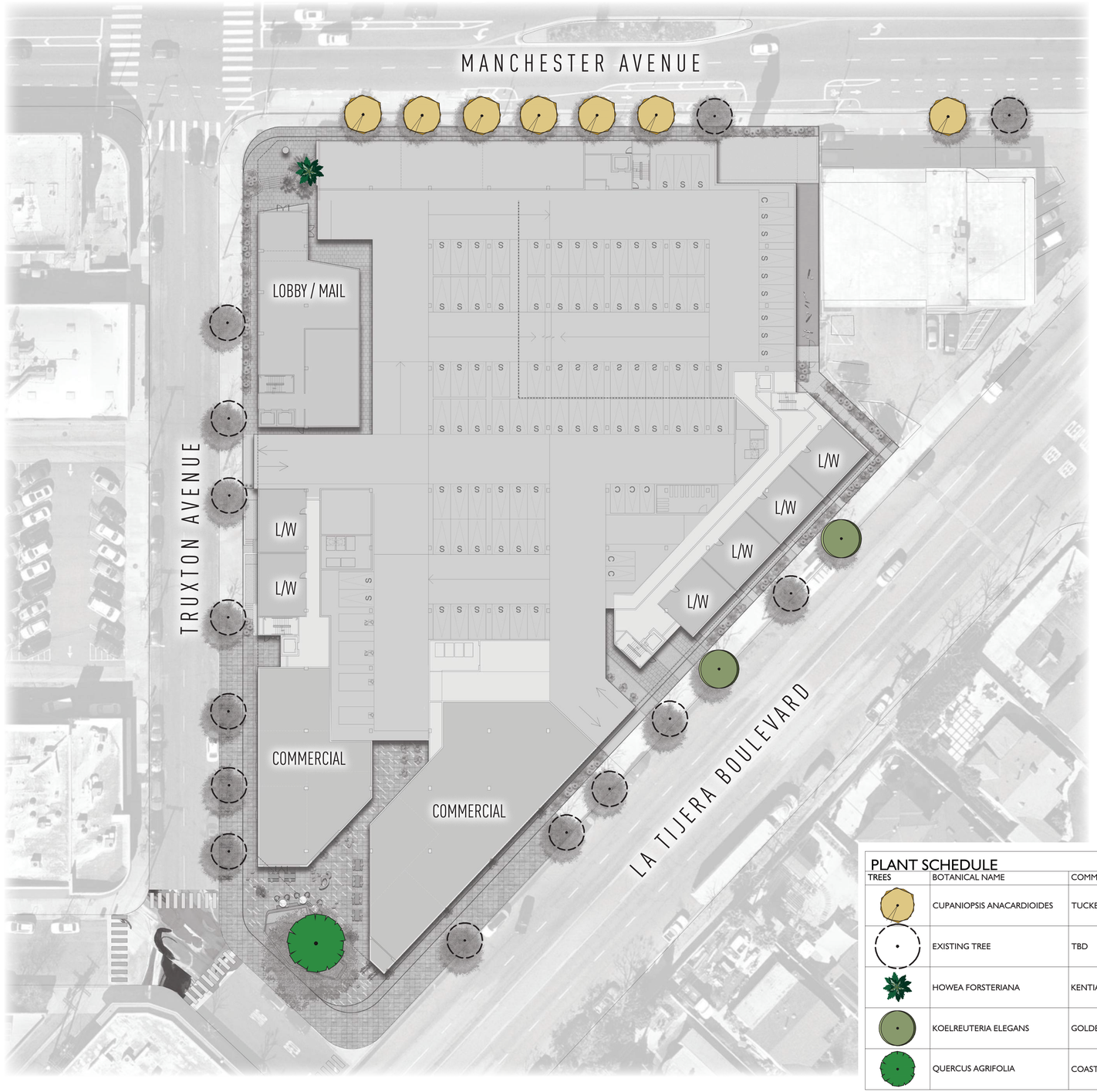
MANCHESTER

WESTCHESTER, CA

0' 2' 4' 8'

ROOFTOP ENLARGEMENTS (NORTH) L.7

DATE: 08.12.22



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	CUPANIOPSIS ANACARDIOIDES	TUCKEROO	20` B.T.H.	MODERATE	7
	EXISTING TREE	TBD	36"BOX	LOW	14
	HOWEA FORSTERIANA	KENTIA PALM MULTI-TRUNK	24"BOX	MODERATE	1
	KOELREUTERIA ELEGANS	GOLDEN RAIN TREE	20` B.T.H.	MODERATE	2
	QUERCUS AGRIFOLIA	COAST LIVE OAK MULTI-TRUNK	60"BOX	VERY LOW	1

MJS LANDSCAPE ARCHITECTURE

MANCHESTER

WESTCHESTER, CA

0' 15' 30' 60'

GROUND LEVEL TREE PLAN L.8

DATE: 08.12.22



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	HOWEA FORSTERIANA	KENTIA PALM	20` B.T.H.	LOW	3
	LAURUS X `SARATOGA`	SARATOGA HYBRID LAUREL	24"BOX	LOW	6
	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24"BOX	MODERATE	6
	OLEA EUROPAEA `SWAN HILL`	FRUITLESS OLIVE	36"BOX	LOW	4
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE MULTI-TRUNK	48"BOX	MODERATE	1
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN LACEBARK ELM	36"BOX	MODERATE	3
	UMBELLULARIA CALIFORNICA	BAY LAUREL	48"BOX	LOW	18

MJS LANDSCAPE ARCHITECTURE

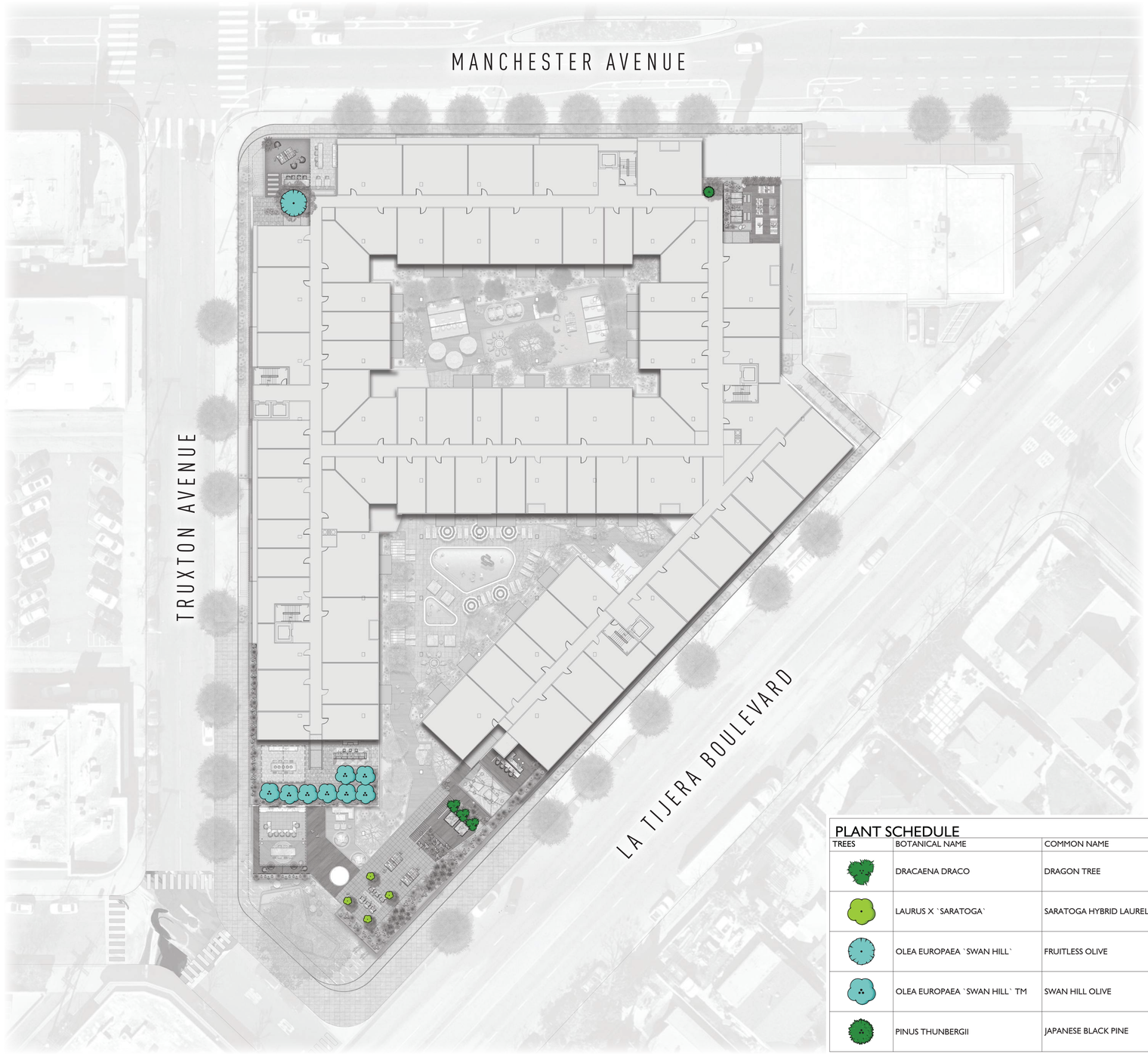
MANCHESTER

WESTCHESTER, CA

0' 15' 30' 60'

PODIUM LEVEL TREE PLAN L.9

DATE: 08.12.22



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY	REMARKS
	DRACAENA DRACO	DRAGON TREE	36"BOX	LOW	3	
	LAURUS X `SARATOGA`	SARATOGA HYBRID LAUREL	24"BOX	LOW	4	
	OLEA EUROPAEA `SWAN HILL`	FRUITLESS OLIVE	36"BOX	LOW	1	MULTI-TRUNK
	OLEA EUROPAEA `SWAN HILL` TM	SWAN HILL OLIVE	24"BOX	LOW	8	
	PINUS THUNBERGII	JAPANESE BLACK PINE	20` B.T.H.	MODERATE	1	SOURCED FROM BONSAI NURSERY

MJS LANDSCAPE ARCHITECTURE

MANCHESTER

WESTCHESTER, CA

0' 15' 30' 60'

ROOF LEVEL TREE PLAN L.10

DATE: 08.12.22



IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kc)
	HYDRO-ZONE - 1 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	LOW	0.30
	HYDRO-ZONE - 2 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	MODERATE	0.40
	HYDRO-ZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	749 S.F.	MODERATE	0.40
	HYDRO-ZONE -4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	MODERATE	0.40
	HYDRO-ZONE - 5 POOL AND SPA	865 S.F.	HIGH	1.0
	HYDRO-ZONE - 6 NORTH / EAST LEVEL 3	3,582 S.F.	MODERATE	0.40
	HYDRO-ZONE - 7 SOUTH / WEST LEVEL 3	6,744 S.F.	MODERATE	0.40
	TOTAL HYDROZONE AREA:	12,444 S.F.		

MJS LANDSCAPE ARCHITECTURE

MANCHESTER

WESTCHESTER, CA

0' 15' 30' 60'

GROUND LEVEL HYDROZONE PLAN L.11

DATE: 08.12.22



IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kc)
	HYDRO-ZONE - 1 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	LOW	0.30
	HYDRO-ZONE - 2 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	MODERATE	0.40
	HYDRO-ZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	749 S.F.	MODERATE	0.40
	HYDRO-ZONE -4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	MODERATE	0.40
	HYDRO-ZONE - 5 POOL AND SPA	865 S.F.	HIGH	1.0
	HYDRO-ZONE - 6 NORTH / EAST LEVEL 3	3,582 S.F.	MODERATE	0.40
	HYDRO-ZONE - 7 SOUTH / WEST LEVEL 3	6,744 S.F.	MODERATE	0.40
	TOTAL HYDROZONE AREA:	12,444 S.F.		

MJS LANDSCAPE ARCHITECTURE

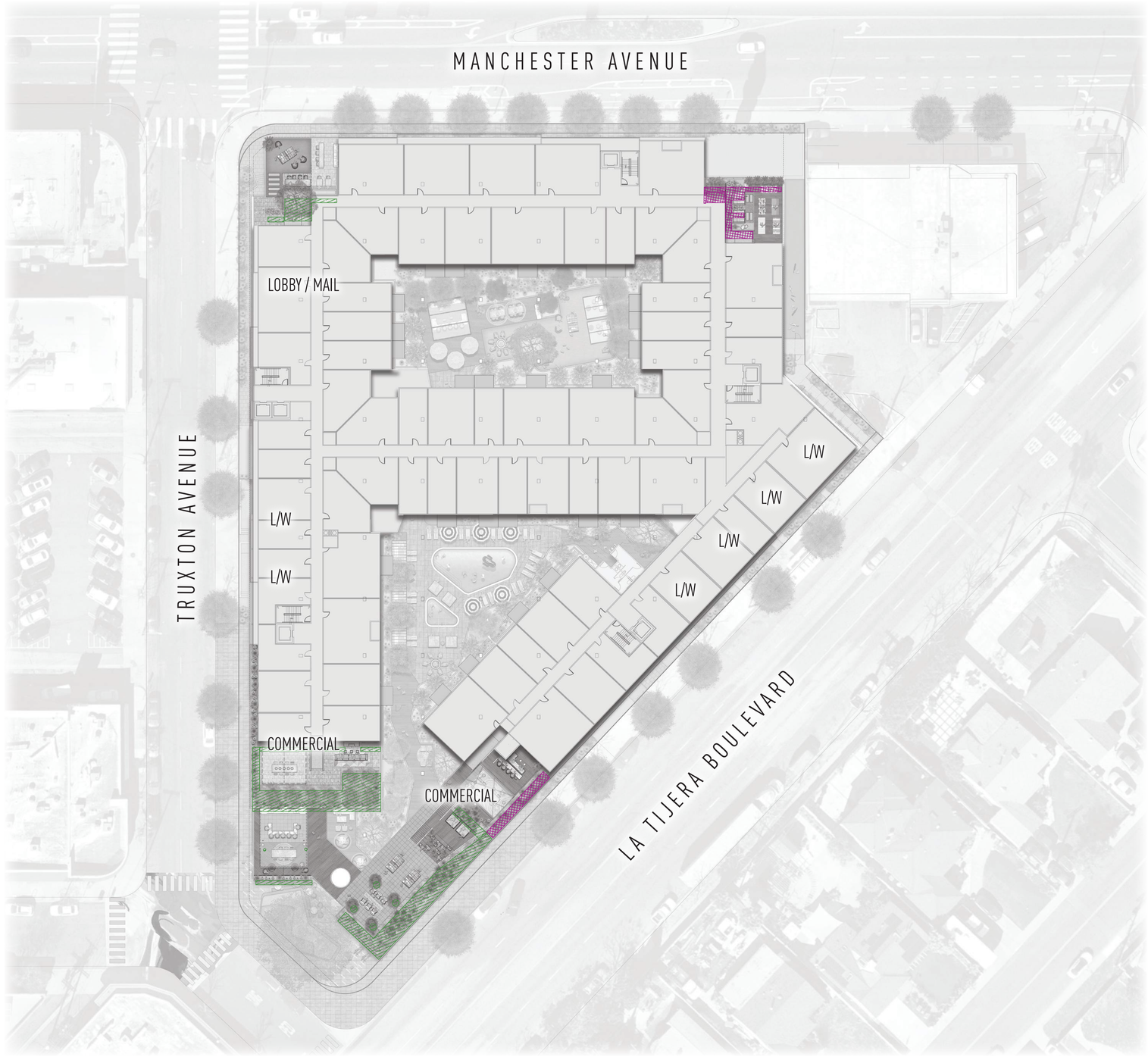
MANCHESTER

WESTCHESTER, CA

0' 15' 30' 60'

PODIUM LEVEL HYDROZONE PLAN L.12

DATE: 08.12.22



IRRIGATION HYDROZONES:

SYMBOL	HYDROZONE	AREA	WATER USAGE	PLANT FACTOR (Kc)
	HYDRO-ZONE - 1 WESTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	LOW	0.30
	HYDRO-ZONE - 2 NORTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	MODERATE	0.40
	HYDRO-ZONE - 3 SOUTHERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	749 S.F.	MODERATE	0.40
	HYDRO-ZONE -4 EASTERN SUN EXPOSURE IRRIGATION TECHNIQUE SHRUBS - SUB SURFACE DRIP IRRIGATION	168 S.F.	MODERATE	0.40
	HYDRO-ZONE - 5 POOL AND SPA	865 S.F.	HIGH	1.0
	HYDRO-ZONE - 6 NORTH / EAST LEVEL 3	3,582 S.F.	MODERATE	0.40
	HYDRO-ZONE - 7 SOUTH / WEST LEVEL 3	6,744 S.F.	MODERATE	0.40
	TOTAL HYDROZONE AREA:	12,444 S.F.		

MJS LANDSCAPE ARCHITECTURE

MANCHESTER

WESTCHESTER, CA

0' 15' 30' 60'

ROOF LEVEL HYDROZONE PLAN L.13

DATE: 08.12.22

PRELIMINARY PLANT PALETTE

SHRUBS - PODIUM / ROOFTOP - 3' O.C. SPACING

BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS			
ARCTOSTAPHYLOS MANZANITA `DR. HURD`	DR. HURD MANZANITA	5 GAL	LOW
FREMONTODENDRON X `KEN TAYLOR`	FLANNEL BUSH	15 GAL	VERY LOW
MEDIUM SHRUBS			
CEANOTHUS SP.	CALIFORNIA LILAC	5 GAL	LOW
GREVILLEA X `PEACHES AND CREAM`	GREVILLEA	5 GAL	LOW
LEUCADENDRON DISCOLOR `POM POM`	POM POM LEUCADENDRON	15 GAL	LOW
LEUCOSPERMUM CORDIFOLIUM `FLAME GIANT`	GIANT ORANGE NODDING PINCUSHION	15 GAL	LOW
PITTOSPORUM CRASSIFOLIUM `NANA`	KARO PITTOSPORUM	5 GAL	MODERATE
ROSMARINUS OFFICINALIS `TUSCAN BLUE`	TUSCAN BLUE ROSEMARY	5 GAL	VERY LOW
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS			
AJUGA REPTANS	CARPET BUGLE	1 GAL	MODERATE
ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	5 GAL	MODERATE
ASTER LAEVIS	SMOOTH BLUE ASTER	1 GAL	LOW
ERIGERON GLAUCUS `WAYNE RODERICK`	SEASIDE DAISY	1 GAL	LOW
IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	LOW
PENSTEMON HETEROPHYLLUS `MARGARITA BOP`	BEARD TONGUE	1 GAL	LOW
PITTOSPORUM TENUIFOLIUM `GOLF BALL`	GOLF BALL TAWHIWHI	5 GAL	MODERATE
ROSMARINUS OFFICINALIS `PROSTRATUS`	ROSEMARY	5 GAL	VERY LOW
SALVIA X `MRS. BEARD`	SAGE	5 GAL	LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	LOW
ZEPHYRANTHES CANDIDA	ZEPHYRLILY	1 GAL	MODERATE
ACCENT/COLOR SHRUBS			
AEONIUM X `MINT SAUCER`	MINT SAUCER AEONIUM	5 GAL	LOW
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
ALOE PLICATILIS	FAN ALOE	5 GAL	LOW
ALOE X SPINOSISSIMA	ALOE	5 GAL	LOW
GRASSES			
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	MODERATE
FESTUCA GLAUCA	BLUE FESCUE	1 GAL	LOW
LOMANDRA LONGIFOLIA	MAT RUSH	5 GAL	LOW
MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	MODERATE
PENNISETUM SPATHIOLATUM	RYE PUFFS	5 GAL	MODERATE
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MODERATE
SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	LOW
VINES/CLIMBING SHRUBS			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
ROSA DAVID AUSTIN `CLAIRE AUSTIN`	ENGLISH ROSE	15 GAL	MODERATE
ROSA X `CECILE BRUNNER`	CECILE BRUNNER CLIMBING ROSE	15 GAL	MODERATE
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE
TURF			
TURF AT ROOFTOP: SYNTHETIC IMPERIAL RYE FESCUE 90 OZ. TURF			

SHRUBS - GROUND LEVEL - 3' O.C. SPACING

BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS			
ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN`	HOWARD MCMINN MANZANITA	5 GAL	LOW
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
PRUNUS ILICIFOLIA LYONII	CATALINA CHERRY	15 GAL	LOW
RHAMNUS CALIFORNICA `EVE CASE`	CALIFORNIA COFFEEBERRY	15 GAL	LOW
RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	VERY LOW
MEDIUM SHRUBS			
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GAL	LOW
CEANOTHUS SP	CALIFORNIA LILAC	5 GAL	LOW
LEUCOPHYLLUM FRUTESCENS `LOS ALAMITOS`	TEXAS SAGE	5 GAL	LOW
SALVIA CLEVELANDII `ALLEN CHICKERING`	CLEVELAND SAGE	5 GAL	LOW
TEUCRIUM FRUTICANS `AZUREUM`	AZURE BUSH GERMANDER	5 GAL	LOW
VERBENA LILACINA `DE LA MINA`	LILAC VERBENA	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS			
AGAPANTHUS X `STORM CLOUD`	DARK BLUE LILY OF THE NILE	5 GAL	MODERATE
ARCTOSTAPHYLOS X `PACIFIC MIST`	PACIFIC MIST MANZANITA	5 GAL	LOW
ASTER CHILENSIS	PACIFIC ASTER	1 GAL	LOW
DUDLEYA BRITTONII	GIANT CHALK DUDLEYA	1 GAL	VERY LOW
KNIPHOFIA UVARIA `SHINING SCEPTRE`	POKER PLANT	5 GAL	LOW
LUPINUS EXCUBITUS	GRAPE SODA LUPINE	1 GAL	LOW
SALVIA LEUCOPHYLLA `POINT SAL SPREADER`	PURPLE LEAF SAGE	5 GAL	LOW
SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW
ACCENT/COLOR SHRUBS			
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	VERY LOW
FURCRAEA MACDOUGALII	FALSE AGAVE	5 GAL	LOW
GRASSES			
FESTUCA MAIREI	ATLAS FESCUE	5 GAL	LOW
LYGEUM SPARTUM	FALSE ESPARTO GRASS	5 GAL	LOW
MUHLENBERGIA LINDHEIMERI	LINDHEIMER`S MUHLY	5 GAL	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
PENNISETUM X `FAIRY TAILS`	EVERGREEN FOUNTAIN GRASS	5 GAL	MODERATE
VINES/CLIMBING SHRUBS			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE

PRELIMINARY PLANT PALETTE NOTES:

1. THE OBJECTIVE OF THE OVERALL LANDSCAPING CONCEPT IS TO PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS AND VISITORS.
2. THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGER WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.
3. THE FOLLOWING PLANT MATERIAL AS SELECTED IS COMPLIANT WITH CITY OF LOS ANGELES GREEN INITIATIVES OR CAL GREEN EQUIVALENT INCLUDING CONSIDERATION FOR WATER CONSERVATION AND NON-INVASIVE SPECIES AND PROMOTES THE OBJECTIVES OF THE S.N.A.P SPECIFIC PLAN.

IRRIGATION CONCEPT NOTES:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM THE CITY OF LOS ANGELES DEPARMENT of WATER AND POWER. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY OF LOS ANGELES DEPARMENT of WATER AND POWER STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY A "SMART CONTROLLER" AND MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL COMFORM WITH CITY OF LOS ANGELES WATER CONSERVATION REQUIREMENTS.

CITY of L.A. LANDSCAPE NOTES

1. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
2. SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
3. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
4. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

BICYCLE PARKING

USES	SITE LOCATION	REQUIRED	PROVIDED
RESIDENTIAL (SHORT TERM)	ALONG TRUXTON AVENUE	18 SPACES	20 SPACES
COMMERICAL (SHORT TERM)	ALONG TRUXTON AVENUE	8 SPACES	8 SPACES
TOTAL		27 SPACES	28 SPACES

EXISTING TREE NOTE

- NO PROTECTED TREES ON SITE NO PROTECTED TREES OFF SITE - ALL STREET TREES TO BE MAINTAINED. REFER TO ARBORICULTURAL INVENTORY AND REPORT BY NOREAS, DATED JULY 2022.

OPEN SPACE REQUIREMENTS

PER LA CITY ZONING CODE, SECTION 12.21G

OPEN SPACE REQUIREMENTS:	UNITS	OPEN SPACE REQUIRED
100 S.F. FOR UNITS < 3 HABITABLE ROOMS	125	= 12,500 S.F.
100 S.F. FOR UNITS < 3 HABITABLE ROOMS	196	= 19,600 S.F.
125 S.F. FOR UNITS = 3 HABITABLE ROOMS	120	= 15,000 S.F.
TOTAL REQUIRED		= 47,100 S.F.
TOTAL OPEN SPACE REQUIRED (AFTER 25% REDUCTION PER TOC VII.1.B.II):		= 28,930 S.F.
PROVIDED OPEN SPACE :		
EXTERIOR COMMON OPEN SPACE		
LEVEL 1		= 2,345 S.F.
LEVEL 3		= 17,494 S.F.
LEVEL 5		= 4,832 S.F.
LEVEL 6		= 598 S.F.
LEVEL 8		= 3,949 S.F.
TOTAL PROVIDED		29,218 S.F.
LANDSCAPE AREA REQUIRED (25% OF COMMON OPEN SPACE)		7,233 S.F.
LANDSCAPE AREA PROVIDED:		
LEVEL 1		= 1,253 S.F.
LEVEL 3		= 7,448 S.F.
LEVEL 5		= 1,061 S.F.
LEVEL 6		= 202 S.F.
LEVEL 8		= 1,618 S.F.
TOTAL PROVIDED		11,582 S.F.

TREE REQUIREMENTS:

PRIVATE TREES - PER LA CITY ZONING CODE, SECTION 12.21G

1 TREE PER 4 UNITS — 441 UNITS - UNITS/4 = — TREES REQUIRED: 111

TREES PROVIDED - 24" BOX OR GREATER — TREES PROVIDED: 79

LEVEL 1 - 25 TREES (23 OF 25 TREES IN R.O.W.)
LEVEL 3 - 38 TREES
LEVEL 5 - 6 TREES
LEVEL 8 - 10 TREES

TREES DEFICIENT FOR 12.21G: 32

APPLICANT REQUESTS 29% REDUCTION WITH IN LIEU FEE

GENERAL PLANTING NOTES:

1. MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
2. SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS AND BALCONIES.
3. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.
4. PLANT MATURITY - SHRUBS WILL REACH MATURITY IN 3 YEAR / TREES WILL REACH MATURITY IN 5 YEARS

POTENTIAL LANDSCAPE AREA

POTENTIAL LANDSCAPE AREA = (SITE) 105,276 S.F. - (BUILDING) 92,135 S.F. = 13,141 S.F.

MJS LANDSCAPE ARCHITECTURE
MANCHESTER
WESTCHESTER, CA

0' 15' 30' 60'

LANDSCAPE CALCULATIONS & NOTES

DATE: 08.12.22