Stanford Apartments

14733, 14739, 14803 S Stanford Ave
Los Angeles, California

LACDC Submittal
DRP Project No. R2014-02900
21 October 2016

Hollywood Community Housing Corporation
5020 Santa Monica Blvd.
Los Angeles, CA 90029
(213) 454.6207

ShelterLLP ARCHITECTS
87 N Raymond Ave #217
Pasadena, CA 91103
(213) 290.3220

SOLA INC Landscape Architects
380 N. Palm St., Suite B
Brea, CA 92821
(562) 905.0800

Request for Zoning Change Permit to R3, Housing Permit, & General Plan Ammendment to H-30 for new construction of 85 affordable housing units on 3 parcels, 2.72 Acres vacant/cleared land, located at 14803 S Stanford Ave, Los Angeles CA. APN: 6137-005-036; 6137-005-902; 6137-005-903. Proposed project includes Community/Common Rooms, Counseling Space, Computer Room, Laundry Rooms, Community Garden, Landscaped Courtyards, Children's Play Area, Dog Area

	NOFA Round 22 Architectural Design Criteria Requirement	Provided
Common Open Area	15 sf/du = 1,275 sf	±12,800 sf Courtyard 1: 1,600 sf Courtyard 2: 5,800 sf Breezeway: 1,400 sf Community Garden : 4,000 sf
1-Bedroom Units		
Minimum Unit Sizes	1-Bedroom: 500 nsf	1-Bedroom: 68 nsf
Living Area	Room Size: 150 sf Min Room Width: 9'	189sf 10'
Kitchen Counter/Base Cabinet	1-Bedroom: 5 lf	7 lf
Refrigerator	1-Bedroom: 12 cu.ft.	12 cu.ft.
Master Bedroom	Room Size: 120 sf Min. Room Width: 10'	139 sf 11'
Master Bedroom Storage	20 sf 10 lf shelf & pole	22 sf 11' lf
General Storage	105 cu.ft.	110 cu.ft. (coat & pantry)
Linen Storage	28 cu.ft.	35 cu.ft.
2-Bedroom Units		
Minimum Unit Sizes	2-Bedroom: 750 nsf	2-Bedroom: 825 nsf
Living Area	Room Size: 150 sf Min Room Width: 9'	189 sf 10'
Kitchen Counter/Base Cabinet	2-Bedroom: 6.5 lf	7 lf
Refrigerator	2-Bedroom: 16 cu.ft.	16 cu.ft.
Bedroom	Room Size: 90 sf Min. Room Width: 9'	105 sf 9' min
Bedroom Storage	10 sf 5 lf shelf & pole	10 sf 5 lf
Master Bedroom	Room Size: 150 sf Min. Room Width: 12'	135 sf 11'-4" min
Master Bedroom Storage	20 sf 10 lf shelf & pole	61 sf 14 lf
General Storage	105 cu.ft.	117 cu.ft. (coat & pantry)
Linen Storage	28 cu.ft.	35 cu.ft.
3-Bedroom Units		
Minimum Unit Sizes	3-Bedroom: 1,000 nsf	3-Bedroom: 1,095 nsf
Living Area	Room Size: 150 sf Min Room Width: 9'	201 sf 11'
Kitchen Counter/Base Cabinet	3-Bedroom: 8 lf	8 lf
Refrigerator	3-Bedroom: 18 cu.ft.	18 cu.ft.
Bedroom	Room Size: 90 sf Min. Room Width: 9'	90 sf 9'
Bedroom Storage	10 sf 5 lf shelf & pole	11 sf 5'-6" lf
Master Bedroom	Room Size: 150 sf Min. Room Width: 12'	159 sf 11'-4" min
Master Bedroom Storage	20 sf 10 lf shelf & pole	33 sf 10 lf
General Storage	105 cu.ft.	144 cu.ft. (coat & pantry)
Linen Storage	28 cu.ft.	35 cu.ft.
Common Indoor Area		
Community Room	600 sf min	3,365 sf Community Room: 686 sf Common A: 971 sf Kitchenette: 177 sf Common B: 699 sf Computer Room: 134 sf 2nd Floor Common: 349 sf 3rd Floor Common: 349 sf
Laundry Area	1 washer & 1 dryer/ 10 units 6 lf countertop surface	9 washers / 9 dryers 6 lf minimum per laundry room

PROJECT DATA

Site Area	118,605 SF	=	2.72	Acres

Proposed General Plan Designation: H-30
Proposed Zone: R3
Occupancy: R2
Type of Construction: Type V-A
Sprinkler System: NFPA 13
Number of Stories: 3 (partial 2 stories)

	allowed/required per code	*proposed*	*allowed with affordable housing incentive*
Height Limit	35' max	40' (5' below max)	45' max *(code allowed+10')*
Dwelling Unit Density	82 DU *(30 du/ac)*	85 DU (+4% density bonus)	110 DU *(+ 35% density bonus)*
Front Yard	15' min	15'	
Interior Side Yard	5' min	5'	
Rear Yard	15' min	15'	

Building Footprint	38,511 SF	32.5%
Driveway / Parking	37,230 SF	31.4%
Hardscape / Landscape	42,864 SF	36.1%

Gross Building Square Footage

Building 1	24,701 GSF
Building 2	88,253 GSF
Total	112,954 GSF

Provided Unit Mix

unit type	*gross unit area*	*count bldg 1*	*bldg 2*	*total*	*percentage*
1 Bedroom	693 GSF	20	26	**46**	54.1%
2 Bedroom	886 GSF	1	12	**13**	15.3%
3 Bedroom	1,167 GSF		26	**26**	30.6%
		21	64	**85**	
Accessible Units (Mobility)		*3*	*6*	***9***	10.6%
Units 1-101, 1-201, 1-301					
2-101, 2-110, 2-118					
2-204, 2-213, 2-223					
Communication Equipped Units		*1*	*3*	***4***	4.7%
Units 1-106					
2-101, 2-110, 2-118					

(See Proforma for unit afordability mix)

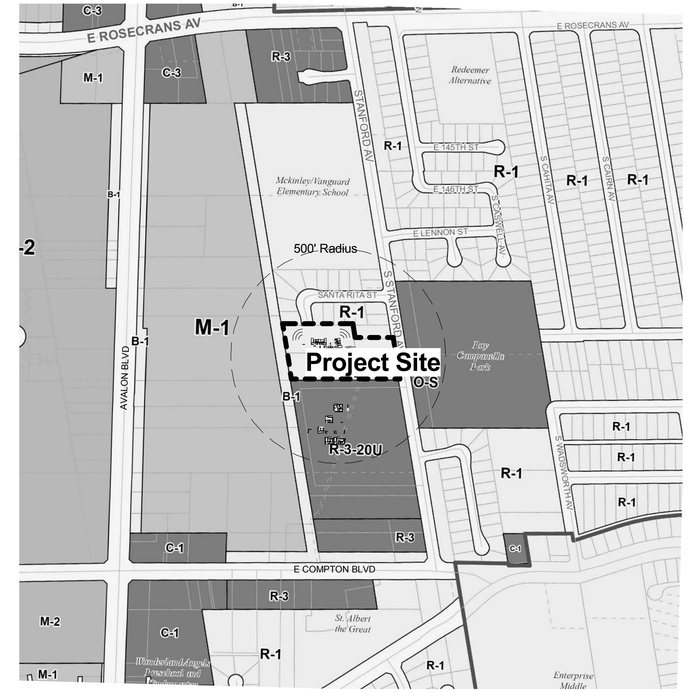
	required per code	*proposed*	*allowed with affordable housing incentive*
Parking	**169 cars** *1.5 : 0-1 bedroom (46du*1.5=69)* *2 : 2-3 bedroom (39du*2=78)* guest 1: 4du (85/4=21.25)	**93 cars** *in surface lot* *80 covered*	**93 cars** *.75 : 0-1 bedroom (46du*.75=34.5)* *1.5 : 2-3 bedroom (39du*1.5=58.5)* *inclusive of guest*
Bike Storage	9 Short Term (1:10du) 43 Long Term (1:2du)	9 Short Term 85 Long Term	

Common Area

Community Room	686 SF
Common A	971 SF
Kitchenette	177 SF
Common B	699 SF
Computer Room	134 SF
2nd Floor Common	349 SF
3rd Floor Common	349 SF
Total	3,365 SF

Common Open Space

Courtyard 1	1,600
Courtyard 2	5,800
Breezeway	1,400
Community Garden	4,000
Total	12,800



Location Map / Land Use Map | 1

Applicable Codes
2016 California Building Code
2016 California Green Building Code
2016 California Mechanical Code
2016 California Electrical Code
2016 California Plumbing Code
2016 California Fire Code
2016 County of Los Angeles Code of Ordinances

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OWNER / APPLICANT
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ARCHITECT
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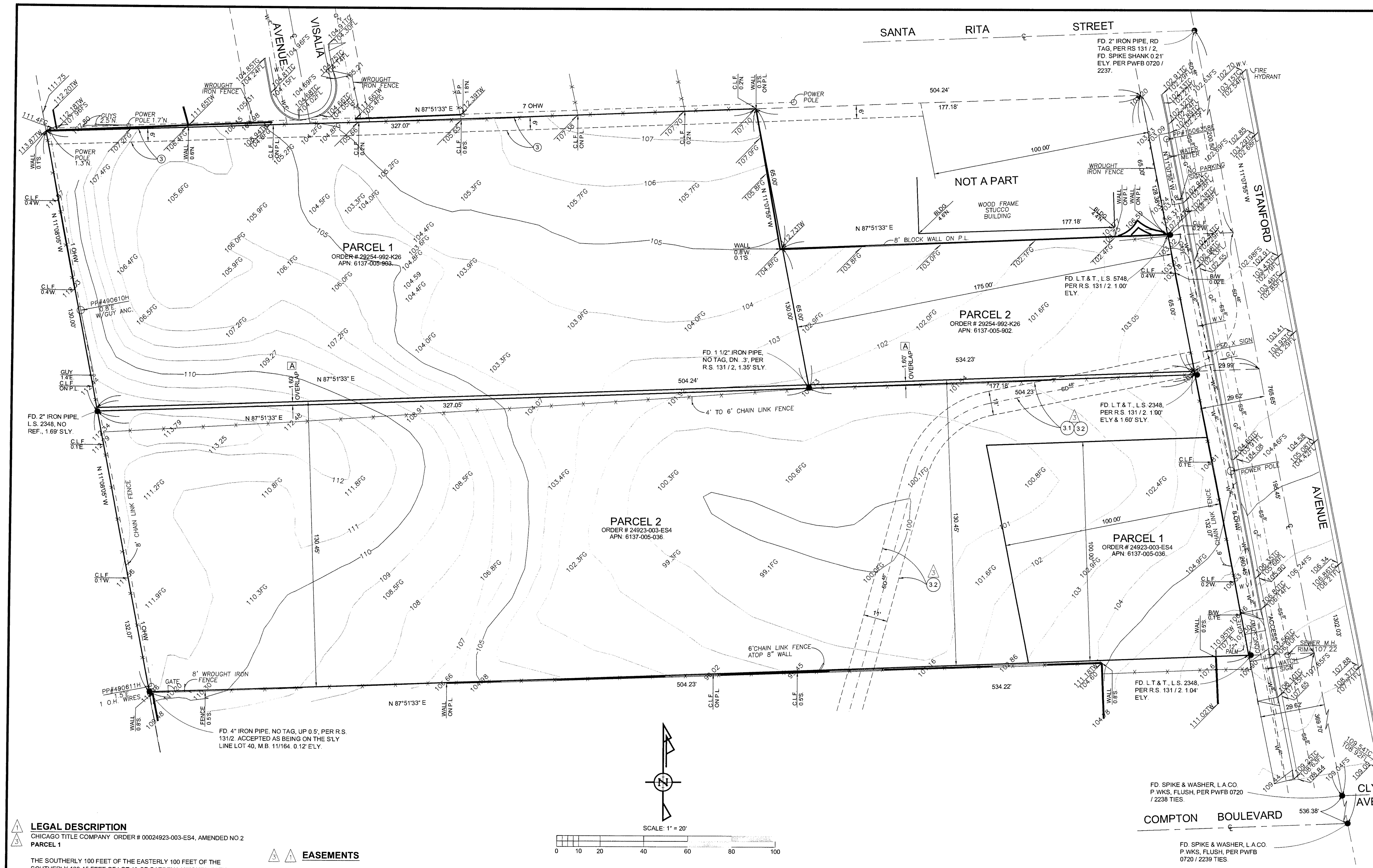
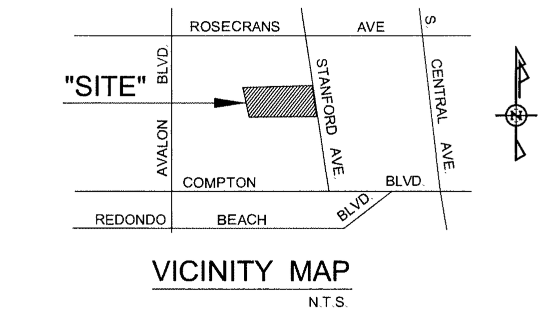
A1

N 0 200' 400'

21 October 2016





VICINITY MAP
N.T.S.

MISCELLANEOUS NOTES

NOTHING FOUND, NOTHING SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

● INDICATES FOUND MONUMENT AS NOTED.

[A] INDICATES THE AREA OF 1.60 FEET OVERLAP PER CHICAGO TITLE COMPANY REPORTS LEGAL DESCRIPTION.

△2 NOTE: THERE IS A CONFLICT WITH THE LEGAL DESCRIPTIONS DISCLOSED IN THE TITLE REPORTS PROVIDED BY CHICAGO TITLE COMPANY. ORDER # 24923-003-ES4, PARCELS 1 & 2 ARE DESCRIBED AS BEING A PORTION OF LOT 40, (PARCEL 1) AS BEING THE THE SOUTHERLY 100.00 FEET OF THE EASTERLY 100 FEET OF THE SOUTHERLY 130.45 FEET OF LOT 40 AND (PARCEL 2) AS BEING THE SOUTHERLY 130.45 FEET OF LOT 40.

CHICAGO TITLE COMPANY ORDER # 29254-992-K26, PARCELS 1 & 2 ARE DESCRIBED AS BEING A PORTION OF LOT 40, (PARCEL 1) THE NORTH 130 FEET OF THE SOUTH 260.45 FEET OF LOT 40, SAID DISTANCES BEING MEASURED ALONG THE EASTERLY LINE OF SAID LOT 40. (PARCEL 2) THE SOUTHERLY 65 FEET OF THE NORTHERLY 130 FEET OF THE SOUTHERLY 260.45 FEET OF LOT 40, SAID DISTANCES BEING MEASURED ALONG THE EASTERLY LINE OF SAID LOT 40.

THIS CREATES AN OVERLAP OF 1.60 FEET BETWEEN THE NORTHERLY LINE OF PARCEL 2, ORDER # 24923-003-ES4 AND THE SOUTHERLY LINE OF PARCELS 1 & 2 OF ORDER # 29254-992-K26. THE AREA OF OVERLAP IS IDENTIFIED BY [A].

△1 NOTE: THERE IS NO OBSERVABLE EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON SITE.

THERE IS NO OBSERVABLE EVIDENCE OF WETLAND AREA ON SITE.

DATA

CURRENT ZONE: R-1 (SINGLE FAMILY RESIDENCE)

CURRENT SETBACK REQUIREMENTS:

FRONT= 20', EXCEPT AS PROVIDED IN SPECIAL STANDARDS DISTRICT.
SIDE= 5' OR 10% OF AVERAGE WIDTH OF NARROW LOT, BUT NOT LESS THAN 3'.
REAR= 15' OR 20% OF AVERAGE DEPTH OF SHALLOW LOT , BUT NOT LESS THAN 10'.

CURRENT MAXIMUM BUILDING HEIGHT REQUIREMENT: 35' FROM EXISTING OR EXCAVATED GRADE.

LOT AREA: MINIMUM AREA 5,000 SQ.FT., UNLESS OTHERWISE SPECIFIED.

CURRENT PARKING REQUIREMENTS

SUBJECT TO USE AND REVIEW.

2 COVERED PARKING SPACES PER SINGLE FAMILY RESIDENCE.

FLOOD ZONE

COMMUNITY MAP NO.: 06037C1795F
EFFECTIVE DATE OF: SEPTEMBER 26, 2008.
ZONE DESIGNATION: "X"

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCH MARK

LACPW BM# Y 12082
L & DPW TAG IN THE EAST CURB 2' WEST OF ECR AT THE NORTHWEST CORNER OF ROSECRANS AVENUE AND STANFORD AVENUE.
BASELINE (2005) ELEVATION: 116.389'

BASIS OF BEARINGS

THE BEARING NORTH 11°07'55" WEST ON THE CENTERLINE OF STANFORD AVENUE PER RECORD OF SURVEY BOOK 131, PAGE 2, IN THE UNINCORPORATED TERRITORY OF THE COUNTYOF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS.

ACCESS NOTE

ACCESS TO THE SUBJECT PROPERTY VIA STANFORD AVENUE AND VISALIA AVENUE, BEING A PUBLIC RIGHT-OF-WAY.

SOURCE OF DATA

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012
(213) 974-6411
NET ZONE: PLANNING.CO.LA.CA.US

PARKING TABLE

NO PARKING SPACES ON SITE.

△2 TOTAL AREA

CHICAGO TITLE COMPANY
ORDER# 24923-003-ES4 & 29254-992-K26
118,340.075 SQ. FT.
2.717 ACRES

△1 △3 LEGAL DESCRIPTION

CHICAGO TITLE COMPANY ORDER # 00024923-003-ES4, AMENDED NO.2
PARCEL 1

THE SOUTHERLY 100 FEET OF THE EASTERLY 100 FEET OF THE SOUTHERLY 130.45 FEET OF LOT 40 OF GARDENA HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 164, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM 1/2 OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDER SAID LAND BELOW 500 FEET FROM THE SURFACE, BUT WITHOUT SURFACE RIGHTS, AS RESERVED BY RUTH HELLMERS, A MARRIED WOMAN IN DEED RECORDED JANUARY 14, 1959, AS INSTRUMENT NO. 10, OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDER SAID LAND BELOW 500 FEET FROM THE SURFACE, BUT WITHOUT SURFACE RIGHTS, AS RESERVED BY FARM LEASES, INC., A CORPORATION IN DEED RECORDED APRIL 21, 1966.

PARCEL 2

THE SOUTHERLY 130.45 FEET OF LOT 40 OF GARDEN HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 164, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 100 FEET OF THE EASTERLY 100 FEET THEREOF.

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER PETROLEUM PRODUCTS AND RIGHTS IN OTHER MINERALS PRODUCED AND SAVED FROM THE AFORESAID REAL PROPERTY BUT WITHOUT ANY RIGHT OF THE GRANTOR, SUCCESSORS OR ASSIGNS TO GO UPON SAID REAL PROPERTY OR TO HAVE ACCESS TO THE SURFACE THEREOF AND WITHOUT ANY OBLIGATION ON THE PART OF THE GRANTEE OR THEIR SUCCESSORS OR ASSIGNS TO EXPLORE FOR OR PRODUCE OR TO PERMIT OTHERS TO EXPLORE FOR OR PRODUCE OIL, GAS OR OTHER MINERAL FROM OR UNDER SAID REAL PROPERTY AS RESERVED BY CARRIE P. SCHWEIZER, A WIDOW IN DEED RECORDED SEPTEMBER 28, 1954, AS INSTRUMENT NO. 1488 OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN, ON OR UNDER SAID LAND BELOW 500 FEET FROM THE SURFACE BUT WITHOUT SURFACE RIGHTS AS RESERVED BY MILTON NATAPOFF AND SYLVIA NATAPOFF, HUSBAND AND WIFE AS JOINT TENANTS, IN DEED RECORDED APRIL 21, 1966.

APN: 6137-005-036.

△3 △1 EASEMENTS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
CHICAGO TITLE COMPANY
ORDER NO.: 00024923-003-ES4
DATED: OCTOBER 8, 2014, AMENDED OCTOBER 17, 2014, AMENDED NO.2.

A PROPERTY TAXES, ASSESSMENTS, AND SPECIAL TAXES, A NON-SURVEY MATTER.

B LIEN OF SUPPLEMENTAL TAXES, A NON-SURVEY MATTER.

1 AN EASEMENT OF GARDENA LAND AND WATER COMPANY FOR WATER MAINS, INGRESS AND EGRESS ETC., PER BOOK 4716, PAGE 11 OF DEEDS, IS BLANKET IN NATURE AND NOT PLOTTED.

2 ANY RIGHTS OF GARDENA HEIGHTS WATER CO. FOR MAINTAINING A WATER DISTRIBUTION SYSTEM ETC., PER LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 163357, ENTERED NOVEMBER 23, 1926, A NON-SURVEY MATTER.

3 OIL AND GAS LEASE BETWEEN EARL & RUTH HELLMERS AND ATLAS OIL COMPANY OF CALIFORNIA PER INST. NO. 4457 IN BOOK M198 PAGE 637 O.R., RECORDED JANUARY 14, 1959; THE RIGHT OF SURFACE ENTRY UNDER SAID LEASE WAS QUITCLAIMED PER INST. NO. 1348 O.R., RECORDED APRIL 21, 1966, A NON-SURVEY MATTER.

(3.1) A EASEMENT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR COVERED STORM DRAIN PURPOSES PER SUPERIOR COURT CASE NO. C 10690 PER INST. NO. 2778 O.R., RECORDED MAY 16, 1972 IS PLOTTED HEREON.

(3.2) A 11' WIDE EASEMENT OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR COVERED STORM DRAIN PURPOSES PER SUPERIOR COURT CASE NO. C 10690 INST. NO. 3725 O.R., RECORDED MARCH 14, 1973, IS PLOTTED HEREON.

4 WATER RIGHTS, CLAIMS OR TITLE TO WATER, A NON-SURVEY MATTER.

5 ANY RIGHTS OF THE PARTIES IN POSSESSION, A NON-SURVEY MATTER.

6 MATTERS WHICH MAY BE DISCLOSED BY SURVEY , PARTICULARS DESCRIBED THEREIN.

7 THIS EXCEPTION HAS BEEN INTENTIONALLY DELETED.

△2 LEGAL DESCRIPTION

CHICAGO TITLE COMPANY ORDER # 00029254-992-K26
PARCEL 1

THE NORTH 130 FEET OF THE SOUTH 260.45 FEET OF LOT 40 OF GARDENA HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 164 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID DISTANCES BEING MEASURED ALONG THE EASTERLY LINE OF SAID LOT 40.

EXCEPT THE EASTERLY 175 FEET THEREOF.

ALSO EXCEPT ALL OILS, GAS, MINERALS, AND ALL OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND BELOW 500 FEET FROM THE SURFACE THEREOF WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY CARL G. SJELIN, IN DEED RECORDED APRIL 20, 1966 AS INSTRUMENT NO. 1344 OF OFFICIAL RECORDS.

PARCEL 2

THE SOUTHERLY 65 FEET OF THE NORTHERLY 130 FEET OF THE SOUTHERLY 260.45 FEET (SAID DISTANCES BEING MEASURED ALONG THE EASTERLY LINE OF LOT 40) OF THE EASTERLY 175 FEET OF LOT 40 OF GARDENA HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 11, PAGE 164 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITH NO RIGHT OF ENTRY, EXCEPT BENEATH A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, AS RESERVED BY CARL G. SJELIN, A MARRIED MAN WHO ACQUIRED TITLE AS CARL G. SJELIN, A SINGLE MAN AND ALTA W. SJELIN, HIS WIFE, IN DEED RECORDED JUNE 15, 1955 IN BOOK 48067, PAGE 119, OFFICIAL RECORDS, AS INSTRUMENT NO. 1154.

APN: 6137-005-902; 6137-005-903.

△2 EASEMENTS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
CHICAGO TITLE COMPANY
ORDER NO.: 00029254-992-K26
DATED: SEPTEMBER 24, 2014.

A SAID LAND EXEMPT ON 2014-2015 COUNTY TAX ROLL, A NON-SURVEY MATTER.

B LIEN OF SUPPLEMENTAL TAXES, A NON-SURVEY MATTER.

1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, A NON-SURVEY MATTER.

2 AN EASEMENT OF GARDENA LAND AND WATER COMPANY FOR WATER MAINS, INGRESS AND EGRESS ETC., PER BOOK 4716, PAGE 11 OF DEEDS, IS BLANKET IN NATURE AND NOT PLOTTED.

(3) A 6' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRIC LINE, AND FIXTURES ETC., PER INST. NO. 2236 O.R., RECORDED JULY 25, 1955, IS PLOTTED HEREON.

4 OIL AND GAS LEASE BETWEEN CARL G. SJELIN AND ALTA W. SJELIN AND J.K. WADLEY, PER INST. NO. 3521 O.R., RECORDED OCTOBER 7, 1958, A NON-SURVEY MATTER.

5 APPROVAL OF THE POLICY ANTICIPATED BY THIS REPORT BY REGIONAL COUNSEL , ETC., A NON-SURVEY MATTER.

6 MATTERS WHICH MAY BE DISCLOSED BY INSPECTION, A NON-SURVEY MATTER.

7 ANY RIGHTS OF THE PARTIES IN POSSESSION, A NON-SURVEY MATTER.

LEGEND

AC	ASPHALT	F.S.	FIRE SPRINKLER HOOKUP
BLK	BLOCK	G.C.	GAS CAP
B/W	BACK OF WALK	G.M.	GAS METER
CTVB	CABLE T.V. BOX	G.P.	GUARD POST
BFP	BACK FLOW PREVENTER	INT.	INTERSECTION
CLF.	CHAIN LINK FENCE	I.P.	IRON PIPE
C.B.	CATCH BASIN	L.&T.	LEAD & TACK
C.L.E	CENTERLINE	L.T. &T.	LEAD, TACK & TAG
CLR.	CLEAR	M.H.	MAN HOLE
C.O.	CLEAN OUT	M.W.	MONITORING WELL
CONC.	CONCRETE	OHW	OVER HEAD WIRE
C&G	CURB & GUTTER	O.R.	OFFICIAL RECORDS
DR.	DRAIN	PIV	POST INDICATOR VALVE
⟶	DIRECTION OF FLOW	P.L.	PROPERTY LINE
ELY.	EASTERLY	P.P.	POWER POLE
SLY	SOUTHERLY	P.O.B.	POINT OF BEGINNING
WLY.	WESTERLY	P.O.C.	POINT OF COMMENCING
NLY.	NORTHERLY	R.O.W.	RIGHT OF WAY
-W-	WATER LINE	ST.LT.	STREET LIGHT
-S-	SEWER LINE	SLPB	STREET LIGHT PULL BOX
-G-	GAS LINE	SPK HK	SPRINKLER HOOKUP
-E-	ELECTRICAL LINE	TSPB	TRAFFIC SIGNAL PULL BOX
-SD-	STORM DRAIN LINE	(T)	TRASH ENCLOSURE
EPB.	ELECTRICAL PULL BOX	TW	TREE WELL
E.T.	ELECTRICAL TRANSFORMER	W.M.	WATER METER
E.VLT.	ELECTRICAL VAULT	W.V.	WATER VALVE
FD.	FOUND	W.C.	WATER CAP
F.H	FIRE HYDRANT	☼	YARD LIGHT (YL)

△1 △2 SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE COMPANY.
HOLLYWOOD COMMUNITY HOUSING CORPORATION,
CORPORATION FOR SUPPORTIVE HOUSING (CSH), ITS SUCESSORS AND/OR ASSIGNS
SUPPORTIVE HOUSING SOLUTIONS FUND LLC
LOS ANGELES COUNTY COMMUNITY DEVELOPMENT COMMISSION (LACDC).

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 6(b), 8, 11(b), 14, 17, 18, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 8, 2014.

[signature] 10/29/14
MARK P. PFEILER L.S. 5959 DATE
EXPIRES: 12-31-14.

LICENSED LAND SURVEYOR — MARK P. PFEILER — L.S. 5959 — EXP 12-31-14 — STATE OF CALIFORNIA

DATE OF ORIGINAL ISSUANCE: SEPTEMBER 11, 2014.
LAST FIELD INSPECTION: SEPTEMBER 8, 2014.
ISSUANCE NUMBER: 3

NOTE: THIS SURVEY IS TO BE USED FOR ALTA PURPOSES ONLY TO OBTAIN TITLE INSURANCE.

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED. (PER SECTION 6735.5 OF THE BUSINESS AND PROFESSIONAL CODE).

NOTE: THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES, PIPES OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION AND/OR EXISTENCE OF UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

REVISIONS
△1 10/2/14 CHIC.PTR.
△2 10/6/14 CHIC.PTR.
△3 10/29/14 CHIC.PTR.

PFEILER & ASSOCIATES ENGINEERS, INC.
CIVIL ENGINEERING & LAND SURVEYING
14181 FERN AVENUE CHINO, CA 91710
Telephone (909) 993-5800 Fax (909) 993-5801

PREPARED FOR
HOLLYWOOD COMMUNITY HOUSING CORPORATION
5020 SANTA MONICA BOULEVARD
LOS ANGELES, CALIFORNIA 90029

ALTA/ACSM LAND TITLE SURVEY
PORTION OF LOT 40, GARDENA HEIGHTS, MB. 11 / 164.
14733 & 14803 S. STANFORD AVENUE
WEST RANCHO DOMINQUEZ, CA.

DRAWN BY: M.G.
DATE: SEPTEMBER 11, 2014.
SHEET 1 OF 1
JOB NO.: 2014-036A

Hollywood Community Housing Corporation
OWNER / APPLICANT
5020 Santa Monica Blvd.
Los Angeles, CA 90029
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ShelterLLP ARCHITECTS
ARCHITECT
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Pasadena, CA 91102
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Los Angeles, California

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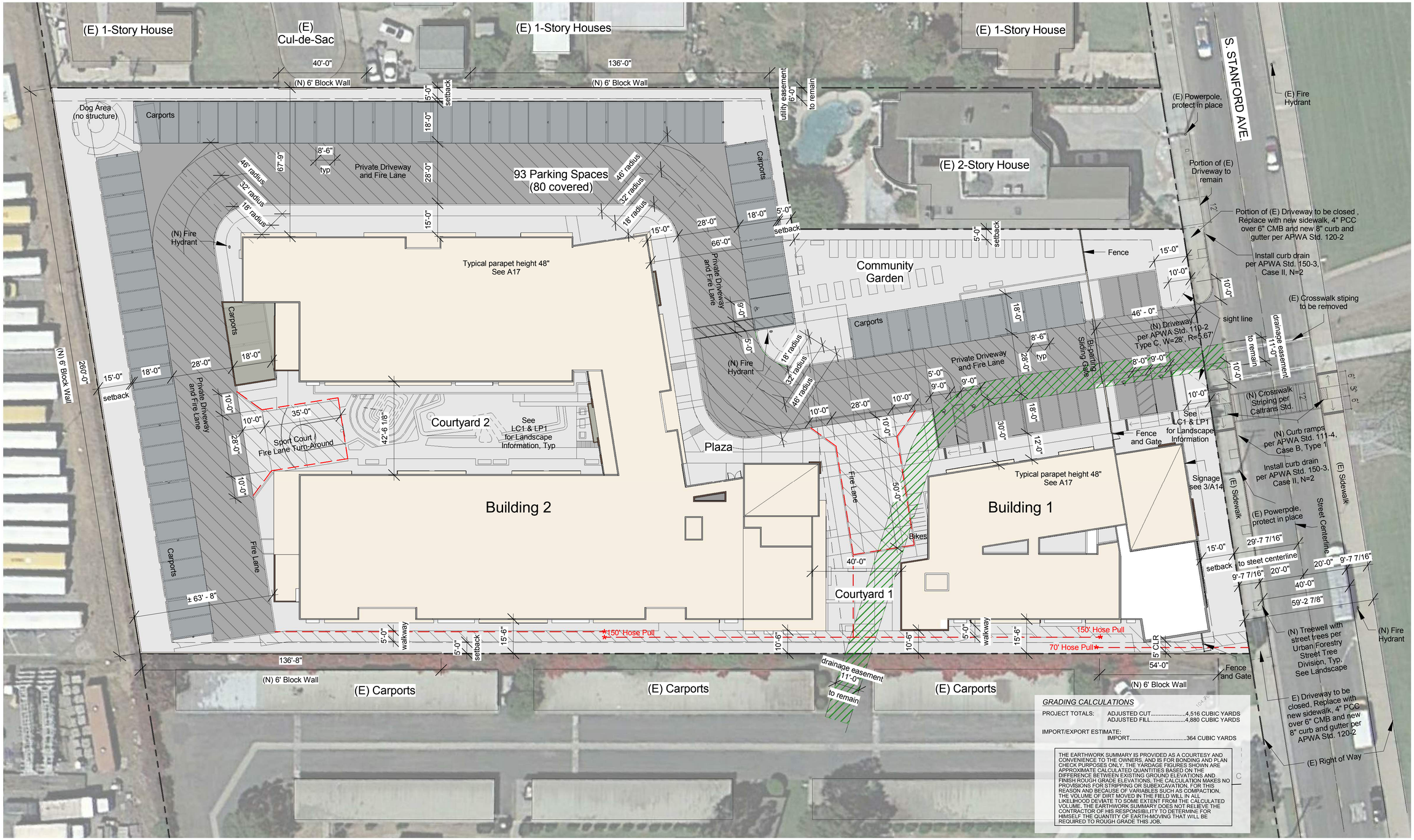
Existing Site Conditions
LACDC Submittal
DRP Project No. R2014-02900

A2

N 0 15' 30'

21 October 2016



Hollywood Community Housing Corporation
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5020 Santa Monica Blvd.
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ShelterLLP ARCHITECTS
ARCHITECT
87 N Raymond Ave #217
Pasadena, CA 91102
(213) 290.3220

SOLA INC Landscape Architects
380 N. Palm Street Suite B
Brea CA. 92821
(562) 905.0880

Stanford Apartments

14733, 14739, 14803 S Stanford Ave
Los Angeles, California

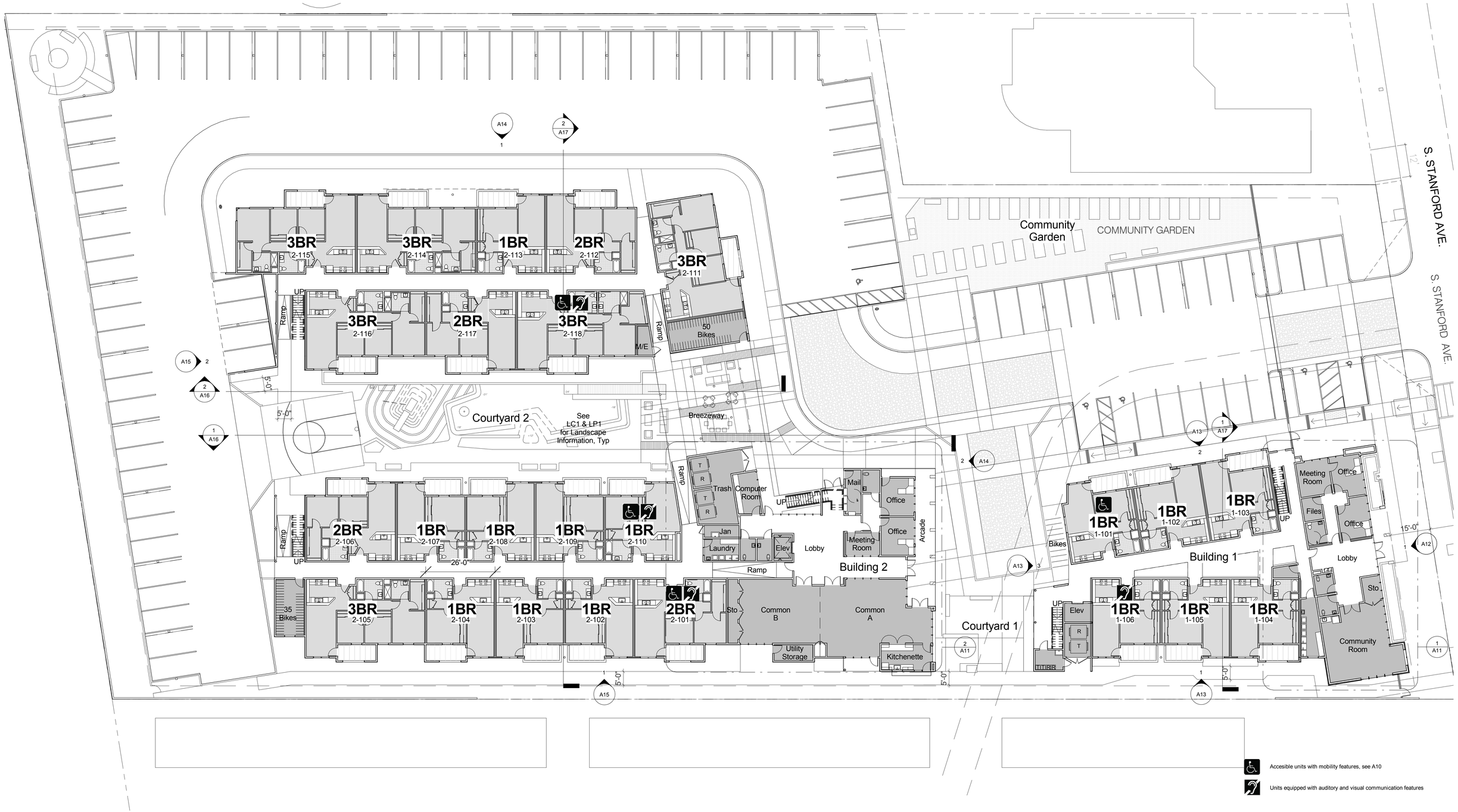
APN: 6137-005-036; 6137-005-902; 6137-005-903

Architectural Site Plan / Roof Plan
LACDC Submittal
DRP Project No. R2014-02900

A3

N 0 20' 40'

21 October 2016



Accesible units with mobility features, see A10

Units equipped with auditory and visual communication features

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Stanford Apartments

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First Floor Plan
LACDC Submittal
DRP Project No. R2014-02900

A4

N 0 16' 32'

21 October 2016

Accesible units with mobility features, see A10

Units equipped with auditory and visual communication features

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Stanford Apartments

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Los Angeles, California

APN: 6137-005-036; 6137-005-902; 6137-005-903

Second Floor Plan
LACDC Submittal
DRP Project No. R2014-02900

A5

N 0 16' 32'

21 October 2016

Accesible units with mobility features, see A10

Units equipped with auditory and visual communication features

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Stanford Apartments

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Los Angeles, California

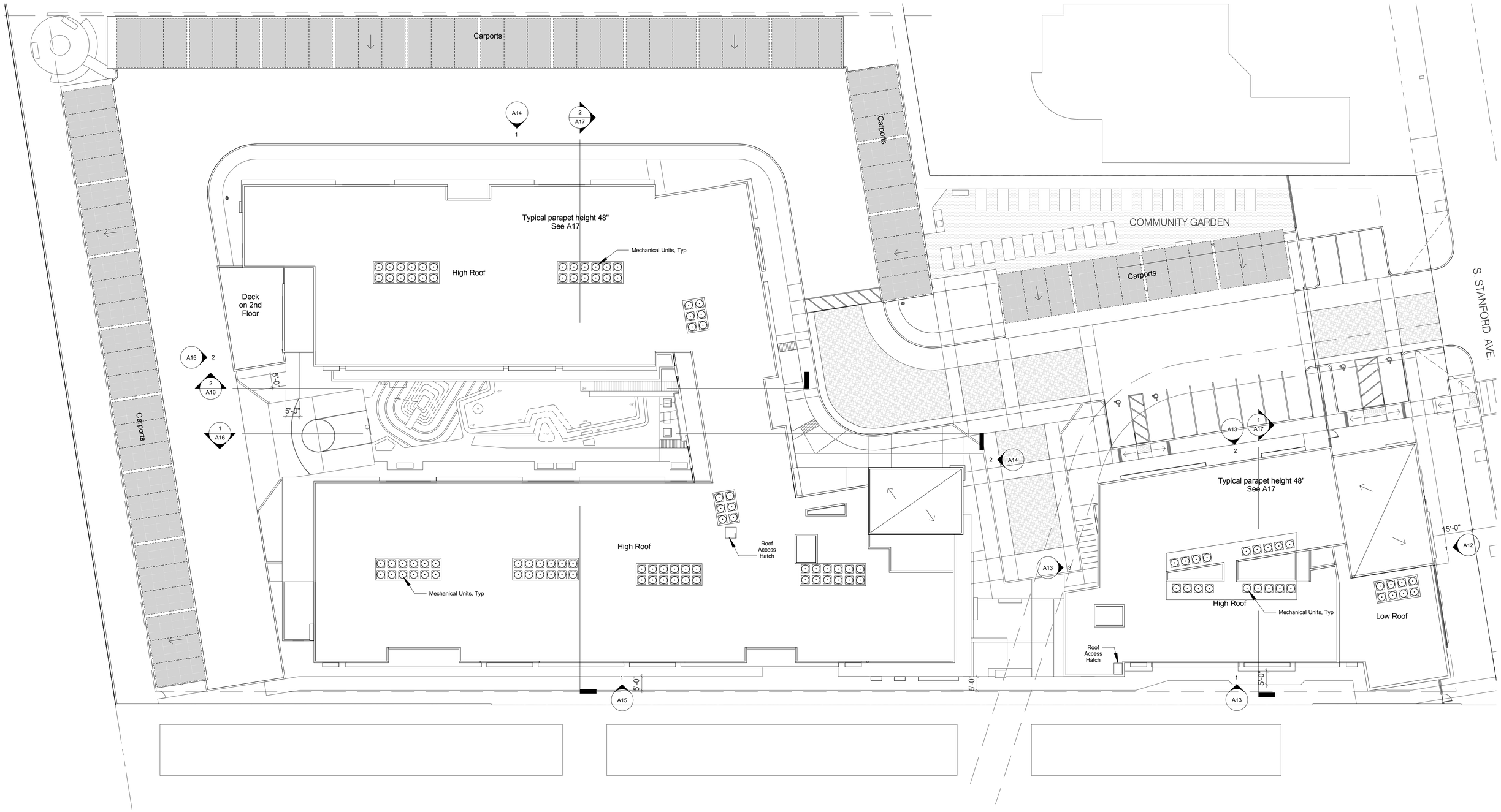
APN: 6137-005-036; 6137-005-902; 6137-005-903

Third Floor Plan
LACDC Submittal
DRP Project No. R2014-02900

A6

N 0 16' 32'

21 October 2016



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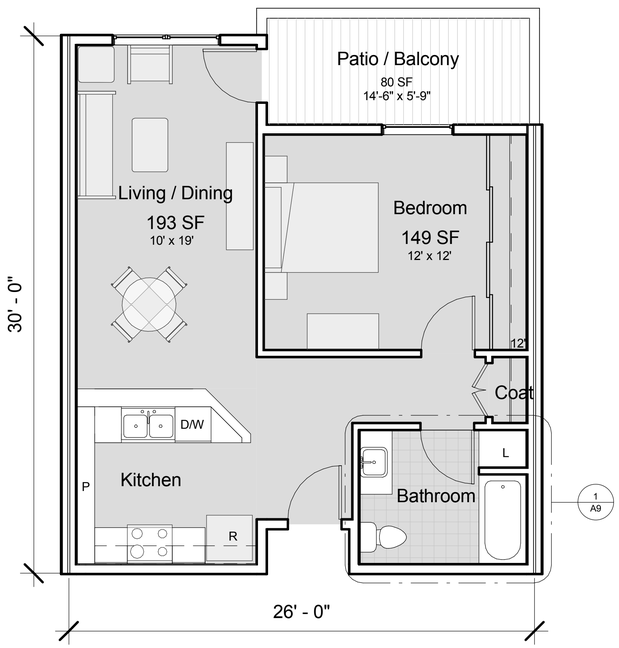
Roof Plan
LACDC Submittal
DRP Project No. R2014-02900

A7

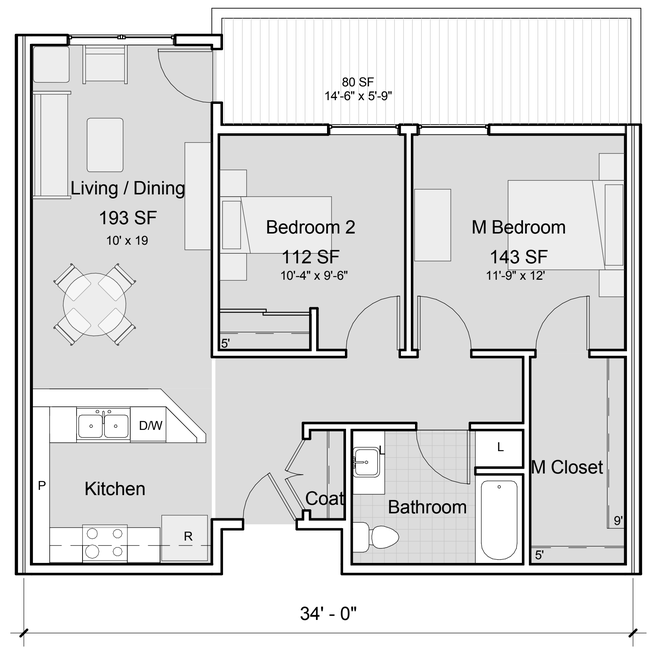
N 0 16' 32'

21 October 2016



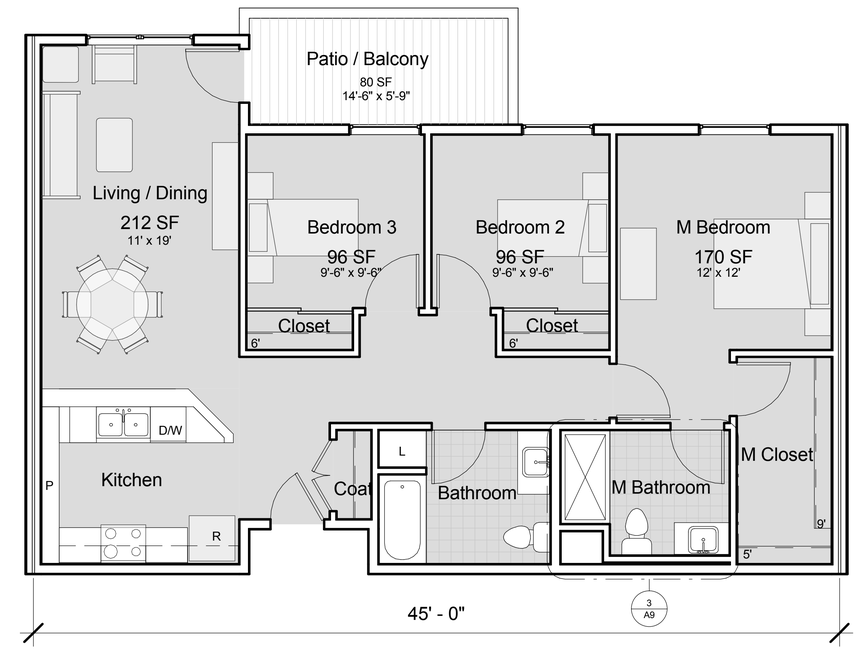
Typical 1 Bedroom Unit

693 GSF / 638 NSF



Typical 2 Bedroom Unit

888 GSF / 825 NSF



Typical 3 Bedroom Unit

1,168 GSF / 1,094NSF

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Stanford Apartments

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Los Angeles, California

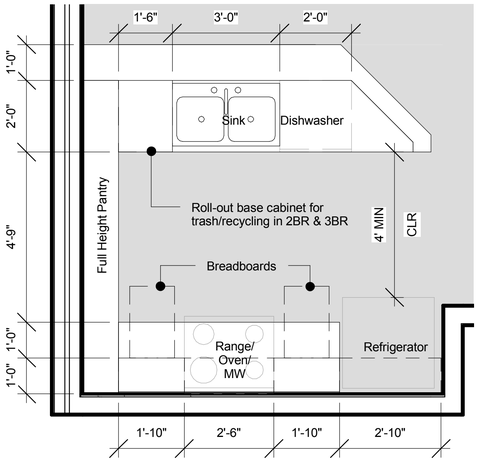
APN: 6137-005-036; 6137-005-902; 6137-005-903

Typical Unit Plans
LACDC Submittal
DRP Project No. R2014-02900

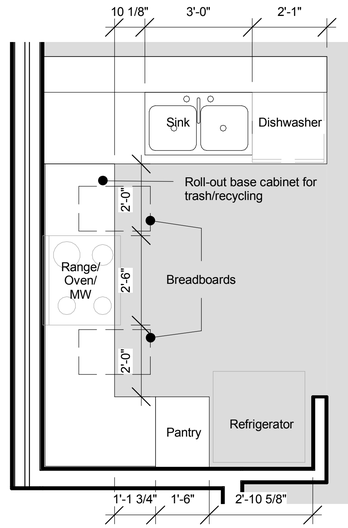
A8

0 4' 8'

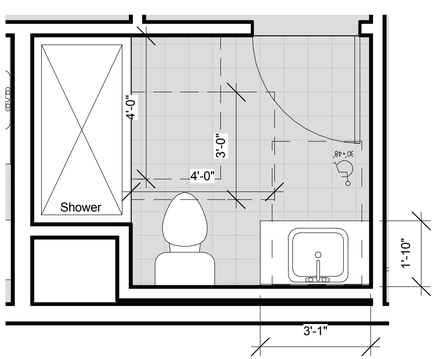
21 October 2016



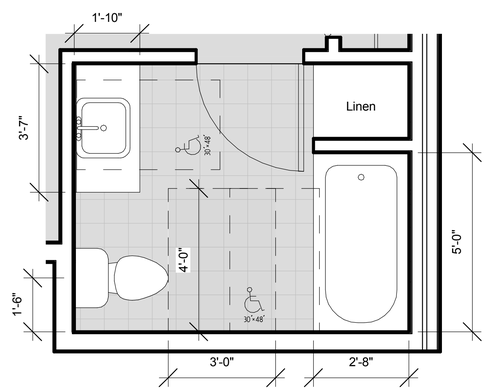
Enlarged Kitchen Plan - Typical Unit | 4



Enlarged Kitchen Plan - Corner 3BR Unit | 2



Enlarged Master Bathroom Plan- Typical Unit | 3



Enlarged Bathroom Plan - Typical Unit | 1

Corner 3 Bedroom Unit

1,181 GSF / 1,110 NSF

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Los Angeles, California

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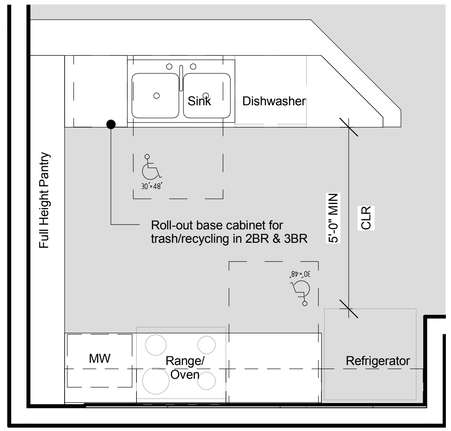
Typical Unit Plans
LACDC Submittal
DRP Project No. R2014-02900

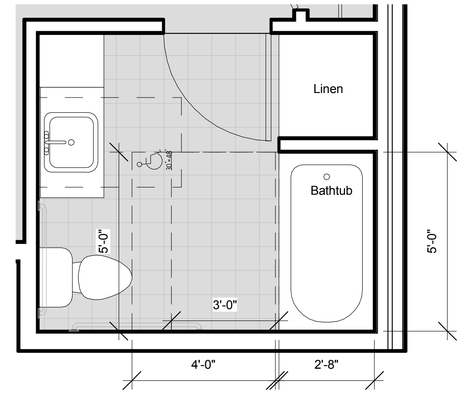
A9

0 4' 8'

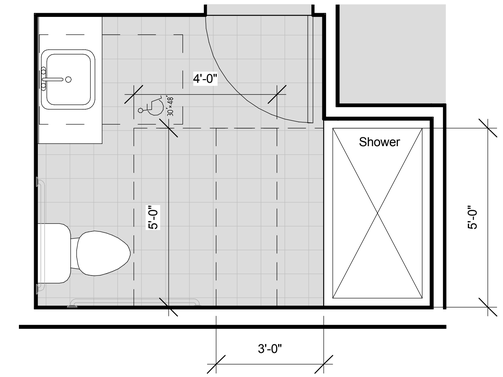
21 October 2016



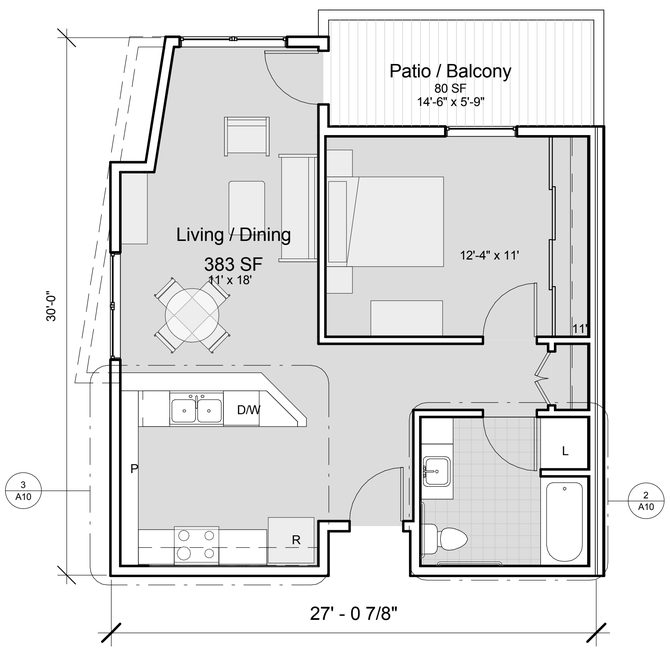
Enlarged Kitchen Plan - Accessible Unit | 3



Enlarged Bathroom Plan - Accessible Unit | 2

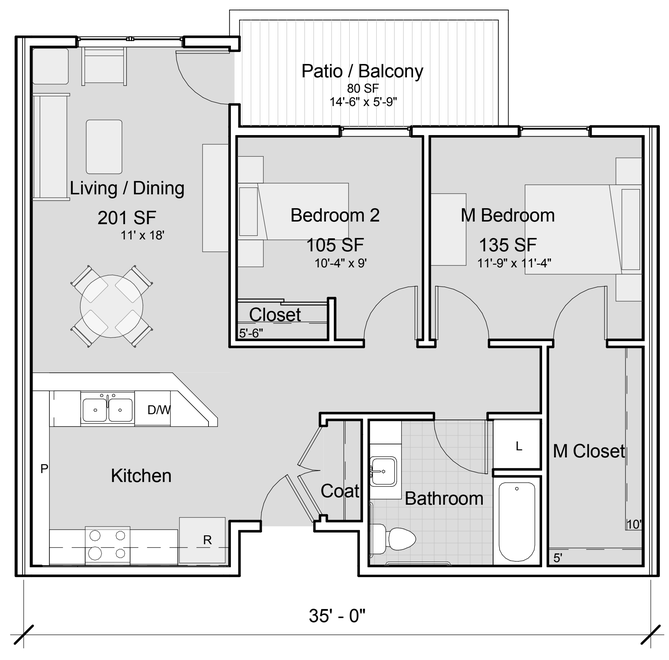


Enlarged Master Bathroom Plan - Accessible Unit | 1



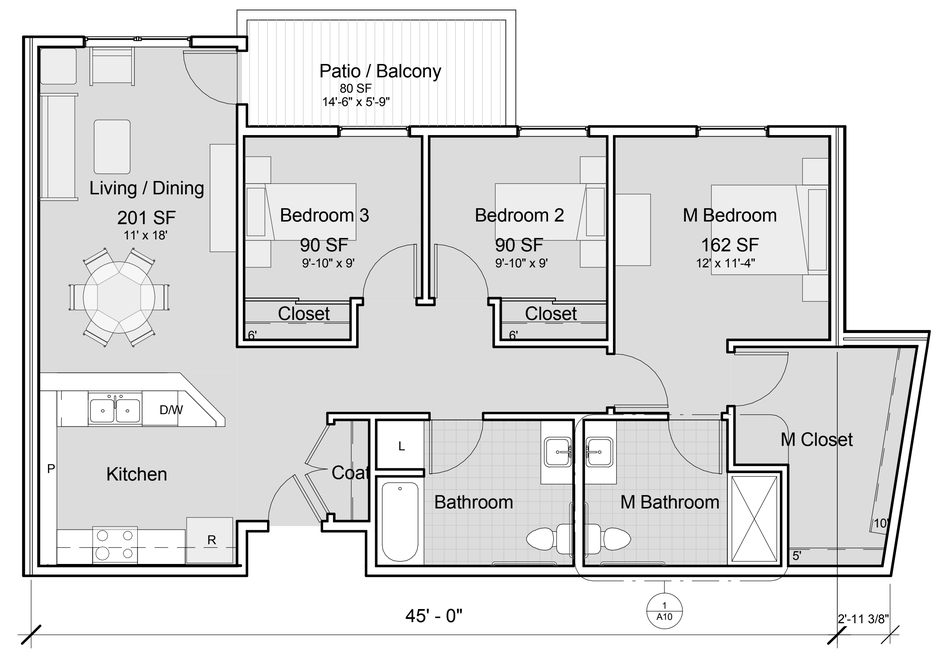
1 Bedroom Unit

708 GSF / 650 NSF



2 Bedroom Unit

918 GSF / 854 NSF



3 Bedroom Unit

1,221 GSF / 1,142 NSF

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Stanford Apartments

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Los Angeles, California

APN: 6137-005-036; 6137-005-902; 6137-005-903

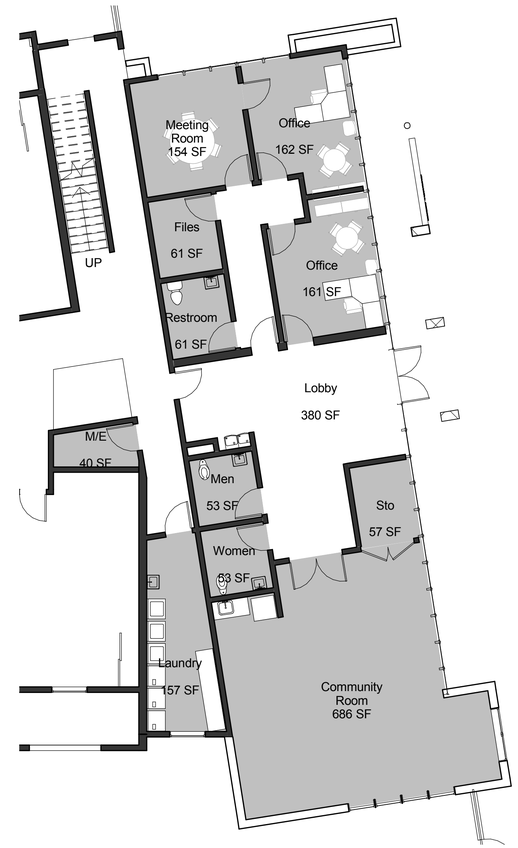
Accessible Unit Plans
LACDC Submittal
DRP Project No. R2014-02900

A10

0 4' 8'

21 October 2016

Bldg 2 Commons | 2



Bldg 1 Commons | 1

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Enlarged Floor Plans
LACDC Submittal
DRP Project No. R2014-02900

A11

N 0 16' 32'

21 October 2016

F

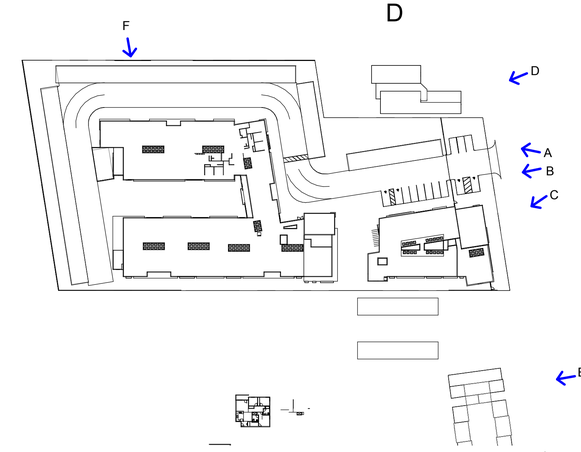
E

D

C

B

A



Context Photos | 2

(E) 2 Story Apartment Building

(E) Carports

Proposed Building 1

(E) 2 Story Single Family House

Stanford Ave. Context Elevation | 1

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Los Angeles, California

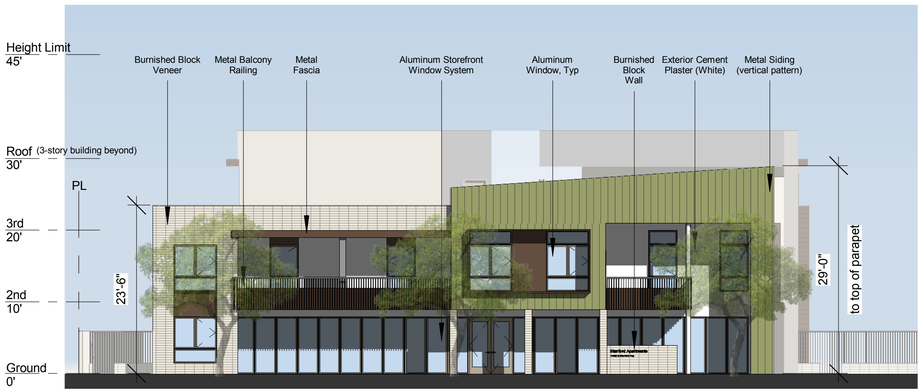
APN: 6137-005-036; 6137-005-902; 6137-005-903

Context Elevations / Photos
LACDC Submittal
DRP Project No. R2014-02900

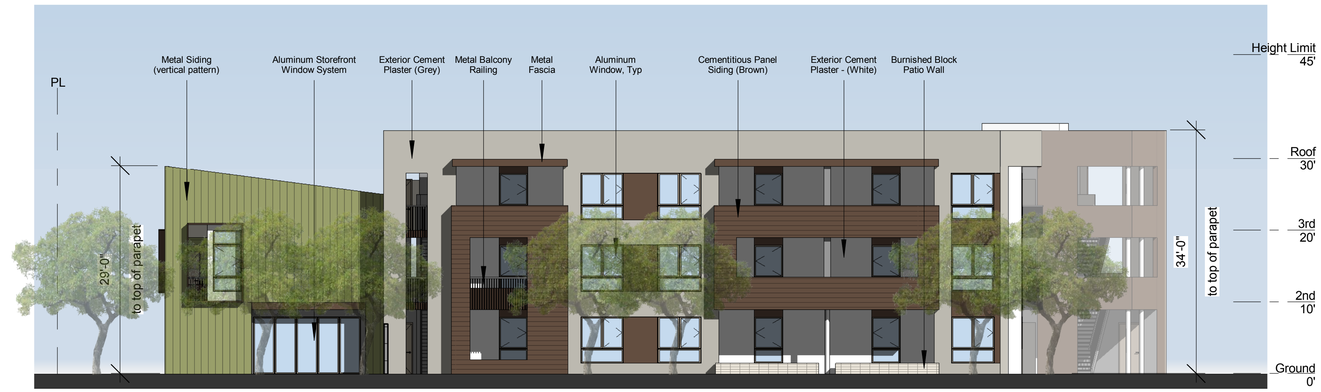
A12

N 0 15' 30'

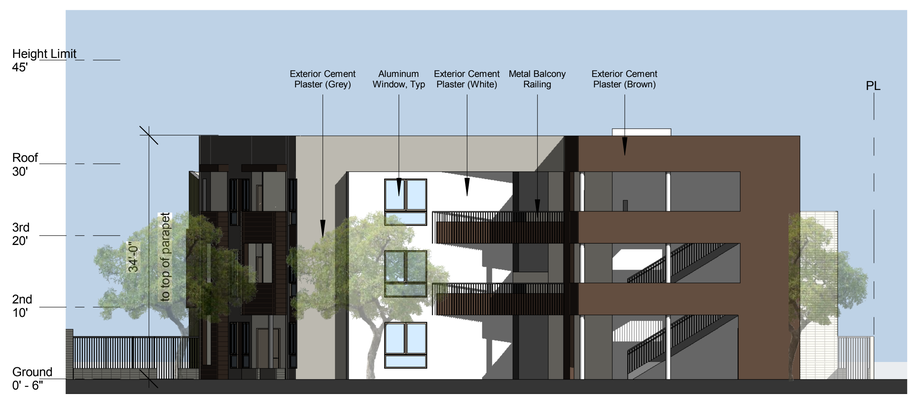
21 October 2016



Building 1 - East Elevation | 4



Building 1 - North Elevation | 2



Building 1 - West Elevation | 3

Building 1 - South Elevation | 1

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Stanford Apartments

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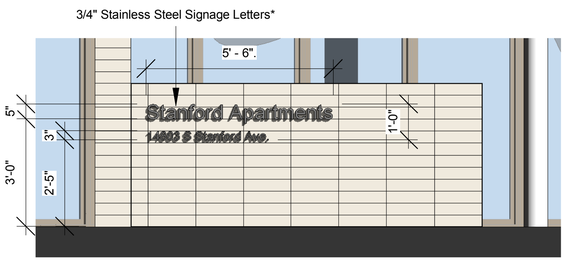
Building Elevations
LACDC Submittal
DRP Project No. R2014-02900

A13

0 10' 20'

21 October 2016



*Final text to be determined

Project Signage | 3

Building 2 - East Elevation | 2

Building 2 - North Elevation | 1

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Building Elevations
LACDC Submittal
DRP Project No. R2014-02900

A14

0 10' 20'

21 October 2016

Building 2 - West Elevation | 2

Building 2 - South Elevation | 1

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Building Elevations
LACDC Submittal
DRP Project No. R2014-02900

A15

0 10' 20'

21 October 2016

Building 2 - Building Section / Courtyard South Elevation | 2

Building 2 - Building Section / Courtyard North Elevation | 1

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Stanford Apartments

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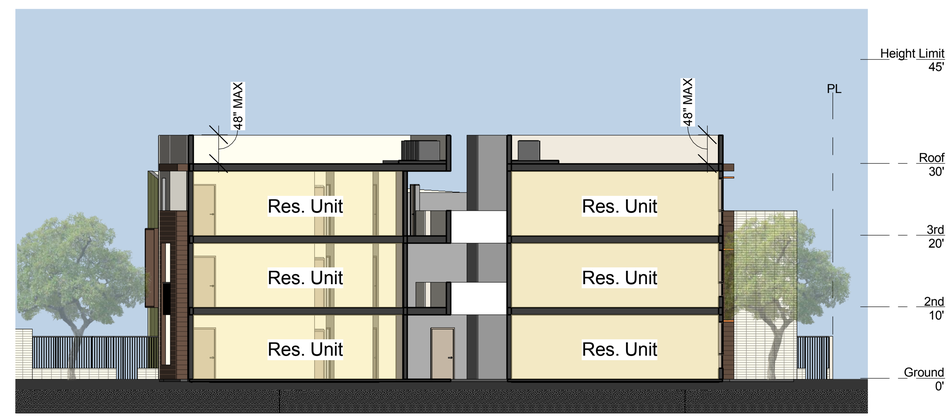
Building Elevations / Sections
LACDC Submittal
DRP Project No. R2014-02900

A16

0 10' 20'

21 October 2016

Building 2 - Courtyard Section | 2



Building 1 - Section | 1

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Buiding Sections
LACDC Submittal
DRP Project No. R2014-02900

A17

0 10' 20'

21 October 2016

1 PRELIMINARY HARDSCAPE PLAN

SCALE: 1" = 20'-0"

BUILT-IN CHARCOAL BBQ GRILL

SLIDE

MISTER POLE

BENCH

TOTAL PAVING AREA:	57,527 SF.
DECOMPOSED GRANITE PAVING (IN COMMUNITY GARDEN ONLY)	2,117 SF.
INTERLOCKING PAVER	+ 3,025 SF.
TOTAL PERVIOUS PAVING AREA:	5,142 SF.
TOTAL PAVING AREA:	57,527 SF.
TOTAL PERVIOUS PAVING AREA:	- 5,142 SF.
TOTAL IMPERVIOUS PAVING AREA:	52,385 SF.

PAVING LEGEND

LAWN AREA

PLANTING AREA

KEYNOTES

1. SUNKEN W/ LAWN
2. WOOD DECK
3. WOOD DECK RAMP
4. MOVIE SCREEN
5. 5' H. PLAY MOUND
6. ROPE
7. SLIDE
8. PLAY AREA SURFACING
9. TABLE W/ OUTDOOR SOFA LOUNGE CHAIRS
10. SLIDING VEHICULAR GATE
11. CURB RAMP
12. BUILT-IN CHARCOAL BBQ GRILL UNIT
13. CONC. BENCH
14. WORK TABLE W/ SINK
15. COMMUNITY GARDEN W/ 23 RAISED PLANTERS
16. BENCH
    MODERNOUTDOOR- ETRA COLLECTION
    SIZE: 60" x 22.5" x 18"H.
    SURFACE: IPE
    www.modernoutdoor.com
17. LANDSCAPE MOUND
18. CROSSWALK FROM PARK
19. FENCE
20. MISTER POLE
    COOL STICK™ W/ ACTIVATOR BUTTON
    www.waterodyssey.com
21. DRINKING FOUNTAIN

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Preliminary Hardscape Plan
Planning Application Submittal
DRP Project No. R2014-02900

LC1

N 0 20' 40'

21 October 2016

PLANTING LEGEND

TREES	SIZE & QUAN.
ENTRY ACCENT TREE CERCIDIUM 'DESERT MUSEUM' PALO VERDE	36" BOX / 10 EA.
GARDEN SPECIMEN TREE OLEA EUROPAEA 'MEJESTIC BEAUTY' OLIVE TREE OR MAYTENUS BOARIA MAYTEN TREE	36" BOX / 1 EA.
P.L. SCREENING TREE PRUNUS CAROLINIANA CAROLINA CHERRY LAUREL	24" BOX / 62 EA.
CITRUS LEMON 'MEYER IMPROVED' IMPROVED MEYER LEMON	24" BOX / 9 EA.
CITRUS x LATIFOLIA BEARSS LIME	24" BOX / 8 EA.
DRIVEWAY TREE PLANIOPSIS ANACARDIOIDES CARROT WOOD	24" BOX / 23 EA.
ARBUTUS MENZIESII BEARBERRY TREE	24" BOX / 4 EA.
COURTYARD FLOWERING TREE TABEBUIA IPE PINK TRUMPET TREE	24" BOX / 19 EA.
SOUTH PERIMETER TREE TRISTANIA CONFERTA BRISBANE BOX	24" BOX / 13 EA.
POND TREE GEIJERA PARVIFOLIA AUSTRALIAN WILLOW	24" BOX / 6 EA.
BUILDING FACADE TREE MELALEUCA QUINQUENERVIA CAJEPUT TREE AND GINKGO BILOBA MAIDENHAIR TREE	24" BOX / 54 EA.
NEW STREET TREE PER URBAN FORESTRY STREET TREE DIVISION	24" BOX / 4 EA.

DROUGHT-TOLERANT LANDSCAPE AREA

DROUGHT-TOLERANT GRASS
UC VERDE BUFFALO GRASS

TOTAL PROPOSED TREES:	208 EA.
TOTAL PROPOSED LANDSCAPE AREA:	23,328 SF.
TOTAL PROPOSED LAWN AREA:	1,625 SF. (7%)
TOTAL PROPOSED DROUGHT-TOLERANT LANDSCAPE AREA:	21,703 SF. (93%)

PALO VERDE

OLIVE TREE

MAYTEN TREE

BEARBERRY TREE

CARROT WOOD

PINK TRUMPET TREE

C:\Users\Admin\Desktop\Bearss Lime.jpg

CITRUS x LATIFOLIA
BEARSS LIME

IMPROVED MEYER LEMON

CAROLINA CHERRY LAUREL

BRISBANE BOX

AUSTRALIAN WILLOW

CAJEPUT TREE

MAIDENHAIR TREE

1 PLANTING PLAN
SCALE: 1" = 20'-0"

N

Hollywood Community Housing Corporation
OWNER / APPLICANT
5020 Santa Monica Blvd.
Los Angeles, CA 90029
(213) 454.6207

ShelterLLP ARCHITECTS
ARCHITECT
87 N Raymond Ave #217
Pasadena, CA 91102
(213) 290.3220

SOLA INC Landscape Architects
380 N. Palm Street Suite B
Brea CA. 92821
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Stanford Apartments

14733, 14739, 14803 S Stanford Ave
Los Angeles, California

APN: 6137-005-036; 6137-005-902; 6137-005-903

Preliminary Landscape Plan
Planning Application Submittal
DRP Project No. R2014-02900

LP1

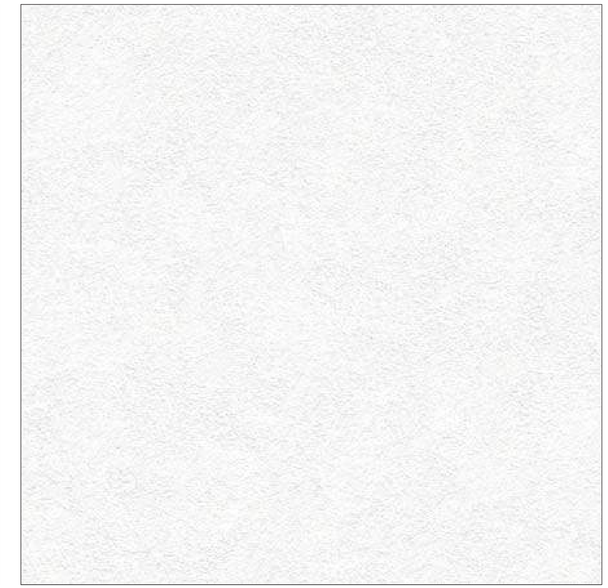
N 0 20' 40'

21 October 2016

1.Metal Siding

2. Cementitious Lap Siding (smooth finish, painted)

3. Cement Plaster Grey



4. Cement Plaster White

5. Accent Paint Color

Metal Sunshades
Breezeway Columns

7. Bunished Block (4”)
Signage Wall / Patio Walls

4” Burnished Block Reference Image

Metal Siding Reference Image

Cementitious Lap Siding Reference Image

6. Aluminum Storefront & Window Frames Light Champagne

Entry View

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Color Sample and Material Board

March 14, 2016