DIRECTOR'S REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	November 7, 2024		
HEARING DATE:	November 20, 2024	AGENDA ITEM:	9
PROJECT NUMBER:	PRJ2024-003551-(1)		
PERMIT NUMBER:	Zoning Conformance Review No. RPPL2024005246		
SUPERVISORIAL DISTRICT:	1		
PROJECT LOCATION:	3303 Floral Drive, Los Angeles, CA 90063		
OWNER:	Floral TreeHomes LLC		
APPLICANT:	Tony Pleskow		
CASE PLANNER:	Evan Sahagun, Planner ESahagun@planning.lacounty.gov		

PURPOSE

This agenda item is a Preliminary Application public meeting, pursuant to Senate Bill ("SB") 35, for a proposed multifamily residential development project. LA County Planning staff ("Staff") is not requesting that the Regional Planning Commission ("Commission") take any action during or after the public meeting.

PUBLIC MEETING REQUIREMENT PURSUANT TO SB 35

Pursuant to California Government Code Section 65913.4(q), the Commission must hold a Preliminary Application public meeting within 45 days after Staff receives an applicant's notice of intent regarding any proposed residential development project located in a census tract that is designated as any of the following areas on the most recent "Opportunity Map" published by the California Tax Credit Allocation Committee ("CTCAC") and the California Department of Housing and Community Development ("HCD"):

- A moderate resource area;
- A low resource area; or
- An area of high segregation and poverty.

The purpose of the public meeting is for the Commission to receive written and verbal public comments regarding the proposed residential development project.

PROJECT DESCRIPTION

This proposed multifamily residential development project consists of an apartment building with three new dwelling units, an attached Accessory Dwelling Unit ("ADU"), and two detached ADUs ("Project"), on a property with sloping terrain located at 3303 Floral Drive ("Project Site") in the R-2 (Two-Family Residence) Zone within the Metro Planning Area. The existing abandoned single-family residence, commercial building, and garage on the Project Site will be demolished. The Project Site is located within a census tract that is designated as a low resource area on the 2024 "Opportunity Map" published by the CTCAC and the HCD. Therefore, a Preliminary Application public meeting is required.

Staff cannot accept an application for streamlined ministerial review of the Project pursuant to SB 35 until after the Preliminary Application meeting. Therefore, Staff has not reviewed the proposed plans and has not provided any comments to the applicant regarding the Project's design.

ENVIRONMENTAL ANALYSIS

The Project is statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to California Public Resources Code Section 21080(b)(1) and State CEQA Guidelines Section 15268 because it requires ministerial approval.

Report Reviewed By: Carmen Sainz

Carmen Sainz, Supervising Planner

Report Approved By: M. Glaser

Mitch Glaser, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Proposed Plans
EXHIBIT B	Project Summary Sheet

PROJECT DESCRIPTION

The proposed project consists of the demolition of an abandoned 771 sq/ft residential structure to be replaced by a new ground up three unit apartment building, one attached ADU and two detached ADU's. The detached ADU's will be built by the reconstruction of two existing structures along the front edge of the property on Floral Drive. The square footages are as follows:

Detached ADUs:
ADU #1 - 543 sq/ft (existing structure to be rebuilt is 634 sq/ft)
ADU #2 - 480 sq/ft (existing structure to be rebuilt is 632 sq/ft)

Attached ADU:
Unit A attached ADU - 509 sq/ft

APARTMENT BUILDING UNIT SIZES:
Unit A - 1,487 sq/ft
Unit B - 1,798 sq/ft
Unit C - 1,623 sq/ft

The project will include outdoor deck areas, extensive landscaping and 4 parking spaces. Although the site is in a transit corridor and is exempt from any required parking, 4 parking spaces have been provided.

The project will be fully sprinklered per NFPA-13D.

PERFORMANCE STANDARDS

Graffiti. All structures, walls, and fences that are publicly visible shall be maintained free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement officer that graffiti exists in the property. Paint used to cover graffiti shall match, as nearly as possible, the underlying color of the structure or of the surrounding surfaces.

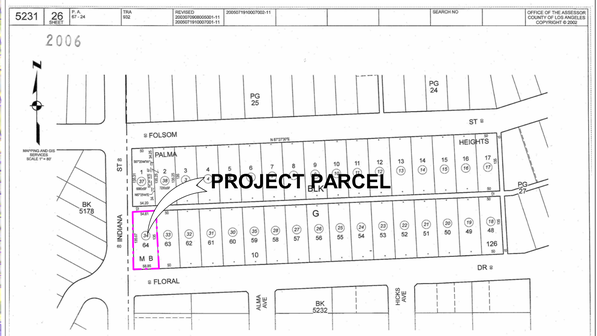
Lighting. Lighting used on-site shall not impact surrounding or neighboring properties, with the exception of sidewalks or pedestrian accessible walkways within a right-of-way. The type and location of site and building lighting shall preclude direct glare into adjoining property, or skyward.

SHEET INDEX

	A 000.00	COVER PAGE
SURVEY	S-1	PROPERTY SURVEY
CIVIL SHEETS	C-4.0	PRELIMINARY GRADING PLAN
	C-4.1	GRADING SECTIONS
ARCHITECTURAL SHEETS	A 000.01	PHOTO&KEY MAP
	A 010.00	DEMOLITION PLAN
	A 020.00	SITE PLAN
	A 200.00	ADU 1 PLANS
	A 201.00	ADU 2 PLANS
	A 202.00	UNIT A PLANS
	A 203.00	UNIT B PLANS
	A 204.00	UNIT C PLANS
	A 300.00	SITE ELEVATION
	A 300.01	SITE ELEVATION
	A 301.00	ADU 1&2 ELEVATIONS
	A 302.00	UNIT A ELEVATIONS
	A 303.00	UNIT B ELEVATIONS
	A 304.00	UNIT C ELEVATIONS
	A 400.00	SITE SECTIONS
	A 401.00	ADU SECTIONS
	A 402.00	UNIT A SECTIONS
	A 403.00	UNIT B SECTIONS
	A 404.00	UNIT C SECTIONS
	A 501.00	RETAINING WALL SCHEDULE
LANDSCAPING SHEETS	L-1	LANDSCAPE CONCEPT PLAN

VICINITY MAP

PLOT PLAN



PROJECT DATA

PROJECT ADDRESS:	3303 Floral Drive Los Angeles, CA 90063
DESCRIPTION:	New 3-unit apartment building, including 1 attached ADU and 2 detached ADU's
APPLICABLE BUILDING CODE:	2022 C.B.C., C.M.C., C.P.C., C.E.C. 2022 Building Energy Efficiency Standards
ZONING:	R2
CONSTRUCTION TYPE:	V-B
ZONING MAP APN:	4287-005-014
LEGAL DESCRIPTION:	LOT 64 BLOCK G ASSR MAP 5231-026-034
LOT AREA:	7,666 SF
LOT FRONTAGE:	58.83 FT
LOT DEPTH:	135.235 FT
LOT COVERAGE:	49%
NUMBER OF BUILDINGS:	3
NUMBERS OF FLOORS:	ADU 1 - 1 story ADU 2 - 2 story Unit A attached ADU - 1 story Unit A SFR - 3 story Unit B SFR - 3 story Unit C SFR - 3 story
GROSS FLOOR AREA:	6,440 SF
SETBACK:	FRONT SETBACK = 20' REARSET BACK = 15' SIDE SETBACK = 5'
NOTE:	All structures to be fully sprinklered per NFPA-13D

LEGEND

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
<	CENTERLINE
[	CHANNEL
ϕ	DIAMETER OR ROUND
'	FOOT (FEET)
"	INCH (INCHES)
⊥	PERPENDICULAR
#	POUND OR NUMBER
□	SQUARE FOOT (FEET)
A/C.	AIR CONDITIONING
ACC.	ACCESS
ACOUS.	ACOUSTICAL
AC.T.	ACOUSTIC TILE
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
AL.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
APPVD.	APPROVED
ARCH.	ARCHITECTURAL
AUTO.	AUTOMATIC
AVG.	AVERAGE
BD.	BOARD
B.J.	BUTT JOINT
BKG.	BACKING
BLDG.	BUILDING
BLK	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.MK.	BENCH MARK
BOT.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONF.	CONFERENCE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CPT.	CARPET
CSMT.	CASEMENT
C.T.	CERAMIC TILE
CTR.	CENTER
CWK.	CASEWORK
DBL.	DOUBLE
DEMO.	DEMOLISH (DEMOLITION)
DEPT.	DEPARTMENT
DET	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DIV.	DIVISION
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DW.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
(E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENAM.	ENAMEL
ENCL.	ENCLOSURE
ENG.	ENGINEER
ENT.	ENTRANCE
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXH.	EXHAUST
EXP.	EXPANSION
EXPO.	EXPOSED
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONN.
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FACE
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FIX.	FIXTURE
FLR.	FLOOR
FLUOR.	FLUORSCENT
F.O.	FACE OF
FRPF.	FIREPROOF
F.R.	FIRE RESISTANT
FRMG.	FRAMING
F.S.	FULL SIZE
FT.	FOOT OR FEET
GALV.	GALVANIZED
G.B.	GRAB BAR
G.D.	GARBAGE DISPOSAL
GEN.	GENERAL
GL.	GLASS
GND.	GROUND
GYP.	GYPSUM
HDCP.	HANDICAPPED
H.D.F.	HIGH DENSITY FIBERBOARD
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
H.O.	HOLD OPEN
HOR.	HORIZONTAL
HR.	HOUR
H.R.	HAND RAIL
HT.	HEIGHT
HVAC.	HEATING VENTING AIR CONDITIONING
H.W.	HOT WATER
H.W.H.	HOT WATER HEATER
INCAN.	INCANDESCENT
INCL.	INCLUDING
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
INTER.	INTERMEDIATE
JAN.	JANITOR
J.B.	JUNCTION BOX
J.T.	JUNCTION
LAM.	LAMINATE
LAV.	LAVATORY
L.H.	LEFT HANDED
MAX.	MAXIMUM
M.D.F	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MED.	MEDIUM
MEMB.	MEMBRANE
MET.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIC.	MICROWAVE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MUL.	MULLION
N.	NORTH
(N)	NEW
NAT.	NATURAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
NRC.	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIMENSION)
O.F.C.I.	OWNER FURNISHED/ CONTRACTOR INSTALLED
O.H.	OPPOSITE HAND
OPNG.	OPENING
ORIG.	ORIGINAL
OVHD.	OVERHEAD
P.	PAINT
PAR.	PARALLEL
P. BD.	PARTICLE BOARD
P.C.	PERSONAL COMPUTER
PC.	PIECE
PERP.	PERPENDICULAR
P.I.P.	POUR IN PLACE CONCRETE
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PNL.	PANEL
POL.	POLISH(ED)
PR.	PAIR
PTN.	PARTITION
QTY.	QUANTITY
QUAL.	QUALITY
R.	RISER
(R)	RELOCATED
R/A	RETURN AIR
RAD.	RADIUS
R.B.	RESILIENT BASE
REBAR.	REINFORCING BAR
RECEP.	RECEPTACLE
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
REV.	REVISION/REVISED
R.H.	RIGHT HAND
RM.	ROOM
R.O.	ROUGH OPENING
R.T.	RESILIENT TILE
RUB.	RUBBER
S.	SOUTH
S/A	SUPPLY AIR
S.C.	SOLID CORE
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SK.	SINK
S.M.D.	SEE MECHANICAL DWGS.
S.N.R.	SANITARY NAPKIN RECEPTACLE
S.P.D.	SEE PLUMBING DRAWINGS
SPEC.	SPECIFICATION(S)
SPKR.	SPEAKER
SQ.	SQUARE
S.S.D.	SEE STRUCTURAL DWGS.
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUR.	SURFACE
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.	TREAD
TAN.	TANGENT
TEL.	TELEPHONE
TEMP.	TEMPERED
THRES.	THRESHOLD
THRU.	THROUGH
T.O.	TOP OF
T.P.D.	TOILET PAPER DISPENSER
TV.	TELEVISION
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
UTIL.	UTILITY
VAR.	VARIABLE
V.I.F.	VERIFY IN FIELD
VIN.	VINYL
VERT.	VERTICAL
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
W.	WEST
W/	WITH
WC.	WALL COVERING
W.C.	WATER CLOSET
WD.	WOOD
WIN.	WINDOW
W.O.	WHERE OCCURS
W/O	WITH OUT
WP	WATERPROOF
WPT	WORK POINT
W.R.	WATER RESISTANT
W.S.	WEATHERSTRIPING
WT.	WEIGHT

DEFERRED SUBMITTALS AND PERMITS

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ISSUED FOR

NO	DATE	DESCRIPTION

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SEAL:

PROJECT ADDRESS:
3303 Floral Drive
Los Angeles, CA 90063

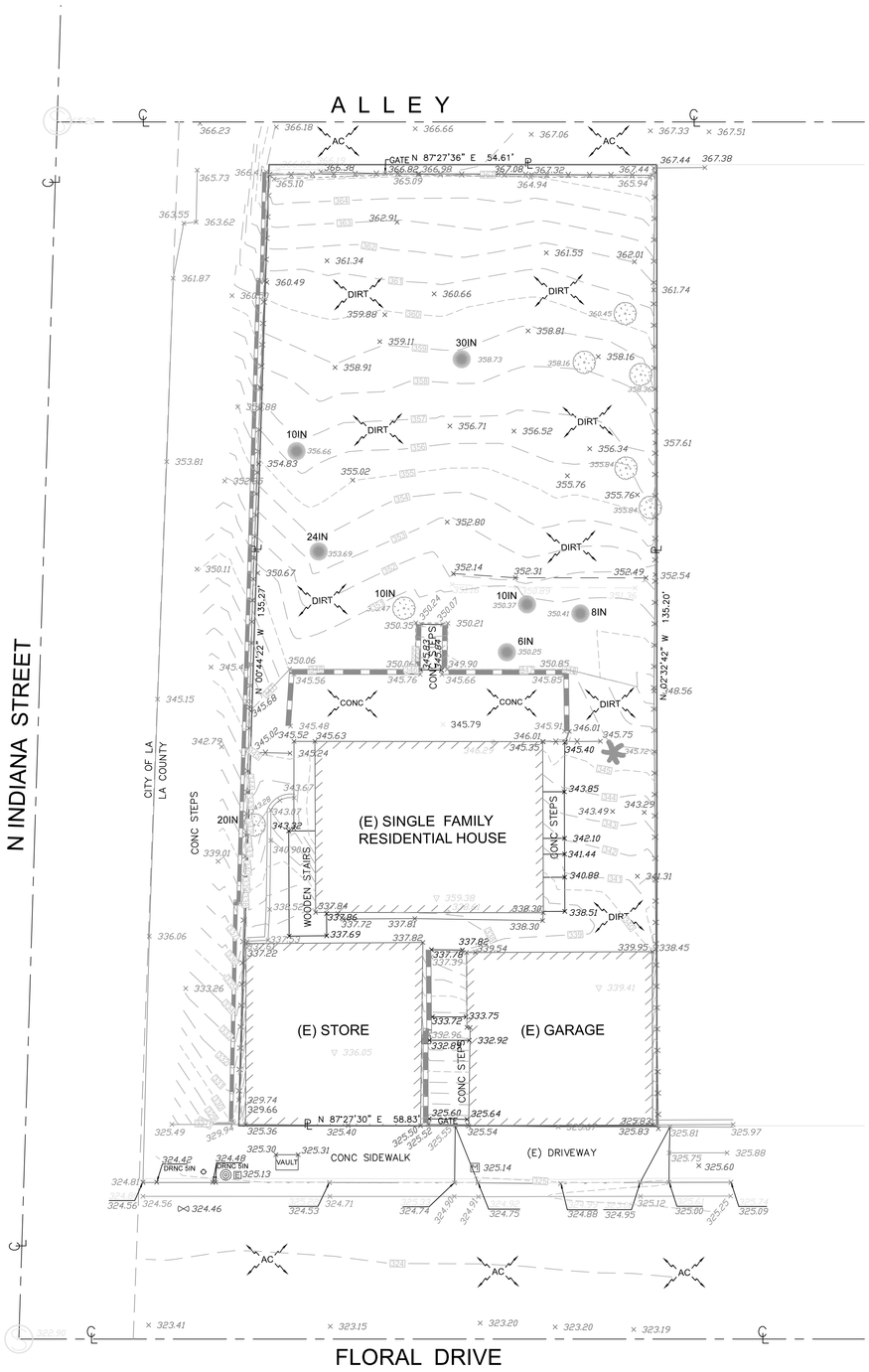
ISSUED FOR:
PLANNING

ISSUE DATE:
10/16/2024

SCALE:
N/A

SHEET TITLE:
COVER PAGE

SHEET NO.
A 000.00



LEGEND ABBREVIATIONS

AC	ASPHALT CONCRETE
AVE	AVENUE
BLDG	BUILDING
BO	BAD ORDER
BOB	BASIS OF BEARINGS
BW	BOTTOM OF WALL
C	AIRCON CONDENSER
C/L	CONTROL LINE
CB	CATCH BASIN
CD	CURB DRAIN
CEFB	CITY ENGINEER FIELD BOOK
CLF	CHAIN LINK FENCE
COL	COLUMN
CONC	CONCRETE
CP	CONTROL POINT
CS	CRAWL SPACE
CT	COURT
DR	DRIVE
DWY	DRIVE WAY
EL	ELEVATION
ELEC	ELECTRIC
EM	ELECTRIC METER
EUC	EUCALYPTUS
FB	FIELD BOOK
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
GO	GUTTER OUT
H	HEIGHT
IP	IRON PIPE
INT	INTERSECTION
INV	INVERT
L&T	LEAD AND TACK
L&TAG	LEAD AND TAG
LACE	LOS ANGELES CITY ENGINEER
LACS	LOS ANGELES COUNTY SURVEYOR
LS	LICENSE SURVEYOR
MEA	MEASURE
MON	MONUMENT
NO.	NUMBER
P/L	PROPERTY LINE
PA	PLANTER AREA
PG	PAGE
PL	PLACE
PM	PUNCH MARK
RCE	REGISTER CIVIL ENGINEER
RD	ROAD
REF	REFERENCE
RH	ROOF HEIGHT
RS	RECORD OF SURVEY
S&W	SPIKE AND WASHER
SMHM	SEWER MAINTENANCE HOLE MONUMENT
SPK	SPIKE
SSDM	STANDARD SURVEY DISK MONUMENT
SSM	STANDARD SURVEY MONUMENT
ST	STREET
TC	TOP OF CURB
TH	THRESHOLD
WDF	WOOD FENCE
WIF	WROUGHT IRON FENCE
WT	WALL TOP
#	NUMBER

SYMBOL LEGEND

- MAINTENANCE HOLE
- SEWER MAINTENANCE HOLE
- STORM DRAIN MAINTENANCE HOLE
- POWER MAINTENANCE HOLE
- TELEPHONE MAINTENANCE HOLE
- SEWER LAMP HOLE
- MAINTENANCE HOLE LARGE
- PULLBOX
- TRAFFIC SIGNAL PULLBOX
- STREET LIGHT PULLBOX
- ELECTRIC PULLBOX
- TELEVISION PULLBOX
- IRRIGATION CONTROL BOX
- WATER METER
- GAS VALVE
- WATER VALVE
- VALVE
- ELECTRIC METER
- WATER HEATER
- SPRINKLER
- GAS METER
- STAND PIPE
- BOREHOLE
- NEWS STAND
- MAIL BOX
- DRINKING FOUNTAIN
- PHONE
- BILLBOARD
- CONCRETE
- LIGHT STANDARD
- TRAFFIC STANDARD
- LIGHT & TRAFFIC STANDARD
- PARKING METER
- VENT
- SIGN
- FIRE HYDRANT
- GUARD POST
- POWER POLE
- GUY WIRE
- CLEAN OUT
- POOL EQUIPMENT
- MONITORING POINT
- MONITORING STATION
- MONITORING WELL
- OAK TREE
- TREE
- PEPPER TREE
- PINE TREE
- PALM TREE
- CITRUS TREE

LEGEND LINE TYPE

- STREET CONTROL LINE
- CONTOUR LINE
- CONTOUR INDEX LINE
- CURB
- FLOW LINE
- CONCRETE GUTTER
- SIDE WALK
- DRIVEWAYS
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- EDGE OF BRICK
- BERM
- TOP
- TOE
- GRADE CHANGE
- WALL
- GUARD RAIL
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- TREE DRIP LINE
- TRAFFIC CONTROL STRIPING
- RAILROAD
- POWER LINE
- TELEPHONE LINE
- WATER LINE
- GAS LINE
- PIPE
- GAS PIPE
- WATER PIPE
- VAULT
- PROPERTY LINE
- EASEMENT LINE

TOPOGRAPHIC SURVEY

SCALE : 1"=10'

–BUILDING SHOWN HEREON ARE FOR LOCATION PURPOSES ONLY FIELD VERIFY ALL SIDES OF THE BUILDING IF TO BE USED FOR ARCHITECTURAL DESIGN

–EASEMENT NOT SHOWN IF ANY, NO TITLE REPORT WAS RECEIVED FOR THIS PROPERTY

NOTES:

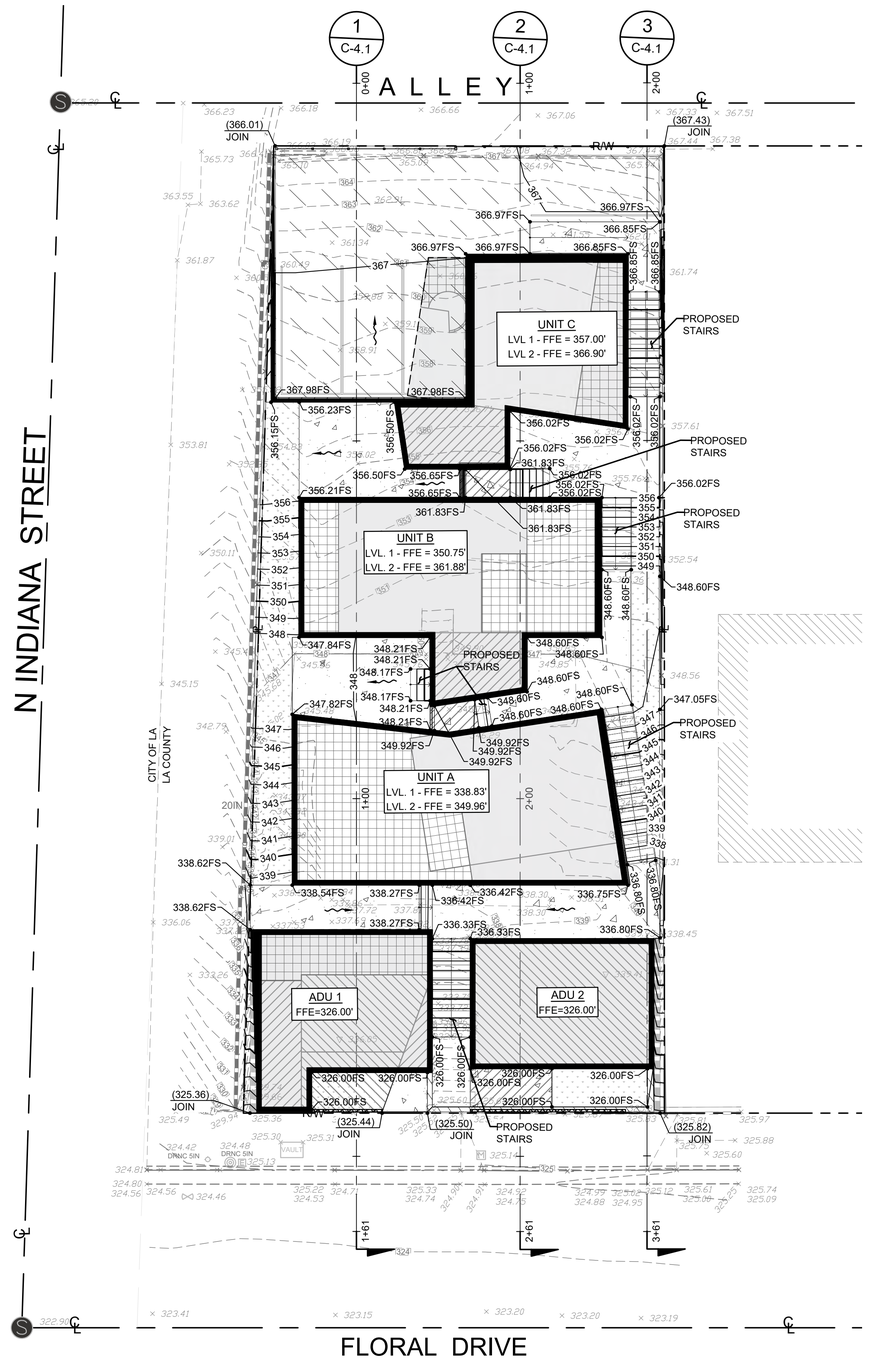
VERTICAL DATUM :

Structure Sewer ID No.515-12-022
Lid Elevation= 322.90
Per Navigate LA Lid Elevation

REFERENCES :

Palma Heights Tract M.B. 10 Page 126
Assessors Parcel No. 5231-026-034
RDFB 1222 Pages 375,376 & 478
PWFB 1223 Pages 5816

SHEET NO. : S-1	SCALE : AS SHOWN	DATE : 7/21/24	BZR	DRAWN BY : 23-0401	PROJECT : (E) MULTI FAMILY RESIDENTIAL ADDRESS: 3303 FLORAL DRIVE, LOS ANGELES CA. 90063	SHEET CONTENT : TOPOGRAPHIC SURVEY MAP	LICENSED LAND SURVEYOR BOBBY Z. RIVERA NO. 9206 STATE OF CALIFORNIA	OWNER : MOHAMMAD SHIRLOO	REVISION :



LEGAL DESCRIPTION

PALMA HEIGHTS TRACT M.B. 10 PAGE 126
ASSESSORS PARCEL NO. 5231-026-034
RDFB 1222 PAGES 375,376 & 478
PWFB 1223 PAGES 5816

BENCHMARK DESCRIPTION

STRUCTURE SEWER ID NO.515-12-022
LID ELEVATION= 322.90
PER NAVIGATE LA LID ELEVATION

SURVEYOR NOTES

1. BUILDING SHOWN HEREON ARE FOR LOCATION PURPOSES ONLY FIELD VERIFY ALL SIDES OF THE BUILDING IF TO BE USED FOR ARCHITECTURAL DESIGN
2. EASEMENT NOT SHOWN IF ANY, NO TITLE REPORT WAS RECEIVED FOR THIS PROPERTY

GENERAL NOTES

1. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLED. (7012.1).
2. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. (7013.3).
3. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
4. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
5. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [>200 CY]. (7007.1)
6. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

LEGEND & ABBREVIATIONS

- STREET CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- LIMIT OF GRADING SCOPE OF WORK
- PROPOSED WALL
- GB — GRADE BREAK
- PROPOSED WOOD PLANK TOP FENCING
- EXISTING WALL
- BUILDING FOOTPRINT
- EXISTING STRUCTURE
- PROPOSED PERMEABLE PAVEMENT
- PROPOSED GREENROOF
- PROPOSED CONCRETE
- SURFACE RUNOFF FLOW ARROW

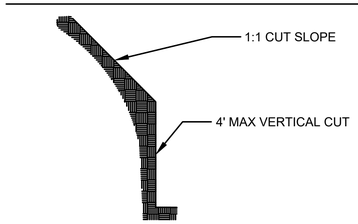
AC	ASPHALT CONCRETE
CF	CUBIC FEET / CURBFACE
CO	CLEANOUT
CONC	CONCRETE
CY	CUBIC YARDS
D	DRAINAGE (STORM)
DRWY	DRIVEWAY
DS	DOWNSPOUT
E	EXISTING
INV	INV
LF	LINEAR FEET
N	NORTHING
PA	PLANTER AREA
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
TG	TOP OF GRATE
TOC	TOP OF CLEANOUT

EARTHWORK QUANTITIES

THE EARTHWORK QUANTITIES LISTED BELOW ARE FOR REFERENCE ONLY AND FOR JURISDICTIONAL PLAN CHECK AND PERMIT PROCESS ONLY. THESE QUANTITIES HAVE BEEN CALCULATED FROM EXISTING SITE GRADES PER OWNER SUPPLIED SURVEY TO PROPOSED GRADES FROM THE GRADING PLAN. THE EARTHWORK QUANTITIES DO NOT REFLECT SHRINKAGE, SWELL, SUBSIDENCE AND REMOVAL OF EXISTING BUILDING STRUCTURES AND SURFACE IMPROVEMENTS, AND REMOVALS FOR POSSIBLE SOIL CONTAMINATION OR EXISTING OR ABANDONED SUBSTRUCTURES. FIELD CONDITIONS DURING CONSTRUCTION MAY VARY RESULTING IN THE ACTUAL EARTHWORK QUANTITIES DIFFERENT FROM THOSE ESTIMATED BELOW. THIS ESTIMATE ASSUMES THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.

CUT =	290	CY
FILL =	407	CY
NET (IMPORT) =	117	CY

METHOD OF TEMPORARY EXCAVATIONS



0 10 20
PLAN SCALE IN FEET
1" = 10'

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PROJECT ADDRESS:
3303 Floral Drive
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REVIEW

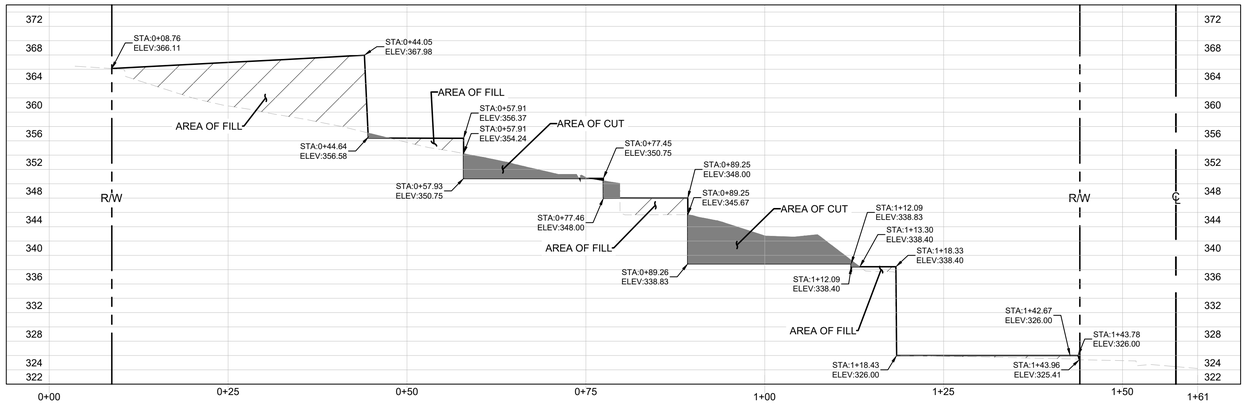
ISSUE DATE:
10/14/2024

SCALE:
AS SHOWN

SHEET TITLE:
PRELIMINARY GRADING PLAN

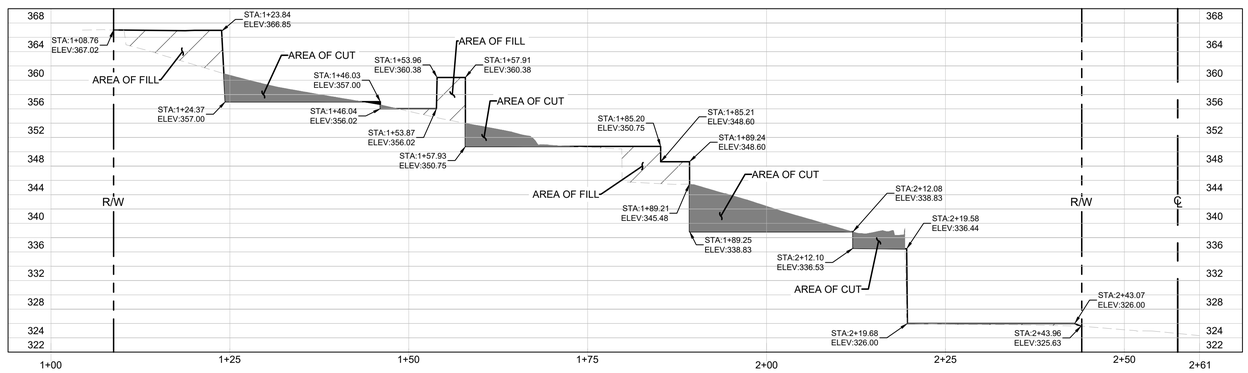
SHEET NO.
C-4.0

Q:\Projects\024-034 - 3303 Floral Drive - Multifamily\1 - Plans\Sheets\C-4.0 - FINE GRADING PLAN.dwg GRADING PLAN Oct 14, 2024 - 8:27pm



1 / C-4.1 SECTION

SCALE: 1"=10' HORIZONTAL, 1"=10' VERTICAL



2 / C-4.1 SECTION

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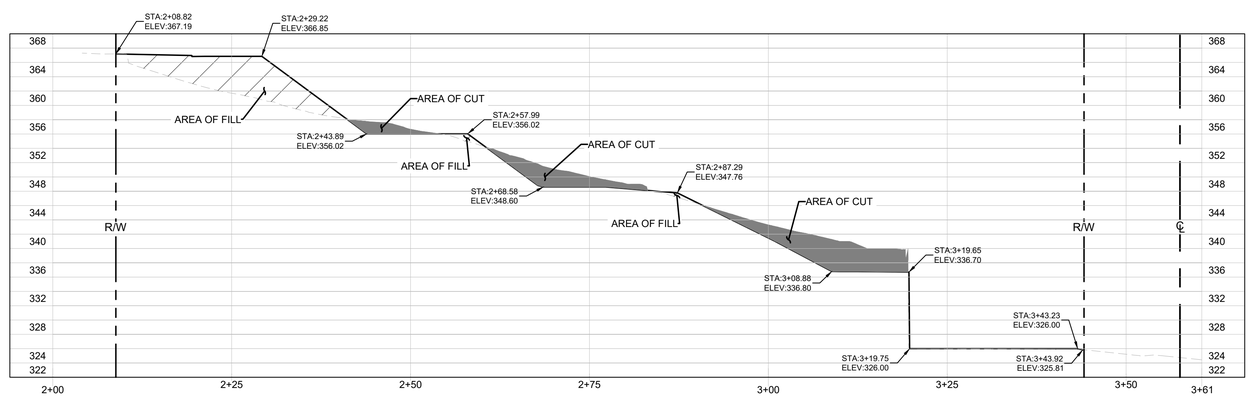

3 / C-4.1 SECTION

SCALE: 1"=10' HORIZONTAL, 1"=10' VERTICAL

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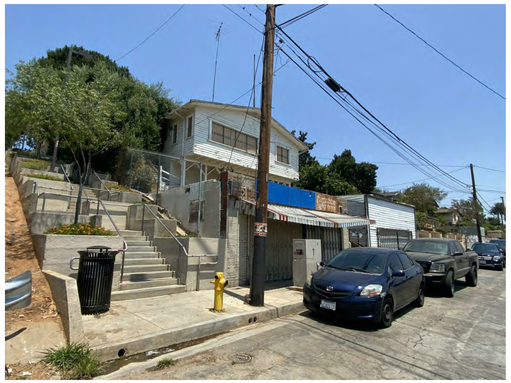
SHEET TITLE:

GRADING SECTIONS

SHEET NO. C-4.1

Q:\Projects\024-034 - 3303 Floral Drive - Multifamily\1 - Plans\Sheets\C-4.0 - FINE GRADING PLAN.dwg GRADING SECTIONS Oct 14, 2024 - 8:27pm



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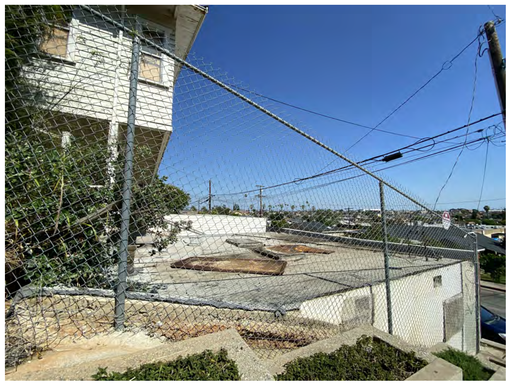

03

04

05

06

KEY MAP

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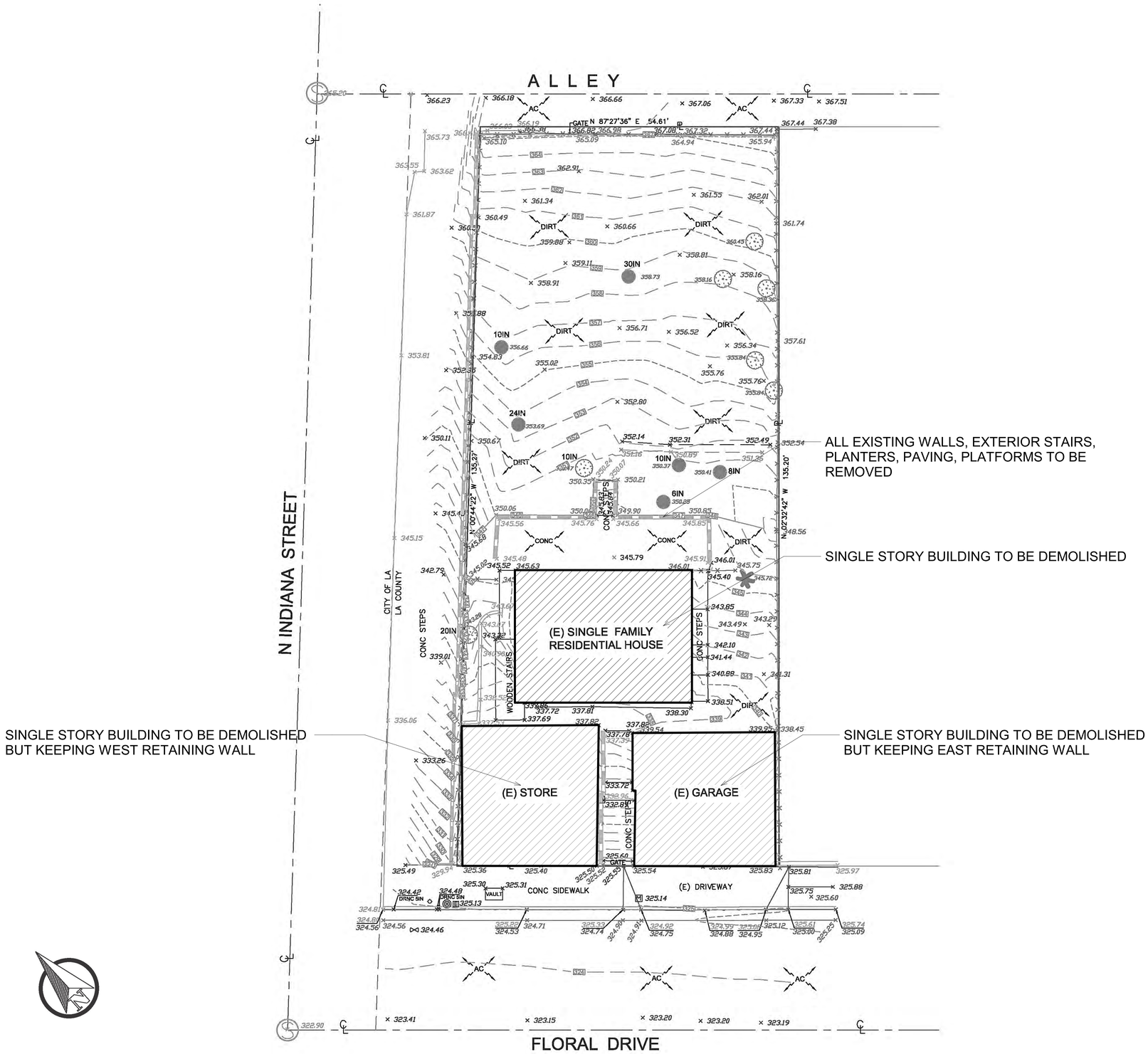
SCALE:

SHEET TITLE:
PHOTO&KEY MAP

SHEET NO.
A 000.01



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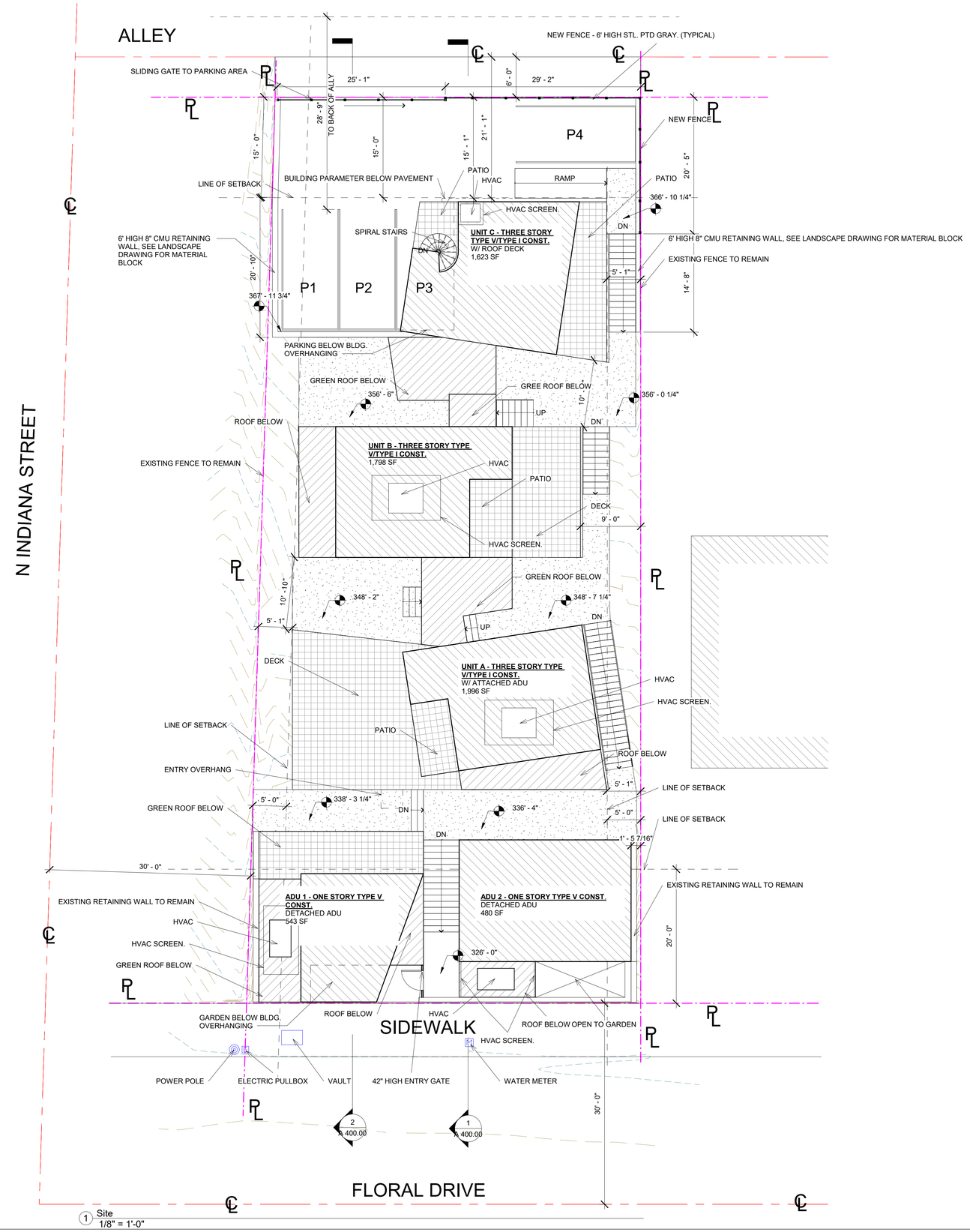
SCALE:
N/A

SHEET TITLE:

DEMOLITION PLAN

SHEET NO.

A 010.00



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

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SCALE:
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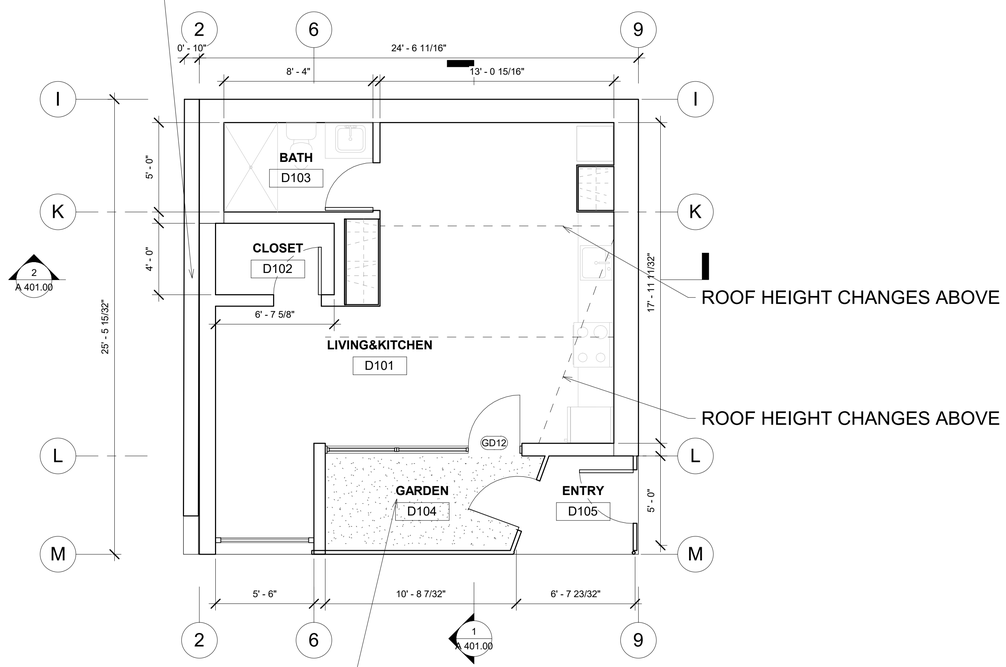
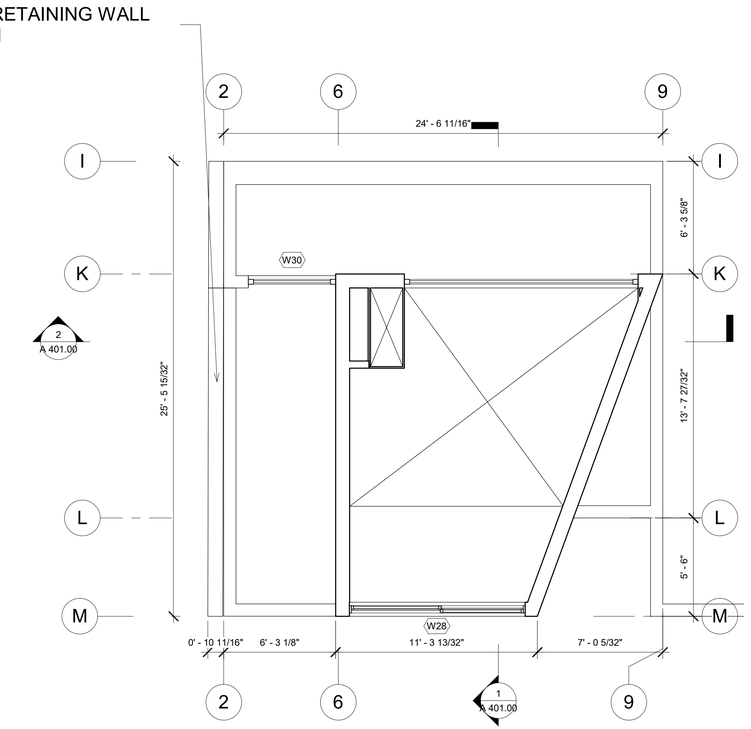
SHEET TITLE:
SITE PLAN

SHEET NO.
A 020.00



1 ADU 1 - Level1
1/4" = 1'-0"

OUTDOOR GARDEN UNDER OVERHANG



2 ADU 1 - Lower Roof
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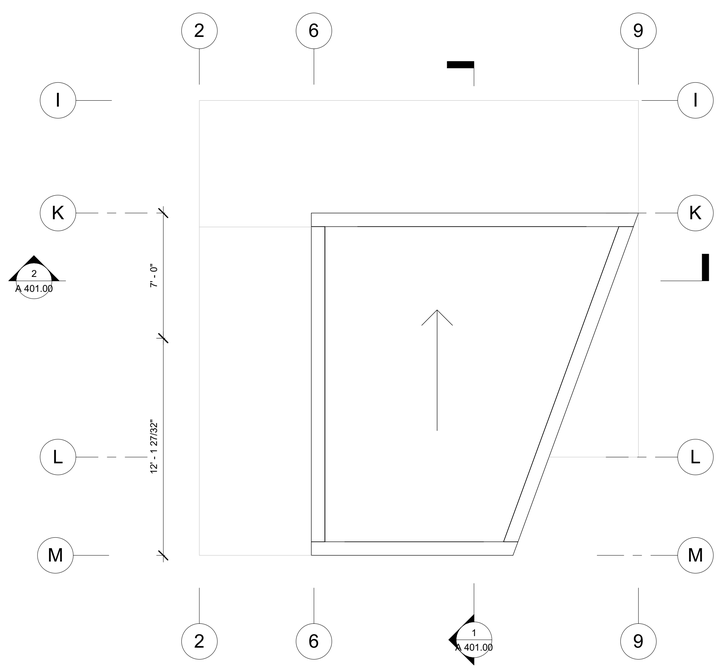

3 ADU 1 - Upper Roof
1/4" = 1'-0"

SQUARE FOOTAGE	
EXISTING	634 SF
PROPOSED	522 SF

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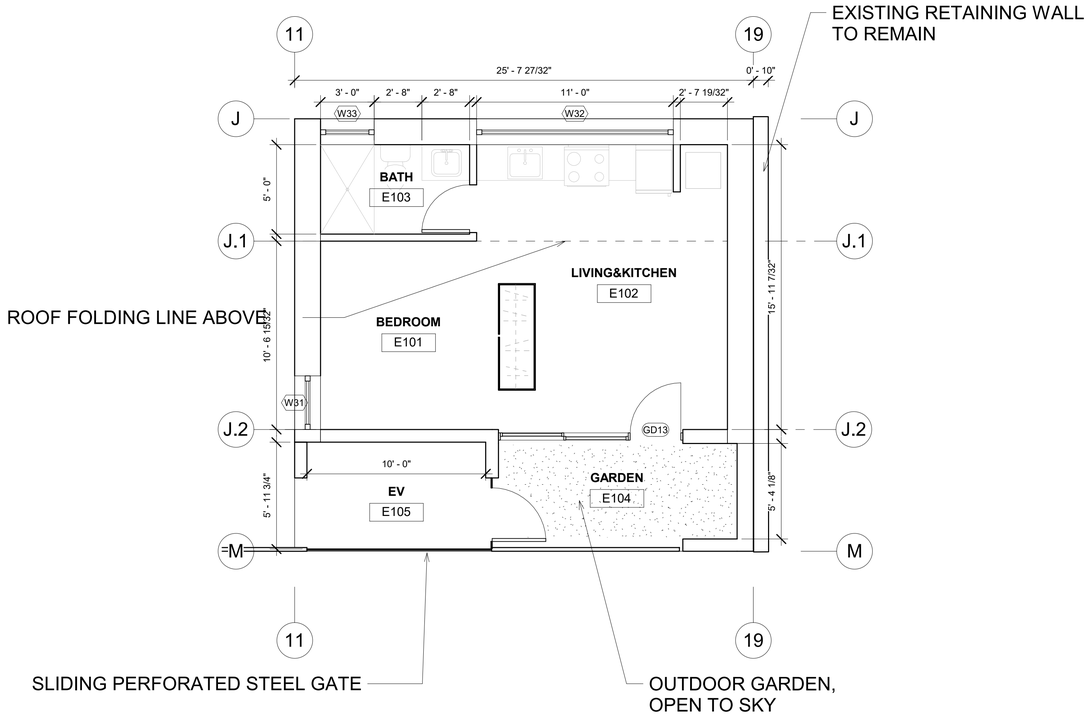
10/16/2024

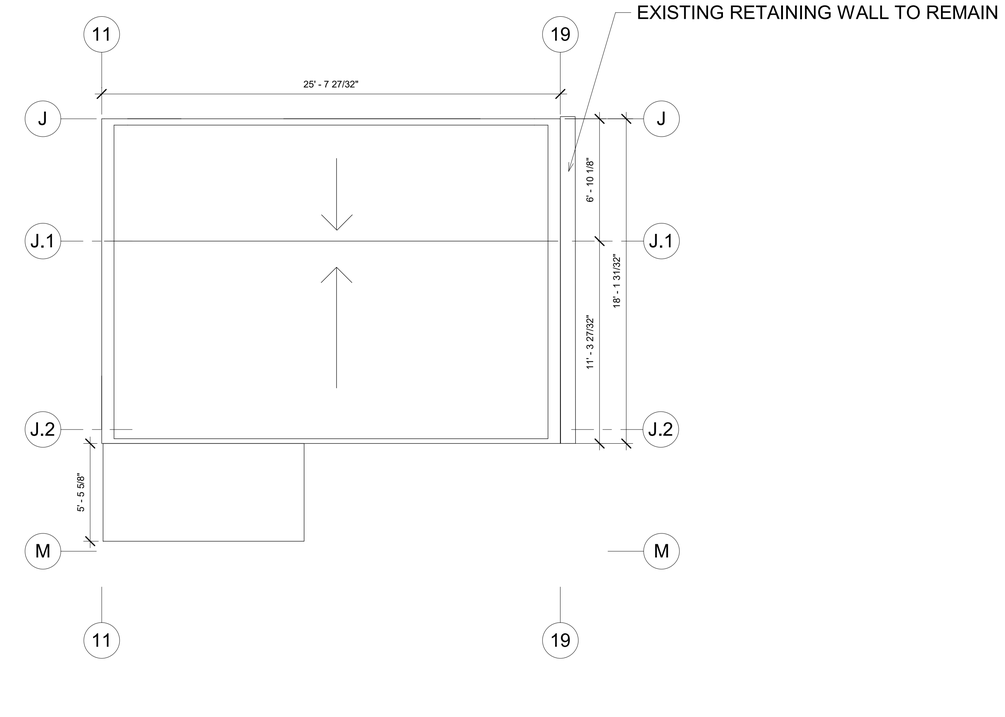
SCALE:
1/4" = 1'-0"

SHEET TITLE:
ADU 1
PLANS

SHEET NO.
A 200.00



1 ADU 2 - Level1
1/4" = 1'-0"



2 ADU 2 - Roof
1/4" = 1'-0"

SQUARE FOOTAGE	
EXISTING	632 SF
PROPOSED	464 SF

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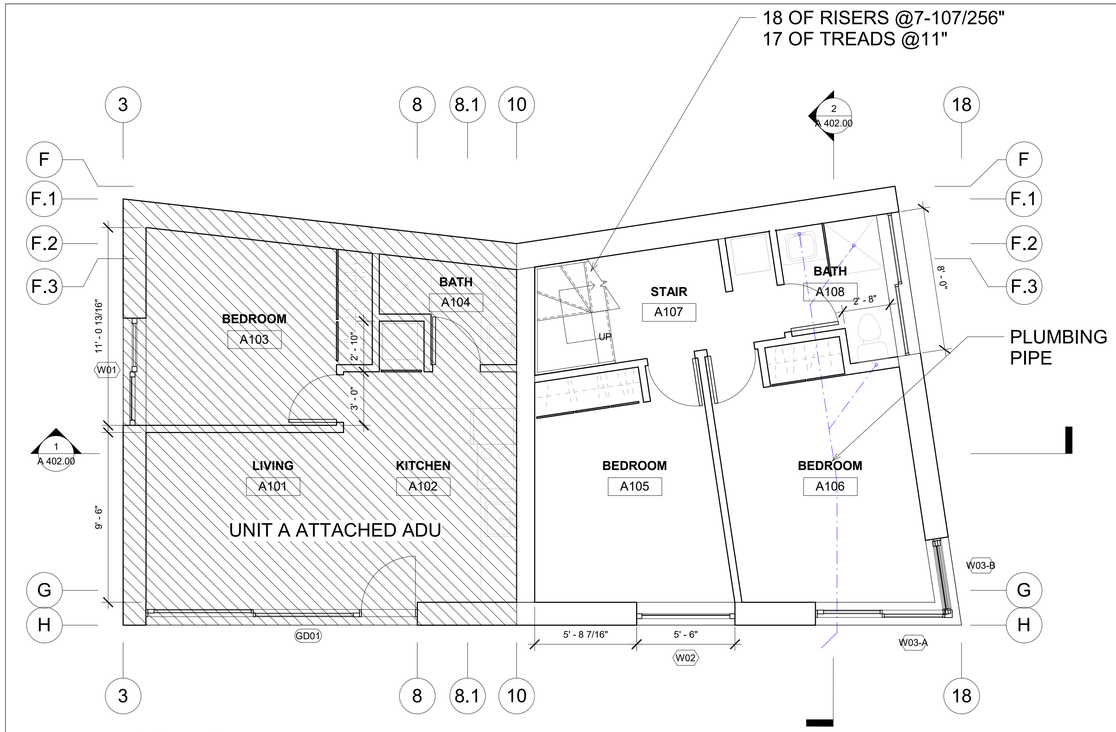
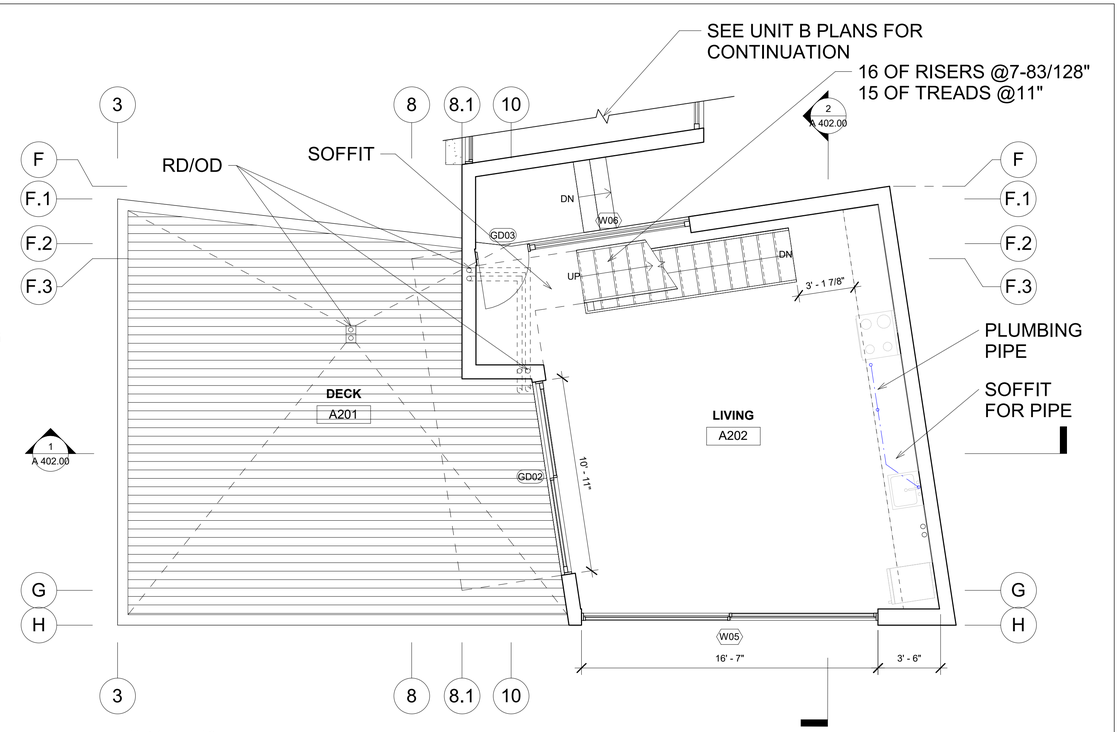
SCALE:
1/4" = 1'-0"

SHEET TITLE:
ADU 2
PLANS

SHEET NO.
A 201.00



1 Unit A - Level 1
1/4" = 1'-0"



2 Unit A - Level 2
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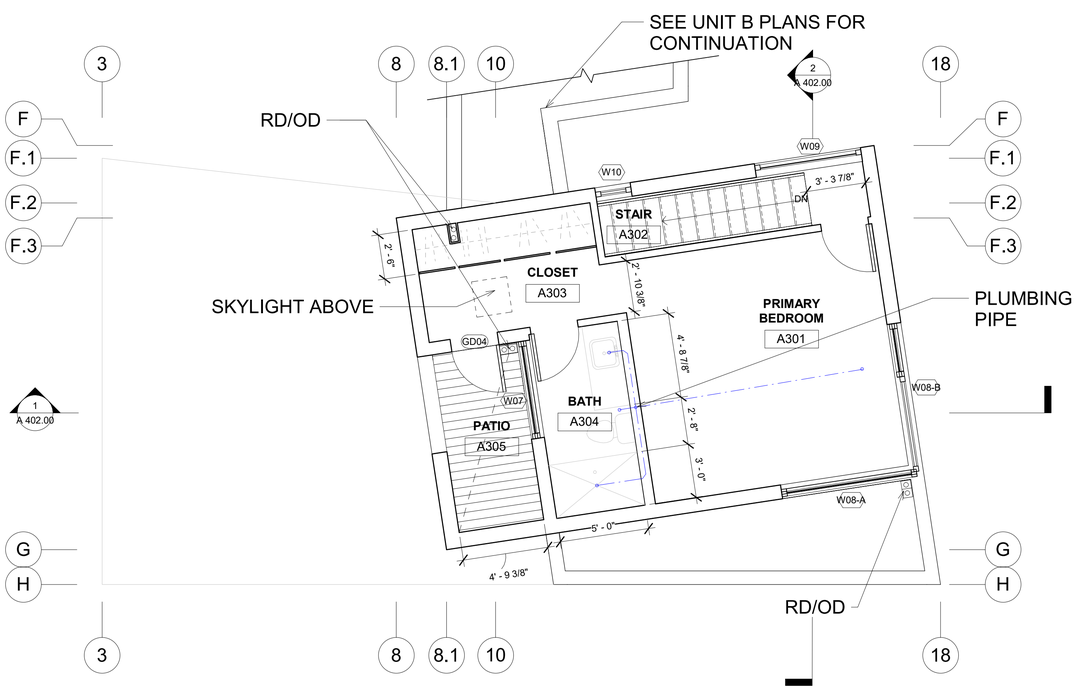
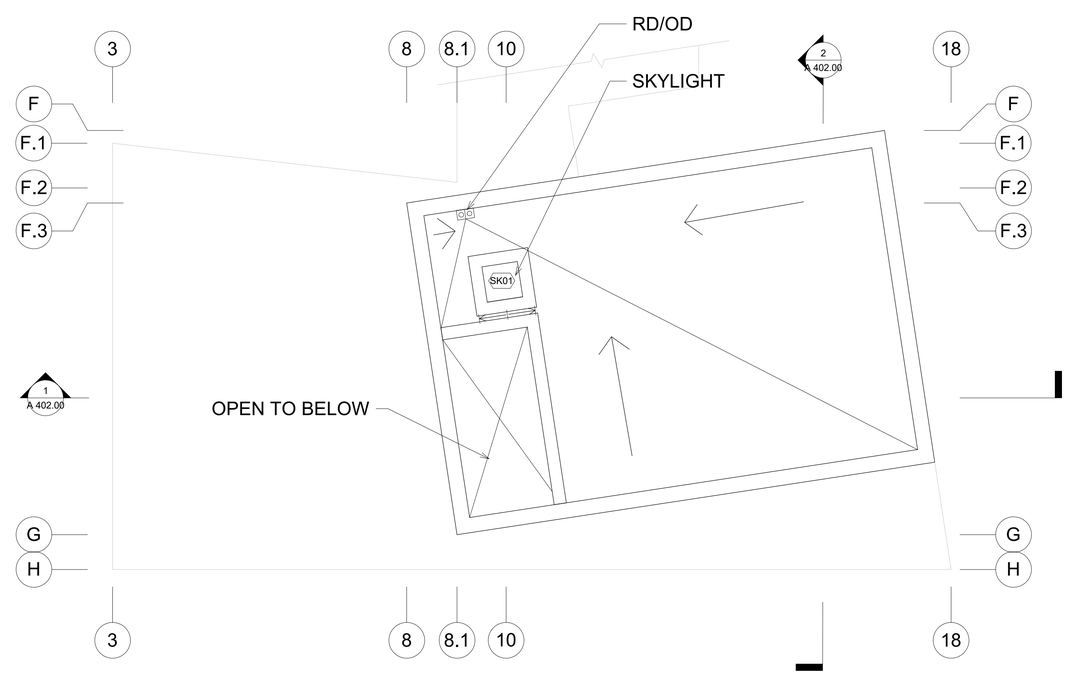


3 Unit A - Level 3
1/4" = 1'-0"



4 Unit A - Roof
1/4" = 1'-0"

SQUARE FOOTAGE		
LEVEL 1	LEVEL 2	LEVEL 3
1029 SF	521 SF	446 SF

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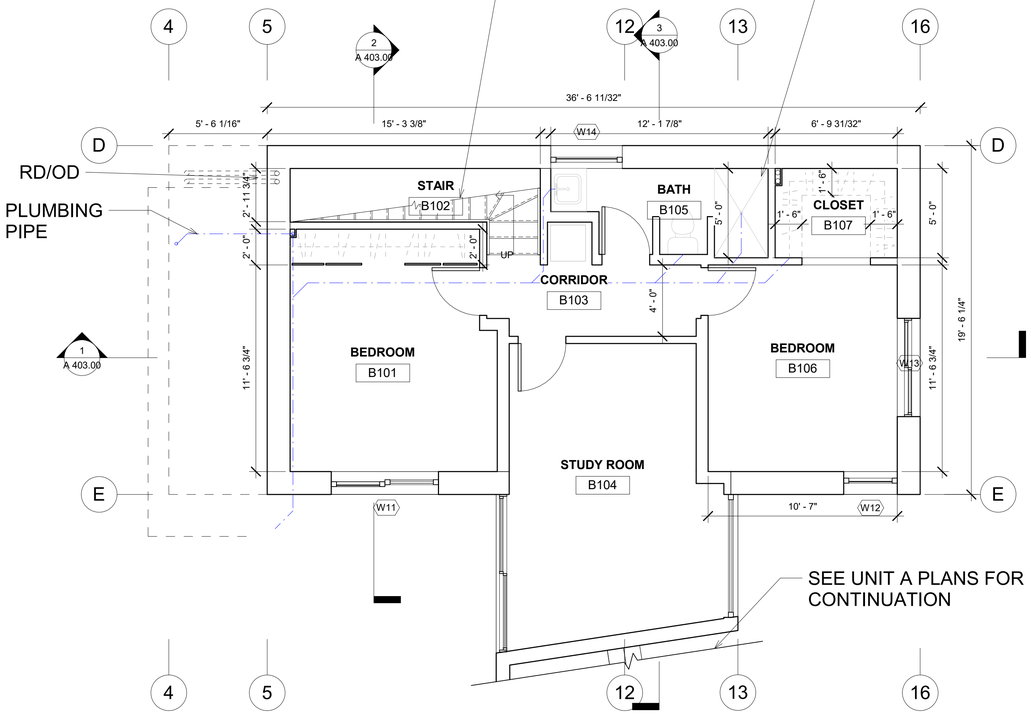
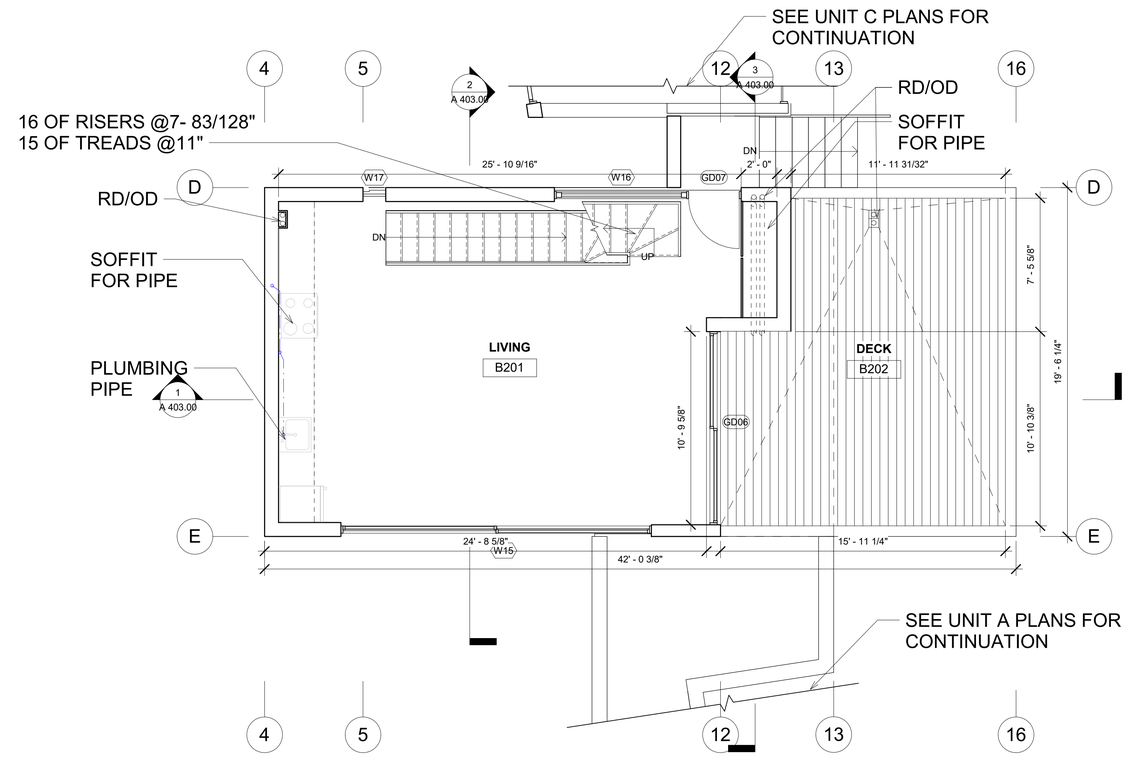
SCALE:
1/4" = 1'-0"

SHEET TITLE:
UNIT A PLANS

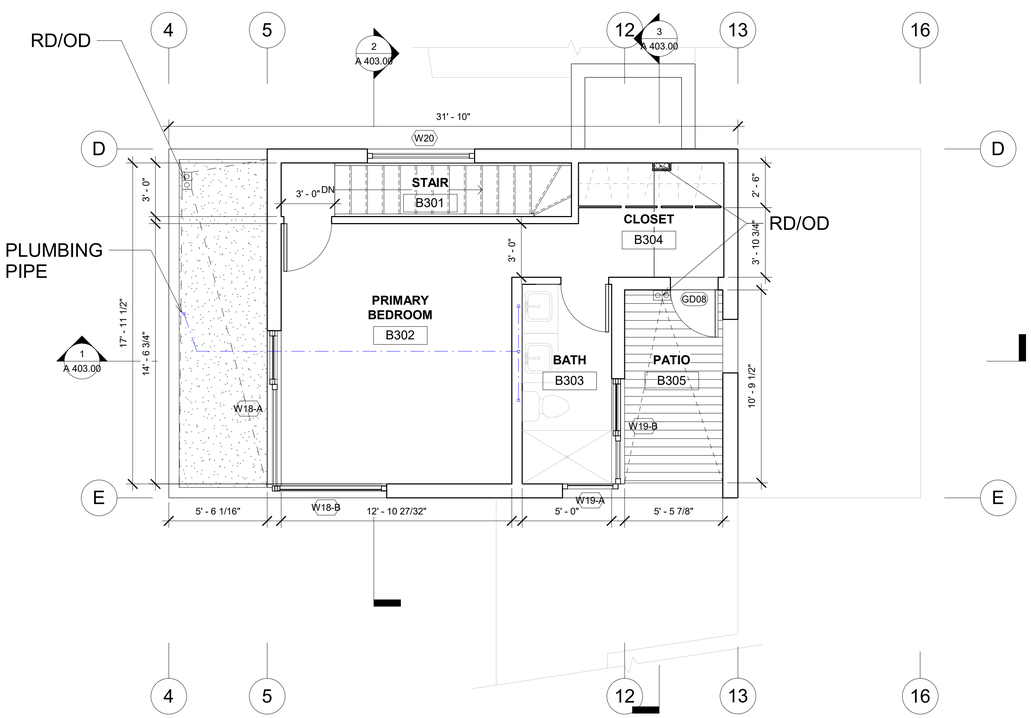
SHEET NO.
A 202.00



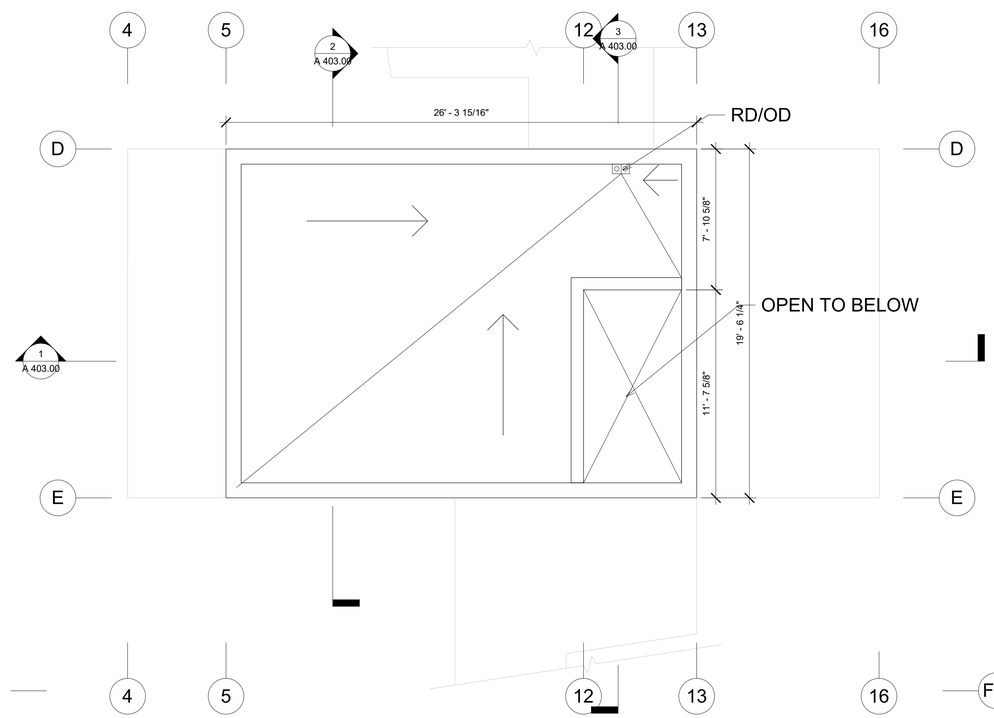
1 Unit B - Level 1
1/4" = 1'-0"



2 Unit B - Level 2
1/4" = 1'-0"



3 Unit B - Level 3
1/4" = 1'-0"



4 Unit B - Roof
1/4" = 1'-0"

SQUARE FOOTAGE

LEVEL 1	LEVEL 2	LEVEL 3
829 SF	529 SF	440 SF

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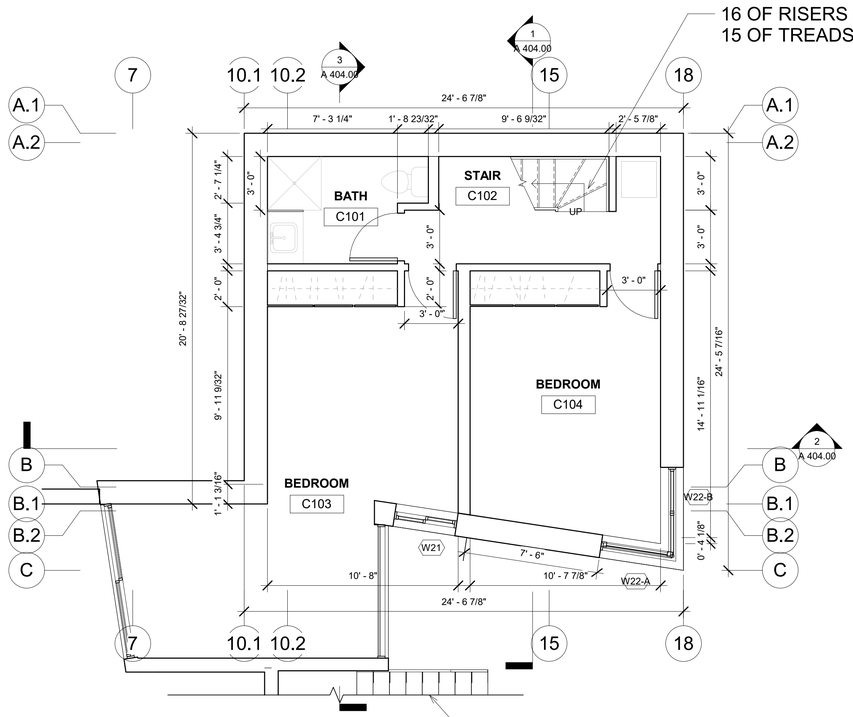
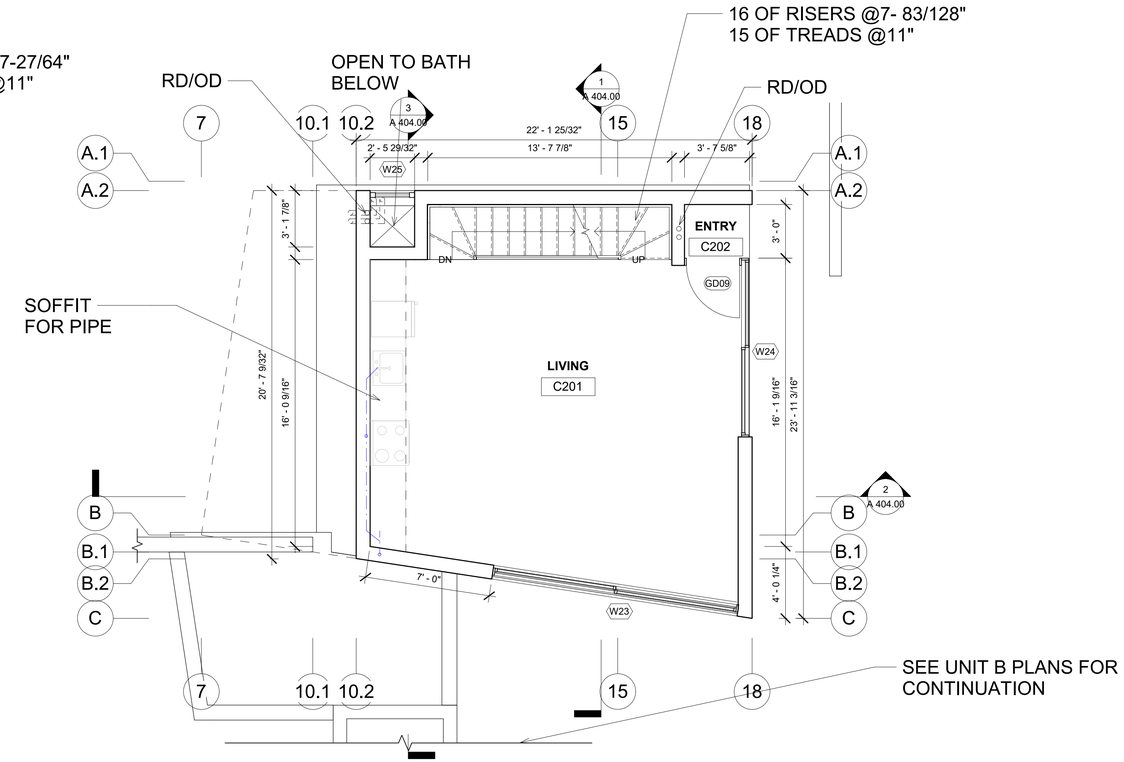
UNIT B PLANS

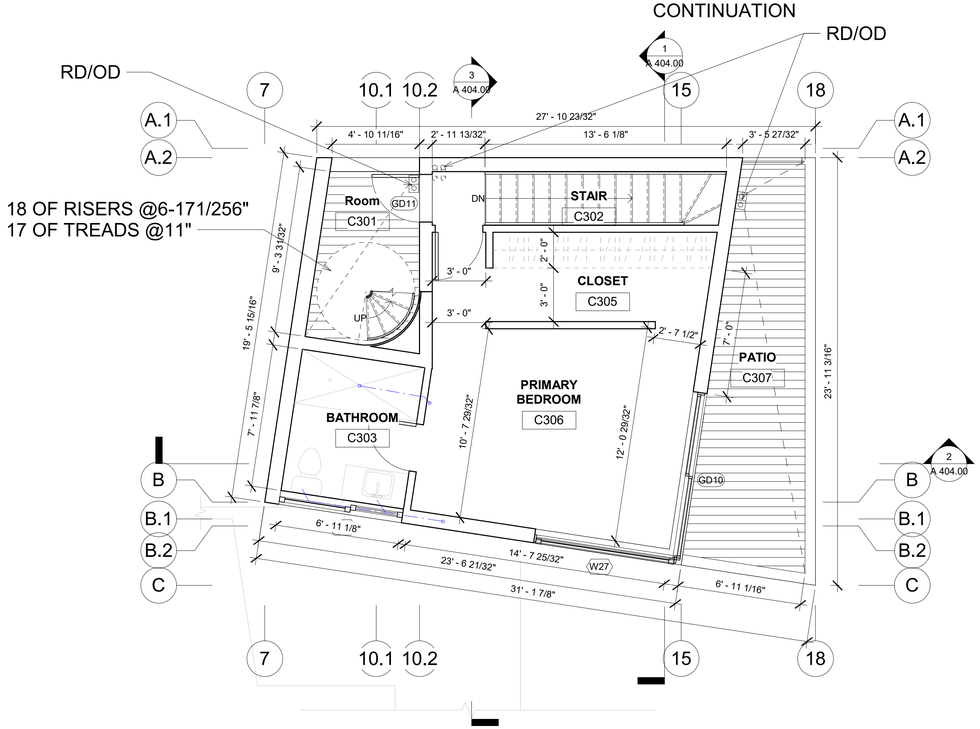
SHEET NO.
A 203.00



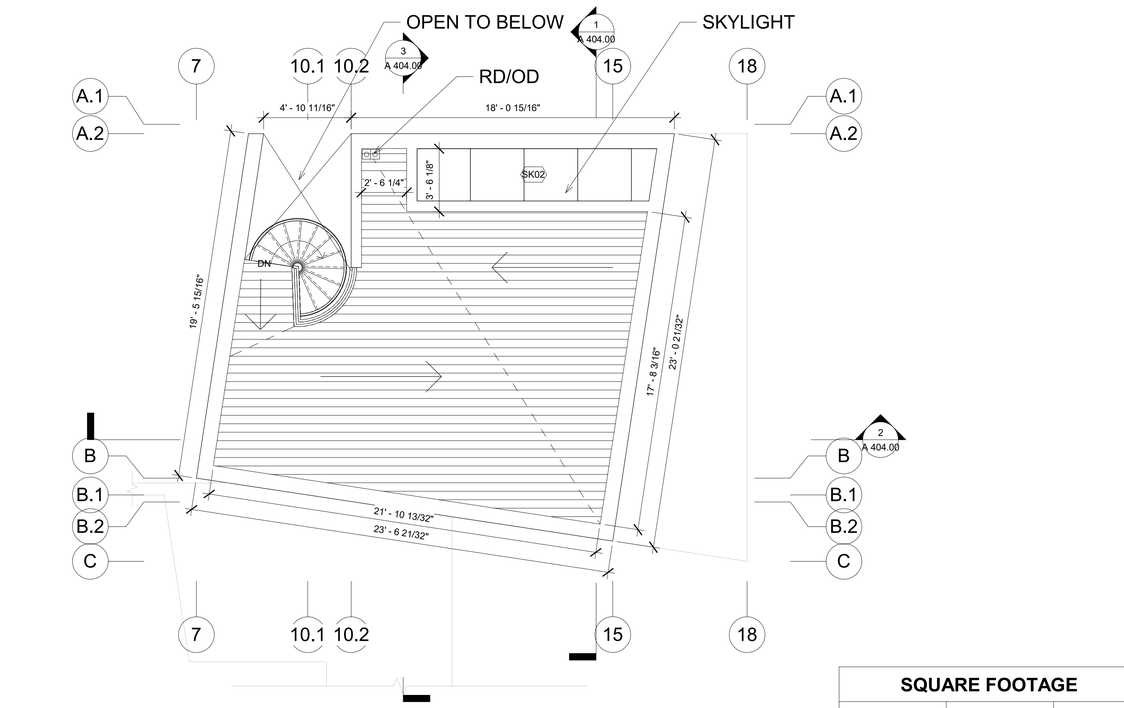
1 Unit C - Level 1
1/4" = 1'-0"



2 Unit C - Level 2
1/4" = 1'-0"



3 Unit C - Level 3
1/4" = 1'-0"



4 Unit C - Roof
1/4" = 1'-0"

SQUARE FOOTAGE		
LEVEL 1	LEVEL 2	LEVEL 3
705 SF	485 SF	433 SF

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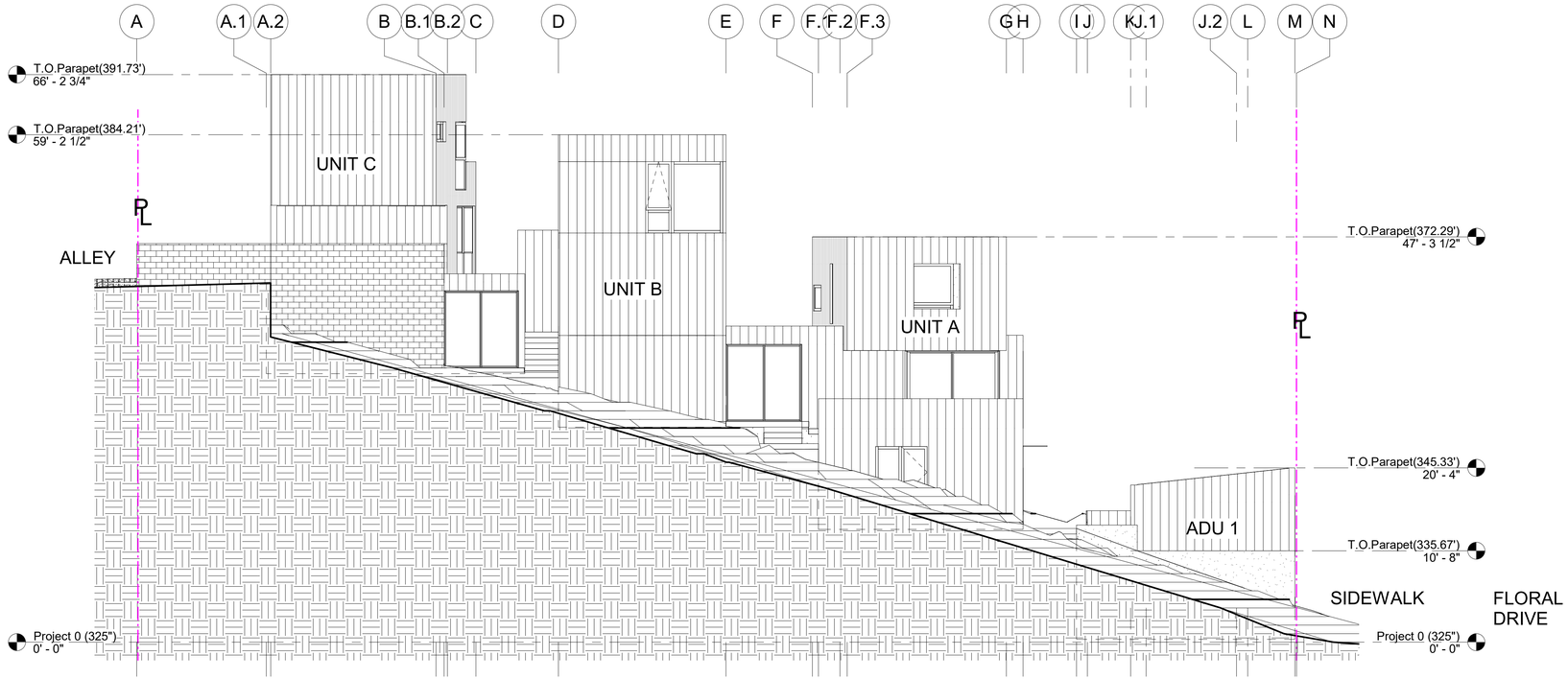
ISSUE DATE:
10/16/2024

SCALE:
1/4" = 1'-0"

SHEET TITLE:
UNIT C
PLANS

SHEET NO.
A 204.00



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

2 East
1/8" = 1'-0"

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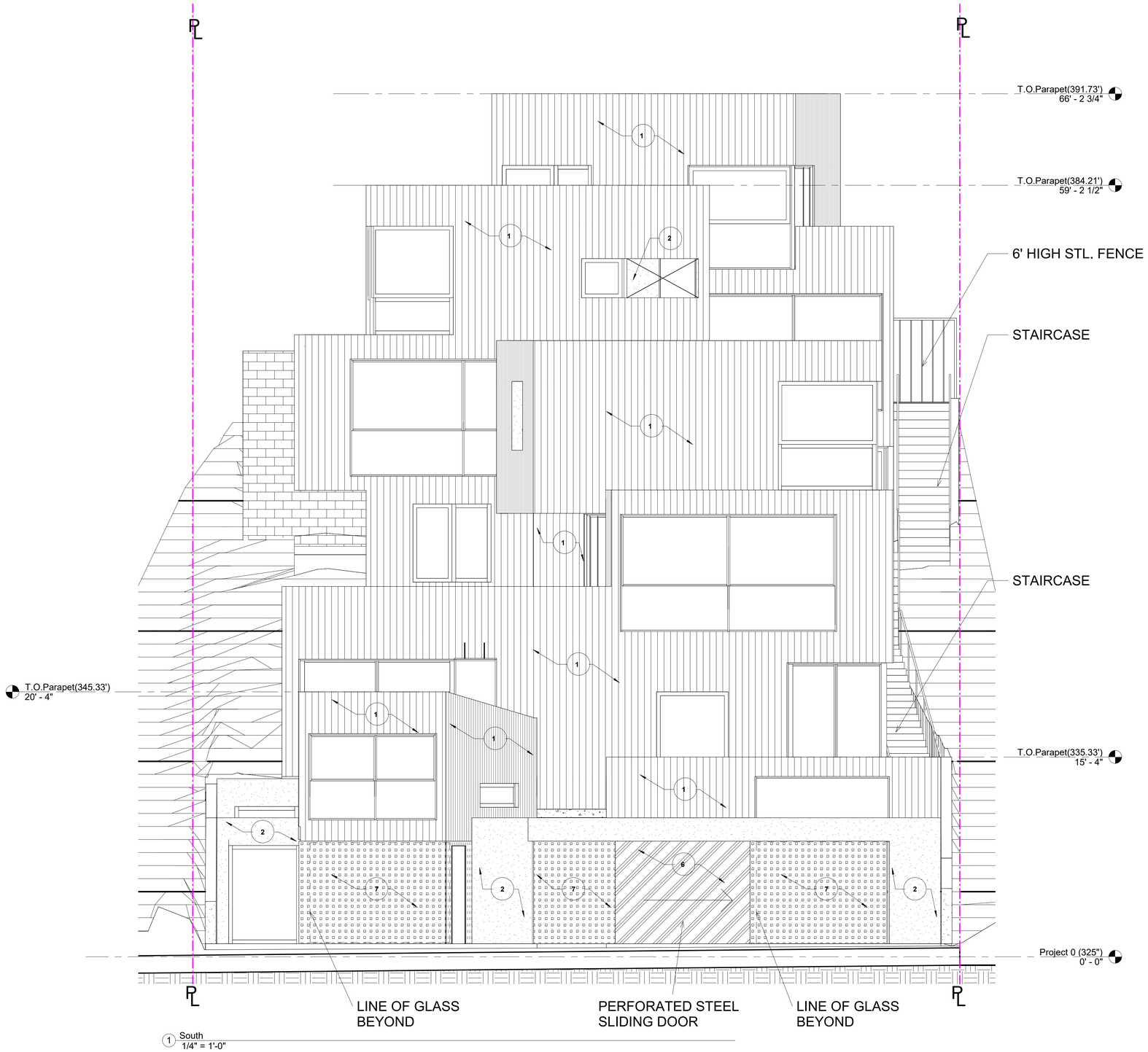
ISSUE DATE:
10/16/2024

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

SHEET TITLE:
SITE ELEVATION

SHEET NO.
A 300.00



MATERIAL LEGEND	
SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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ISSUE DATE:
10/16/2024

SCALE:
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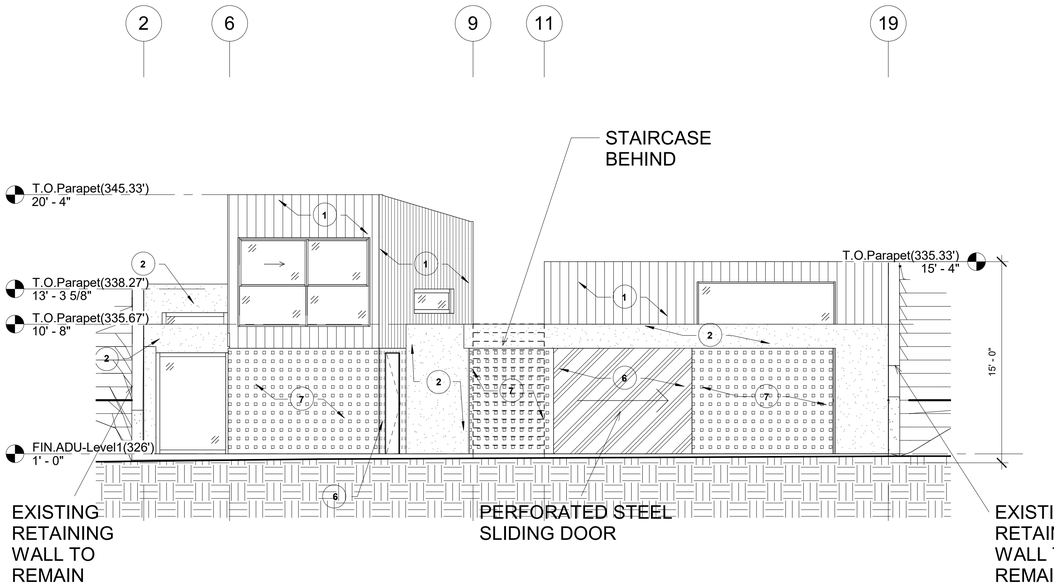
SHEET TITLE:

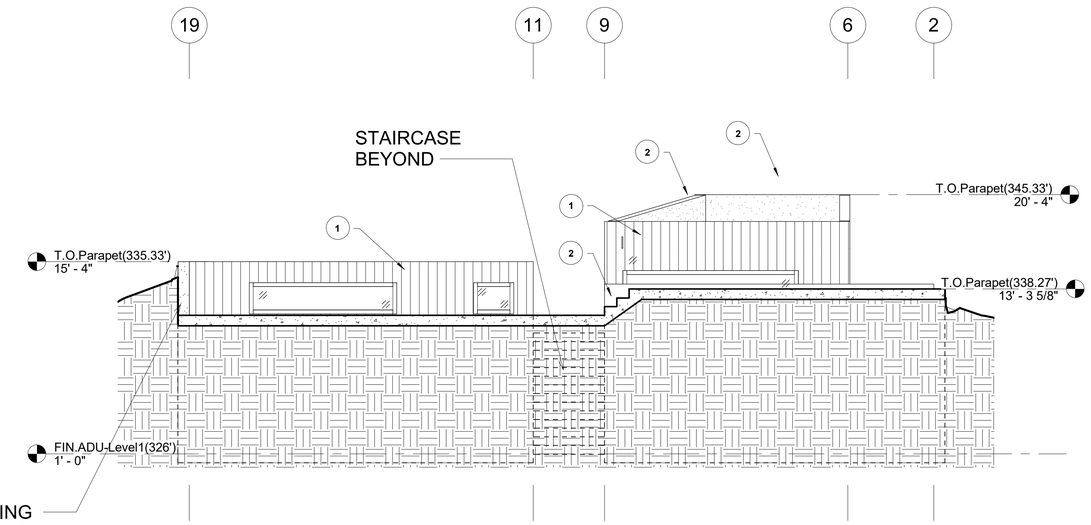
SITE
ELEVATION

SHEET NO.

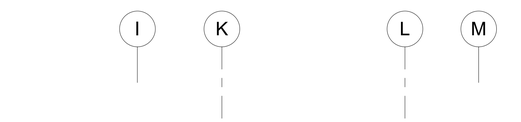
A 300.01



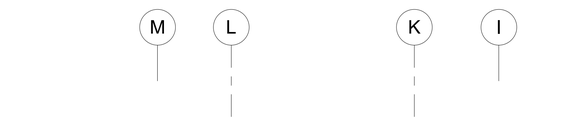
1 Elevation - ADU 1&2 -South
3/16" = 1'-0"



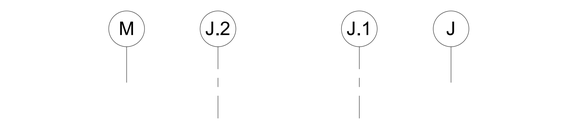
6 Elevation - ADU 1&2 - North
3/16" = 1'-0"



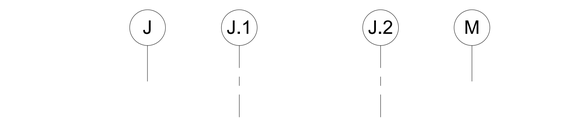
2 Elevation - ADU 1 - West
3/16" = 1'-0"



4 Elevation - ADU 1 -East
3/16" = 1'-0"



3 Elevation ADU 2 - East
3/16" = 1'-0"



5 Elevation - ADU 2 - West
3/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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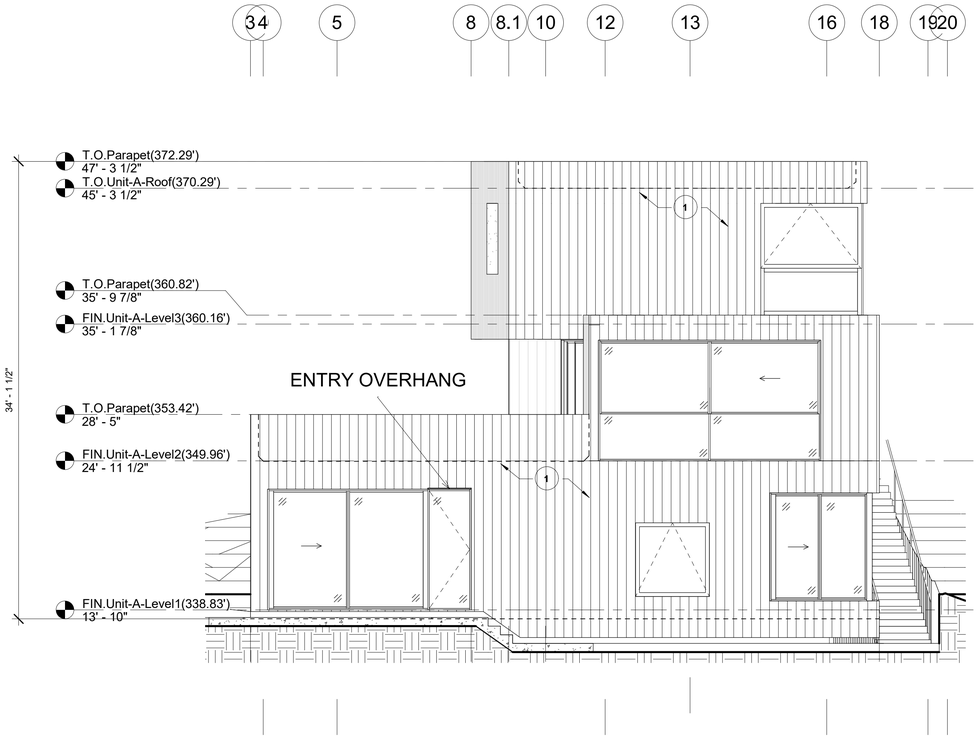
ISSUE DATE:
10/16/2024

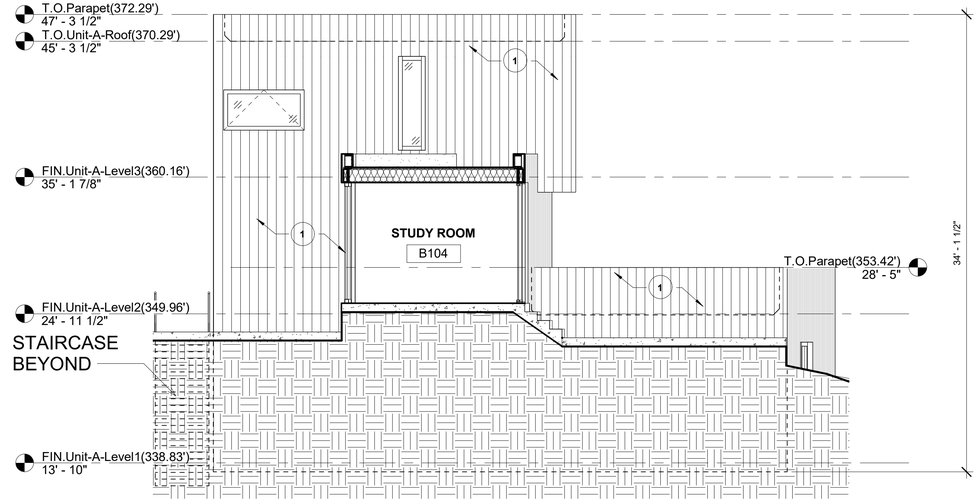
SCALE:
3/16" = 1'-0"

SHEET TITLE:
ADU 1&2 ELEVATIONS

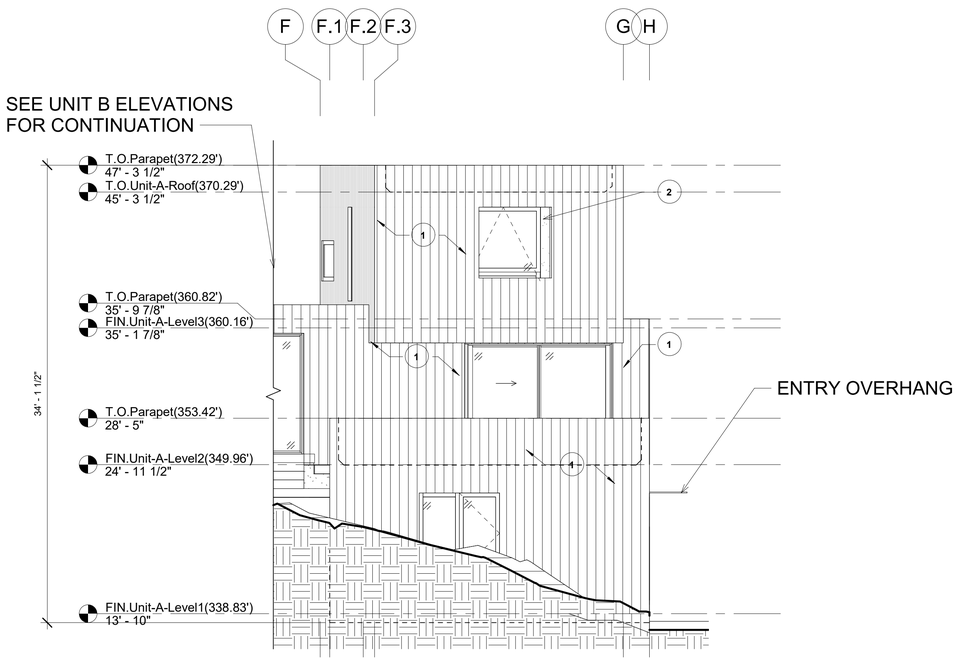
SHEET NO.
A 301.00



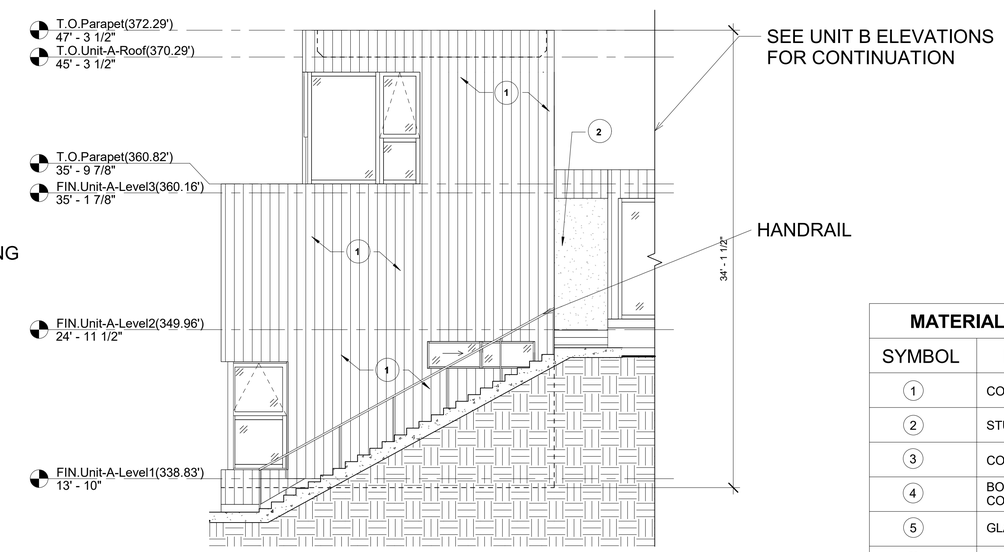
1 Elevation Unit A - South
3/16" = 1'-0"



3 Elevation Unit A - North
3/16" = 1'-0"



2 Elevation Unit A - West
3/16" = 1'-0"



4 Elevation Unit A - East
3/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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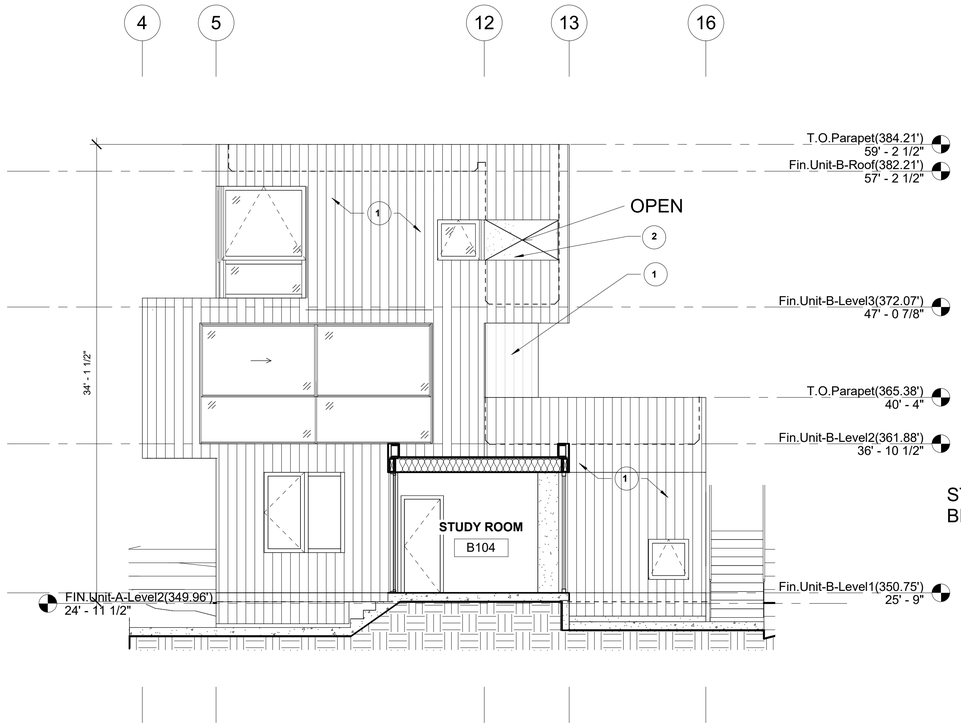
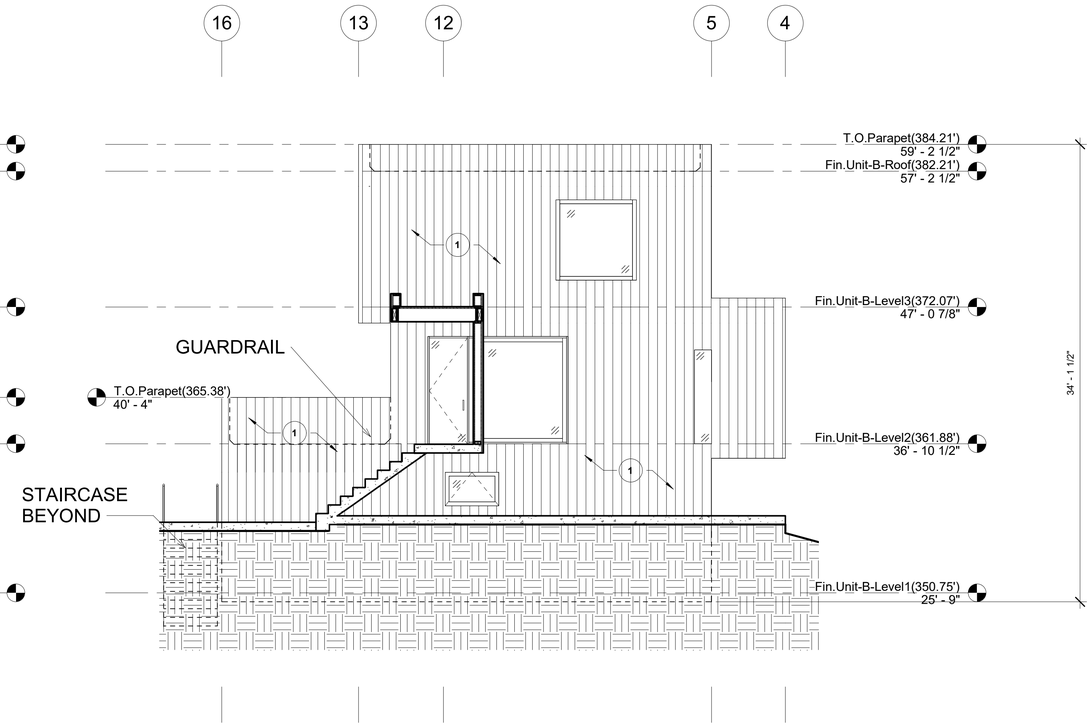
SCALE:
3/16" = 1'-0"

SHEET TITLE:
UNIT A
ELEVATIONS

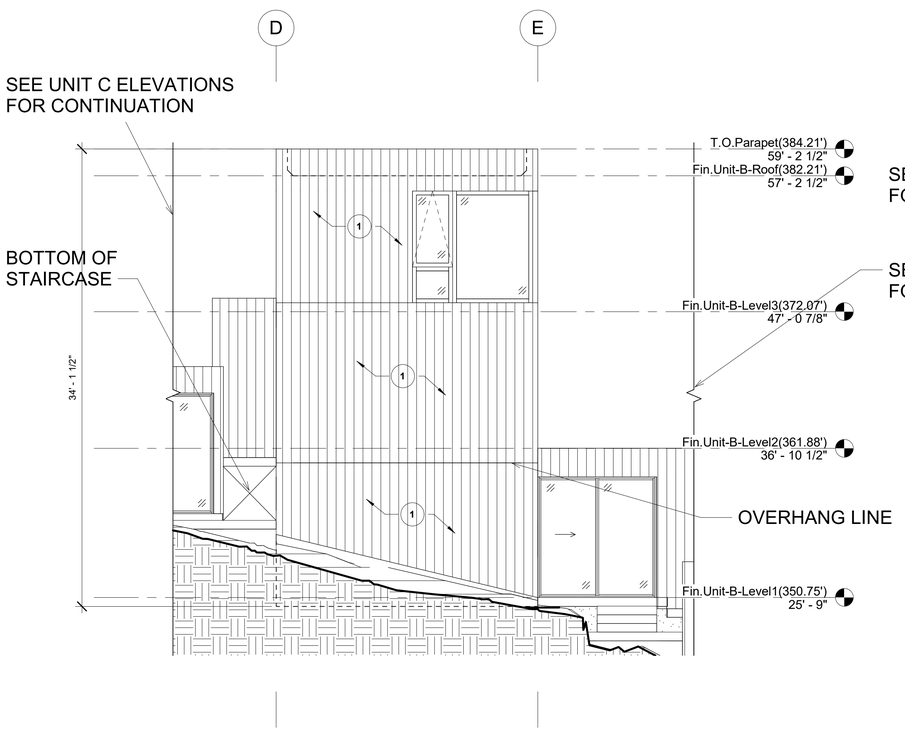
SHEET NO.
A 302.00



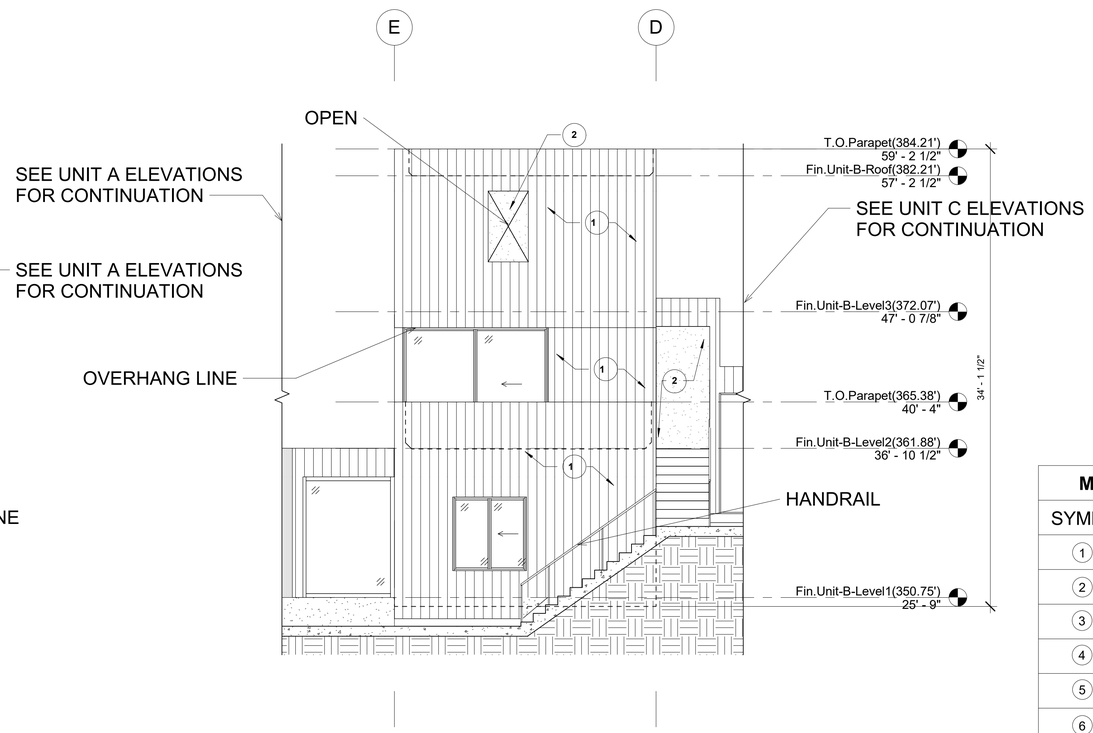
1 Elevation Unit B - South
3/16" = 1'-0"



2 Elevation Unit B - North
3/16" = 1'-0"



3 Elevation Unit B - West
3/16" = 1'-0"



4 Elevation Unit B - East
3/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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SHEET TITLE:
UNIT B
ELEVATIONS

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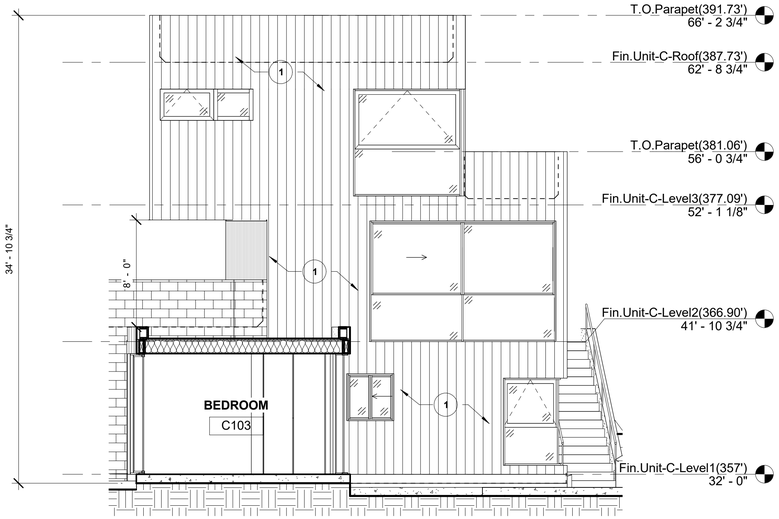
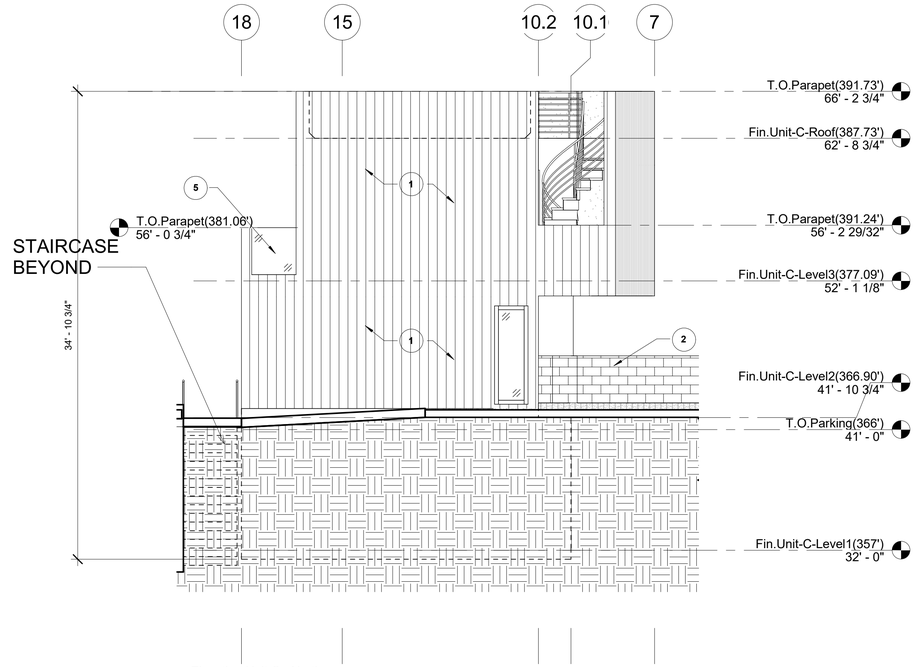
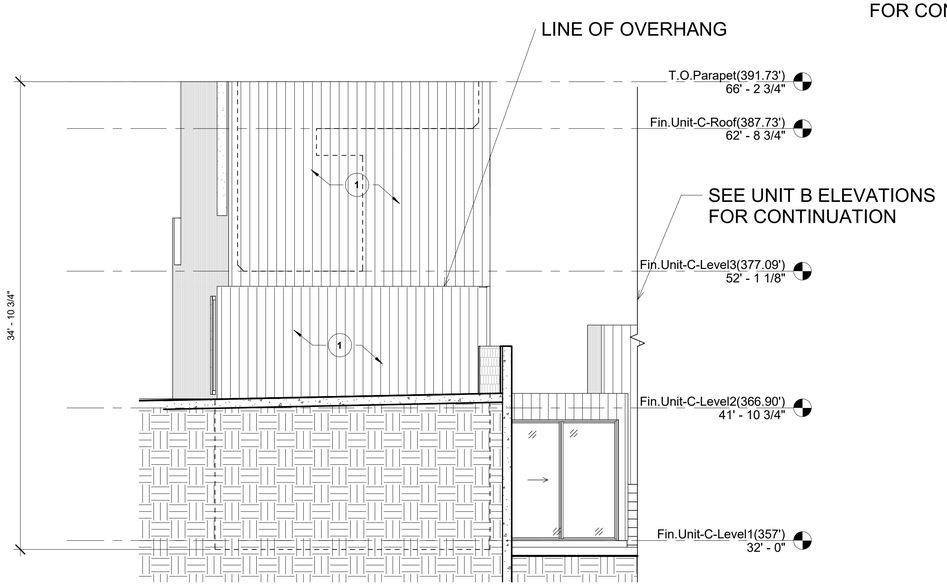
A 303.00



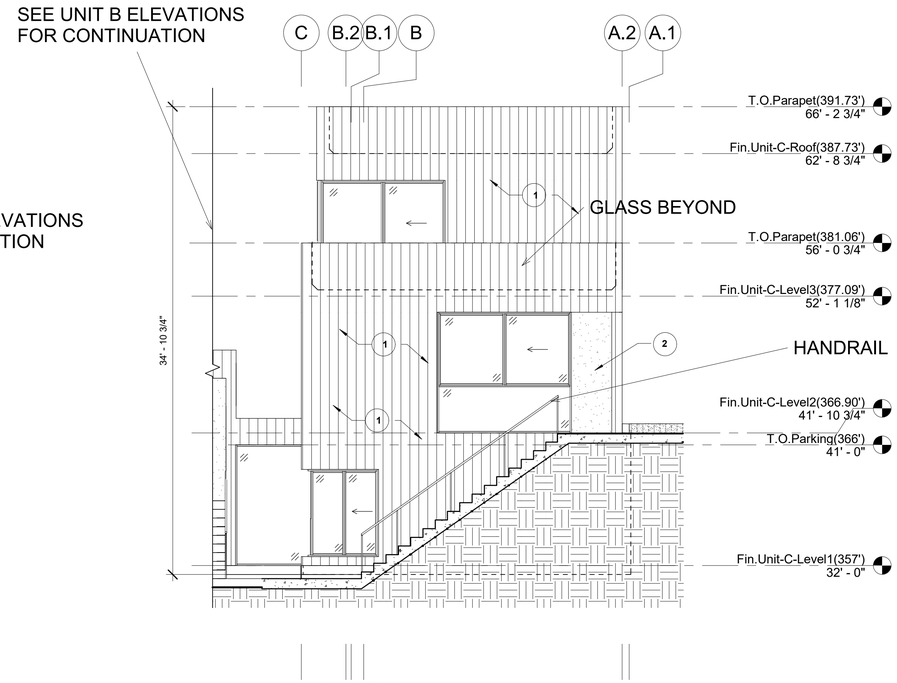
3 Elevation Unit C - South
3/16" = 1'-0"



1 Elevation Unit C - North
3/16" = 1'-0"



4 Elevation Unit C - West
3/16" = 1'-0"



2 Elevation Unit C - East
3/16" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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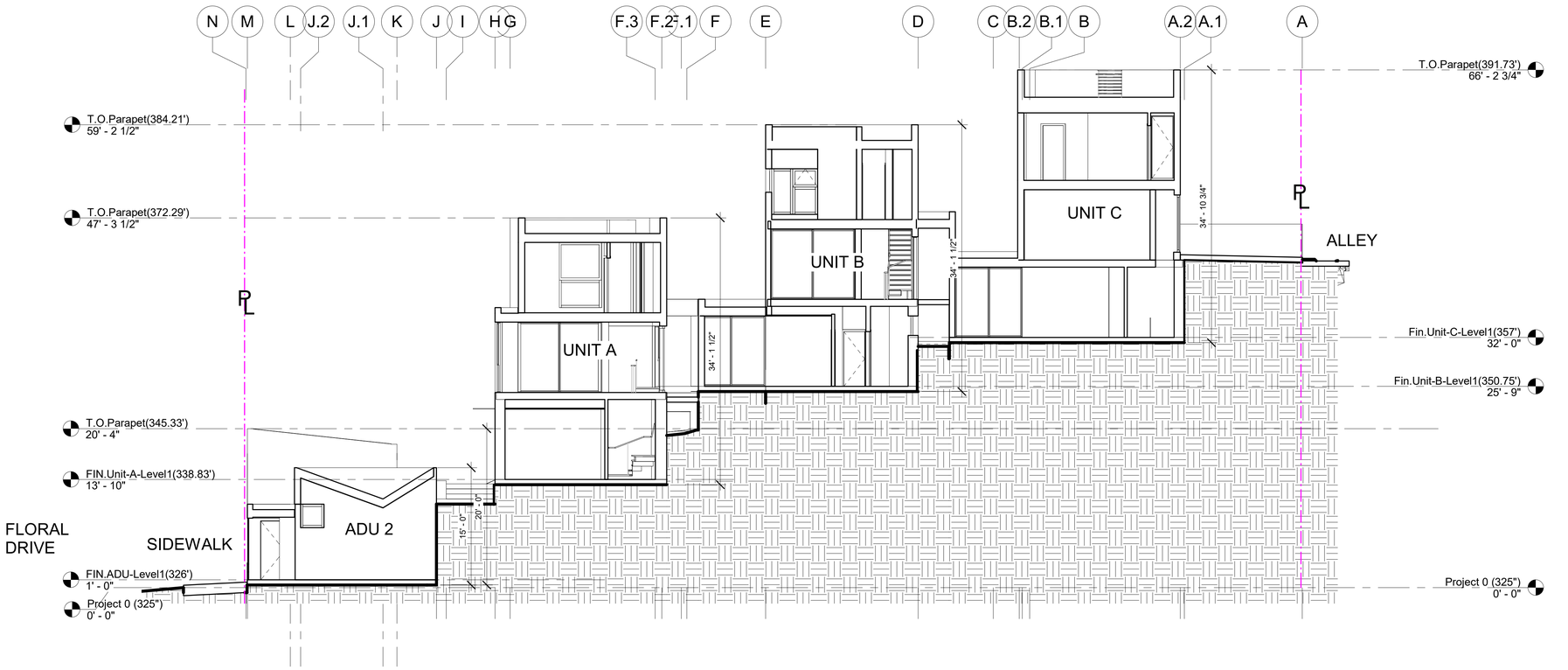
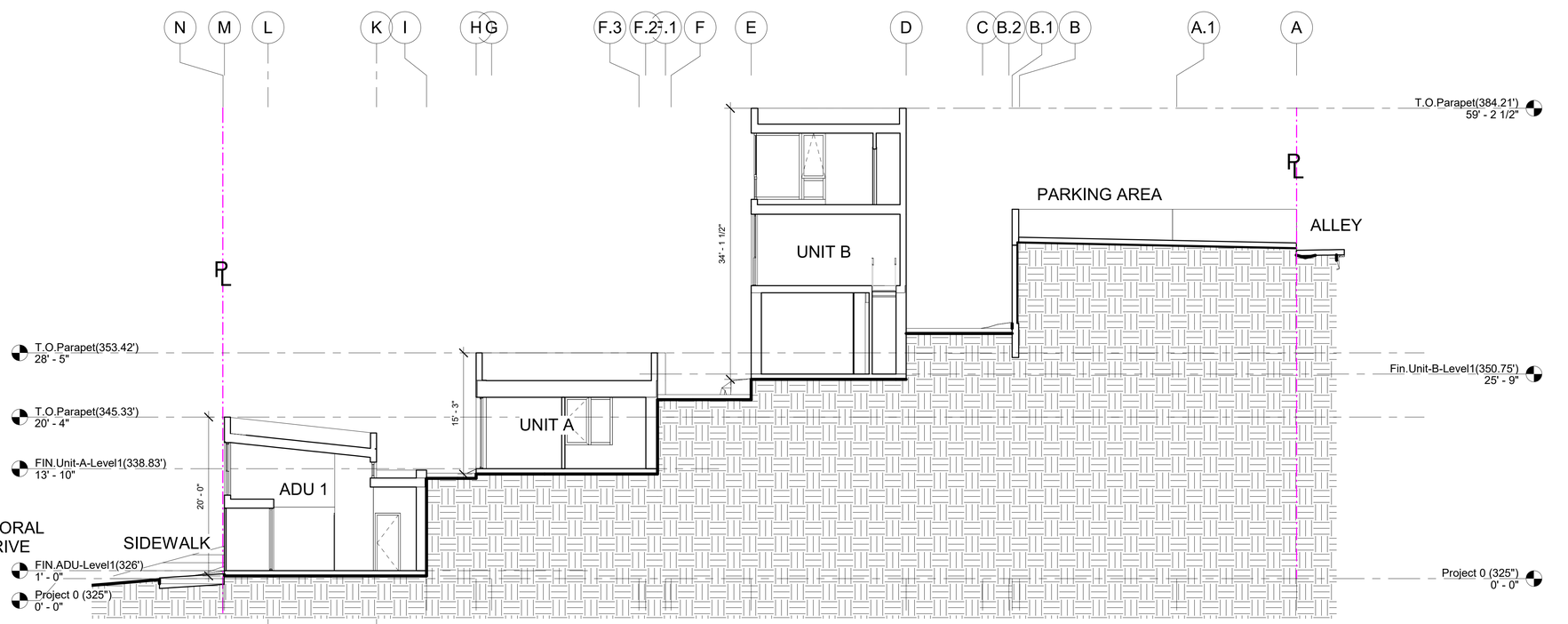
SHEET TITLE:
UNIT C
ELEVATIONS

SHEET NO.
A 304.00



1 SITE SECTION AA
1/8" = 1'-0"



2 SITE SECTION BB
1/8" = 1'-0"

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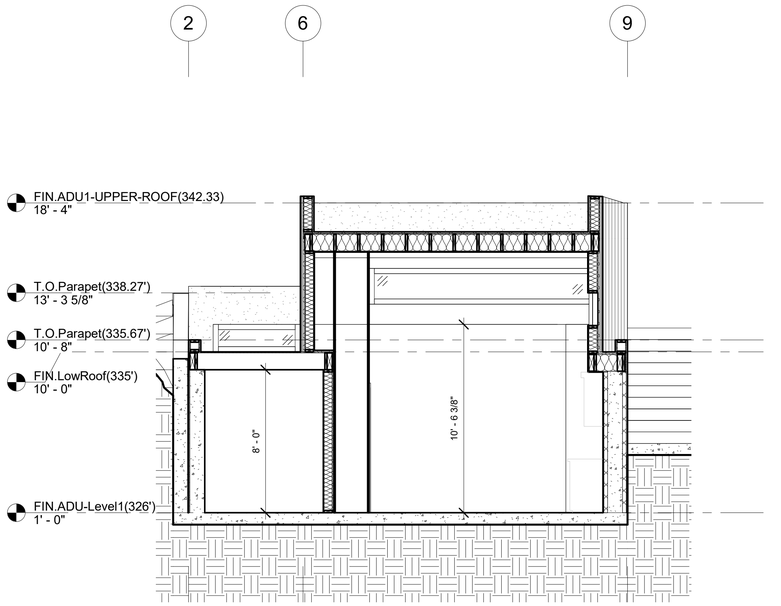
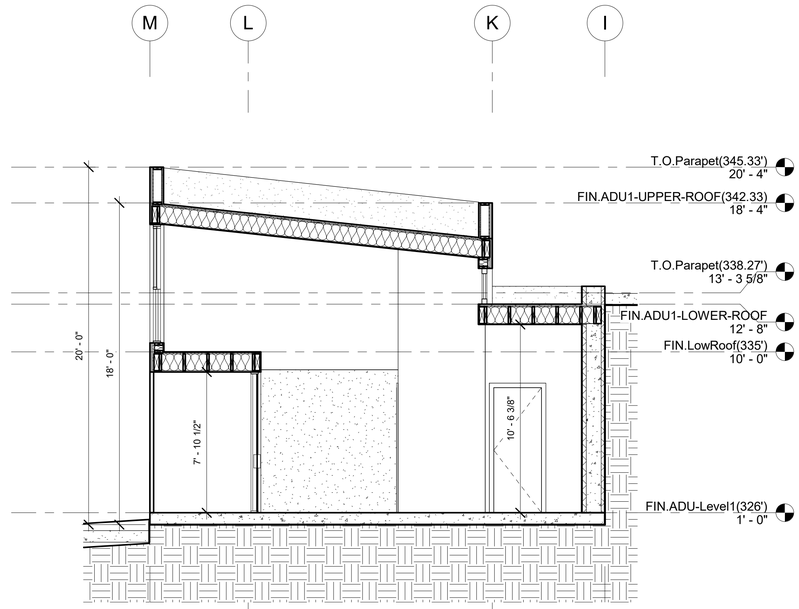
SCALE:
1/8" = 1'-0"

SHEET TITLE:
SITE SECTIIONS

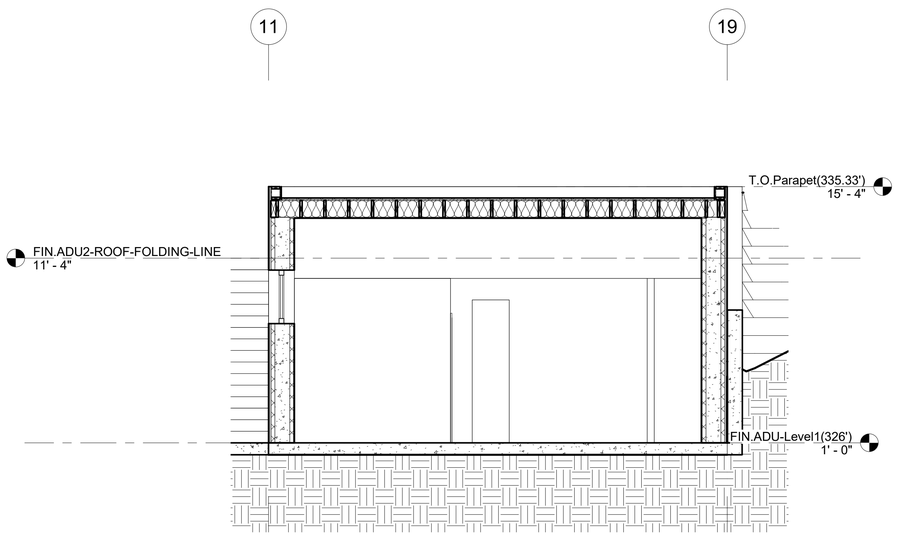
SHEET NO.
A 400.00



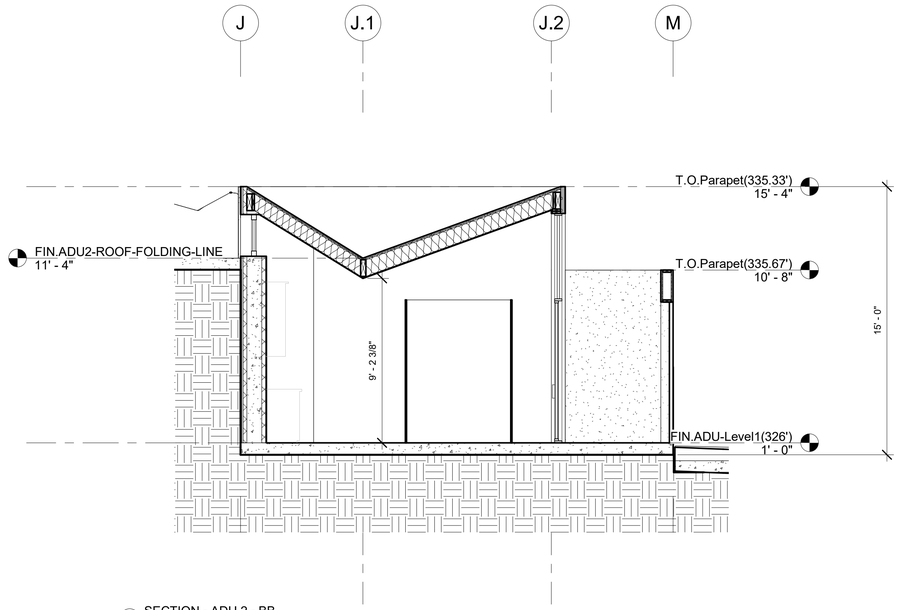
2 SECTION - ADU 1 -AA
1/4" = 1'-0"



1 SECTION - ADU 1- BB
1/4" = 1'-0"



3 SECTION - ADU 2 - AA
1/4" = 1'-0"



4 SECTION - ADU 2 - BB
1/4" = 1'-0"

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Los Angeles, CA 90063

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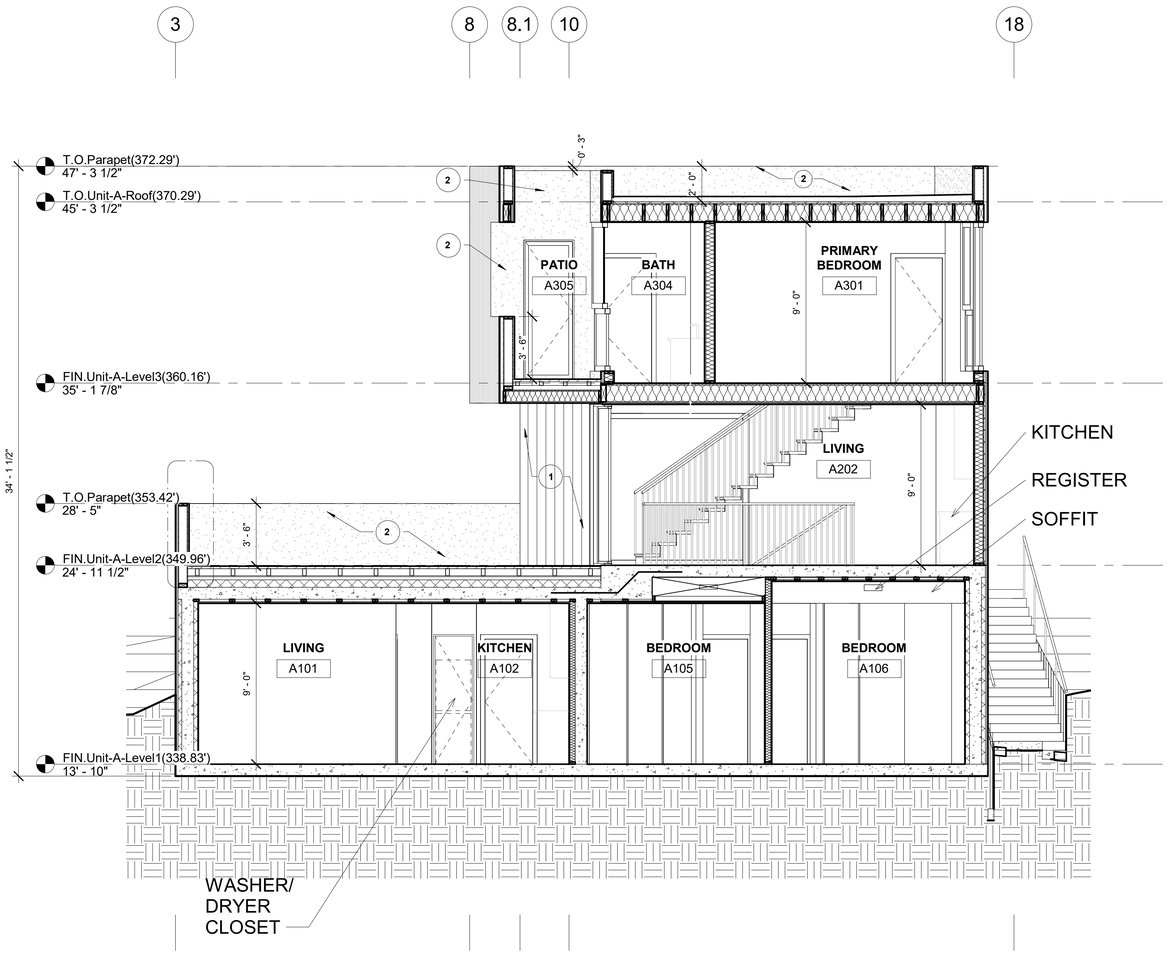
PLANNING

ISSUE DATE:
10/16/2024

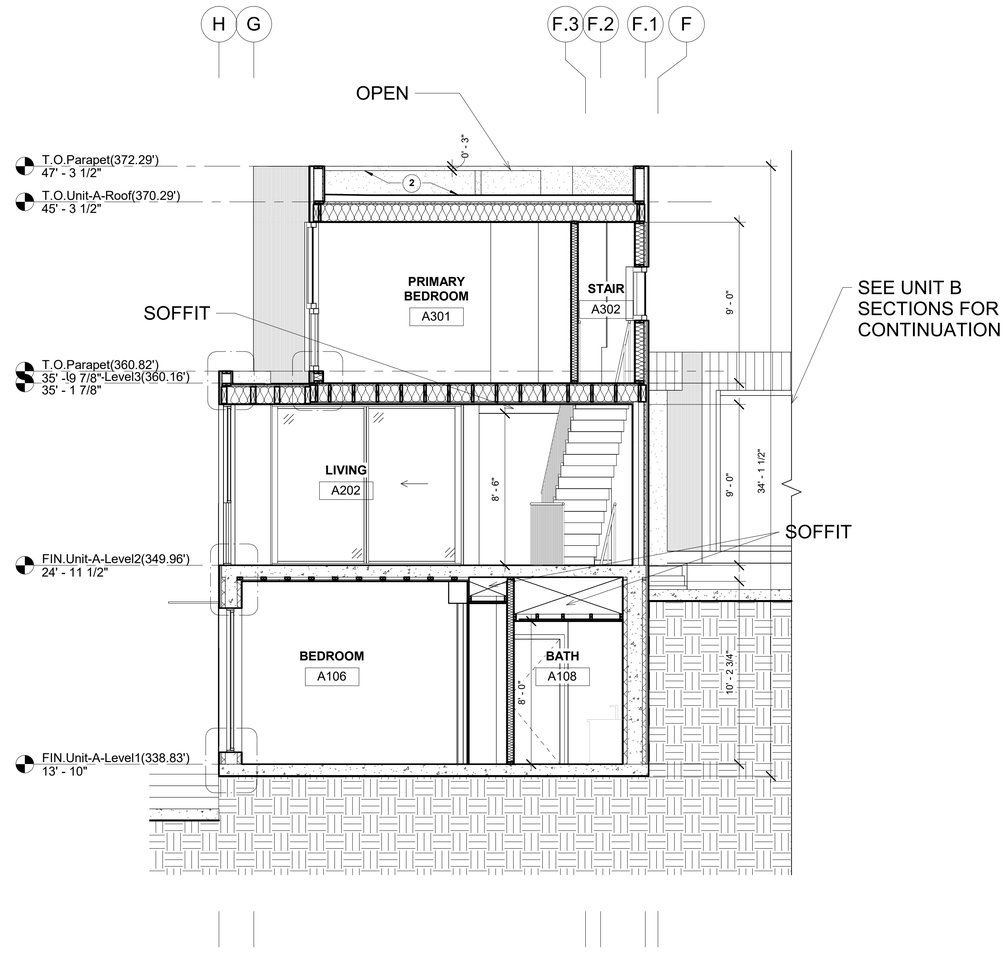
SCALE:
1/4" = 1'-0"

SHEET TITLE:
ADU
SECTIONS

SHEET NO.
A 401.00



1 SECTION - UNIT A - AA
1/4" = 1'-0"



2 SECTION - UNIT A - BB
1/4" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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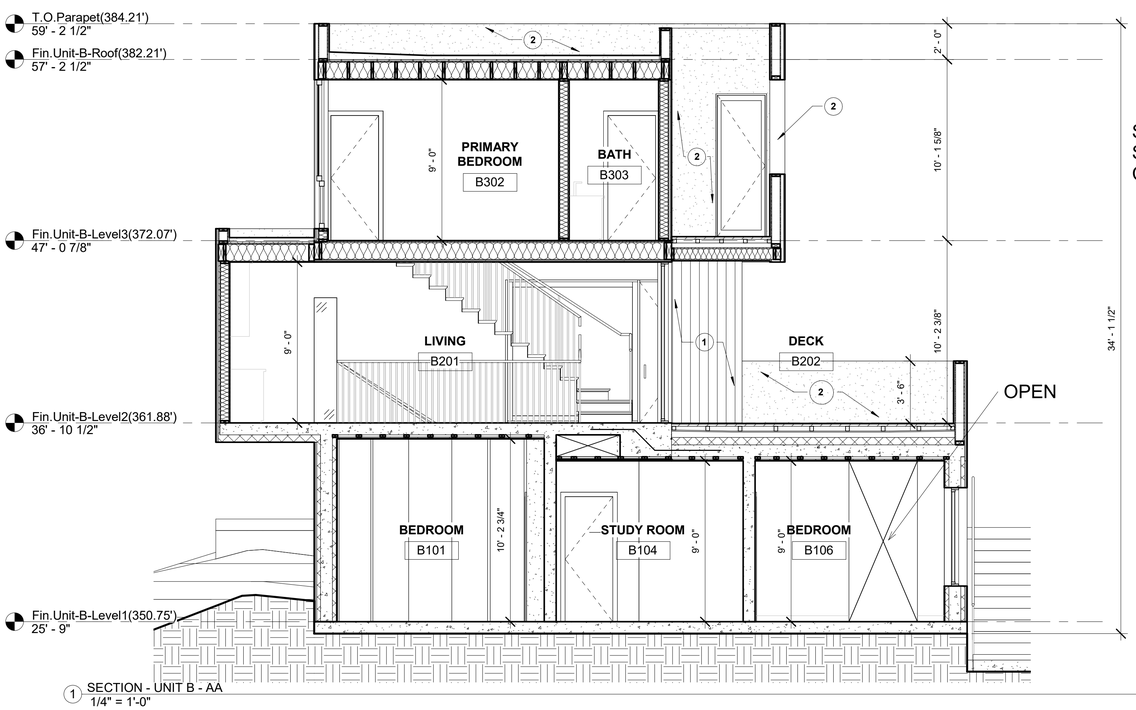
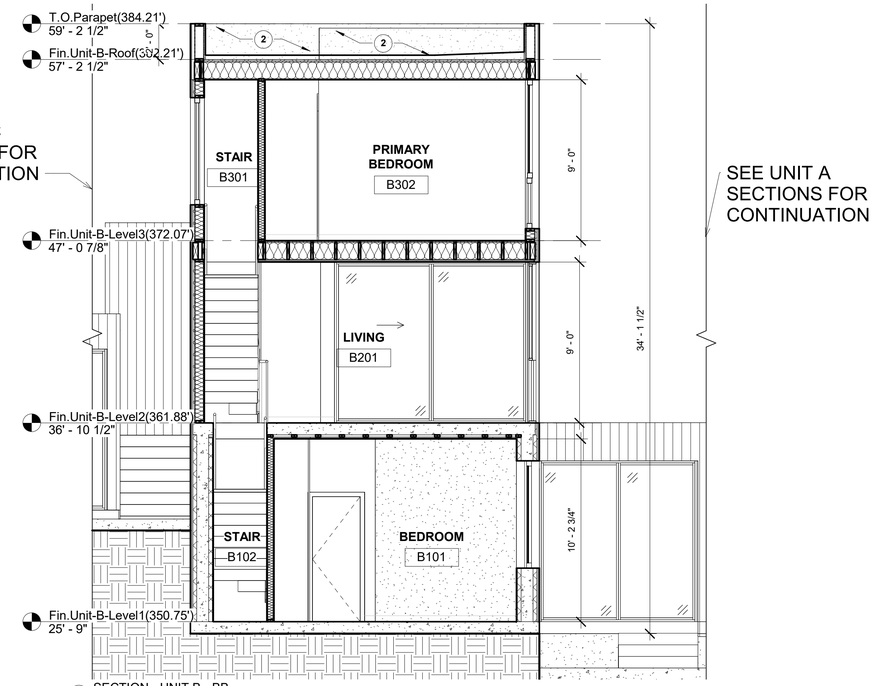
SCALE:
1/4" = 1'-0"

SHEET TITLE:
UNIT A
SECTIONS

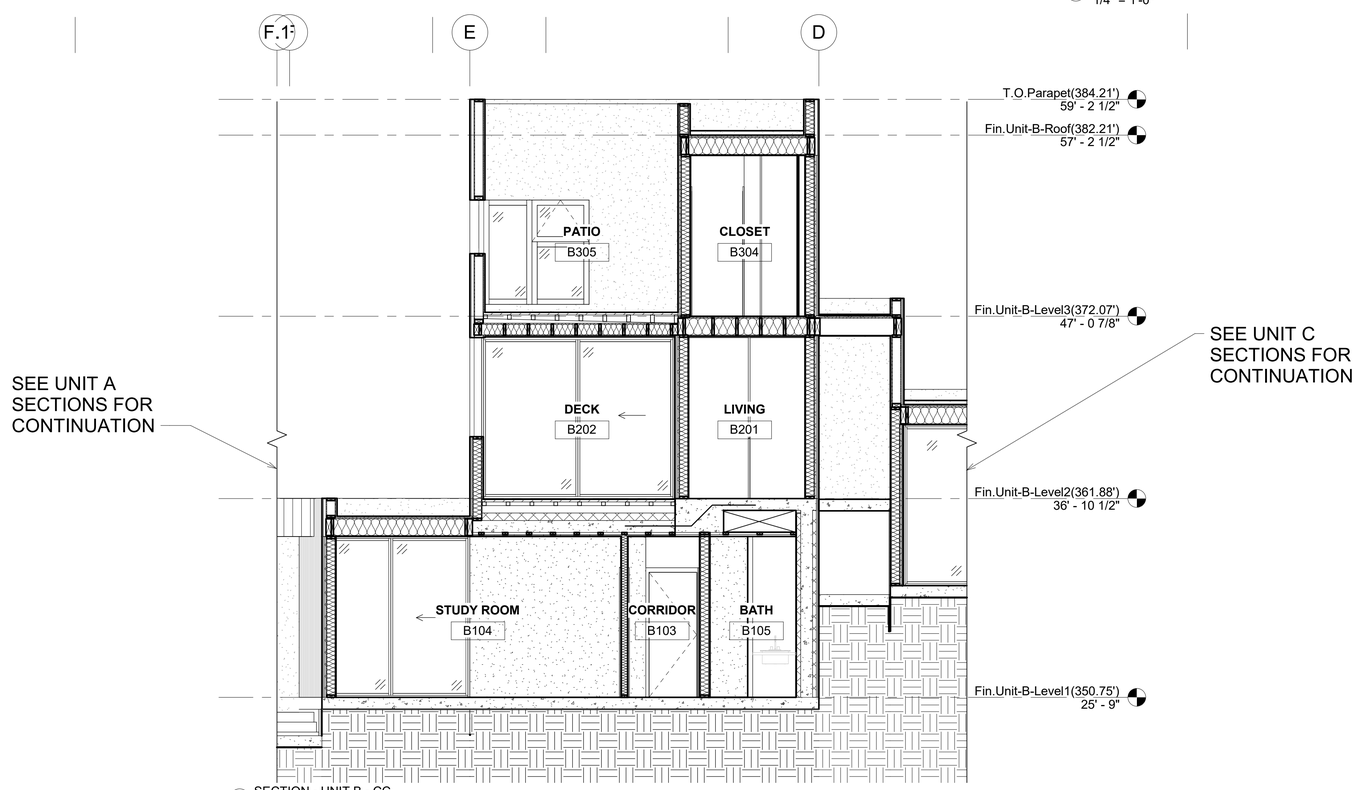
SHEET NO.
A 402.00



1 SECTION - UNIT B - AA
1/4" = 1'-0"



2 SECTION - UNIT B - BB
1/4" = 1'-0"



3 SECTION - UNIT B - CC
1/4" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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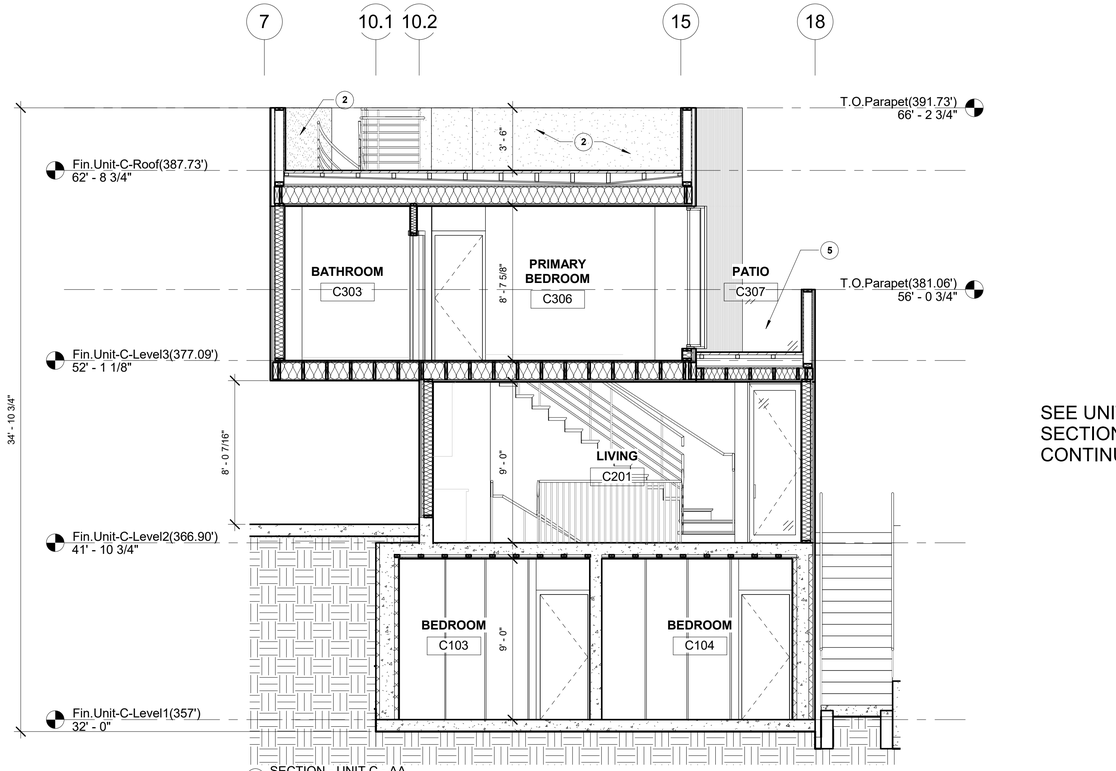
10/16/2024

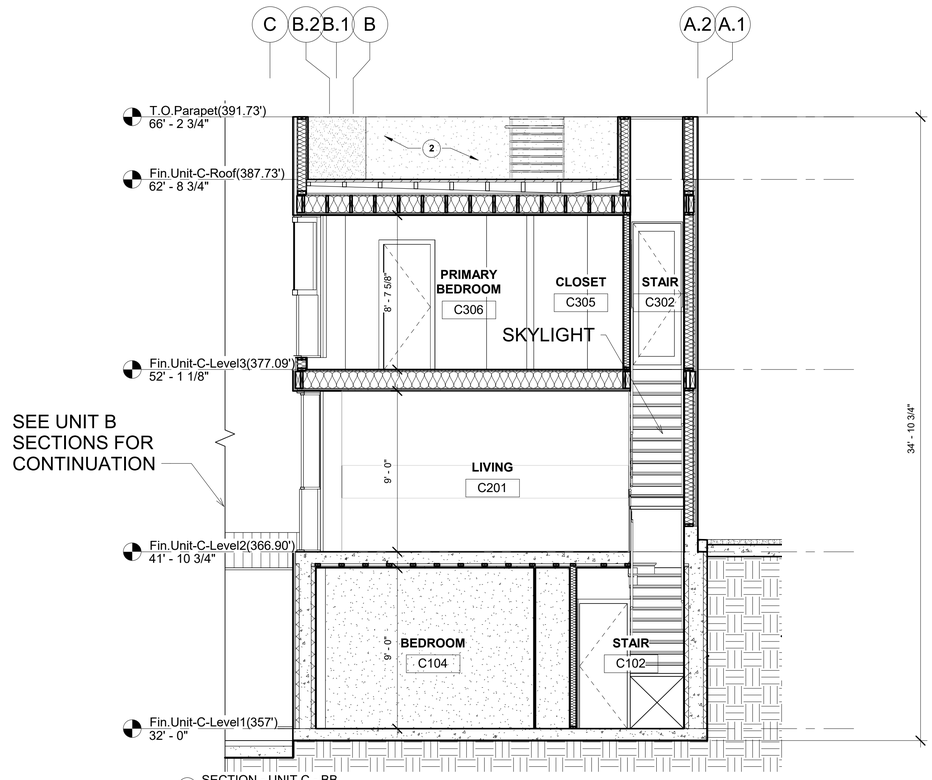
SCALE:
1/4" = 1'-0"

SHEET TITLE:
UNIT B
SECTIONS

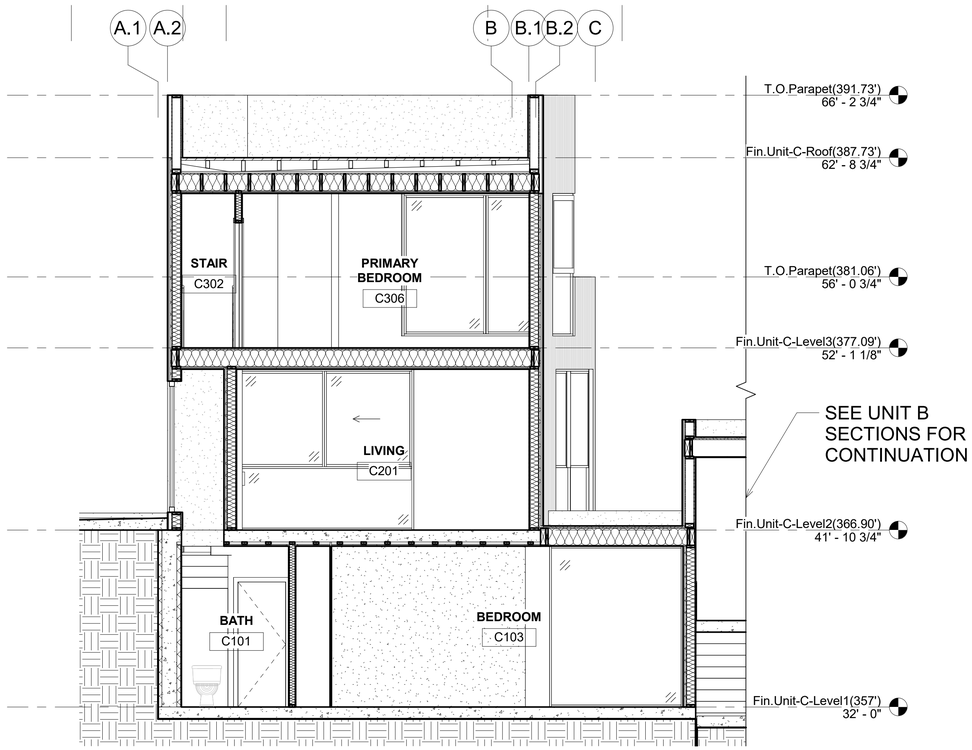
SHEET NO.
A 403.00



2 SECTION - UNIT C - AA
1/4" = 1'-0"



1 SECTION - UNIT C - BB
1/4" = 1'-0"



3 SECTION - UNIT C - CC
1/4" = 1'-0"

MATERIAL LEGEND

SYMBOL	MATERIAL
1	CORRUGATED STEEL
2	STUCCO
3	CONCRETE
4	BOARD FORMED CONCRETE
5	GLASS
6	PERFORATED STEEL
7	BREEZE BLOCK

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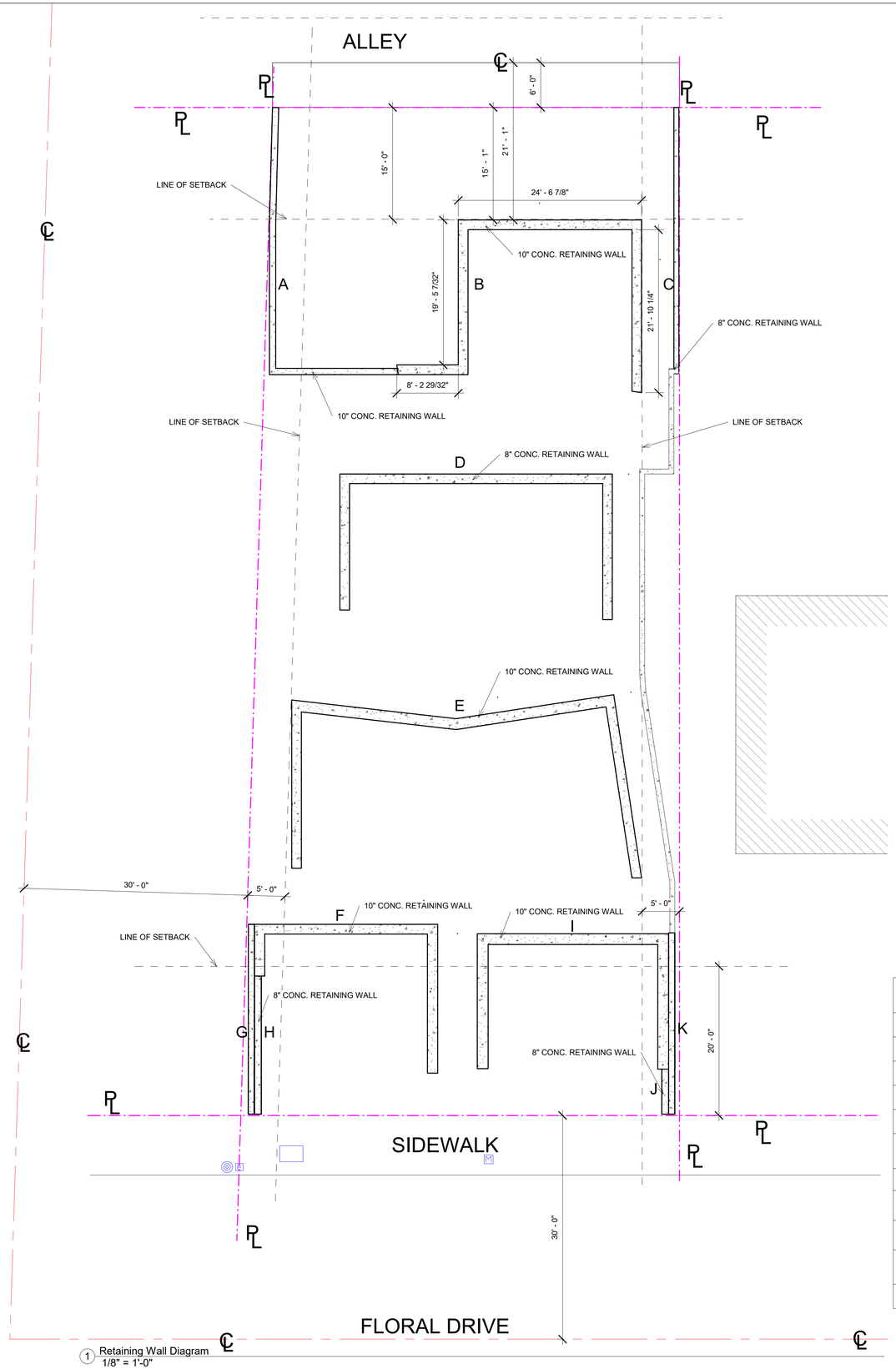
ISSUED FOR:
PLANNING

ISSUE DATE:
10/16/2024

SCALE:
1/4" = 1'-0"

SHEET TITLE:
UNIT C
SECTIONS

SHEET NO.
A 404.00



1 Retaining Wall Diagram
1/8" = 1'-0"

WALL	EXISTING OR NEW	LENGTH	MINIMUM HEIGHT	MAXIMUM HEIGHT	IS ANY PORTION WITHIN A SETBACK? FRONT, SIDE OR REAR?	RETAINING A CUT, FILL OR BOTH?
A	NEW	51' - 4"	2' - 0"	13' - 6"	YES, REAR AND SIDE	REFER TO CIVIL DRAWINGS ON SHEET C-4.1
B	NEW	74' - 1"	2' - 0"	11' - 4"	NO	
C	NEW	111' - 2"	2' - 0"	13' - 6"	YES, FRONT, REAR AND SIDE	
D	NEW	71' - 9"	0' - 0"	5' - 7"	NO	
E	NEW	92' - 8"	0' - 0"	9' - 2"	NO	
F	NEW IN PLACE OF EXISTING	48' - 10"	0' - 0"	11' - 8"	YES, FRONT AND SIDE	
G	EXISTING	25' - 6"	3' - 3"	11' - 8"	YES, FRONT AND SIDE	
H	NEW IN PLACE OF EXISTING	18' - 10"	3' - 3"	9' - 0"	YES, FRONT AND SIDE	
I	NEW IN PLACE OF EXISTING	42' - 8"	0' - 0"	9' - 9"	YES, FRONT AND SIDE	
J	NEW IN PLACE OF EXISTING	6' - 1"	3' - 6"	5' - 8"	YES, FRONT AND SIDE	
K	EXISTING	24' - 3"	3' - 6"	9' - 9"	YES, FRONT AND SIDE	

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Los Angeles, CA 90063

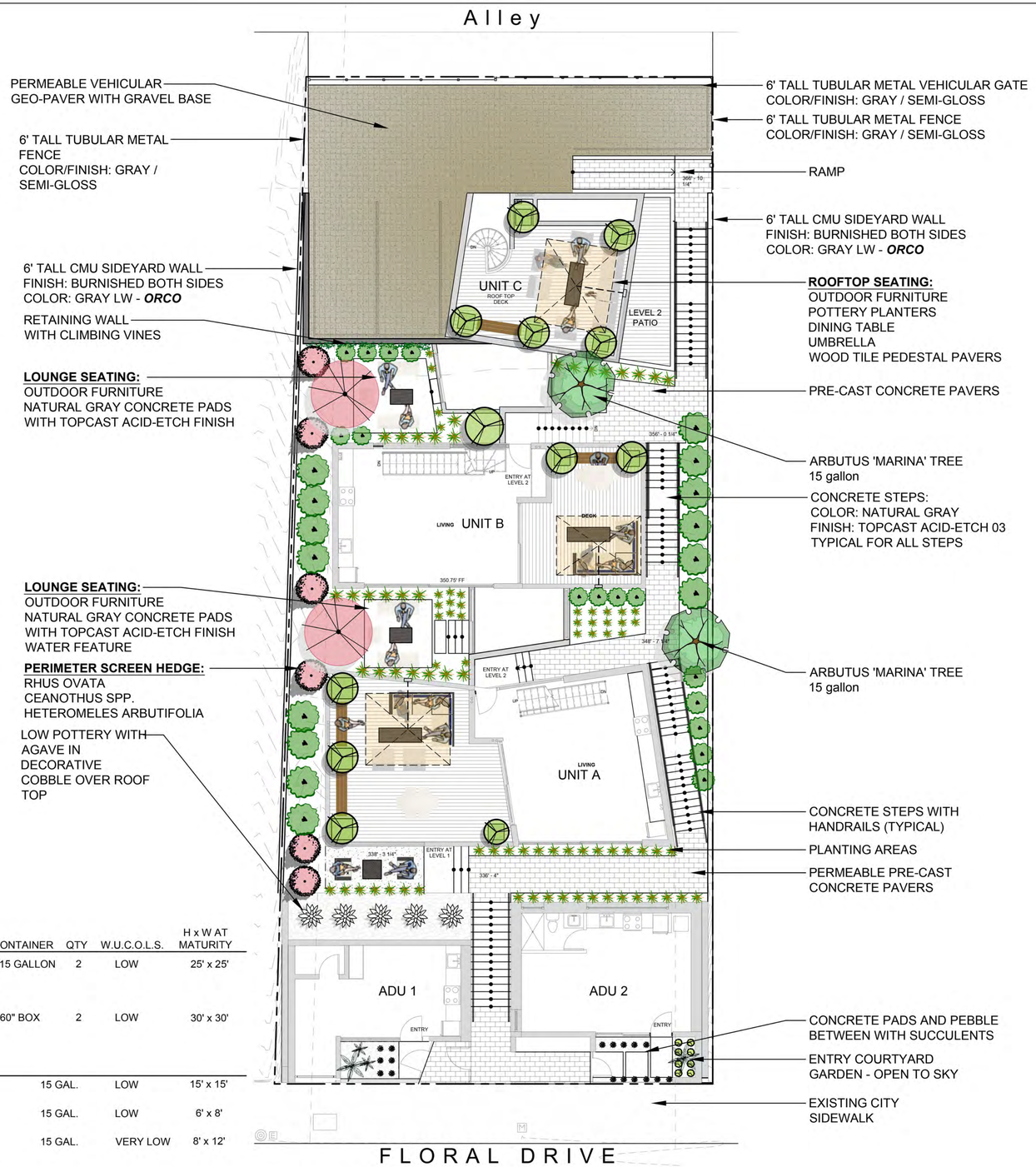
ISSUED FOR:
PLANNING

ISSUE DATE:
10/16/2024

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

SHEET TITLE:
RETAINING WALL SCHEDULE

SHEET NO.
A 501.00



TREE LEGEND:	CONTAINER	QTY	W.U.C.O.L.S.	H x W AT MATURITY
ARBUTUS 'MARINA' MARINA STRAWBERRY TREE	15 GALLON	2	LOW	25' x 25'
OLEA EUROPA 'WILSONII' WILSON'S FRUITLESS OLIVE	60" BOX	2	LOW	30' x 30'

HEDGE SCREEN:				
HETEROMELES ARBUTIFOLIA TOYON	15 GAL.	LOW	15' x 15'
CEANOTHUS 'DARK STAR' WILD LILAC	15 GAL.	LOW	6' x 8'
RHUS OVATA SUGAR BUSH	15 GAL.	VERY LOW	8' x 12'

SHRUBS & GROUNDCOVER:			
AGAVE SPP. AGAVE	15 GAL.	VERY LOW	3' x 3'
BACCHARIS 'CENTENNIAL' CENTENNIAL BACCHARIS	1 GAL.	VERY LOW	3' x 6'
DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 GAL.	LOW	2' x 2'
FESTUCA 'FILJAH BLUE' BLUE FESCUE	1 GAL.	LOW	1' x 1'
PENNISETUM SPATHIOLATUM SLENDER VELDT GRASS	1 GAL.	LOW	2' x 2'
HESPERALOE PARVIFLORA RED RED YUCCA	1 GAL.	VERY LOW	3' x 4'

LIGHTING NOTE:
Lighting used on-site shall not impact surrounding or neighboring properties, with the exception of sidewalks or pedestrian accessible walkways within a right-of-way. The type and location of site and building lighting shall preclude direct glare into adjoining property, or skyward.

ANTI-GRAFFITI NOTE:
All structures, walls, and fences that are publicly visible shall be maintained free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a Zoning Enforcement officer that graffiti exists in the property. Paint used to cover graffiti shall match, as nearly as possible, the underlying color of the structure or of the surrounding surfaces.

SCALE: 1/8" = 1'-0"
0 4' 8' 16'
North

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Los Angeles, CA 90063

ISSUED FOR:
PLANNING

ISSUE DATE:
October 15, 2024

SCALE:
$\frac{1}{8}$" = 1' - 0"

SHEET TITLE:
LANDSCAPE CONCEPT PLAN

SHEET NO.
L-1

LA COUNTY PLANNING

PROJECT NUMBER
PRJ2024-003551-(1)

MEETING DATE
November 20, 2024

REQUESTED ENTITLEMENT(S)
Zoning Conformance Review No. RPPL2024005246

PROJECT SUMMARY

OWNER / APPLICANT
Floral TreeHomes LLC / Tony Pleskow

EXHIBIT DATE
October 18, 2024

PROJECT OVERVIEW
Senate Bill ("SB") 35 Preliminary Application to request streamlined ministerial review of a proposed multifamily residential development consisting of an apartment building with three new dwelling units, an attached Accessory Dwelling Unit ("ADU"), and two detached ADUs. The existing abandoned single-family residence, commercial building, and garage will be demolished.

LOCATION
3303 Floral Drive, Los Angeles, California 90063

ACCESS
Floral Drive

ASSESSORS PARCEL NUMBER
5231-026-034

SITE AREA
0.17 Acres

LOCAL PLAN
Metro Area Plan

ZONED DISTRICT
East Los Angeles

PLANNING AREA
Metro

LAND USE DESIGNATION
H18 (Residential 18 – 18 dwelling units per net acre maximum density)

ZONE
R-2 (Two Family Residence)

PROPOSED UNITS
Three primary dwelling units and three ADUs

MAX DENSITY/UNITS
18 dwelling units per net acre (four primary units)

COMMUNITY STANDARDS DISTRICT
East Los Angeles

ENVIRONMENTAL DETERMINATION (CEQA)
The project is statutorily exempt from CEQA pursuant to California Public Resources Code Section 21080(b)(1) and State CEQA Guidelines Section 15268 because it will be reviewed via a Ministerial Site Plan Review.

KEY ISSUES

- Satisfaction of the requirements of SB 35, as amended by SB 423
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
    - Section 22.18.040 (Development Standards for Residential Zones)
    - Section 22.364.070 (Metro Planning Area Standards District Zone Specific Development Standards)
    - Section 22.364.080 (East Los Angeles Community Standards District)

CASE PLANNER:
Evan Sahagun

PHONE NUMBER:
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E-MAIL ADDRESS:
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