

**PROJECT SUMMARY:**

**Address:** 9401 S ALAMEDA ST LOS ANGELES CA 90002

**Assessor's ID No:** 6046-008-010

**Property Type:** Commercial / Industrial

**Region / Cluster:** 26 / 26833

**Tax Rate Area (TRA):** 01198

**Legal Description:** STARKS PALM TRACT EX OF STS LOTS 6 AND 16 EX OF ST LC 7,8,9,10,11,12,13,14 AND 15 AND ALL OF LOTS 1,2,3,4,5,17,18, 19,20 AND L 21 BLK I

**Applicant:** OKI, LLC, c/o Paul Madick  
34512 Calle Naranja  
Capo Beach, CA 92624  
(714) 728-5881

**Architect:** Ramer Architecture  
3231 Ocean Park Blvd., Suite 222  
Santa Monica, CA 90405  
(310) 452-2994

**Project Description:** The property is currently being used for can and bottle recycling collection, sale miscellaneous auto parts, auto body work and wood pallet storage. The auto p and bodywork businesses are to be removed with recycling and pallet storage remain. There are 4 existing buildings with permits from 1965 to remain. A r landscape and parking area is to be constructed along the side of the prop adjacent to Alameda Street.

**Lot Area:** 69,920 sq. ft.

**Landscape Area:** Lot area = 69,920 s.f.  
Required = 1 square foot for every linear foot of property line = 1,129 s.f.  
Provided = 5198 s.f. +/- = 7.43% of lot area (drought tolerant plants to be provide)

**Existing Buildings (As identified on bldg permits):**  
Building A - 2,100 s.f.  
Building B - 1,800 s.f.  
Building C - 971 s.f.

**Parking Calculation:**  
Building C (Office) = 971 s.f. / 400 = 2.42 stalls  
Buildings A & B (warehouse interior areas) = 2100 s.f. / 400 = 5.25 stalls  
Yard area = 64,400 s.f. First 42,000 sf / 7,000 = 6 stalls.  
Remaining 24,400 / 20,000 = 1 stall.

Total required stalls = 15  
Provided stalls = 16  
12 Standard  
3 Compact  
1 Disabled  
All stalls are 9' x 18'

**Property Line Fences:** Maximum allowable equals 15 feet including all protective security elements. Existing fences in disrepair to be repaired or replaced as necessary to satisfy requirements of County and Regional Planning.

**ramer architecture**

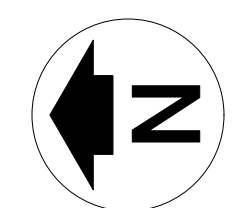
3 2 3 1 ocean park blvd · suite 222  
santa monica · california 9 0 4 0 5  
tel: 310 . 452.2994 fax: 310 . 452.1954  
email : architecture@ramer.com

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**(E.) Storage Yard / Recycling / Industrial Sales**

9401, 9405, 9415, 9431, 2300  
S. Alameda St. LA. CA. 90002

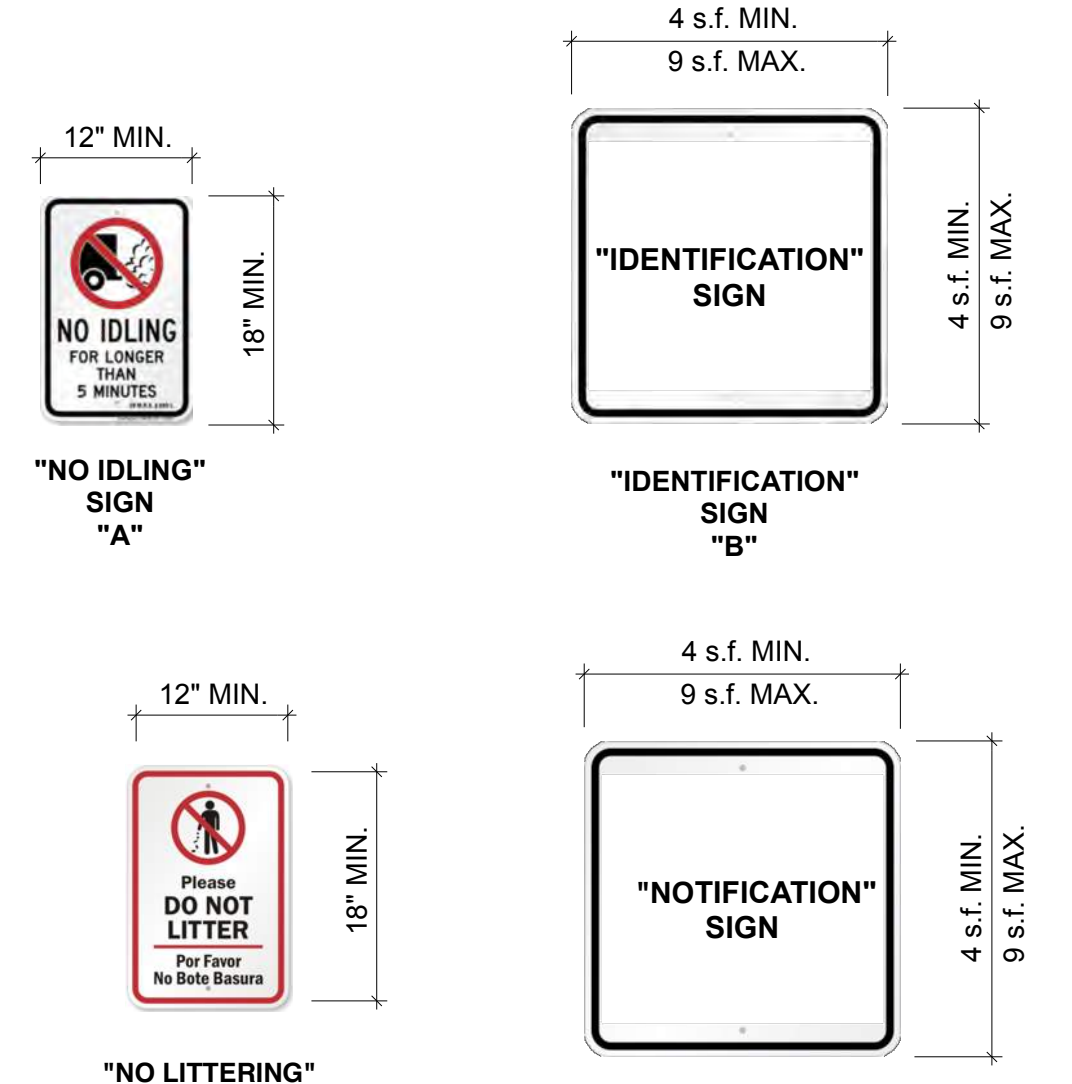
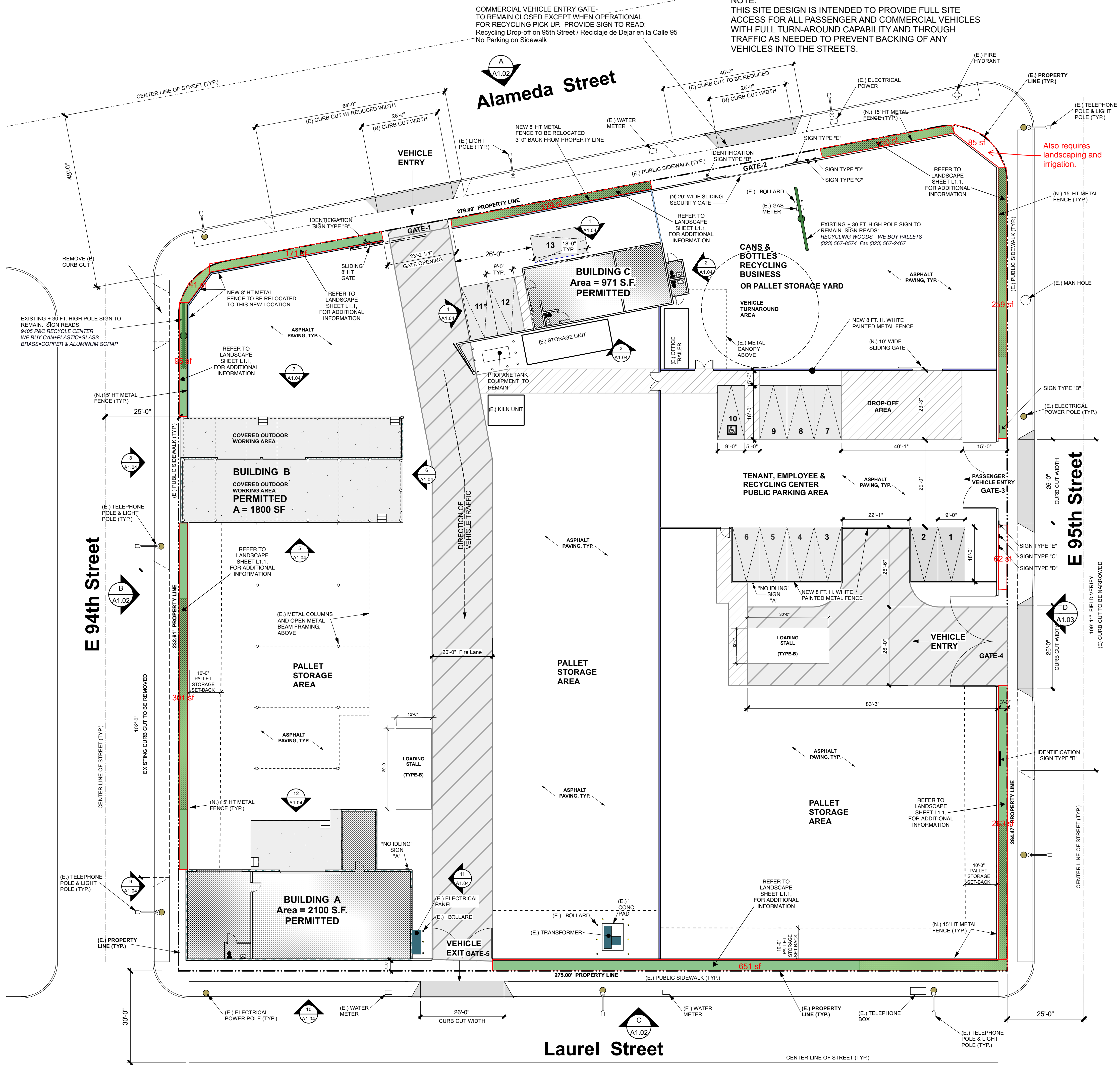
6/10/24	PLANNING SUBMITTAL
DATE	ISSUE / REVISION
SHEET TITLE:	plot date
<b>EXISTING SITE PLAN</b>	
<b>As Noted</b>	1612
CAD FILE:	SHEET NO:
ALAMEDA PLAN 10 v2023.vwx	<b>D 1.00</b>
DRAWN BY: JCH	



**(E.) SITE PLAN** Scale: 1/16" = 1'-0"

COMMERCIAL VEHICLE ENTRY GATE- TO REMAIN CLOSED EXCEPT WHEN OPERATIONAL FOR RECYCLING PICK UP. PROVIDE SIGN TO READ: Recycling Drop-off on 95th Street / Reciclaje de Dejar en la Calle 95 No Parking on Sidewalk

NOTE: THIS SITE DESIGN IS INTENDED TO PROVIDE FULL SITE ACCESS FOR ALL PASSENGER AND COMMERCIAL VEHICLES WITH FULL TURN-AROUND CAPABILITY AND THROUGH TRAFFIC AS NEEDED TO PREVENT BACKING OF ANY VEHICLES INTO THE STREETS.



**PROJECT SUMMARY:**

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 Assessor's ID No: 6046-008-010  
 Property Type: Commercial / Industrial  
 Region / Cluster: 26 / 26833  
 Tax Rate Area (TRA): 01198  
 Legal Description: STARKS PALM TRACT EX OF STS LOTS 6 AND 16 EX OF ST LOTS 7,8,9,10,11,12,13,14 AND 15 AND ALL OF LOTS 1,2,3,4,5,17,18, 19,20 AND LOT 21 BLK I  
 Applicant: EDDIE and IDA LEE MADICK LLC TRUST, PAUL MADICK TRUSTEE  
 34512 Calle Naranja, Capobeach, CA 90405 (714) 728-5881  
 Architect: Ramer Architecture  
 3231 Ocean Park Blvd., Suite 222 Santa Monica, CA 90405 (310) 452-2994  
 Project Description: The property is currently being used for can and bottle recycling collection, and wood pallet storage. There are 3 existing buildings with permits from 1965 to remain. A new landscape and parking area is to be constructed along the side of the property adjacent to Alameda Street. New 15-foot tall solid metal walls are proposed and 3-foot landscaping buffer with permanent irrigation.

Lot Area: 69,920 sq. ft.  
 Landscape Area: Lot area = 69,920 s.f. Required = 2,237 s.f.  
 Landscaping: 95th = 263 sf + 259 sf + 62 sf  
 Alameda = 130 sf + 179 sf + 171 sf + 41 sf + 85 sf  
 94th = 301 sf + 95 sf  
 Laurel = 651 sf  
 TOTAL: 2,237 sf  
 (to occur on every frontage where no legal buildings exist or curb cut)

Existing Buildings (As identified on bldg permits):  
 Building A - 2,100 s.f.  
 Building B - 1,800 s.f.  
 Building C - 971 s.f.  
 FAR (floor area ratio) = 0.07

Parking Calculation:  
 Building C (Office) = 971 s.f. / 400 = 2 stalls  
 Buildings A & B (warehouse interior areas) = 2100 s.f. / 500 = 4 stalls  
 Yard area = 59,529 s.f. First 42,000 s.f. / 7,000 = 6 stalls  
 Remaining 24,400 / 20,000 = 1 stall

Total required stalls = 13  
 Provided stalls = 13  
 12 Standard  
 1 Disabled  
 All stalls are 9' x 18'

Property Line Fences: Maximum allowable equals 15 feet including all protective security elements. Existing fences in disrepair to be repaired or replaced as necessary to satisfy the requirements of County and Regional Planning.

"E" SIGN SHALL READ IN ENGLISH AND SPANISH THE FOLLOWING:

"NO MATERIALS LEFT OUTSIDE OF THE RECYCLING COLLECTION ENCLOSURE OR CONTAINERS"  
 "NO SE PERMITE DEJAR NINGUN MATERIAL FUERA DE LOS CONTENEDORES DE RECICLAJE"



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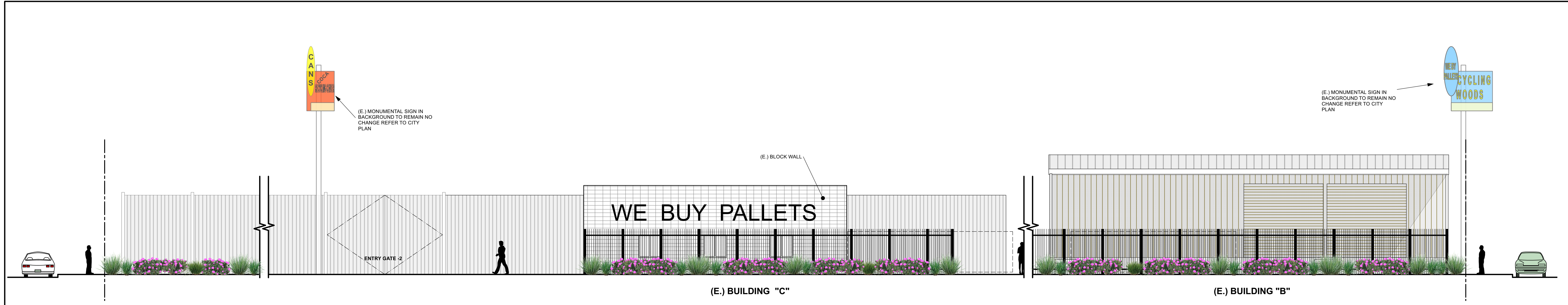
(E.) Storage Yard / Recycling / Industrial Sales  
 9401, 9405, 9415, 9431, 2300  
 S. Alameda St. LA. CA. 90002

8/05/24 PLANNING SUBMITTAL REVISIONS  
 6/10/24 PLANNING SUBMITTAL

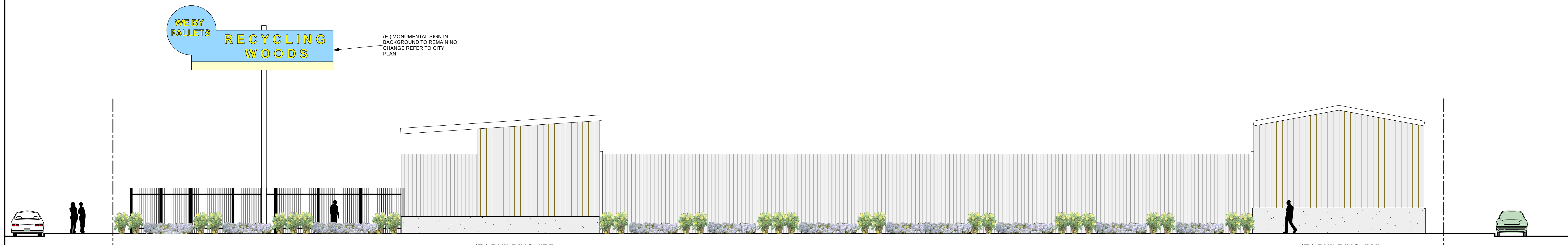
DATE ISSUE / REVISION  
 SHEET TITLE: plot date  
**NEW SITE PLAN**

As Noted 1612  
 CAD FILE: ALAMEDA PLAN 10 v2023.vwk SHEET NO:  
 DRAWN BY: JCH **D 1.01**

(N.) SITE PLAN Scale: 1/16" = 1'-0"



**A** (E.) ELEVATION VIEW FROM (ALAMEDA STREET)  
Scale: 1/8" = 1'-0"



**B** (E.) ELEVATION VIEW FROM (94TH STREET)  
Scale: 1/8" = 1'-0"

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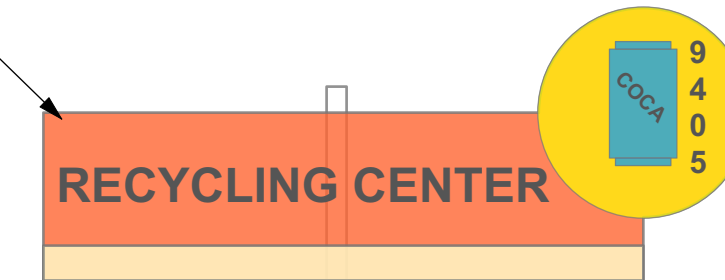
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SHEET TITLE: ELEVATIONS  
plot date

As Noted 1612  
CAD FILE: ALAMEDA PLAN 10 v2023.vwx SHEET NO:  
DRAWN BY: JCH D 1.02

(E.) MONUMENTAL SIGN IN BACKGROUND TO REMAIN NO CHANGE REFER TO CITY PLAN



**10** (E.) ELEVATION VIEW FROM (95TH STREET)  
Scale: 1/8" = 1'-0"



(E.) BUILDING "A"

**11** (E.) ELEVATION VIEW FROM (LAUREL STREET)  
Scale: 1/8" = 1'-0"

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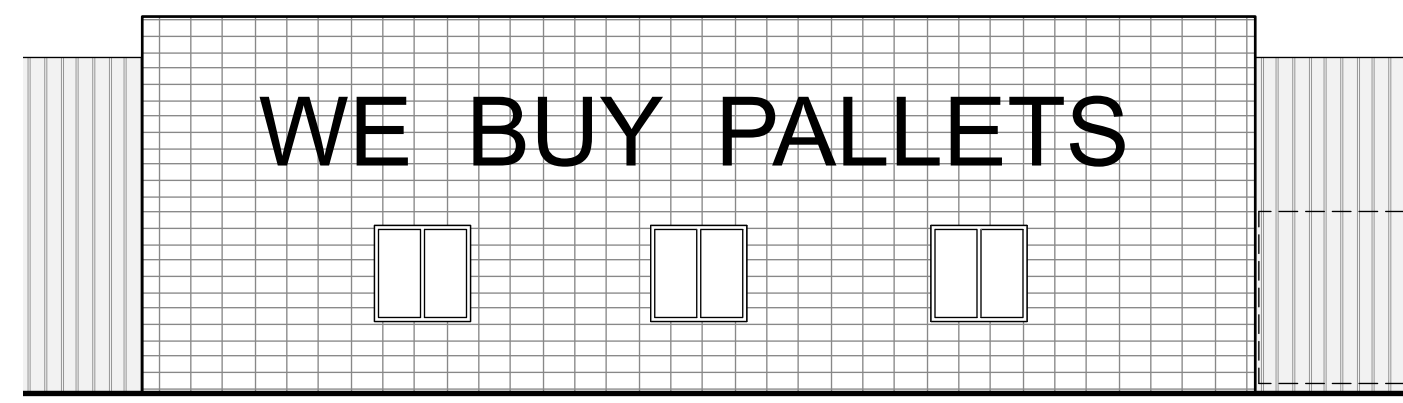
(E.) Storage Yard / Recycling / Industrial Sales  
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S. Alameda St. LA. CA. 90002

8/05/24 PLANNING SUBMITTAL REVISIONS  
6/10/24 PLANNING SUBMITTAL

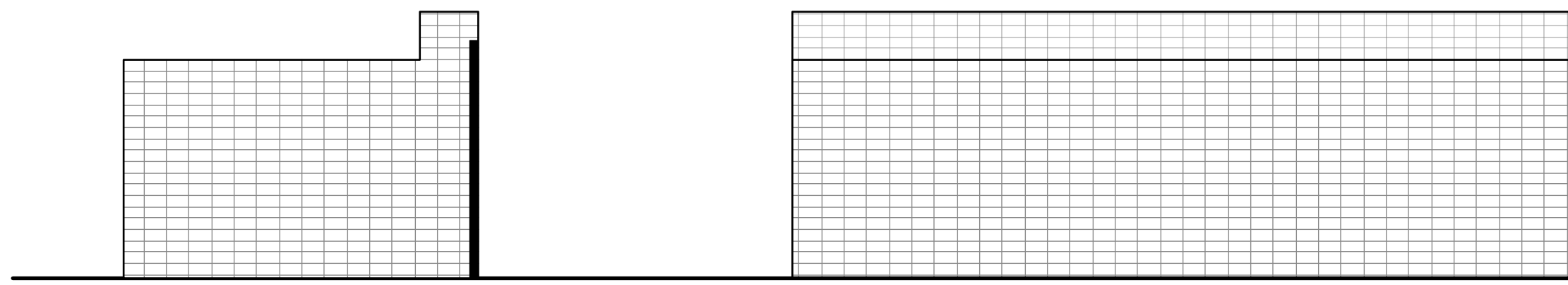
DATE	ISSUE / REVISION

SHEET TITLE: ELEVATIONS plot date

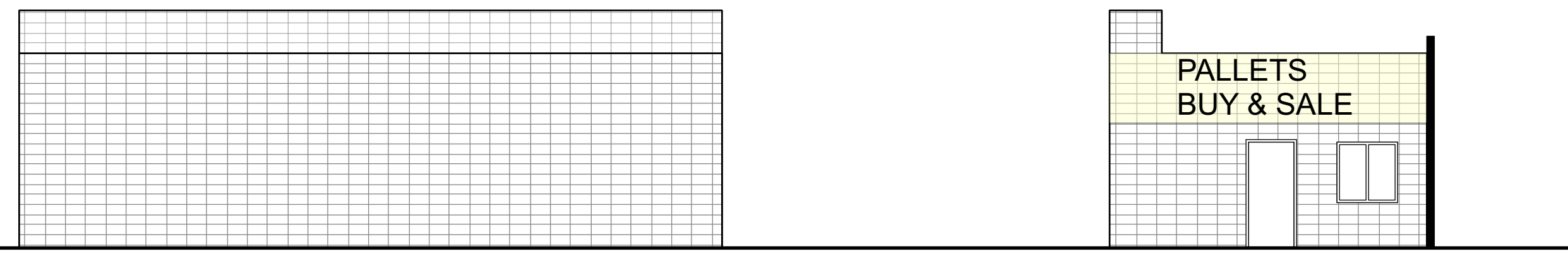
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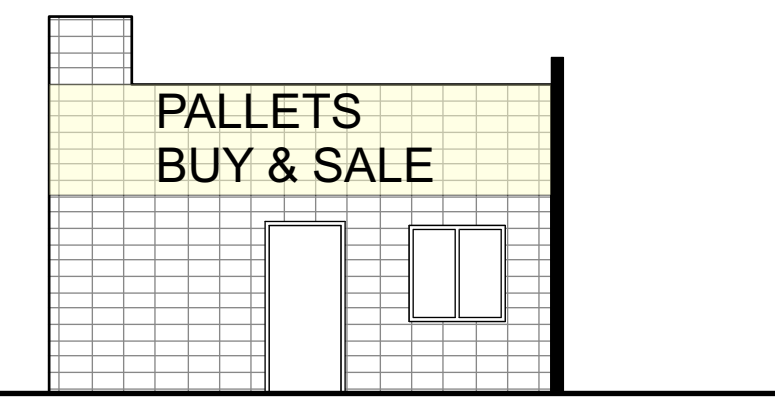
1 (E.) ELEV. (BUILDING 'C')  
Scale: 1/8" = 1'-0"



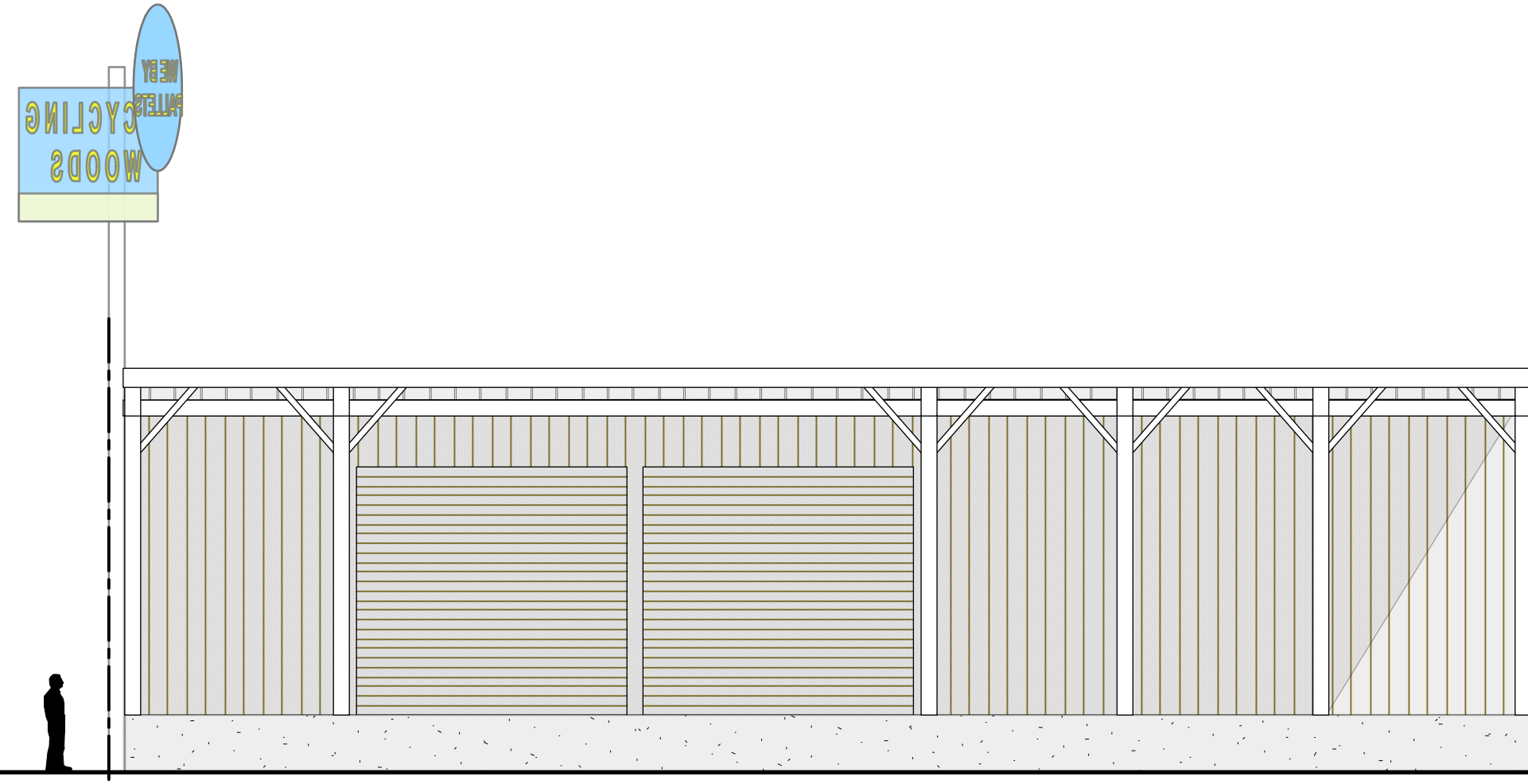
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Scale: 1/8" = 1'-0"



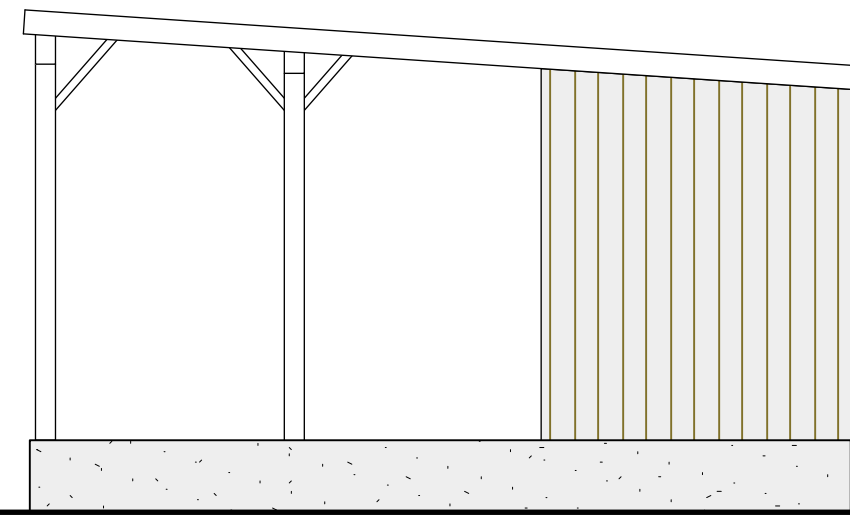
3 (E.) ELEV. (BUILDING 'C')  
Scale: 1/8" = 1'-0"



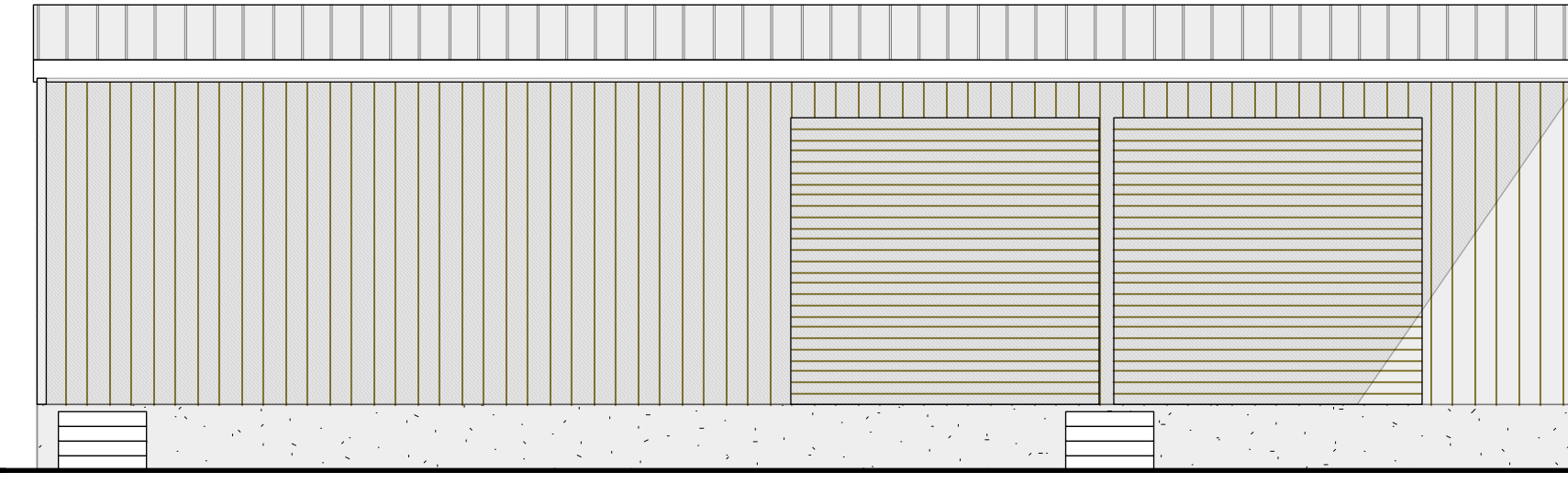
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Scale: 1/8" = 1'-0"



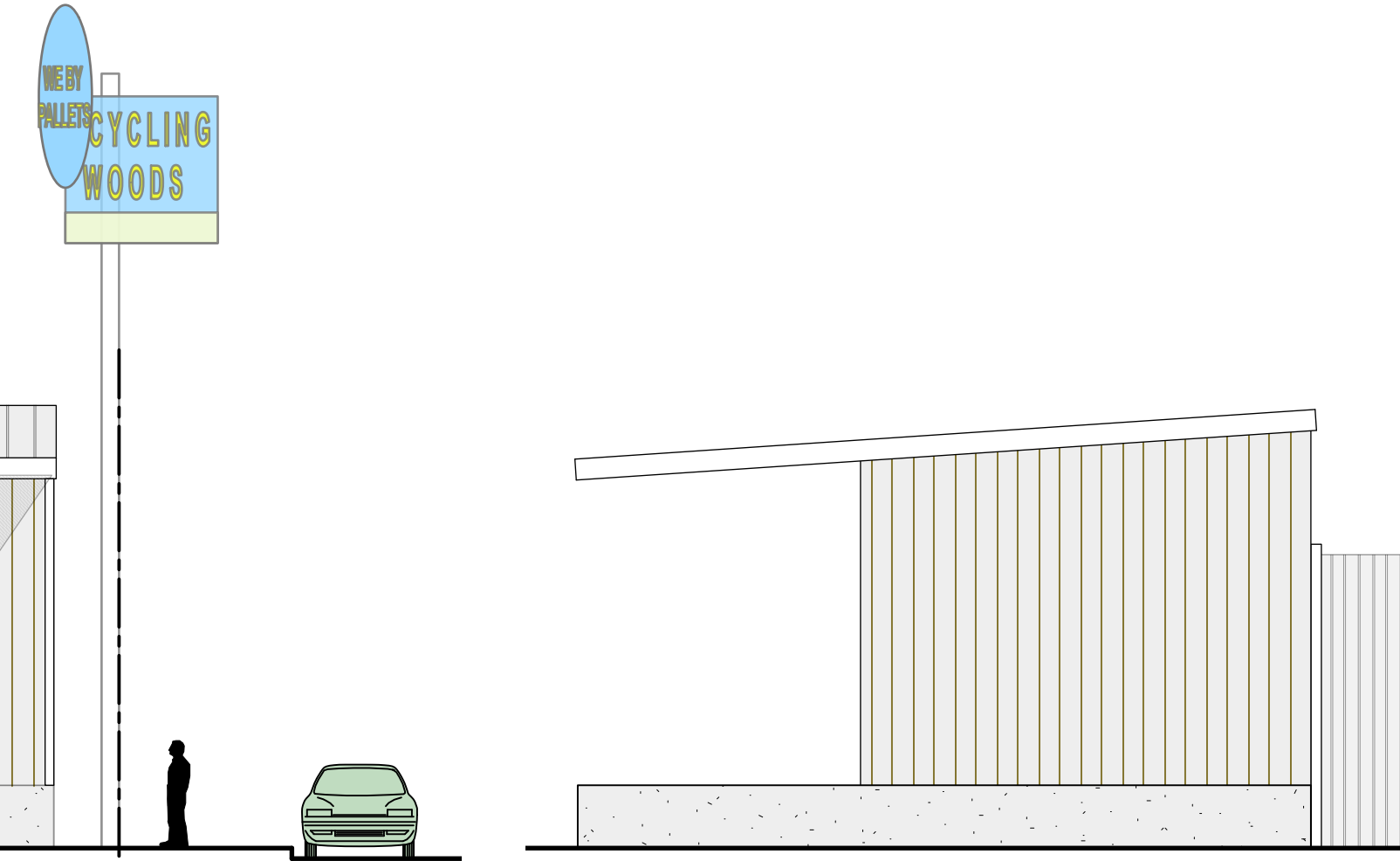
5 (E.) ELEV. (BUILDING 'B')  
Scale: 1/8" = 1'-0"



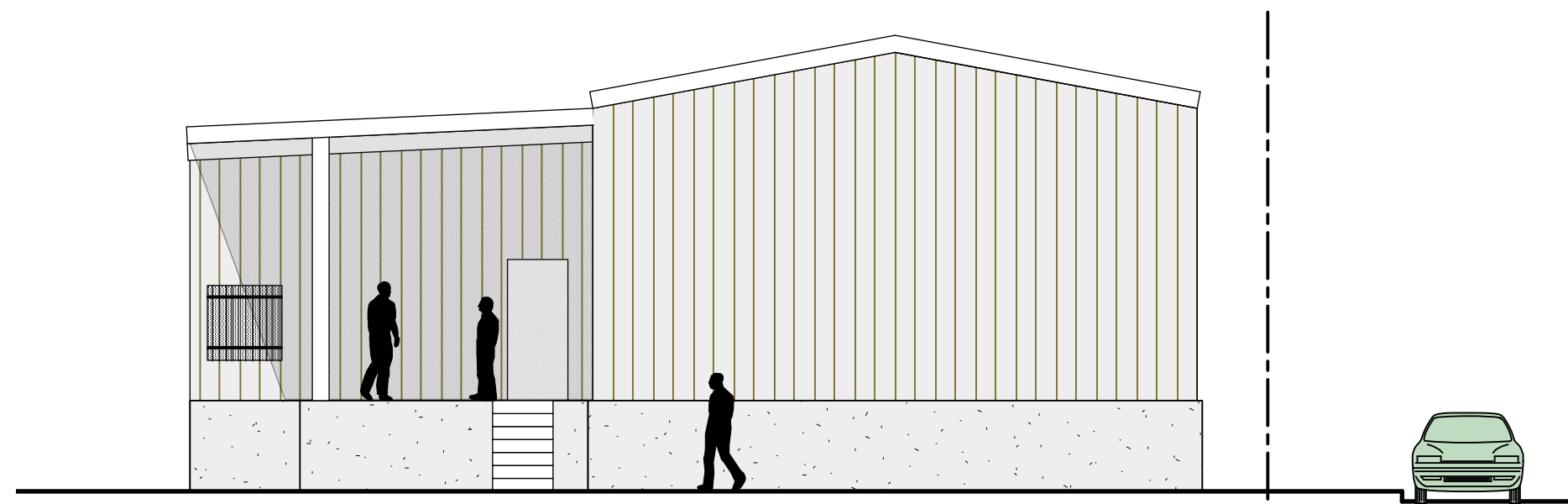
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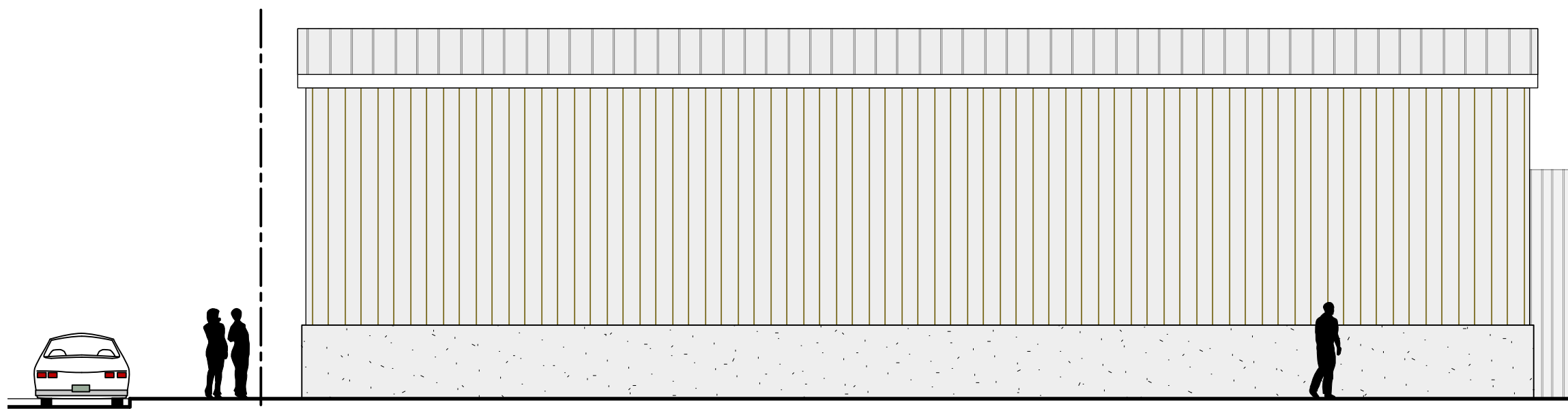
7 (E.) ELEV. (BUILDING 'B')  
Scale: 1/8" = 1'-0"



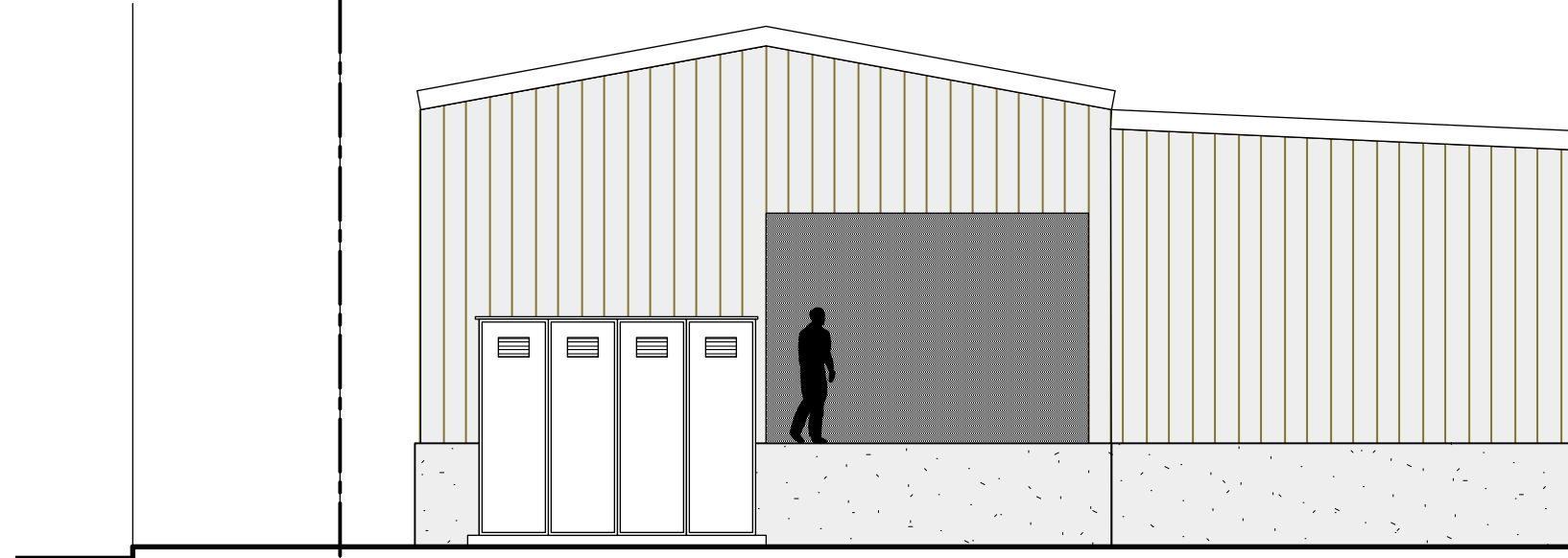
8 (E.) ELEV. (BUILDING 'B')  
Scale: 1/8" = 1'-0"



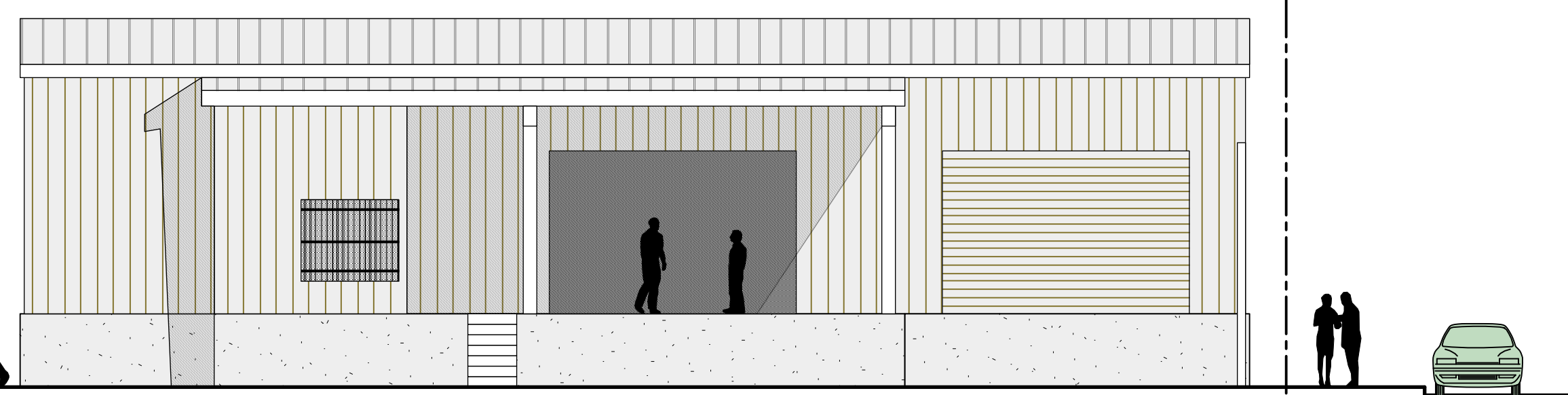
9 (E.) ELEV. (BUILDING 'A')  
Scale: 1/8" = 1'-0"



10 (E.) ELEV. (BUILDING 'A')  
Scale: 1/8" = 1'-0"



11 (E.) ELEV. (BUILDING 'A')  
Scale: 1/8" = 1'-0"



12 (E.) ELEV. (BUILDING 'A')  
Scale: 1/8" = 1'-0"

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DATE ISSUE / REVISION

SHEET TITLE: ELEVATIONS plot date

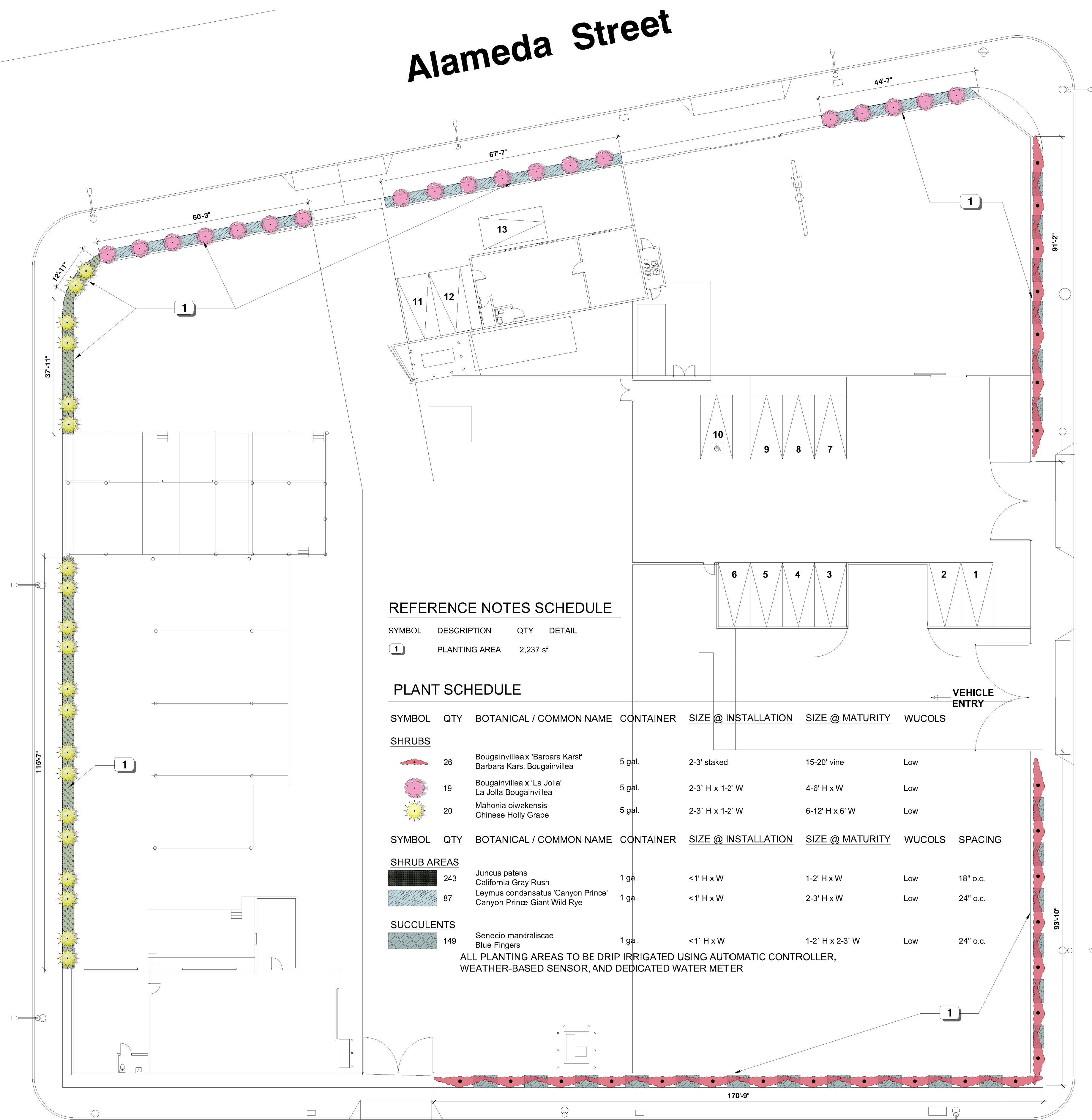
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CAD FILE: ALAMEDA PLAN 10 v2023.vwx SHEET NO:  
DRAWN BY: JCH D 1.04

E 94th Street

Alameda Street

E 95th Street

Laurel Street



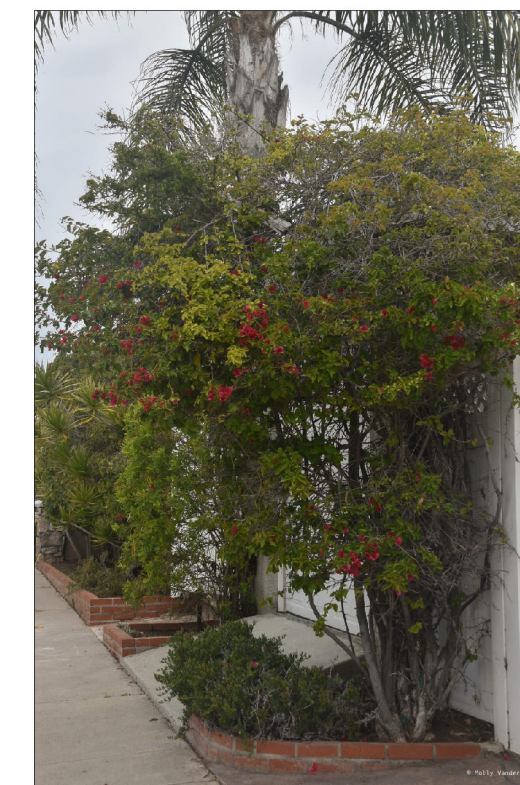
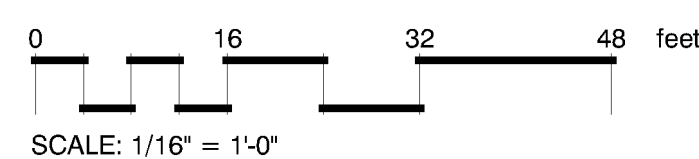
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	PLANTING AREA	2,237 sf	

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE @ INSTALLATION	SIZE @ MATURITY	WUCOLS
<b>SHRUBS</b>						
	26	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	2-3' staked	15-20' vine	Low
	19	Bougainvillea x 'La Jolla' La Jolla Bougainvillea	5 gal.	2-3' H x 1-2' W	4-6' H x W	Low
	20	Mahonia oiwakensis Chinese Holly Grape	5 gal.	2-3' H x 1-2' W	6-12' H x 6' W	Low
<b>SHRUB AREAS</b>						
	243	Juncus patens California Gray Rush	1 gal.	<1' H x W	1-2' H x W	Low 18" o.c.
	87	Leymus condensatus 'Canyon Prince' Canyon Prince Giant Wild Rye	1 gal.	<1' H x W	2-3' H x W	Low 24" o.c.
<b>SUCCULENTS</b>						
	149	Senecio mandraliscae Blue Fingers	1 gal.	<1' H x W	1-2' H x 2-3' W	Low 24" o.c.

ALL PLANTING AREAS TO BE DRIP IRRIGATED USING AUTOMATIC CONTROLLER, WEATHER-BASED SENSOR, AND DEDICATED WATER METER



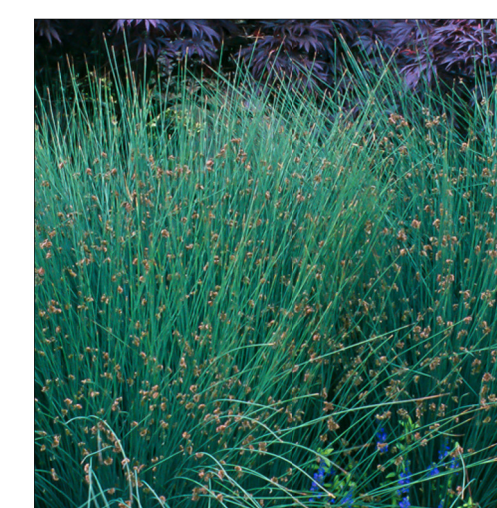
Bougainvillea x 'Barbara Karst'  
Barbara Karst Bougainvillea



Mahonia oiwakensis  
Chinese Holly Grape



Bougainvillea x 'La Jolla'  
La Jolla Bougainvillea



Juncus patens  
California Gray Rush



Senecio mandraliscae  
Blue Fingers



Leymus condensatus 'Canyon Prince'  
Canyon Prince Giant Wild Rye

General Notes

Designed By:  
**HARMONY GARDENS**  
6620 Murieta Ave.  
Van Nuys, CA 91406  
818-505-9783  
harmonygardens.net

Client/Project:  
Eddie and Ida Lee Madick LLC Trust  
Paul Madick Trustee

9401 S. ALAMEDA ST.  
LOS ANGELES, CA 90002

Project  
9401 S. ALAMEDA ST.  
Date  
2024/06/07  
Scale  
1/16" = 1'-0"

Sheet  
PRELIMINARY  
PLANTING PLAN  
**L1.1**

No.	Revision/Issue	Date
1	PLAN CHECK REVISE	2024/07/23