



**SYMBOLS**

APARTMENT	WALL SECTION	ROOF SECTION	SECTION NUMBER	SECTION NUMBER	SECTION NUMBER	SECTION NUMBER	SECTION NUMBER	SECTION NUMBER	SECTION NUMBER
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<b>ABBREVIATIONS</b>	<b>SHEET INDEX</b>
<p>ASB: ARCHITECTURAL SYMBOL BOOK</p> <p>CONCRETE</p> <p>FOUNDATION</p> <p>STRUCTURE</p> <p>MECHANICAL</p> <p>ELECTRICAL</p> <p>LANDSCAPE</p> <p>GENERAL</p>	<p>GENERAL</p> <p>MECHANICAL</p> <p>ELECTRICAL</p> <p>LANDSCAPE</p> <p>ARCHITECTURE</p> <p>FOUNDATION</p> <p>STRUCTURE</p> <p>MECHANICAL</p> <p>ELECTRICAL</p> <p>LANDSCAPE</p>

<b>APPLICABLE CODES</b>	<b>DENSITY BONUS</b>
<p>THE CONTRACTOR SHALL CONFORM TO ALL CODES, ORDINANCES, ETC. MEAN APPROPRIATE FOR COMPLIANCE WITH LATER EDITIONS OF ALL OTHER APPLICABLE CODES AND ORDINANCES, INCLUDING THE FOLLOWING:</p> <p>2019 CALIFORNIA BUILDING CODE (CBC), PART 1, TITLE 24 C.C.C.</p> <p>2019 CALIFORNIA PLUMBING CODE (CPC), PART 2, TITLE 24 C.C.C.</p> <p>2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.C.</p> <p>2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 5, TITLE 24 C.C.C.</p> <p>2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.C.</p> <p>LOCAL ORDINANCES AND AMENDMENTS TO THE ABOVE CODES</p>	<p>SB 1818 STATE DENSITY BONUS W/ ON-NEBU INCENTIVES</p> <p>DESIGNATION REQUIRED: SB 1818 OPEN SPACE RESOLUTION</p> <p>CONDITIONAL USE PERMIT (CUP)</p> <p>PER THE NORTH HOLLYWOOD PARK-EXPOSURE PARK-ANNEST ADAMS</p> <p>REGULATORY FRAMEWORK (APPLICABLE TO ALL APPLICABLE TO THE</p> <p>LAND SECTION 12.16.02.02)</p> <p><b>CONSTRUCTION TYPE</b></p> <p>FIRE RATING BASED ON CONSTRUCTION TYPE:</p> <ul style="list-style-type: none"> <li>- EXTERIOR WALLS: 2 HOUR (I/A)</li> <li>- EXTERIOR WALLS: 1 HOUR (I/A)</li> <li>- EXTERIOR WALLS: 1 HOUR (I/A)</li> <li>- EXTERIOR WALLS: 2 HOUR (I/A)</li> <li>- EXTERIOR WALLS: 2 HOUR (I/A)</li> <li>- EXTERIOR WALLS: 2 HOUR (I/A)</li> </ul>

<b>SEPARATE &amp; DEFERRED SUBMITTALS</b>	<b>DENSITY BONUS</b>
<p>SEPARATE APPLICATIONS &amp; PERMITS BY OTHERS:</p> <ol style="list-style-type: none"> <li>1. CITY RECORDS &amp; RECORDS</li> <li>2. CITY RECORDS &amp; RECORDS</li> <li>3. CITY RECORDS &amp; RECORDS</li> <li>4. CITY RECORDS &amp; RECORDS</li> <li>5. CITY RECORDS &amp; RECORDS</li> <li>6. CITY RECORDS &amp; RECORDS</li> <li>7. CITY RECORDS &amp; RECORDS</li> <li>8. CITY RECORDS &amp; RECORDS</li> <li>9. CITY RECORDS &amp; RECORDS</li> <li>10. CITY RECORDS &amp; RECORDS</li> </ol> <p>DEFERRED SUBMITTALS:</p> <ol style="list-style-type: none"> <li>1. PRELIMINARY ENGINEERING AND ARCHITECTURE</li> <li>2. PRELIMINARY ENGINEERING AND ARCHITECTURE</li> <li>3. PRELIMINARY ENGINEERING AND ARCHITECTURE</li> <li>4. PRELIMINARY ENGINEERING AND ARCHITECTURE</li> <li>5. PRELIMINARY ENGINEERING AND ARCHITECTURE</li> <li>6. PRELIMINARY ENGINEERING AND ARCHITECTURE</li> <li>7. PRELIMINARY ENGINEERING AND ARCHITECTURE</li> <li>8. PRELIMINARY ENGINEERING AND ARCHITECTURE</li> <li>9. PRELIMINARY ENGINEERING AND ARCHITECTURE</li> <li>10. PRELIMINARY ENGINEERING AND ARCHITECTURE</li> </ol>	<p>SB 1818 STATE DENSITY BONUS W/ ON-NEBU INCENTIVES</p> <p>DESIGNATION REQUIRED: SB 1818 OPEN SPACE RESOLUTION</p> <p>CONDITIONAL USE PERMIT (CUP)</p> <p>PER THE NORTH HOLLYWOOD PARK-EXPOSURE PARK-ANNEST ADAMS</p> <p>REGULATORY FRAMEWORK (APPLICABLE TO ALL APPLICABLE TO THE</p> <p>LAND SECTION 12.16.02.02)</p> <p><b>CONSTRUCTION TYPE</b></p> <p>FIRE RATING BASED ON CONSTRUCTION TYPE:</p> <ul style="list-style-type: none"> <li>- EXTERIOR WALLS: 2 HOUR (I/A)</li> <li>- EXTERIOR WALLS: 1 HOUR (I/A)</li> <li>- EXTERIOR WALLS: 1 HOUR (I/A)</li> <li>- EXTERIOR WALLS: 2 HOUR (I/A)</li> <li>- EXTERIOR WALLS: 2 HOUR (I/A)</li> <li>- EXTERIOR WALLS: 2 HOUR (I/A)</li> </ul>

<b>TREE PLANTING REQUIREMENT</b>	<b>BUILDABLE AREA DIAGRAM</b>
<p>REQUIRED: 1 TREE PER 100 SF OF AREA</p> <p>PROVIDED: 3 TREES</p>	<p>FLOOR AREA CALCULATION:</p> <p>TOTAL AREA: 10,000 SF</p> <p>TOTAL BUILDABLE AREA: 8,500 SF</p> <p>PROVIDED: 10,000 SF</p>

<b>VEGETATION</b>	<b>VEGETATION</b>
<p>ASB: ARCHITECTURAL SYMBOL BOOK</p> <p>CONCRETE</p> <p>FOUNDATION</p> <p>STRUCTURE</p> <p>MECHANICAL</p> <p>ELECTRICAL</p> <p>LANDSCAPE</p> <p>GENERAL</p>	<p>ASB: ARCHITECTURAL SYMBOL BOOK</p> <p>CONCRETE</p> <p>FOUNDATION</p> <p>STRUCTURE</p> <p>MECHANICAL</p> <p>ELECTRICAL</p> <p>LANDSCAPE</p> <p>GENERAL</p>

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There is a deck on the roof. A metal fence is located at the top of the mansard roof. The building elevator, which access the roof deck, and mechanical equipment is located on the roof and will be painted an off-white color.

FILE



2323 Scarff Street, south and east elevations



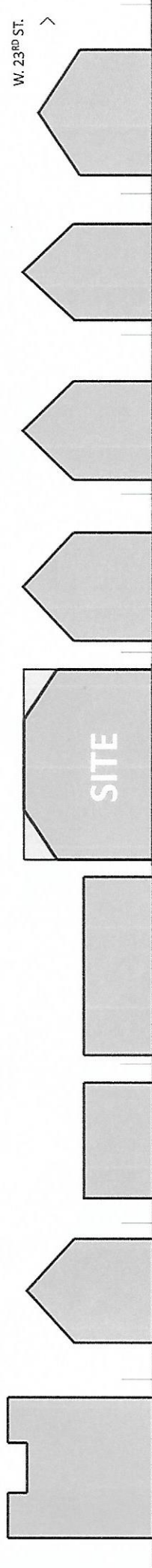
2323 Scarff Street, east and north elevations

***Analysis of the 2300 Block of Scarff Street***

The 2300 block of Scarff Street includes 15 buildings on the west side of the street, of which 10 buildings are contributing buildings to the HPOZ. There are 11 buildings on the east side of Scarff Street (between W. Adams Boulevard and West 23<sup>rd</sup> Street) of which seven are contributing buildings to the HPOZ. The vacant lot on the west side of the street is the site of the proposed multi-family building.



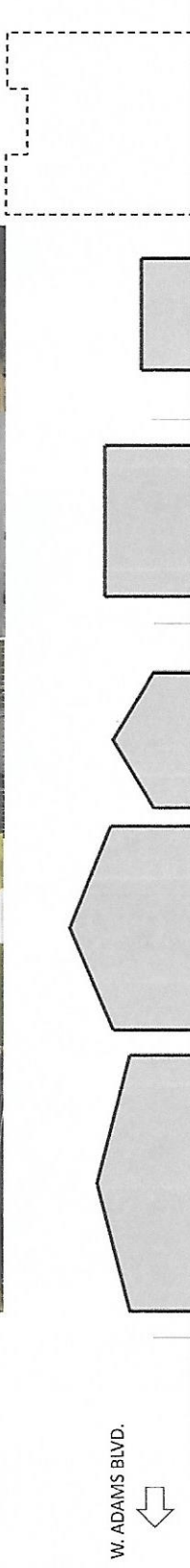
2300 block of Scarff Street (Google Earth, c2020)



- 2343 SCARFF ST  
46' EST. HEIGHT  
CONTRIB. STRUC.
- 2341 SCARFF ST  
40' EST. HEIGHT  
CONTRIB. STRUC.
- 2335 SCARFF ST  
22' EST. HEIGHT  
NON-CONTRIB. STRUC.
- 2327 SCARFF ST  
22' EST. HEIGHT  
CONTRIB. STRUC.
- 2323 SCARFF ST  
41' HEIGHT
- 2317 SCARFF ST  
40' EST. HEIGHT  
CONTRIB. STRUC.
- 2309 SCARFF ST  
40' EST. HEIGHT  
CONTRIB. STRUC.
- 2303 SCARFF ST  
40' EST. HEIGHT  
CONTRIB. STRUC.
- 2301 SCARFF ST  
36' EST. HEIGHT  
CONTRIB. STRUC.



AVERAGE HEIGHT. EST: 30.5'  
SCARFF ST. WEST ELEVATION

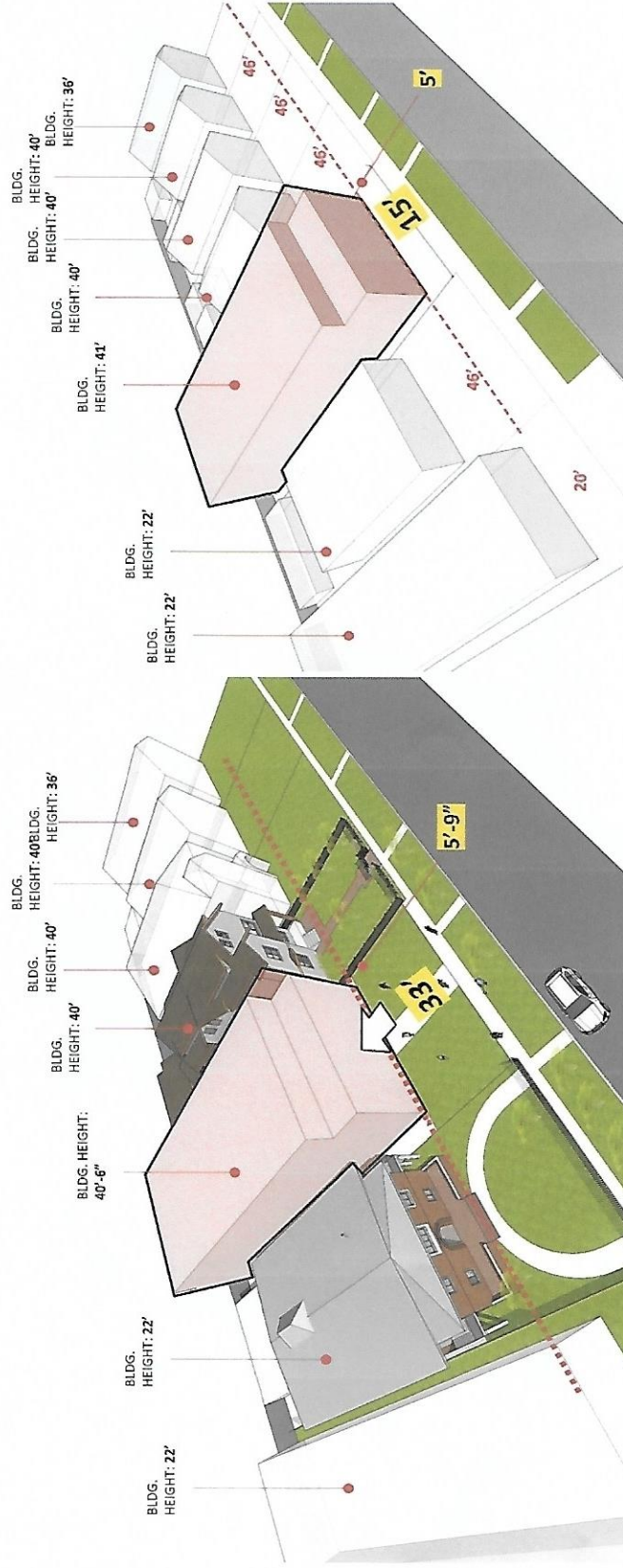


- 2375 SCARFF ST  
18' EST. HEIGHT  
NON-CONTRIB. STRUC.
- 2367 SCARFF ST  
30' EST. HEIGHT  
NON-CONTRIB. STRUC.
- 2361 SCARFF ST  
20' EST. HEIGHT  
NON-CONTRIB. STRUC.
- 2355 SCARFF ST  
22' EST. HEIGHT  
NON-CONTRIB. STRUC.
- 2347 SCARFF ST  
13' EST. HEIGHT  
NON-CONTRIB. STRUC.

**CONTEXT**

2323 Scarff Street

**INCREASE THE FRONT YARD SETBACK FROM 15' TO 33'**



PROPOSED SCHEME: MARCH 16<sup>TH</sup>

REVISED SCHEME: APRIL 20<sup>TH</sup>

MASSING STRATEGY

CONTEXT ANALYSIS

JPARK ARCHITECTS

4/9/2021

**ROOF PATIO AREA DECREASED BY 256 sf**



PROPOSED SCHEME: MARCH 16<sup>TH</sup>

REVISED SCHEME: APRIL 20<sup>TH</sup>

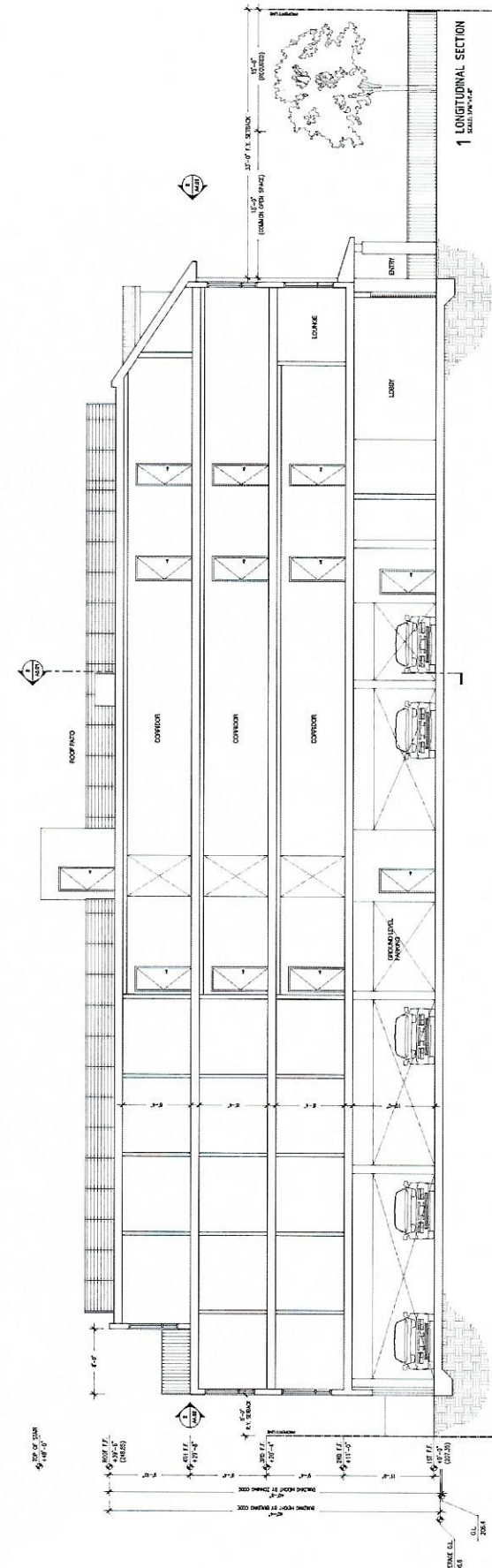
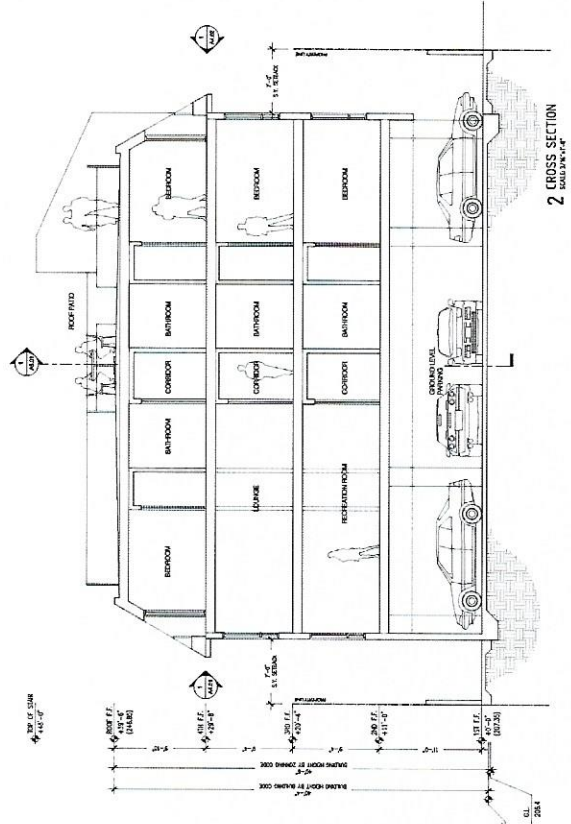
MASSING STRATEGY

CONTEXT ANALYSIS

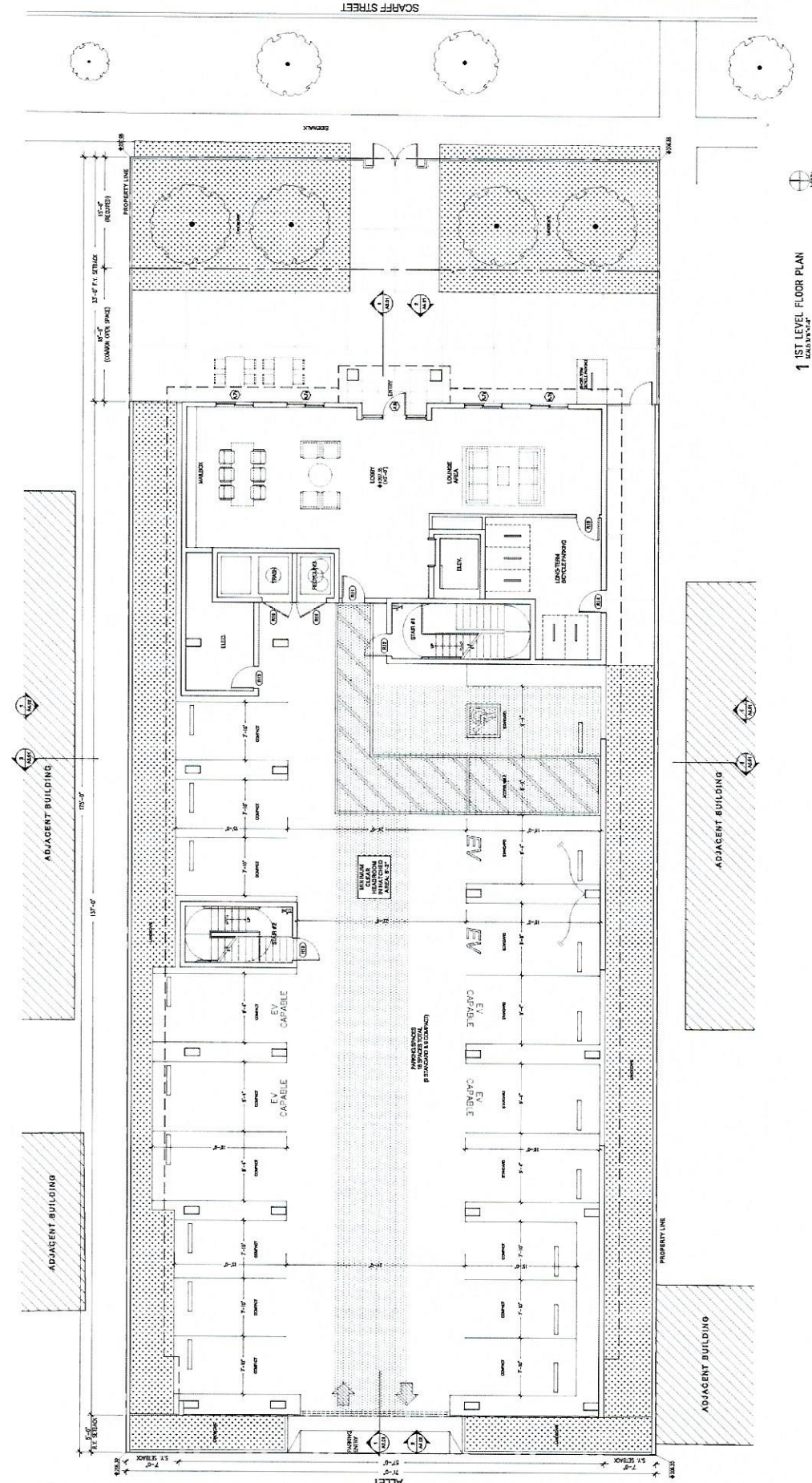
JPARK ARCHITECTS

4/9/2021

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PROJECT NO.	2323
PROJECT NAME	2323 SCARFF STREET APARTMENT
DATE	10/20/2023
SCALE	AS SHOWN
SHEET NAME	1ST LEVEL FLOOR PLAN
SHEET NUMBER	A2.01



**1 1ST LEVEL FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



# UNIVERSITY PARK HPOZ PRESERVATION PLAN

*JULY 14, 2005*





# 8.10 Location and Site Design

## PURPOSE AND INTENT

The historical developmental pattern of structures is a significant character-defining feature of a historic district. Developmental pattern refers to the configuration of residential lots, the location and orientation of structures on the lots, and the relationship of lots and buildings to the street. The height and massing of structures in a historic neighborhood will generally be consistent along a blockface. Nearly all historic residential structures were designed to present their face to the street, and not to a side or rear yard.

The height of a building or structure is defined by the Los Angeles Planning and Zoning Code, height of Building Structures. **Height is measured from grade to the highest point on the main roof. The prevailing height is the most commonly occurring height on a block face on which a project is proposed.** A new project should not dominate existing buildings and structures. In general the new project should look as though it belonged to an area. Height is generally used to create an accent and make an object "stand out". Because the existing conditions tend toward low profile buildings new projects should replicate this character and look of the area.

The shape and form of the building is important. The main building types which add to the character of the area will tend to follow particular arrangements of pans.

## GUIDELINES

- 1 . **New residential structures should be placed on their lots consistent with the existing historic setbacks of the block on which they are located.**
2. Front and side yard areas should be dedicated to planting areas. Concrete and parking areas in the front and side yards are inappropriate.

DEPARTMENT OF  
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AND  
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VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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REGINA M. FREER  
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DIEGO CARDOSO  
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FILE

December 31, 2008

COPY

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Westlake Village, CA 91362

Robert Tyler (Applicant)  
C/O RTyler Gonzalez Architects  
12 S. Fair Oaks Ave., #200  
Pasadena, CA 91105

**CASE NO. DIR 2008-3375-COA**  
**CERTIFICATE OF APPROPRIATENESS**  
**Location: 2317 Scarff Street**  
**CEQA: ENV-2008-3376-MND**  
**Council District: 1**  
**Plan Area: South Los Angeles**  
**Plan Land Use: Low Medium II Density Residential**  
**Zone(s): RD1.5-1-O-HPOZ**  
**District Map: 123A 201/203**  
**Legal Description: Lot FR 79, Ellis Tract**

Pursuant to Los Angeles Municipal Code Section 12.20.3 "HP" HISTORICAL PRESERVATION OVERLAY ZONE (HPOZ), I have reviewed and considered the submitted plans and materials in regards to the proposed project, and have considered the submitted recommendation from the **University Park HPOZ Board** and Cultural Heritage Commission. It is my determination, **in agreement** with the Board and Commission that the proposed project complies with the applicable regulations, standards, and provisions of the HPOZ code.

Therefore, as the designee of the Director of Planning, I hereby **approve with conditions:**

The Certificate of Appropriateness for the new construction of two residential structures with subterranean parking on a vacant lot at 2317 Scarff Street.

FILE

## FINDINGS

In consideration of the plans submitted for review to the Planning department, the Director of Planning makes the following findings:

### **1. Standards for Issuance of a Certificate of Appropriateness for Construction, Addition, Alteration or Reconstruction.**

The proposed project substantially complies with the following applicable development regulations, standards and provisions as stipulated in Section 12.20.3 "HP" Historic Preservation Overlay Zone (Amended January 30, 2002) of the Los Angeles Municipal Code:

**A. Section 12.20.3.K.4 (c)** That the project substantially complies with the University Park Preservation Plan, approved by the City Planning Commission for the Zone.

#### **A-I. Section 8.10 Location and Site Design. Guidelines 1-18:**

The project involves the new construction of a two residential structures on a vacant lot at 2317 Scarff Street. The buildings were designed and located to correspond to the local historical site development patterns of a larger front structure and more diminutive rear structure. **The buildings are proposed to be placed on the lot consistent with the historic setbacks on that side of Scarf Street, as well as the home that existed previously, per Guidelines #1, 5, 6 and 15. Historic Sanborn maps c. 1922 show a consistent 47-foot front yard setback, which the project is in line with.** The side yards setbacks are also generally consistent, with 7'-5" on the South side and 13'-10" on the North. Although rear yard structures were traditionally set along the alleyway, current City code dictates a minimum 10-foot setback. The project is set back almost 18-feet from the alley to allow room for mechanical equipment and parking. The project's proposed lot coverage (33%) is compatible, and actually less than most other multiple-family structures on the block, according to an (Applicant provided) study of lot coverage on the block that found an average (on Contributing properties) of 42%.

The front and side yard areas are dedicated largely to planting areas, per Guideline #2. A straight concrete walkway will extend from the front sidewalk to the front porch, and connect with a North side yard walkway, both of which are common historic hardscape treatments. Patios measuring 12'x7'-5" are proposed along the South side, corresponding to the separate side unit

entrances. Per Guideline #17, the integral colored concrete hardscape material used in these areas is historically appropriate. One disabled-access parking space will be available on grade, at the rear of the property. A paved concrete courtyard area between the two buildings features potted landscape features, as well as

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barbeque grill and benches that will not be visible from public view. The inclusion of significant landscape features in this location, as well as in the rear of the side yards helps to mitigate the relatively large amounts of concrete, per Guideline 13.

The overall landscape plan is appropriate for the site, providing an open "park-like" grassed front yard as well as the inclusion of various trees and shrubs along the side yards, per Guidelines #9, 11 and 12. The overall appearance will be consistent with that of a historic landscape. An existing tree in the public right-of-way will remain. The other existing trees on the lot (mostly in the rear) can not be salvaged on site because of the use of subterranean parking.

**A-2. Section 8.11 Massing and Location. *Guidelines 1-14:***

The front three-unit structure will measure approximately 4,902 square feet and rise to a maximum height of 34-feet (per Condition #1). The rear one-unit structure will measure approximately 1,185 square feet and not exceed 28-feet 6-inches in height. The proposed development is consistent in scale and massing with the existing historic structures on the prevailing block, per Guideline The Scarff Street block face is composed of a variety of single-family and multiple-family historic structures. **Most are two-story structures in the height range being proposed. The average height range on that block face is 33-feet, while the prevailing height is 30-feet. This is "similar to the prevailing," per Guideline #7.** The applicant provided ample information to make this determination, per Guidelines #11 and #14.

The combined scale and massing of the new structures is at the upper range of the historic precedents in the area, however the use of historic setbacks, historic massing techniques and quality design help mitigate the size. The front home is designed to be largely in the same scale and footprint as the previously existing historic home on the site, per Guideline #13, with an exception at the rear, where a lower two-story extension meant to evoke a typical rear addition exceeds the previous footprint. The greatest height and bulk of the project occurs in the middle of the front building, at the cross gable, which is set away from the street per Guideline #2.

The major architectural features and front door of the residence are designed to face the front Scarf Street frontage, per Guideline #3. A front porch on the