

Proposed Changes to CPC-2013-2551 Determination pages C-1 through C-6:

Conditions of Approval

Entitlement Conditions

1. Site Development. Except as modified herein, by the actions of City Council on xxx, 2016, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A," August 17, 2016, and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.

a. The project shall be limited to 229 residential dwelling units and 65,000 square feet of commercial uses. Commercial uses may include, without limitation, a 24,811 square foot grocery store, 23,158 square feet of restaurant uses, 11,937 square feet of general retail use, and a 5,094 square foot walk-in bank.

b. The Applicant shall work with the Los Angeles County Metropolitan Transportation Authority (Metro) to relocate the existing Local 2 Line bus stop from 8118 West Sunset Boulevard to approximately 330 feet west of its current location, as determined to be feasible by Metro.

c. Neighborhood Traffic Improvement Plan. Prior to the issuance of a building permit, the applicant shall deposit funds in the amount of \$2,000,000.00 into an escrow account, or similar type account, and the City shall accept these funds for the purposes described herein. If at any time after the issuance of a certificate of occupancy for the project, the City determines that it wishes to revoke any permits or approvals with respect to the merger of the traffic island (8118 West Sunset Boulevard) at the corner of Sunset Blvd. and Crescent Heights, the City, at its sole option, can access the funds deposited by the applicant to make any traffic improvements necessary to alter the condition of the intersection or to revoke and return the intersection to the original condition. The City's use of the funds is in addition to any other conditions imposed in any Public Works permits or approvals issued in connection with the merger of aforementioned traffic island. At its sole option, the City can also elect to utilize the funding for any other pedestrian, bicycle or traffic improvements in the project vicinity subject to any additional necessary environmental review. Nothing in the City's acceptance of this funding shall limit or restrict the City's right to exercise full control over any City-owned property or over any City public right of way.

4. Height. The project shall be limited to a maximum height of 178 feet.

5. Commercial Development. ~~The project shall be limited to 229 residential dwelling units and 65,000 square feet of commercial uses. Commercial uses may include, but not limited, to a 24,811 square foot grocery store, 23,158 square feet of restaurant uses, 11,937 square feet of general retail use, and a 5,094 square foot walk-in bank.~~ **Building Setback.** Buildings along the Sunset Boulevard frontage shall be setback at least 3 feet from the property line to create a 15-foot wide sidewalk along Sunset Boulevard.

7. Commercial Parking. The project shall provide a minimum of 494 parking spaces for commercial uses. Parking for commercial uses shall be provided in compliance with LAMC Section 12.21-A.4. The applicant may provide up to 10% additional parking in excess of the

~~minimum required by code. Pursuant to LAMC Section 12.21-A,4, Twenty percent of the required automobile parking may be replaced by bicycle parking at a ratio of one vehicle parking space for every four bicycle parking spaces provided.~~

14. Workforce Housing. ~~Four (4) percent of the total residential dwelling units, or 10 units, Twelve residential dwelling units shall be set aside for Workforce Income households, as defined in LAMC Section 12.22-A,29(a). Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 40 12 units available for Workforce Income households, for sale or rental, as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this the case file. The project shall comply with the guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA.~~

45. Density Bonus Residential Density. ~~The project density shall be limited to the C4-1D Zone, the High Residential Density category of the Hollywood Community Plan, and a 22% Density Bonus a total of 229 units.~~

46. Affordable units. ~~A minimum of 28 26 units, 11 percent of the base dwelling units, shall be reserved as Very Low Income units, as defined by the State Density Bonus Law 6519(C)(2).~~

48. Housing Requirements. ~~Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 28 26 units available to Very Low Income Households, for sale or rental, as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.~~

49. Residential Automobile Parking. ~~Vehicle parking shall be provided consistent with LAMC Section 12.21-A,4 and with LAMC Section 12.22-A,25 Parking Option 1, which requires 1 on-site parking space for each residential unit of 0-1 bedroom, 2 on-site parking spaces for each residential unit of 2-3 bedrooms, and 2½ on-site parking spaces for each residential unit of 4 or more bedrooms.~~

Proposed changes to VTT-72370-CN-1A Determination pages 7-9:

DEPARTMENT OF CITY PLANNING – SITE SPECIFIC CONDITIONS

17. Density Bonus. ~~Prior to the issuance of a building permit for any dwelling unit on the subject property, the applicant shall execute and record a rental covenant agreement running with the land, to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) Housing Department ("LAHD"). The covenant shall bind the applicant and/or any subsequent property owner to reserve 28-26 of the proposed 249 229 units for occupancy by Very Low Income households. The 22% density bonus, grants the applicant an additional 45 units in excess of the 204 units otherwise permitted by the High Density~~

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~~Residential category under the Hollywood Community Plan, which is more restrictive than the density permitted by the C4 Zone.~~ These units will be restricted as affordable for sale or rental dwelling units, pursuant to California Government Code Section 65915 and Los Angeles Municipal Code Section 12.22-A,25. All density bonus calculations resulting in fractional units shall be rounded up to the nearest whole number (Gov. Code Section 65915(g)(5)). Applicant must provide an affordable unit dispersal proposal to be approved by LAHD HCIDLA to ensure that affordable units are not segregated or otherwise distinguishable from market rate units.

Parking Option 1. Provide a minimum one on-site parking space for each studio and one-bedroom unit, two on-site parking spaces for each two- to three-bedroom unit, and two-and-one-half parking spaces for each unit of four or more bedrooms.

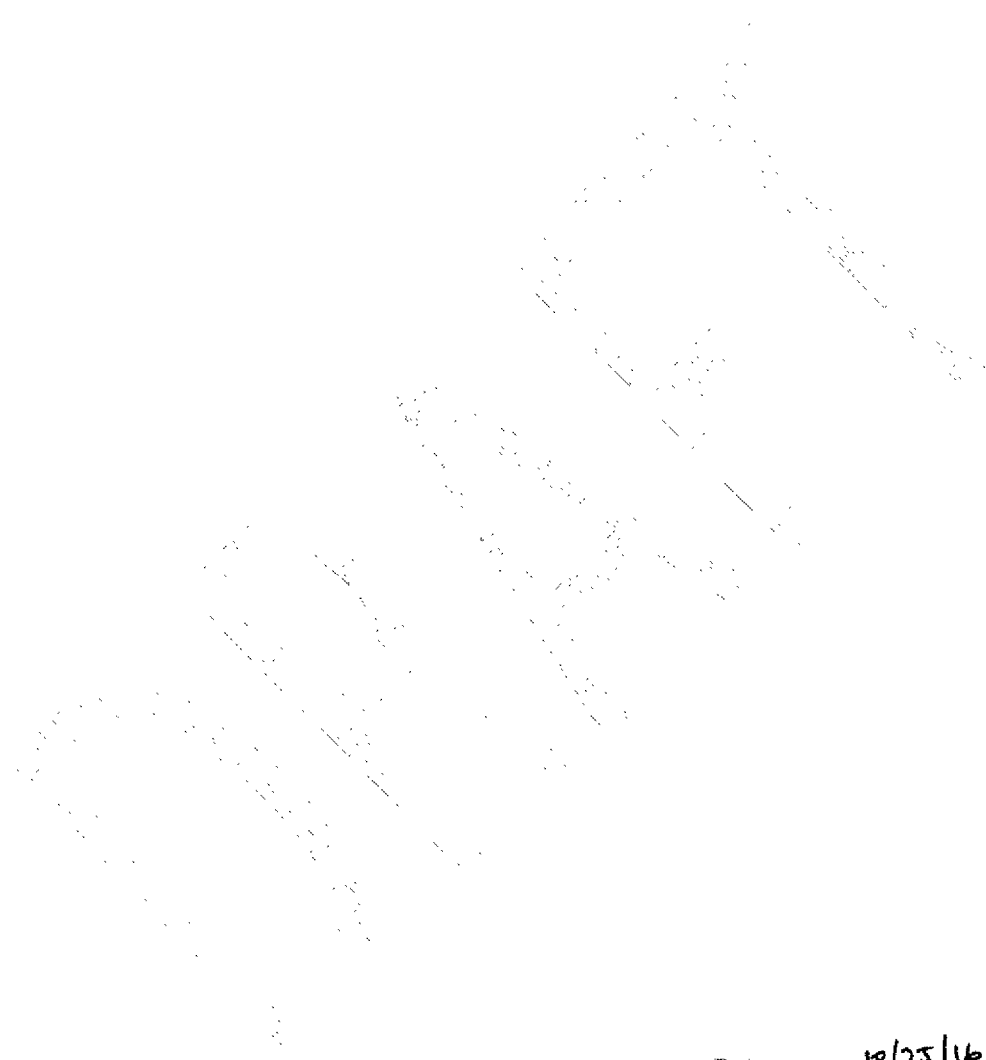
18. Workforce Housing. ~~Four (4) percent of the total residential dwelling units, or 10 units,~~ Twelve residential dwelling units shall be set aside for Workforce Income households, as defined in LAMC Section 12.22-A,29(a). Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make ~~40~~ 12 units for Workforce Income households, for sale or rental, as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA.

19. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- a. Limit the proposed development to 229 units and 65,000 square feet of commercial uses.
- b. Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in required front yard.
- c. The project shall provide a minimum of 494 parking spaces for commercial uses. ~~Parking for commercial uses shall be provided in compliance with LAMC Section 12.21-A,4. The applicant may provide up to 10% additional parking in excess of the minimum required by code.~~ Pursuant to LAMC Section 12.21-A,4, Twenty percent of the required automobile parking may be replaced by bicycle parking at a ratio of one vehicle parking space for every four bicycle parking spaces provided.
- d. The applicant shall install air filters capable of achieving a Minimum Efficiency Rating Value of 11 or better in order to reduce the effects of diminished air quality on the occupants of the project.
- e. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- f. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.

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- g. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.
- h. The applicant shall install shielded lighting to reduce any potential illumination affecting adjacent properties.
- i. Loading/Unloading. Commercial and residential delivery, trash truck and loading vehicle access to the project site via the designated driveway on Havenhurst Drive shall be restricted to off-peak traffic periods.



Date: 10/25/16
Submitted in PLUM Committee
Council File No: 16-1011, 16-1011-51
Item No. 12 & 13
Deputy: _____