

January 14, 2019

11

Doug Haines
The La Mirada Ave. Neighborhood Assn. of Hollywood
P.O. Box 93596
Los Angeles, CA 90093-0596

Date 01/15/2019

Submitted in PLUM Committee

Council File No. 18-1169

Item No. 11

Communication from Public

Los Angeles City Council
Planning and Land Use Management Committee
200 N. Spring St.
Los Angeles, CA 90012

RE: Item #11 on the January 15 PLUM agenda. Appeal of CEQA Case No.: ENV-2017-2681-CE;
Council File: 18-1169
Project Address: 5717-5719 ½ Carlton Way

Chair Marqueece Harris-Dawson and Honorable Council members:

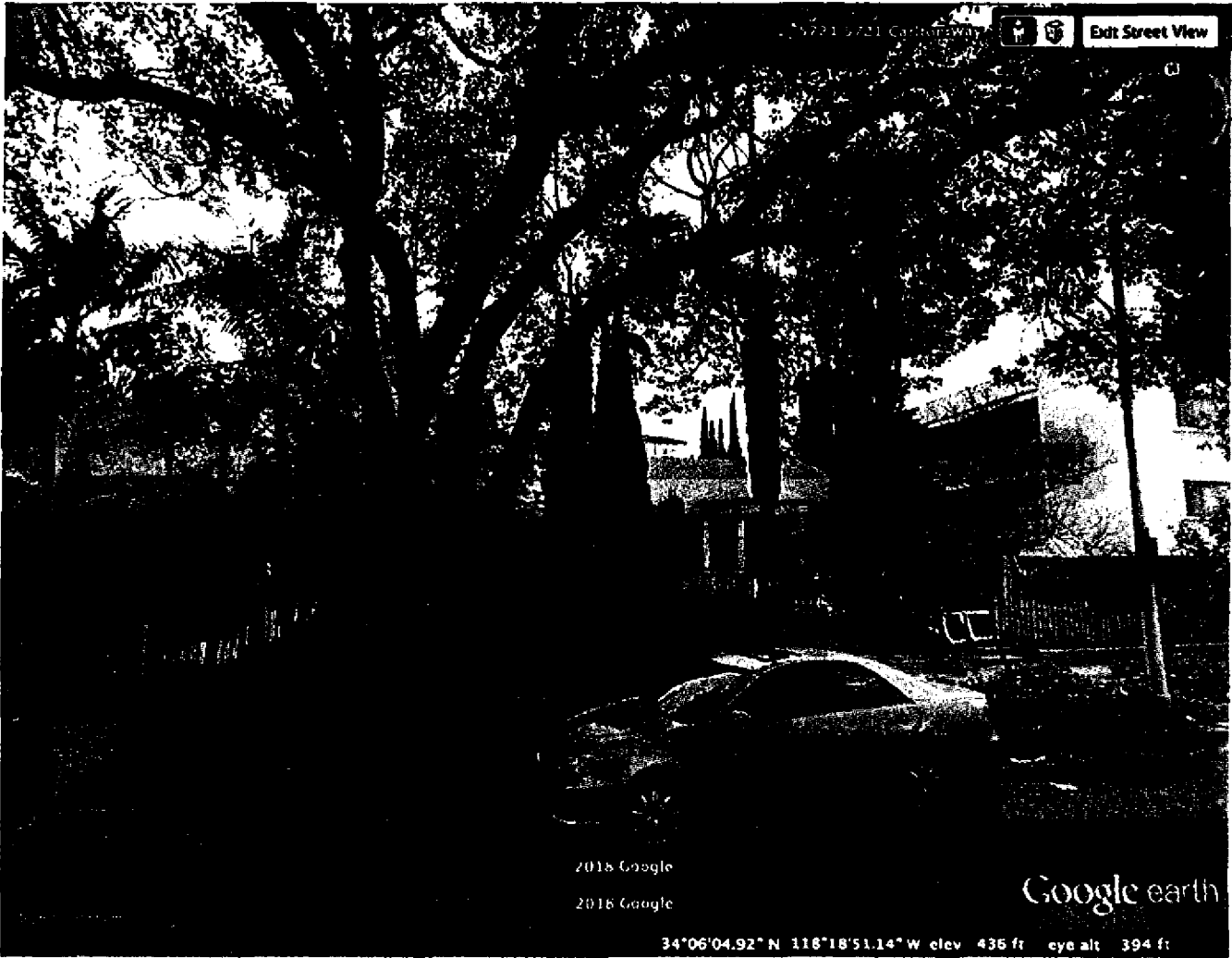
Applicant Mansour Rabbanian of Hollywood Views, LLC, proposes to demolish the project site's existing single-story duplex home and detached garage at 5717 Carlton Way, to be replaced by a 7-story, 78-foot tall, 39-unit apartment building. The 7-story project would consist of 5 residential levels over a 2-level, above-grade parking podium with 34 parking spaces. The site is in the R4-2 Zone and Subarea C of the Vermont/Western Transit Oriented District Specific Plan.

The project site is on Carlton Way between Wilton Pl. and the 101 Freeway, and is currently improved with a 1920, single-story duplex home and a 2-unit apartment addition over the detached garage. The existing four units of rent-stabilized (RSO) housing total 3,223 sq. ft.

The applicant seeks various incentives under the Transit Oriented Communities (TOC) ordinance. In exchange for providing 4 units of housing for extremely low income tenants, the applicant seeks a 70% density bonus in order to develop a 39-unit, 27,987 sq. ft. apartment building on the 8,749 sq. ft. lot, with a decrease in Code required parking from 62 stalls to 34 stalls. There would be no front yard setback from the sidewalk. The parking podium would be 30 feet in height. The residential levels would be set back 30 feet from the front of the above-grade parking podium. The height at the roofline would be 78 feet, with additional rooftop appendages.

The 5700 block of Carlton Way is developed with a mix of moderate to large apartment buildings, bungalow courts, and single-family homes. None exceed five stories in height. Although the site is in Subarea C of the specific plan -- which permits commercial development -- the 5700 block of Carlton Way is entirely residential.

Under the R4-2 zoning, the site is permitted to have 1 unit per 400 square feet of lot area, or 22 units. The applicant seeks a 70% increase in the allowed density under the TOC ordinance, which would permit 16 additional units, or 38 total. However, since the site is also within the Hollywood Redevelopment Plan Area, a maximum of 80 units per acre, or 16 units is allowed for the entire project site. The CRA, as a state-sanctioned agency, does not recognize TOC projects, which arise from the Los Angeles Measure JJJ. The CRA has confirmed that it will not permit density increases under Measure JJJ.

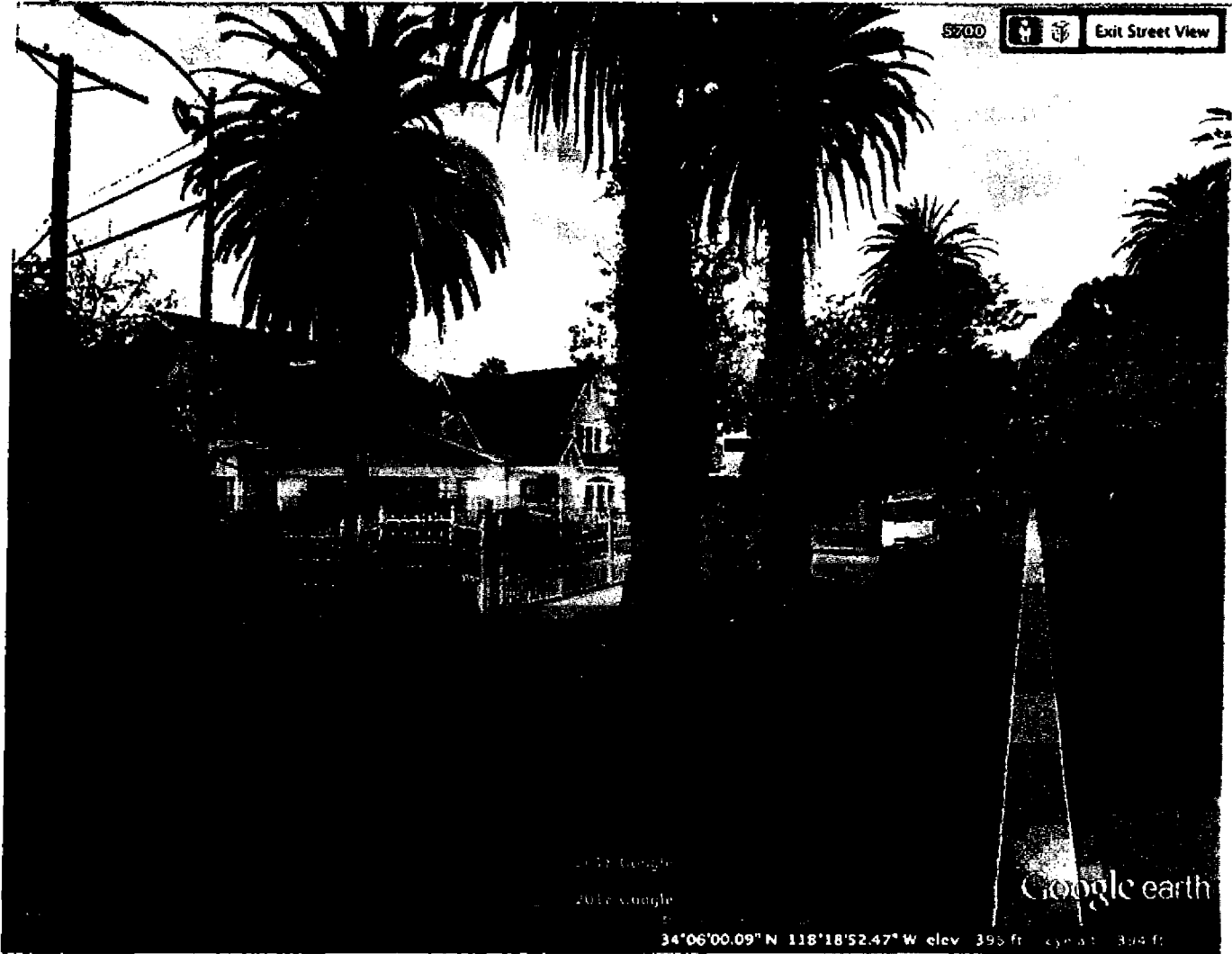


5717 Carlton Way project site

The applicant further seeks to provide 34 parking stalls for the 39-unit project. Under the specific plan, the development would require a minimum of 52 parking stalls and a maximum of 62 stalls. The applicant, however, seeks to provide half a parking stall per unit. Originally, the same applicant proposed for the site a 20-unit building with 38 parking stalls; with implementation of the TOC ordinance, the applicant altered his project while retaining the same building footprint, increasing the number of dwelling units by 19 while decreasing parking by 4 stalls, comprised of 21 standard stalls and 13 compact stalls (5 in tandem).

The applicant seeks: a Specific Plan Project Permit Compliance Review; approval under the TOC ordinance for the 70% density increase and parking stall reduction; and a finding that the project is exempt from environmental review.

However, the proposed project is inconsistent with the Hollywood Community Plan, the Hollywood Redevelopment Plan, the Vermont/Western Transit Oriented District Specific Plan, AB 283, and the Los Angeles General Plan. As proposed, the project requires proper environmental review.



5700 block of Carlton Way, at intersection of Wilton Pl.

Standard of Review for a Categorical Exemption from CEQA:

The city claims that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) per a Class 32 exemption, and that there is no substantial evidence that an exception applies per CEQA Guidelines Section 15300.2. Yet a Class 32 exemption must meet the following criteria:

- 1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- 2) The development occurs within city limits on a project site of no more than five acres;
- 3) The project site has no value as habitat for endangered, rare or threatened species;
- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality;
- 5) The site can be adequately served by all required utilities and public services;

CEQA Guidelines Section 15300.2 requires environmental review if any of the following applies:

- a) Location in a sensitive environment;
- b) Cumulative impacts of successive projects of the same type in the same place is significant;
- c) The activity may have a significant effect on the environment due to unusual circumstances;
- d) Damage to a scenic resource;
- e) Hazardous waste sites; and
- f) The project would impact a historic resource.



Proposed 39-unit apartment building.

Approval of the Project Permit Compliance Review per Section 11.5.7.C.2 of the Los Angeles Municipal Code (LAMC) also requires the following findings:

- (a) That the project substantially complies with the applicable regulations, findings, standards and provisions of the specific plan; and
- (b) That the project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project, to the extent physically feasible.

In the case of the proposed project, there has been no environmental review, and the project does not comply with the applicable regulations, findings, standards and provisions of the specific plan.

I chair the planning committees for two certified neighborhood councils: the East Hollywood Neighborhood Council and the Hollywood Studio District Neighborhood Council. I have received a tremendous number of applications in the past year for similar Transit Oriented Communities (TOC) projects, including the subject project under appeal. Attached at **Exhibit 1** are two agendas of the Planning Committees from both neighborhood councils to illustrate the number of TOC projects in the area of the subject development.

Note the following list of other TOC proposed projects in proximity to the subject proposed development:

1130-1132 N. Beachwood Dr.

The proposed demolition of a 1916, 1,556 sq. ft. Craftsman duplex with detached garage located at 1130-1132 N. Beachwood Drive (in the Community Redevelopment Agency's Hollywood Redevelopment Plan Area), and the construction of a 5-level, 55-foot tall, 15-unit apartment building totaling 15,177 sq. ft. on the 6,752.5 sq. ft. lot in the R3-1 Zone. There would be 12 parking spaces for the 15 units. City Planning Case Nos. DIR 2018-723-TOC, ENV 2018-724-CE. In exchange for two units dedicated for extremely low income tenants, Applicant representative Sami Kohanim of Land Use Developers Corp. seeks a Transit Oriented Communities (TOC) Director's Determination and Density Bonus pursuant to LAMC Section 12.22.A.25 to allow:

- 1) A 70% increase in density, from 9 units to 15 units;
 - 2) A height increase to 54' 9", in lieu of the 45-foot height restriction in the R3-1 Zone (with at-grade parking, 4 levels of residential housing, and a fifth-level roof deck);
 - 3) Two side yard setbacks of 5' 9" in lieu of the otherwise required 8-foot side yard setbacks; and
 - 4) A decrease in Code required parking from 22 stalls to 12 stalls.
- (See Exhibit 2).**

1151-1153 N. Gordon St.

The proposed demolition of a 1,732 sq. ft., 1920 single-story duplex at 1151-1153 N. Gordon St., for the construction of a 5-story, 55-foot tall, 14-unit apartment building. The project would total 14,669 sq. ft. on the 6,752 sq. ft. lot in the R3-1 Zone. There would be 10 parking spaces for the 14 residential units. Case Nos. DIR 2018-7467; PAR-2018-5490-TOC; ENV 2018-7468-EAF. Applicants: Kam Khorshidi and Amir Asher of MNDA Inc. & M and JK Enterprises, Inc. Under the Transit Oriented Communities (TOC) ordinance, two (2) residential units would be reserved for extremely low-income tenants, in exchange for the following incentives:

- 1) A 70% increase in the allowed density (14 units in lieu of the otherwise permitted 9 units);
- 2) A 50% increase in the otherwise permitted Floor Area Ratio;
- 3) A 30% reduction in the required side yard setbacks from 8 feet to 5' 7";
- 4) A height of 55 feet in lieu of the 45-foot height restriction; and
- 5) A decrease in Code required residential parking from 22 stalls to 10 stalls.

NOTE: As noted for item C, the proposed project is in the Hollywood Redevelopment Area. In June of 2018, the Los Angeles Community Redevelopment Agency issued a statement that TOC projects are not permitted in the CRA redevelopment zones.

(See Exhibit 3).

5627 Fernwood Ave.

The proposed demolition of a 9,885 sq. ft., 2-story office complex and construction of a six-story, 71-foot-tall, 47,918 sq. ft. permanent supportive housing building at 5627 Fernwood Ave., consisting of 60 units of supportive housing with 14 parking spaces in the R4-2 Zone. Case Nos. DIR 2017-4872-TOC; ENV-2017-4873-CE. Applicant: People Assisting the Homeless. The applicant proposes to demolish the existing 1981 office building totaling 9,885 sq. ft. on the 14,301 sq. ft. lot and requests the following under the Transit Oriented Communities (TOC) ordinance:

- 1) A Floor Area Ratio (FAR) of 5.85:1;
- 2) An increase in the allowed density from 36 units to 60 units;
- 3) A reduction in the Code required parking from 66 stalls to 14 stalls;
- 4) A 35% reduction in the required width of side yards (from 9 feet to 6 feet);
- 5) A 25% reduction in the required amount of open space;
- 6) A 35% reduction of the required rear yard; and a reduction of the required front yard setback by averaging the two adjoining properties.

(See Exhibit 4).

5456 Barton Ave.

The proposed demolition of a one-story, 1910 Craftsman single-family home at 5456 Barton Ave., and the construction of a 6-level, 52-foot tall, 7-unit apartment building totaling 24,186 sq. ft. on the 6,818 gross sq. ft. lot in the restricted density RD1.5-1XL Zone (one unit allowed per 1,500 sq. ft. of lot area with a 30-foot height limitation). There would be seven parking spaces for the seven 3-bedroom units. Case Nos. DIR 2018-4793; ENV 2018-4794-CE; PAR-2018-4295-TOC. Applicant: Alex Goodson. Under the Transit Oriented Communities (TOC) ordinance, one residential unit would be reserved for extremely low-income tenants, in exchange for:

- 1) A 70% increase in the allowed density (7 units in lieu of the otherwise permitted 4 units);
- 2) An 18% increase in the otherwise permitted Floor Area Ratio;
- 3) A 25% reduction in the required amount of open space;
- 4) A height of 52 feet in lieu of the 30-foot height restriction in the 1XL designation; and
- 5) A decrease in Code required parking from 14 stalls to 7 stalls (the applicant proposes that six of the seven stalls be tandem compact double stalls; there would be one ADA compliant handicapper stall).

NOTE: In 2017 the applicant received city approval for a four-unit, 30-foot-tall small lot subdivision with eight parking spaces under Case No. AA-2015-832-PMLA-SL.

(See Exhibit 5).

5530 Virginia Ave.

The proposed construction of a 6-level, 67-foot tall, 64-unit apartment building at 5530 Virginia Ave. totaling 66,994 sq. ft. on the 15,000 sq. ft. lot in the R4-1VL Zone. There would be 57 parking spaces for the 64 units. Case Nos. DIR 2018-7554; PAR-2018-4912-TOC; ENV 2018-7555-EAF. Applicant: Band Ja Kim. The applicant proposes to demolish the existing surface parking lot and construct a 64-unit apartment building with 5 residential levels over a 57-stall basement and ground floor parking podium. Under the Transit Oriented Communities (TOC) ordinance, seven (7) residential units would be reserved for extremely low-income tenants, in exchange for:

- 1) A 70% increase in the allowed density (64 units in lieu of the otherwise permitted 38 units);
- 2) A 50% increase in the otherwise permitted Floor Area Ratio;
- 3) A 30% reduction in the required rear yard and side yard setbacks (reducing the side yard from nine feet to 6.3 feet and the rear yard from the required 18 feet to 12.6 feet);
- 4) A height of 67 feet in lieu of the 45-foot height restriction in the 1VL designation; and
- 5) A decrease in Code required parking from 84 stalls to 57 stalls.

(See Exhibit 6).

5533 Virginia Ave.

The proposed demolition of a 1909 single-family home and 1924 back house, located at 5533 Virginia Avenue, and the construction of a 6-level, 67-foot tall, 23-unit apartment building totaling 14,917 sq. ft. on the 7,500 sq. ft. lot in the R4-1VL Zone. There would be 16 parking spaces for the 23 units. Case Nos. DIR 2017-4807-TOC; ENV 2017-4808-EAF. Applicant: Joe Simamtoub. The applicant proposes to demolish the existing 1909 single family home and 1924 addition (total 3 units), and construct a 23-unit apartment building with 4 residential levels over a 16-stall, 2-level parking podium. Under the Transit Oriented Communities (TOC) ordinance, three residential units would be reserved for extremely low-income tenants, in exchange for:

- 1) Construction of 23 units in lieu of the 18-unit limitation in the R4 Zone.
- 1) A 30% reduction in the required side yard setbacks,
- 2) A height of 67 feet in lieu of the 45-foot height restriction in the 1VL designation; and
- 3) A decrease in Code required parking from 36 stalls to 16 stalls.

(See Exhibit 7).

5537-5547 Santa Monica Blvd./1114 N. St. Andrews Pl.

The proposed demolition of an existing one-story, 1923, 14,080 sq. ft. commercial building for the construction of a 6-story, 67-foot tall, 60-unit mixed-use building at 5537-5547 Santa Monica Blvd. and 1114 N. St. Andrews Pl. totaling 79,946 sq. ft. (3,299 sq. ft. commercial) on the 15,290 sq. ft. lot in the C4-1VL Zone. There would be 65 parking spaces for the 60 units, plus 7 commercial parking stalls. Case Nos. DIR 2018-7376; PAR-2018-4907-TOC; ENV 2018-7377-EAF. Applicant: Band Ja Kim. The applicant proposes to demolish the existing commercial buildings and construct a 64-unit apartment building with 6 residential levels over a 72-stall, 2-level subterranean garage. Under the Transit Oriented Communities (TOC) ordinance, six (6) residential units would be reserved for extremely low-income tenants, in exchange for:

- 1) A 70% increase in the allowed density (60 units in lieu of the otherwise permitted 38 units);
- 2) A 50% increase in the otherwise permitted Floor Area Ratio;
- 3) A 30% reduction in the required rear yard and side yard setbacks (reducing the side yard from nine feet to 6.3 feet and the rear yard from the required 18 feet to 12.6 feet);
- 4) A height of 67 feet in lieu of the 45-foot height restriction in the 1VL designation;
- 5) A decrease in Code required parking from 86 stalls to 72 stalls; and
- 6) A decrease in the required open space from 6,100 sq. ft. to 4,575 sq. ft.

(See Exhibit 8).

5301 Sierra Vista Ave./5412 Santa Monica Blvd.

The proposed construction of an 8-story, 52-foot tall, 45-unit mixed-use apartment building at 5301 Sierra Vista Ave./5412 Santa Monica Blvd. The project would total 69,898 sq. ft. on the 19,136 sq. ft. combined lot in the RD1.5-1XL and C2-1D Zones. There would be 29 parking spaces for the 45 residential units, plus 3 parking spaces for the auto paint shop. Case Nos. DIR 2018-5887; PAR-2018-5490-TOC; ENV 2018-5889-EAF. Applicant: Andrew Ruitt of Sierra Vista 1 LLC & GMA Sierra Vista LLC. Under the Transit Oriented Communities (TOC) ordinance, five (5) residential units would be reserved for extremely low-income tenants, in exchange for the following incentives:

- 1) A 70% increase in the allowed density (45 units in lieu of the otherwise permitted 25 units);
- 2) A 50% increase in the otherwise permitted Floor Area Ratio;
- 3) A reduction in the required side yard setbacks from nine feet to 6' 4";
- 4) A height of 52 feet in lieu of the 30-foot height restriction in the 1XL designation; and
- 5) A decrease in Code required residential parking from 82 stalls to 29 stalls.
- 6) Averaging of FAR, density, parking, open space and vehicular circulation across the residential and commercial zones.

(See Exhibit 9).

5817-5823 Lexington Ave.

The proposed construction of a 6-level, 56-foot tall, 21-unit apartment building at 5817-5823 Lexington Ave. The project would consist of 49,717 sq. ft. on the 15,000 sq. ft. lot in the R3-1 Zone (one unit allowed per 800 sq. ft. of lot area with a 45-foot height limitation). There would be 28 parking spaces for the 21 units, which would consist of three 1-bedroom units, 3 two-bedroom units, 1 four-bedroom unit, 3 five-bedroom units, and 11 six-bedroom units. Case Nos. DIR 2018-6392; ENV 2018-6393-EAF; PAR-2018-5252-TOC. Applicant: Daniel Pourbaba of DP Capital Management, LLC. Under the Transit Oriented Communities (TOC) ordinance, three residential units would be reserved for extremely low-income tenants, in exchange for:

- 1) A 20% increase in the allowed density (21 units in lieu of the 18 units permitted);
- 2) A 45% increase in the otherwise permitted Floor Area Ratio;
- 3) A 20% reduction in the required amount of open space;
- 4) A height of 56 feet in lieu of the 45-foot height restriction; and
- 5) A 30% reduction in the rear yard setback, allowing a 10' 6" rear yard in lieu of the 15-foot setback otherwise required.
- 6) A decrease in Code required parking from 37.5 stalls to 28 stalls.

NOTE: The site previously contained three single-family dwellings dating from 1907 to 1930 that were demolished by the applicant prior to filing for his entitlements.

(See Exhibit 10).

900-902 & 908 N. Ardmore Ave./4829 Lemon Grove

The proposed demolition of two 1920 single-family homes located at 908 N. Ardmore Ave. and 4829 Lemon Grove, and the demolition of two 1925 2-unit duplexes located at 900 - 902 N. Ardmore Ave., and the construction of a 4-story, 41-foot tall, 33-unit apartment building with 38 parking spaces for the 66 bedrooms (1/2 stall per bedroom) on the 17,677 sq. ft. combined lot in the R3-1XL Zone. City Case Nos.: DIR 2018-3931; ENV-2018-EAF. Applicant: John Guell of WCG Southland LLC.

In consideration of reserving four units dedicated for Very Low Income tenants, the applicant seeks the following Tier 1 incentives under the Transit Oriented Communities ordinance:

- 1) A 41-foot building height in lieu of the 30-foot height limitation;
- 2) A 50% density increase to 33 units, in lieu of the 22 otherwise permitted in the R3 Zone;
- 3) Sideyard setbacks of 5'3" in lieu of the 7-foot side yards otherwise required;
- 4) Parking at 0.5 stalls per apartment bedroom in lieu of 66 stalls (based upon habitable rooms), with 33 standard stalls and 5 compact tandem stalls.

(See Exhibit 11).

627 N. Juanita Ave.

The proposed demolition of a 1910 single-family home at 627 N. Juanita Ave., and the construction of a 17-unit, 5-story, 48-foot-tall apartment building on the 7,543 sq. ft. lot, w/13 parking spaces, in the R3-1 Zone and Subarea A of the Vermont/Western Transit Oriented District Specific Plan. Case Nos. DIR 2018-1421-TOC-SPP; ENV 2018-1421-EAF. Applicant: Gabe Jones. In consideration of reserving two units dedicated for Extremely Low Income tenants, the applicant seeks the following Tier 3 incentives under the Transit Oriented Communities ordinance:

- 1) A 48.19-foot building height in lieu of the 26-foot building height otherwise permitted under the specific plan's transitional height limitation;
- 2) A 70% density increase to allow 17 units, in lieu of the 10 units otherwise permitted in the R3 Zone;
- 3) Side yards of 5'7" in lieu of the 8-foot side yards otherwise required;
- 4) 13 parking stalls for the 17 units, in lieu of the otherwise required 28 stalls (based upon habitable rooms); and
- 5) A 25% decrease in open space, from 1,950 sq. ft. to 1,465 sq. ft.

(See Exhibit 12).

4575 Santa Monica Blvd.

The demolition of two 1-story auto repair garages built in 1971 and 1979 at 4575 Santa Monica Blvd (total 2,160 sq. ft.), for the construction of a 5-story, 60-foot tall, 12-unit, 14,000 sq. ft. apartment building on a 5,322 sq. ft. lot (95% lot coverage) in the C2-1D Zone and Subarea B of the Vermont/Western Transit Oriented District Specific Plan. The project would consist of 12 two-bedroom units with 7 standard parking spaces (4 tandem). City Planning Case Nos.: DIR-2018-347-TOC-SPP-SPPA-WDI; ENV-2018-348-EAF. Applicant Amirali Shakoorian of 4575 Santa Monica Blvd. LLC seeks the following:

- 1) Approval of a Project Permit Compliance review;
- 3) Waiver of the 15' by 15' corner dedication requirement for the intersection of Santa Monica Blvd. and Lyman Place;
- 2) In consideration of reserving two units dedicated for Very Low Income tenants, the following Tier 3 incentives under the Transit Oriented Communities ordinance:
 - A) A 60-foot building height in lieu of the 50-foot Subarea B height limitation;
 - B) An alternative interpretation of the SNAP Transitional Height limitation of 25 feet above the height of the lowest adjacent structure in Subarea A, redefining the manner of estimating transitional height by using a 45° plane starting 25 feet above the property line of the residential building across the alley from the project site;

- C) A 36-foot building height within the first 15 feet from Santa Monica Blvd., in lieu of the 30-foot maximum height otherwise permitted in the front setback area;
 - D) A 2.63:1 Floor Area Ratio (FAR) in lieu of the Subarea B 2:1 FAR restriction, which would limit the proposed building's square footage to 10,644 sq. ft.;
 - E) Parking at 0.5 stalls per apartment unit in lieu of SNAP's parking maximum of 32 spaces (based upon habitable rooms); and
 - F) 25% reduction of required open space, from 1,500 sq. ft. to 1,125 sq. ft.
- 4) Project Permit Adjustment to allow the transfer of 133 sq. ft. of ground-level transparent elements from frontage on Lyman Place to frontage on Santa Monica Blvd.;
(See Exhibit 13).

4100 Melrose Ave.

The proposed demolition of a 1-story 2,592 sq. ft., former gas station constructed in 1935 and accompanying surface parking lot for the construction of a 5-story, 67-foot tall, 33-unit apartment building at 4100 Melrose Ave. totaling 27,615 sq. ft. on two lots of 15,004 sq. ft. lot in the C2-1 Zone and Subarea B of the Vermont/Western Transit Oriented District Specific Plan. There would be 34 parking spaces for the 33 units in an at-grade parking podium. Case Nos. DIR 2018-7575; ENV 2018-7576-EAF. Applicant: Russell Gould of Melrose Community Builders LLC. The applicant proposes to demolish the existing commercial buildings and construct a 33-unit apartment building with 4 residential levels over the parking podium. There would be no front, rear or side yards. Under the Transit Oriented Communities (TOC) ordinance, five (5) residential units would be reserved for very low-income tenants, in exchange for:

- 1) A 70% increase in the allowed density (33 units in lieu of the otherwise permitted 18 units);
 - 2) A decrease in Code required parking from the minimum 42 required by the specific plan to 34 stalls, consisting of 17 standard and 17 compact stalls; and
 - 3) A height of 67 feet in lieu of the 50-foot limitation in Subarea B, and a 41-foot front building setback in lieu of the maximum 30-foot height permitted.
- (See Exhibit 14).

There are 371 proposed residential units of just TOC projects in the vicinity of the subject 39-unit development. The underlying zoning would permit only 235 units for these projects. The existing sites concurrently consist of 15 residential units, primarily single-family homes dating to the turn of the last century. The major consistency among all of this inconsistent development is that no environmental analysis has been conducted of any of these TOC projects, since the planning department has erroneously determined all of them to be categorically exempt.

Cumulative impacts are therefore potentially significant, requiring proper environmental review in a negative declaration or environmental impact report.

Thank you,

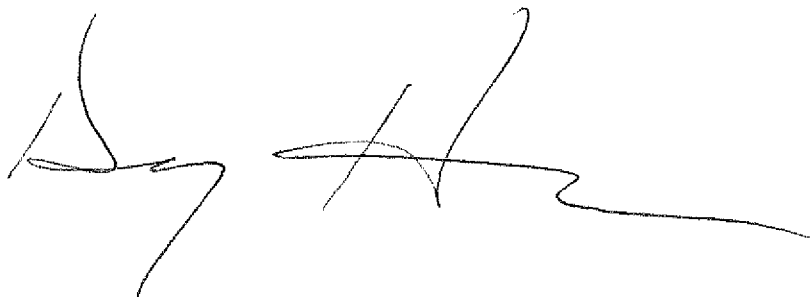
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EXHIBIT 1



HOLLYWOOD STUDIO DISTRICT NEIGHBORHOOD COUNCIL Planning and Land Use Management Committee

Doug Haines, Chair • Samir Srivastava • Keith Cornella • Ed Hunt • Paul Dougherty • Jason Vogel

COMMITTEE SPECIAL MEETING AGENDA

Thursday, January 10, 2019, 6:30 p.m.
5500 Hollywood Blvd., 4th Floor (Mayer Building)

AGENDA ITEMS:

1. Welcome and introductions.
2. Public Comment on items not on the Agenda.
3. Approval of minutes from previous meeting(s).
4. Presentations and discussion.
 - a. Further presentation on the City's 1% Art Fee.
 - b. Comments on Re-Code LA.
 - c. Comments on the Hollywood Community Plan Update Draft Environmental Impact Report.
5. **Projects:**
 - A. Discussion and possible action regarding the proposed demolition of two single-family homes on two separate lots located at 1248-1254 N. Lodi Place (circa 1920-1921), and the construction of a 10-unit, 17,164 sq. ft., 4-level (including roof decks), 36-foot tall Small Lot Subdivision with 20 parking stalls (1/2 compact) on the 13,499 sq. ft. combined lot in the R3-1XL Zone. City Planning Case No: VTT-82120-SL; ENV-2018-2138-EAF. Applicant: Aaron Mensch of BCG Lodi Homes, LLC. The proposed project requests an adjustment to allow a 36-foot-tall building height in lieu of the underlying zoning's 30-foot height limitation (the building would be 42-feet tall to the top of the roof stairwells). The applicant further seeks a Zoning Administrator's Adjustment for a 20% reduction in the required 20-foot front yard building line setback.
 - B. Discussion and possible action regarding a request for a Conditional Use Permit to allow 1) the use of a commercial parking lot in the [Q]R4-1VL Residential Zone; 2) an 8-foot-tall iron fence in the required front yard; and 3) a zoning administrator's determination that the lot's front yard is the side yard of the adjacent commercial lot. The site is located at 6055 Carlton Way. The parking lot is currently utilized by a 3,700 sq. ft. adjacent commercial office building located at 1622 N. Gower St. Case Nos.: ZA-2018-1053-CU; ENV-2018-1054-CE. Applicants Joseph and Shirley Spalla seek a CUP under LAMC Section 12.24.W.37 to legalize a 12-stall commercial parking lot in the residential zone, and approval under LAMC Section 12.24.X.7.A to allow an existing 8-foot-tall iron fence in the front yard. The parking area is 4,000 sq. ft. The applicant proposes to landscape the lot with three trees.

- C. Discussion and possible action regarding the proposed demolition of a one-story, 1910 Craftsman single-family home at 5456 Barton Ave., and the construction of a 6-level, 52-foot tall, 7-unit apartment building totaling 24,186 sq. ft. on the 6,818 gross sq. ft. lot in the restricted density RD1.5-1XL Zone (one unit allowed per 1,500 sq. ft. of lot area with a 30-foot height limitation). There would be seven parking spaces for the seven 3-bedroom units. Case Nos. DIR 2018-4793; ENV 2018-4794-CE; PAR-2018-4295-TOC. Applicant: Alex Goodson. Under the Transit Oriented Communities (TOC) ordinance, one residential unit would be reserved for extremely low-income tenants, in exchange for:**
- 1) A 70% increase in the allowed density (7 units in lieu of the otherwise permitted 4 units);
 - 2) An 18% increase in the otherwise permitted Floor Area Ratio;
 - 3) A 25% reduction in the required amount of open space;
 - 4) A height of 52 feet in lieu of the 30-foot height restriction in the 1XL designation; and
 - 5) A decrease in Code required parking from 14 stalls to 7 stalls (the applicant proposes that six of the seven stalls be tandem compact double stalls; there would be one ADA compliant handicapped stall).
- NOTE:** In 2017 the applicant received city approval for a four-unit, 30-foot-tall small lot subdivision with eight parking spaces under Case No. AA-2015-832-PMLA-SL.
- D. Presentation regarding the proposed construction of a 6-level, 67-foot tall, 64-unit apartment building at 5530 Virginia Ave. totaling 66,994 sq. ft. on the 15,000 sq. ft. lot in the R4-1VL Zone. There would be 57 parking spaces for the 64 units. Case Nos. DIR 2018-7554; PAR-2018-4912-TOC; ENV 2018-7555-EAF. Applicant: Band Ja Kim. The applicant proposes to demolish the existing surface parking lot and construct a 64-unit apartment building with 5 residential levels over a 57-stall basement and ground floor parking podium. Under the Transit Oriented Communities (TOC) ordinance, seven (7) residential units would be reserved for extremely low-income tenants, in exchange for:**
- 1) A 70% increase in the allowed density (64 units in lieu of the otherwise permitted 38 units);
 - 2) A 50% increase in the otherwise permitted Floor Area Ratio;
 - 3) A 30% reduction in the required rear yard and side yard setbacks (reducing the side yard from nine feet to 6.3 feet and the rear yard from the required 18 feet to 12.6 feet);
 - 4) A height of 67 feet in lieu of the 45-foot height restriction in the 1VL designation; and
 - 5) A decrease in Code required parking from 84 stalls to 57 stalls.
- NOTE:** The proposed project is in the Hollywood Redevelopment Area. In June of 2018, the Los Angeles Community Redevelopment Agency issued a statement that TOC projects are not permitted in the CRA redevelopment zones.
- E. Discussion and possible action regarding the proposed construction of a 6-level, 56-foot tall, 21-unit apartment building at 5817-5823 Lexington Ave. The project would consist of 49,717 sq. ft. on the 15,000 sq. ft. lot in the R3-1 Zone (one unit allowed per 800 sq. ft. of lot area with a 45-foot height limitation). There would be 28 parking spaces for the 21 units, which would consist of three 1-bedroom units, 3 two-bedroom units, 1 four-bedroom unit, 3 five-bedroom units, and 11 six-bedroom units. Case Nos. DIR 2018-6392; ENV 2018-6393-EAF; PAR-2018-5252-TOC. Applicant: Daniel Pourbaba of DP Capital Management, LLC. Under the Transit Oriented Communities (TOC) ordinance, three residential units would be reserved for extremely low-income tenants, in exchange for:**
- 1) A 20% increase in the allowed density;
 - 2) A 45% increase in the otherwise permitted Floor Area Ratio;

- 3) A 20% reduction in the required amount of open space;
- 4) A height of 56 feet in lieu of the 45-foot height restriction; and
- 5) A 30% reduction in the rear yard setback, allowing a 10' 6" rear yard in lieu of the 15-foot setback otherwise required.
- 6) A decrease in Code required parking from 37.5 stalls to 28 stalls.

NOTE: The site previously contained three single-family dwellings dating from 1907 to 1930 that were demolished by the applicant prior to filing for his entitlements. Also, as noted for item C, the proposed project is in the Hollywood Redevelopment Area. In June of 2018, the Los Angeles Community Redevelopment Agency issued a statement that TOC projects are not permitted in the CRA redevelopment zones.

CONTINUED TO JANUARY 17.

- F. Discussion and possible action regarding the proposed construction of an 8-story, 52-foot tall, 45-unit mixed-use apartment building at 5301 Sierra Vista Ave./5412 Santa Monica Blvd. The project would total 69,898 sq. ft. on the 19,136 sq. ft. combined lot in the RD1.5-1XL and C2-1D Zones. There would be 29 parking spaces for the 45 residential units, plus 3 parking spaces for the auto paint shop. Case Nos. DIR 2018-5887; PAR-2018-5490-TOC; ENV 2018-5889-EAF. Applicant: Andrew Ruitt of Sierra Vista 1 LLC & GMA Sierra Vista LLC. Under the Transit Oriented Communities (TOC) ordinance, five (5) residential units would be reserved for extremely low-income tenants, in exchange for the following incentives:**

- 1) A 70% increase in the allowed density (45 units in lieu of the otherwise permitted 25 units);
- 2) A 50% increase in the otherwise permitted Floor Area Ratio;
- 3) A reduction in the required side yard setbacks from nine feet to 6' 4";
- 4) A height of 52 feet in lieu of the 30-foot height restriction in the 1XL designation; and
- 5) A decrease in Code required residential parking from 82 stalls to 29 stalls.
- 6) Averaging of FAR, density, parking, open space and vehicular circulation across the residential and commercial zones.

CONTINUED TO JANUARY 17.

- G. Discussion and possible action regarding the proposed demolition of a 1,732 sq. ft., 1920 single-story duplex at 1151-1153 N. Gordon St., for the construction of a 5-story, 55-foot tall, 14-unit apartment building. The project would total 14,669 sq. ft. on the 6,752 sq. ft. lot in the R3-1 Zone. There would be 10 parking spaces for the 14 residential units. Case Nos. DIR 2018-7467; PAR-2018-5490-TOC; ENV 2018-7468-EAF. Applicants: Kam Khorshidi and Amir Asher of MNDA Inc. & M and JK Enterprises, Inc. Under the Transit Oriented Communities (TOC) ordinance, two (2) residential units would be reserved for extremely low-income tenants, in exchange for the following incentives:**

- 1) A 70% increase in the allowed density (14 units in lieu of the otherwise permitted 9 units);
- 2) A 50% increase in the otherwise permitted Floor Area Ratio;
- 3) A 30% reduction in the required side yard setbacks from 8 feet to 5' 7";
- 4) A height of 55 feet in lieu of the 45-foot height restriction; and
- 5) A decrease in Code required residential parking from 22 stalls to 10 stalls.

NOTE: As noted for item C, the proposed project is in the Hollywood Redevelopment Area. In June of 2018, the Los Angeles Community Redevelopment Agency issued a statement that TOC projects are not permitted in the CRA redevelopment zones.

CONTINUED TO JANUARY 17.

6. **Old Business:/New Business**
7. **ADJOURNMENT.**

Posting Sites: Meeting notices and agendas are posted at **Lemon Grove Park**. The Hollywood Studio District Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the Neighborhood Council will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure the availability of services, please make your request at least three business days prior to the meeting you wish to attend by contacting HSDNC by an email that states the accommodations that you are requesting to chair@hsdnc.org.

The public is requested to fill out a speaker card to address the Committee on any agenda item before the Committee takes action. Public comment may be limited in allowed speaker time at the discretion of the Committee Chair. In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority or all of the Committee in advance of a meeting may be viewed at the scheduled meeting or by prior arrangement by contacting admin@hsdnc.org. In addition, anyone who would like a copy of any record related to an item on the agenda, contact the HSDNC.



EAST HOLLYWOOD NEIGHBORHOOD COUNCIL

Planning Entitlement Review Committee

*Doug Haines, co-chair, Jeff Zarrinam, co-chair • Charlie Fisher • Ed Hunt •
Armen Makasjian • Bill Roschen*

COMMITTEE SPECIAL MEETING AGENDA

**Thursday, August 9, 2018, 6:30 p.m.
1160 N. Vermont Ave., Los Angeles (Hollywood Hotel)**

AGENDA ITEMS:

1. **Welcome and introductions.**
2. **Public Comment on items not on the Agenda.**
3. **Approval of minutes from previous meeting(s).**
4. **Mysteries of the Planning Department revealed: A guided tour by Kevin Keller, Executive Officer of the Los Angeles City Planning Department.**
5. **Presentations and discussion -- Projects:**
 - A. **Discussion and possible action regarding the proposed demolition of two 1920 single-family homes located at 908 N. Ardmore Ave. and 4829 Lemon Grove, and the demolition of two 1925 2-unit duplexes located at 900 - 902 N. Ardmore Ave., and the construction of a 4-story, 41-foot tall, 33-unit apartment building with 38 parking spaces for the 66 bedrooms (1/2 stall per bedroom) on the 17,677 sq. ft. combined lot in the R3-1XL Zone. City Case Nos.: DIR 2018-3931; ENV-2018-EAF. Applicant: John Guell of WCG Southland LLC. In consideration of reserving four units dedicated for Very Low Income tenants, the applicant seeks the following Tier 1 incentives under the Transit Oriented Communities ordinance:
 - A) A 41-foot building height in lieu of the 30-foot height limitation;
 - B) A 50% density increase to 33 units, in lieu of the 22 otherwise permitted in the R3 Zone;
 - C) Sideyard setbacks of 5'3" in lieu of the 7-foot side yards otherwise required;
 - D) Parking at 0.5 stalls per apartment bedroom in lieu of 66 stalls (based upon habitable rooms), with 33 standard stalls and 5 compact tandem stalls.**
 - B. **Discussion and possible action regarding the proposed demolition of a 1910 single-family home at 627 N. Juanita Ave., and the construction of a 17-unit, 5-story, 48-foot-tall apartment building on the 7,543 sq. ft. lot, w/13 parking spaces, in the R3-1 Zone and Subarea A of the Vermont/Western Transit Oriented District Specific Plan. Case Nos. DIR 2018-1421-TOC-SPP; ENV 2018-1421-EAF. Applicant: Gabe Jones. In consideration of reserving two units dedicated for Extremely Low Income tenants, the applicant seeks the following Tier 3 incentives under the Transit Oriented Communities ordinance:
 - A) A 48.19-foot building height in lieu of the 26-foot building height otherwise permitted under the specific plan's transitional height limitation;**

- B) A 70% density increase to allow 17 units, in lieu of the 10 units otherwise permitted in the R3 Zone;
 - C) Side yards of 5'7" in lieu of the 8-foot side yards otherwise required;
 - D) 13 parking stalls for the 17 units, in lieu of the otherwise required 28 stalls (based upon habitable rooms); and
 - E) A 25% decrease in open space, from 1,950 sq. ft. to 1,465 sq. ft.
- C. Discussion and possible action regarding a request for a Conditional Use Beverage permit and a Change of Use from retail to a bar to allow the sale and dispensing of beer and wine for on- and off-site consumption in a proposed 24-seat, 558 sq. ft., bar and market with no parking, located in an existing 3,612 sq. ft. commercial building at 902 N. Virgil Ave. (at Burns Ave.), in the R3-1 Zone and Subarea B of the Vermont/Western Transit Oriented District Specific Plan. Proposed hours of operation are 10AM to 2AM daily. City Planning Case No: ZA 2018-2675-CUB-SPP; ENV-2018-2676-CE. Applicant Jordan Weiss of Goldo Technologies, LLC, seeks a CUB and Project Permit Compliance Review to sell beer and wine both in a bar and as a market. The site is in Census Tract 1914.10, which contains the maximum allowed three Type 20 licenses for off-site consumption. NOTE: The City Planning Department has scheduled a hearing on the application for August 7 at 10 AM.**
- D. Discussion and possible action regarding a proposed Change of Use from a 1,040 sq. ft. retail tenant space to a massage parlor on the 2nd level of a commercial strip mall located at 1000 ½ N. Vermont Ave. in the C2-1D Zone. The 23,066 sq. ft. existing mall has 47 parking stalls for the 14 tenants, which include a Subway restaurant, two check cashing businesses, a dentist office, and another massage parlor. Applicant Rongwu Liu requests a Project Permit Compliance approval for a Change of Use under the Vermont/Western Transit Oriented District Specific Plan. The applicant proposes to divide the existing space into four private massage rooms, each measuring approximately ten feet by 6 ½ feet, in addition to a waiting room and hallway.**
- E. Update and possible action regarding the proposed demolition of a 1921 single-family home located at 1119 N. Berendo St., and the construction of two, 30-foot tall, 2-unit duplexes totaling 6,422 sq. ft., with each unit having 3 bedrooms, and a total of 8 parking spaces for all four units on the 6,750 sq. ft. lot in the RD-1XL Zone and Subarea A of the Vermont/Western Transit Oriented District Specific Plan. City Planning Case Nos. DIR 2017-1989-SPP-SPPA, ENV 2017-1990-CE. Applicant Darryl White of MNW Berendo LLC seeks a Project Permit Compliance Review pursuant to LAMC Section 11.5.7.C, and a Project Permit Adjustment pursuant to LAMC Section 11.5.7.E.3, to allow a 24-foot front yard setback in lieu of the otherwise required 30-foot front yard setback. NOTE: The applicant has presented to the committee at its 6/22/17 and 1/25/2018 meetings.**
- F. Presentation and discussion regarding the proposed demolition of an existing 15,813, one-story commercial mall at 4830-4850 Hollywood Blvd. (at Edgemont St.), and the construction of a 101-unit, 6-story, 75-foot-tall mixed use project with 10,000 sq. ft. of retail space and 176 parking spaces in Subarea C of the Vermont/Western Transit Oriented District Specific Plan. Case Nos. DIR 2017--SPP; ENV 2017—EAF.**

Applicant Jason Zhu, Gendale Corp., in partnership with La Terra Development, seeks a Project Permit Compliance Review pursuant to LAMC Section 11.5.7.C, and a Project Site Plan Review pursuant to LAMC Section 16.05, to construct a 117,527 sq. ft. development with twentysix studio apartment units, fifty 1-bedroom units, twentythree 2-bedroom units, and two 3-bedroom units on the 40,502 gross sq. ft. lot. The development would have no setbacks on Hollywood Blvd. or Edgemont St. **ITEM CONTINUED**

- G. Discussion and possible action regarding the proposed demolition of three buildings from 1920-1923 on two separate lots at 4652-4658 La Mirada Ave., and the construction of a 10-unit, 36-foot-tall Small Lot Subdivision w/20 parking spaces in the RD1.5-1XL Zone and Subarea A of the Vermont/Western Transit Oriented District Specific Plan. Case Nos. DIR 2017-2525-SPP-SPE-SPPA-ZAA; ENV 2017-2524-EAF; VTT-74357-SL. Applicant Sunset Mirada, LLC, seeks the following: 1) a Specific Plan Exception to permit the joining of two lots totaling 16,175 sq. ft. in lieu of the maximum 15,000 sq. ft. merger permitted under the Specific Plan; 2) a zoning administrator's adjustment to permit a 36-foot height in lieu of the maximum 30-foot height allowed in the 1XL Zone; 3) a zoning administrator's adjustment to allow a 10-foot fence height in the side yard in lieu of the maximum 8-foot allowed height; 4) a Specific Plan adjustment to permit 16 feet of open space in lieu of the required 20 feet; 5) a Project Permit Compliance Review and Vesting Tentative Tract Map to allow the demolition of the existing buildings and construction of a 10-unit subdivision. NOTE: In 2006, the applicant received approval for a development that was never constructed under Case No. APPC-2005-4752-SPE-SPP. The applicant has presented to the committee at its 9/14/17 and 1/25/18 meetings.**
- H. Update and possible action regarding a request to demolish a 1920, 2-story, 3-unit house at 4132 Normal Ave., for the construction of a 4-unit, 36-foot-tall, 6,795 sq. ft. Small Lot Subdivision with 8 parking spaces on the 6,976 sq. ft. lot in the RD1.5-1XL Zone. City Planning Case Nos.: AA-2018-721-PMLA-ZAA-SL; ENV-2018-722-EAF. Applicant James Quai Chi Tran of MERJ Family, LLC, seeks approval of his 4-unit parcel map to develop a Small Lot Subdivision with a 36-foot building height in lieu of the 30-foot height limitation. Each unit would have three bedrooms, 2 1/2 bathrooms and a roof deck, and range in total square footage (including garage and roof deck) from 2,393 sq. ft. to 2,835 sq. ft. The project would have a 16-foot front yard setback in accordance with the existing building line, a 5-foot rear yard, and a 5-foot west side yard. NOTE: The applicant presented at the March 29, 2018 meeting.**
- I. Update regarding a proposed development at 4575 Santa Monica Blvd. that involves the demolition of two 1-story auto repair garages built in 1971 and 1979 (total 2,160 sq. ft.), for the construction of a 5-story, 60-foot tall, 12-unit, 14,000 sq. ft. apartment building on a 5,322 sq. ft. lot (95% lot coverage) in the C2-1D Zone and Subarea B of the Vermont/Western Transit Oriented District Specific Plan. The project would consist of 12 two-bedroom units with 7 standard parking spaces (4 tandem). City Planning Case Nos.: DIR-2018-347-TOC-SPP-SPPA-WDI; ENV-2018-348-EAF. Applicant Amirali Shakoorian of 4575 Santa Monica Blvd. LLC seeks the following:**
- 1) Approval of a Project Permit Compliance review;
 - 3) Waiver of the 15' by 15' corner dedication requirement for the intersection of Santa Monica Blvd. and Lyman Place;

- 2) In consideration of reserving two units dedicated for Very Low Income tenants, the following Tier 3 incentives under the Transit Oriented Communities ordinance:
 - A) A 60-foot building height in lieu of the 50-foot Subarea B height limitation;
 - B) An alternative interpretation of the SNAP Transitional Height limitation of 25 feet above the height of the lowest adjacent structure in Subarea A, redefining the manner of estimating transitional height by using a 45° plane starting 25 feet above the property line of the residential building across the alley from the project site;
 - C) A 36-foot building height within the first 15 feet from Santa Monica Blvd., in lieu of the 30-foot maximum height otherwise permitted in the front stepback area;
 - D) A 2.63:1 Floor Area Ratio (FAR) in lieu of the Subarea B 2:1 FAR restriction, which would limit the proposed building's square footage to 10,644 sq. ft.;
 - E) Parking at 0.5 stalls per apartment unit in lieu of SNAP's parking maximum of 32 spaces (based upon habitable rooms); and
 - F) 25% reduction of required open space, from 1,500 sq. ft. to 1,125 sq. ft.

- 4) Project Permit Adjustment to allow the transfer of 133 sq. ft. of ground-level transparent elements from frontage on Lyman Place to frontage on Santa Monica Blvd.;

NOTE: The applicant presented at the March 29, 2018 meeting. This is an expedited case.

- J. **Discussion and possible action regarding a request to demolish a 1906 single-family home located at 540 N. Commonwealth Ave., for the construction of a 2-story, 2-unit condominium (with two 2-car garages) on the 7,501 sq. ft. lot in the R2-1 Zone. City Planning Case Nos.: AA-2018-3059-PMLA; ENV-2018-3060-CE. Applicant Yaron Hochdorf of Metatron LA 3rd Group LLC seeks approval of his 2-unit parcel map to develop a condominium with a 22-foot building height and roof decks.**
- K. **Discussion and possible action regarding a request for a Conditional Use Beverage permit and a Change of Use from retail to a bar and market to allow the sale and dispensing of beer and wine for on- and off-site consumption in a proposed 42-seat, 887 sq. ft., bar and market located at 701 N. Virgil Ave. (at Melrose Ave.). The proposed bar/retail market would be within an existing 10,811 commercial building with 17 total parking stalls in the R3-1 Zone and Subarea B of the Vermont/Western Transit Oriented District Specific Plan. Proposed hours of operation are 10AM to 11PM daily. City Planning Case No: ZA 2018-1928-CUB-SPP; ENV-2018-1929-CE. Applicants Natalie and Michael Hekmat of Voodoo Vin, LLC, seek a CUB and Project Permit Compliance Review to sell beer and wine both in a bar and as a market. The site is in Census Tract 1914.20, which contains six existing licenses for off-site consumption. NOTE: The City Planning Department conducted a hearing on the application on July 24, 2018.**

6. Old Business/New Business

7. ADJOURNMENT.

Posting Sites: Meeting notices and agendas are posted at **The Hollywood Hotel**, 1160 N. Vermont Ave. The East Hollywood Neighborhood Council complies with Title II of the Americans with Disabilities Act and does not discriminate on the basis of any disability. Upon request, the East Hollywood Neighborhood Council will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure the availability of services, please make your request at least three business days prior to the meeting you wish to attend by contacting EÖNC by an email that states the accommodations that you are requesting to chair@ehnc.org.

EXHIBIT 2

DistanceFromTo

distance between cities & places

Custom Search

» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the distance between cities or two places. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 5717 Carlton Way Los A

To 1130 N. Beachwood Dr.

Air distance Driving distance Measure

Distance in km

1.18 km

Distance in miles

0.73 miles

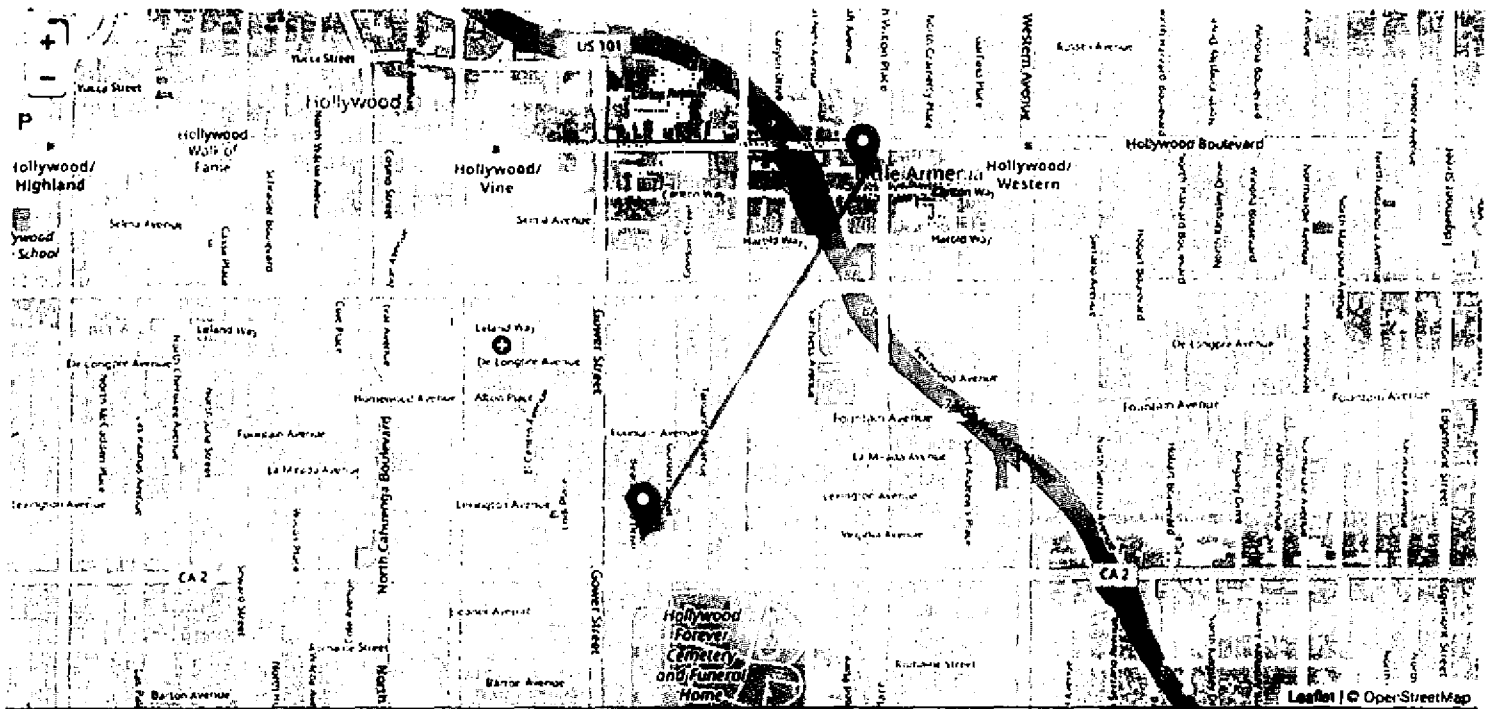
Distance in nautical miles

0.64 nmi

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Directions From A to B

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You can drag and drop the map marker to the location where you want to calculate the distance between.

- The red line on the map indicates the Great Circle Distance.
- The black line is the Rhumb line between the two points.
- The blue line indicates the driving distance route.



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2018-723-TOC Search Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

0 Case Documents found for Case Number: DIR-2018-723-TOC

Type ↑	Scan Date	Signed
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No Documents were found

Case Number: DIR-2018-723-TOC
Case Filed On: 02/07/2018
Accepted for review on: 03/01/2018
Assigned Date: 10/04/2018
Staff Assigned: SIAM PEWSAWANG
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 12:00 AM
DIR Action: APPROVED WITH CONDITIONS
DIR Action Date: 11/13/2018
End of Appeal Period: 11/28/2018
Appealed: Yes
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
1130 N BEACHWOOD DR 90038	Hollywood Studio District	13

[View All Addresses](#)

Project Description: CONSTRUCTION OF A NEW 14 UNIT APARTMENT COMPLEX UTILIZING TOC TIER 3 GUIDELINES, WITH 2 INCENTIVES.

Requested Entitlement: CONSTRUCTION OF A NEW 14 UNIT APARTMENT BUILDING, UTILIZING THE 70% DENSITY BONUS FROM THE TOC TIER 3 GUIDELINES, PURSUANT TO LAMC SECTION 12.22.A.25. INCLUDES DEMOLITION OF AN EXISTING DUPLEX. 2 ADDITIONAL INCENTIVES ARE REQUESTED:

EXHIBIT 3

DistanceFromTo

distance between cities & places

Custom Search

» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the distance between cities or two places. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 5717 Carlton Way Los A

To 1151 Gordon St. Los An

Air distance Driving distance Measure

Distance in km

1.10 km

Distance in miles

0.68 miles

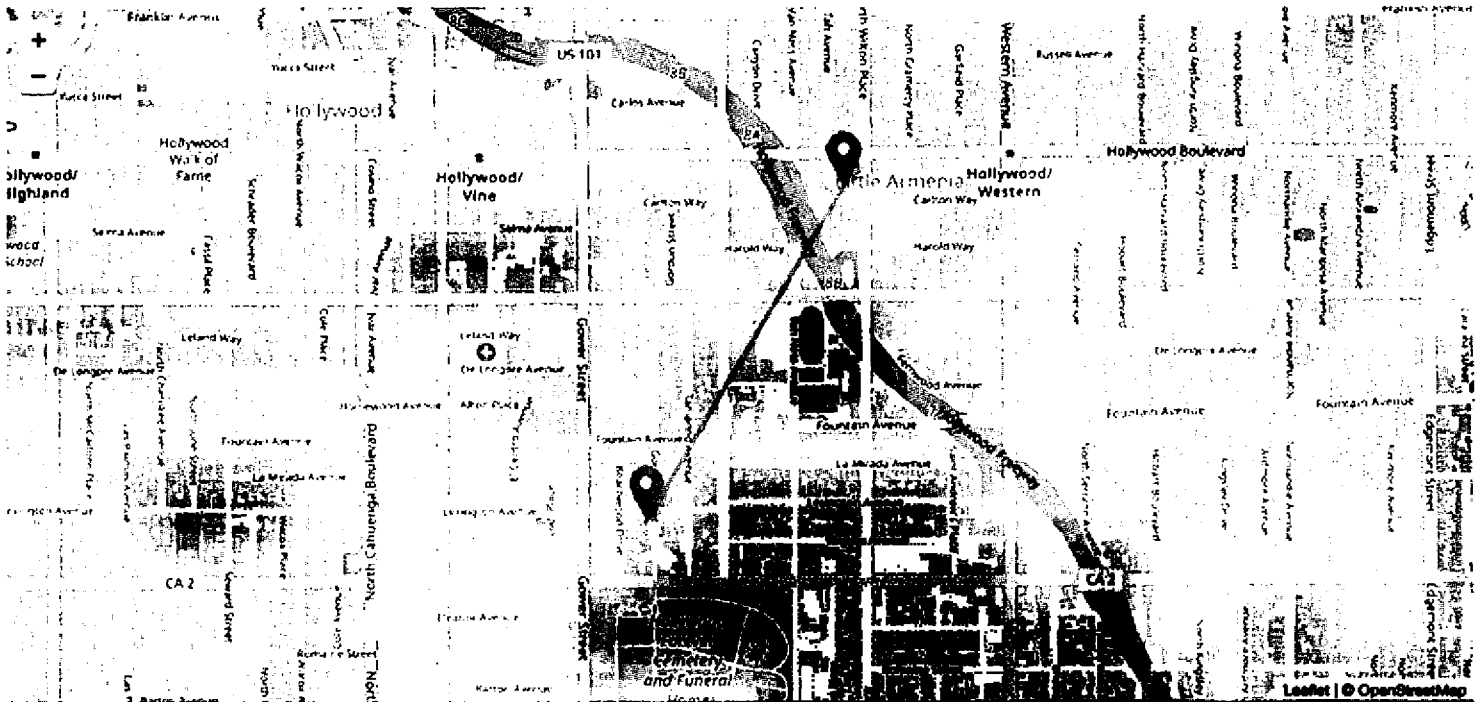
Distance in nautical miles

0.59 nmi

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Directions From A to B

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VISIT SITE

You can drag and drop the map marker to the location where you want to calculate the distance between.

- The red line on the map indicates the Great Circle Distance.
- The black line is the Rhumb line between the two points.
- The blue line indicates the driving distance route.



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

DIR 2018-1461-TOC

Env. Case Number

ENV. 2018-7468-EAF

Application Type

TOC

Case Filed With (Print Name)

Diana Jimenez

Date Filed

12.18.18

Application includes letter requesting

Waived hearing

Concurrent hearing
Related Case Number _____

Hearing not be scheduled on a specific date (e.g. vacation hold)

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810*

1. PROJECT LOCATION

Street Address¹ 1151-1153 N. Gordon St

Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot 230, Block None, Grider and Hamiltons Hollywood Tract

Assessor Parcel Number 5534-014-003

Total Lot Area 6,752.5

2. PROJECT DESCRIPTION

Present Use Residential Duplex

Proposed Use 14-unit Apartment Building

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project Demolish existing duplex to construct a new 14-unit apartment complex utilizing TOC Tier 3 incentives outlined in the Transit Oriented Communities (TOC) Guidelines.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)

Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits)

Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number:

ENV. 2018-7468-EAF

Related Case Numbers:

ENV 2018-5007

Case Filed With (Print Name):

Diana Jimenez

Date Filed:

12.18.18

EAF Accepted By (Print Name):

Date Accepted:

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: 1151-1153 N. Gordon St., Los Angeles 90038

Assessor's Parcel Number: 5534-014-003

Major Cross Streets: Santa Monica Boulevard

Community Plan Area: Hollywood

Council District: 13

APPLICANT (if not Property Owner)

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-Mail: _____

Telephone No.: _____

APPLICANT'S REPRESENTATIVE

Name: Land Use Developers

Company: Land Use Developers Corp.

Address: 7136 Haskell Ave, Suite 320

City: Van Nuys State: CA Zip Code: 91406

E-Mail: info@landusedevelopers.com

Telephone No.: (213) 457-7178

PROPERTY OWNER

Name: MNDA, Inc & M and K Enterprise, LLC

Company: MNDA, Inc & M and K Enterprise, LLC

Address: 414 11th St.

City: Santa Monica State: CA Zip Code: 90402

E-Mail: info@landusedevelopers.com

Telephone No.: (213) 457-7178

ENVIRONMENTAL REVIEW CONSULTANT

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-Mail: _____

Telephone No.: _____

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to **conduct** environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to **minimize** or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in **determining** the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

Demolish an existing duplex to construct a new 14-unit apartment complex utilizing TOC Tier 3 incentives outlined in the Transit Oriented Communities (TOC) Guidelines.

Additional information or Expanded Initial Study attached: YES NO

B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? YES NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 6,752.5 square feet

Net Acres: 0.155 Gross Acres: 0.155

B. Zoning/Land Use.

	Existing	Proposed
Zoning	R3-1	R3-1
Use of Land	Residential	Residential
General Plan Designation	Medium Residential	Medium Residential

C. Structures.

1. Does the property contain any vacant structure? YES NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? YES NO

If YES, provide the number: 1, type: duplex
 _____, total square footage: 1,732
 and age: 98 of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 2

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)	1	Pyrus Kawakami	0	0	0	0
Protected (4" trunk diameter and greater)		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: YES NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a Tree Report is required.

E. Slope. State the percent of property which is:

Less than 10% slope: 100 10-15% slope: _____ over 15% slope: _____

If slopes over 10% exist, a Topographic Map will be required.

F. Grading. Specify the total amount of dirt being moved:

0-500 cubic yards More than 500 cubic yards

If more than 500 cubic yards (indicate amount): _____ cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: _____ cubic yards Exported: _____ cubic yards

Location of disposal site: _____

Location of borrow site: _____

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? YES NO

If YES, a Haul Route is required.

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? YES NO

If YES, describe: _____

If YES, a Phase I Environmental Site Assessment (ESA) is required

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: None

California Register of Historic Resources: None

City of Los Angeles Cultural Historic Monument: None

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): None

Identified on SurveyLA: None

Identified in HistoricPlacesLA: None

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? YES NO

J. Miscellaneous. Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO
 If YES, describe: _____
 _____ and indicate the sheet number on your plans showing the condition: _____.

3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. ALL PROJECTS

i. Parking.

Vehicular Parking

Required: 7 + Guest: 0

Proposed: 10 + Guest: 0

Bicycle Parking:

Required Long-Term: 14 Required Short-Term: 2

Proposed Long-Term: 14 Proposed Short-Term: 2

ii. Height.

Number of stories (not including mezzanine levels): 6 Maximum height: 70'

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: _____

If YES, indicate the total square feet of each mezzanine: _____

New construction resulting in a height in excess of 60 feet may require a Shade/Shadow Analysis. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).

iii. Project Size.

What is the total floor area of the project? 14,669 gross square feet

iv. Lot Coverage. Indicate the percent of the total project that is proposed for:

Building footprint: _____%

Paving/hardscape: _____%

Landscaping: _____%

v. Lighting. Describe night lighting of project: Wall wash lights will be used to accent building's architectural details and doorways. No wallpacks, indirect uplights or pole lights proposed.

B. RESIDENTIAL PROJECT

If no portion of the project is residential check -N/A and continue to next section

i. Number of Dwelling Units.

Single Family: _____, Apartment: 14, Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: _____

iii. Open Space.

Does the project involve new construction resulting in additional floor area and units? YES NO
 Does the project involve six or more residential units? YES NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)	1,550	1,230
Private Open Space (Square Feet)		400
Landscaped Open Space Area (Square Feet)		1,230
Number of trees (24 inch box or greater)		4

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): Gas and electrical

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: None

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check -N/A and continue to next section

i. Type of Use. _____

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? YES NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. Hotel/Motel. Identify the number of guest rooms. _____ guest rooms

EXHIBIT 4

Custom Search

» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the **distance between cities or two places**. Find the *distance between two cities in miles and kilometers* for flying or driving distance.

From 5717 Carlton Way Los A

To 5627 Fernwood Ave. Lo

Air distance Driving distance Measure

Distance in km

0.56 km

Distance in miles

0.35 miles

Distance in nautical miles

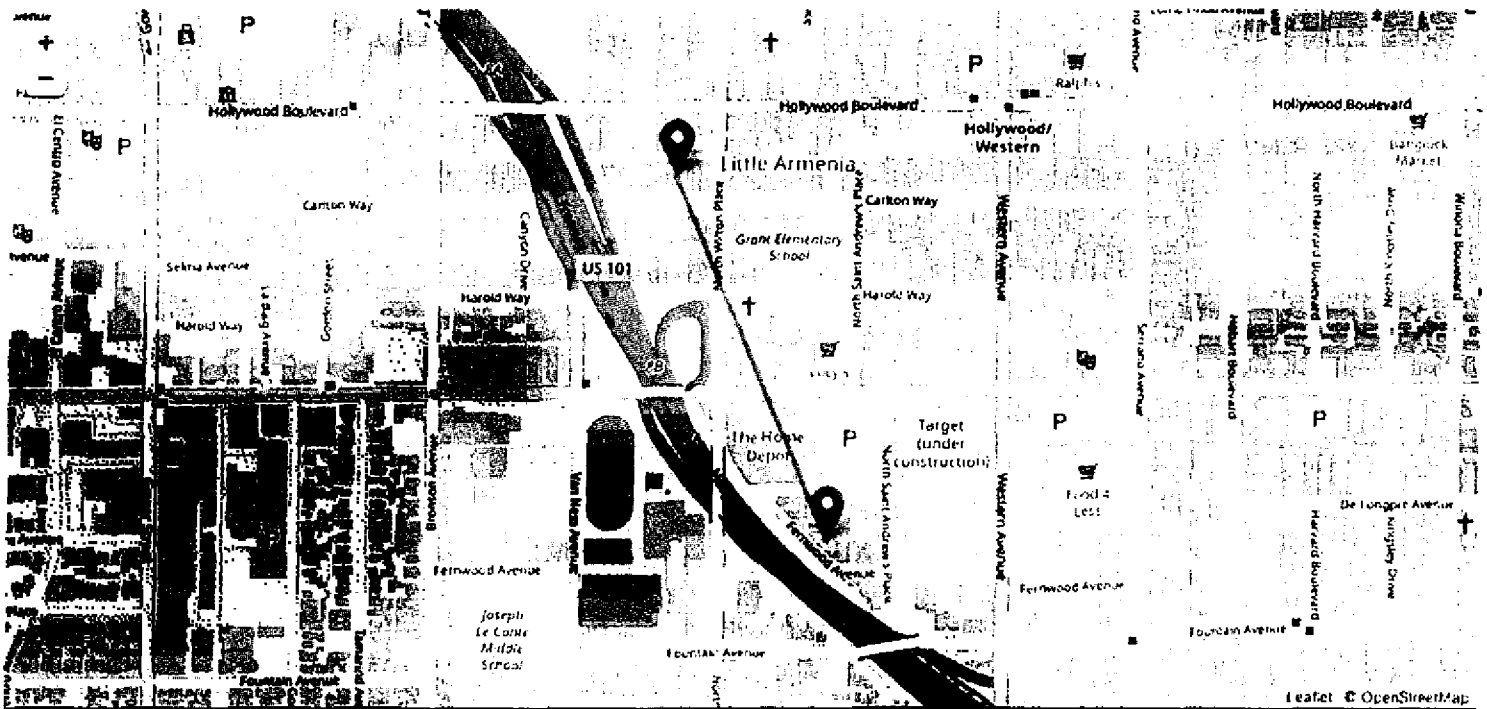
0.30 nmi



Directions From A to B

Get Maps Now Maps Now

VISIT SITE



Directions From A to B

Get Maps Now Maps Now

VISIT SITE

You can drag and drop the map marker to the location where you want to calculate the distance between.

- The red line on the map indicates the Great Circle Distance.
- The black line is the Rhumb line between the two points.
- The blue line indicates the driving distance route.



(/pdiscaseinfo/default.aspx)

Department of City Planning Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2017-4872-TOC Search Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

7 Case Documents found for Case Number: DIR-2017-4872-TOC

Type ↑	Scan Date	Signed
Initial Actions (6)		
Determination Letter	05/30/2018	View (http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/)
Elevation Plan	05/30/2018	View (http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/)
Floorplan	05/30/2018	View (http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/)
Open Space Plan	05/30/2018	View (http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/)
Plot Plan	05/30/2018	View (http://planning.lacity.org/PdisCaseInfo/Home/GetDocum)
Survey	05/30/2018	View (http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/)
Appeal Actions (1)		
Appeal Decision Report I	05/25/2018	View (http://planning.lacity.org/PdisCaseInfo/Home/GetDocument/)

Case Number: DIR-2017-4872-TOC
Case Filed On: 11/21/2017
Accepted for review on: 11/28/2017
Assigned Date: 11/28/2017
Staff Assigned: WILLIAM HUGHEN

Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 12:00 AM
DIR Action: APPROVED WITH CONDITIONS
DIR Action Date: 12/21/2017
End of Appeal Period: 01/05/2018
Appealed: Yes
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
5627 W FERNWOOD AVE 90028	Hollywood Studio District	13

[View All Addresses](#)

Project Description: DEMOLITION OF (E) COMMERCIAL STRUCTURE TO CONSTRUCT A 100% AFFORDABLE PROJECT CONSISTING OF 59 VERY LOW INCOME AFFORDABLE UNITS AND 1 MARKET RATE MANAGER'S UNIT.
Requested Entitlement: PER LAMC 12.22.A.31, A TOC PROJECT WITH 3 ADDITIONAL INCENTIVES TO REDUCE ALL SIDE YARD SETBACKS AND OPEN SPACE.
Applicant: AMY ANDERSON [Company:PATH]
Representative: ALEXANDER IRVINE [Company:IRVINE AND ASSOCIATES, INC.]

[View Related Cases](#)

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjE3MjYz0>
 (<http://planning.lacity.org/pdiscaseinfo/CaseId/MjE3MjYz0>)

EXHIBIT 5

DistanceFromTo

Distance between cities & places

Custom Search

» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit **measure** button to calculate the distance between cities or two places. Find the *distance between two cities in miles and kilometers* for flying or driving distance.

From 5717 Carlton Way Los A

To 5456 Barton Ave. Los Ai

Air distance Driving distance Measure

Distance in km

1.53 km

Distance in miles

0.95 miles

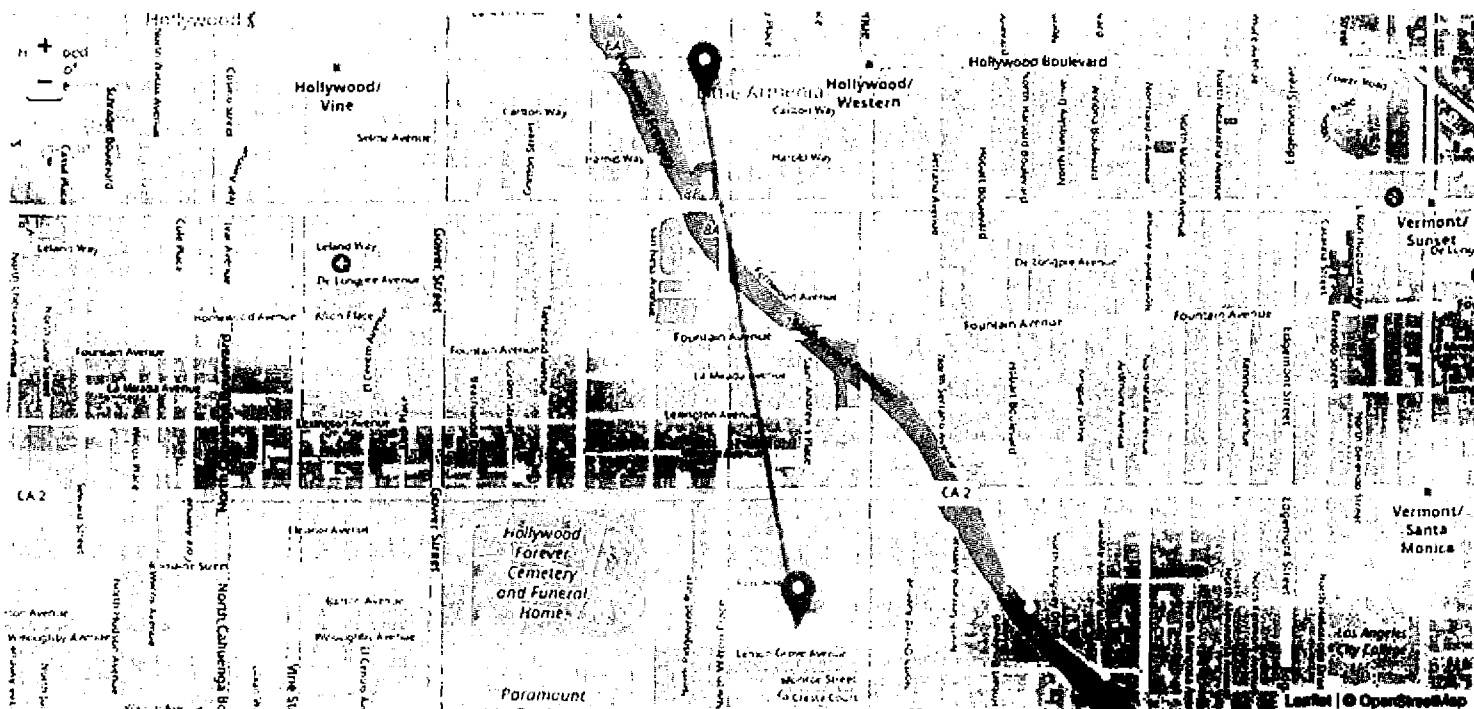
Distance in nautical miles

0.82 nmi

Directions From A to B

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Directions From A to B

Get Maps Now Maps Now

VISIT SITE

You can drag and drop the map marker to the location where you want to calculate the distance between.

- The red line on the map indicates the **Great Circle Distance**.
- The black line is the **Rhumb line** between the two points.
- The blue line indicates the **driving distance route**.



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: ENV2018-4794

Related Case Numbers: DIR-2018-4793

Case Filed With (Print Name): Anda Kawapetian Date Filed: 8/16/2018

EAF Accepted By (Print Name): _____ Date Accepted: _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: 5456 W. Barton Ave. Los Angeles, CA 90038

Assessor's Parcel Number: 5535-007-012

Major Cross Streets: Western Ave.

Community Plan Area: Hollywood Council District: 13 - O'Farrell

APPLICANT (if not Property Owner)

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-Mail: _____

Telephone No.: _____

APPLICANT'S REPRESENTATIVE

Name: Aaron Belliston

Company: BMR Enterprises

Address: 5250 Lankershim Blvd. Ste 500

City: Los Angeles State: CA Zip Code: 91601

E-Mail: aaron@bmrla.com

Telephone No.: (323) 839-4623

PROPERTY OWNER

Name: Alex Goodson

Company: A Good Home, LLC

Address: 6230 Wilshire Blvd. #1154

City: Los Angeles State: CA Zip Code: 90048

E-Mail: goodsonrealestate@gmail.com

Telephone No.: (310) 415-2539

ENVIRONMENTAL REVIEW CONSULTANT

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-Mail: _____

Telephone No.: _____

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

APCA - 0109113

1. PROJECT DESCRIPTION

A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

New multi-unit residential project consisting of 7 units over five levels above one level of
subterranean parking. The project is in TOC, Tier 3 with base incentives of: 14% increase in
residential density, 18% increase in FAR, parking reductions to 0.5/unit. Additional incentives:
22' increase in height, and a 25% reduction from open space requirement.

Additional information or Expanded Initial Study attached: YES NO

B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? YES NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 6,817.6 square feet

Net Acres: 0.156 Gross Acres: 0.156

B. Zoning/Land Use.

	Existing	Proposed
Zoning	RD1.5-1XL	RD1.5-1XL
Use of Land	Residential	Residential
General Plan Designation	Low Medium II Residential	Low Medium II Residential

C. Structures.

1. Does the property contain any vacant structure? YES NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? YES NO

If YES, provide the number: 1, type: Single Family Dwelling
 _____, total square footage: 1,428
 and age: 109 of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 1

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)	1	Camphor	1			
	2	Ficus	2			
	1	Rubber	1			
	1	King Palm	1			
Protected (4" trunk diameter and greater)	0	Oak Tree (excluding Scrub Oak)	0			
	0	Southern California Black Walnut	0			
	0	Western Sycamore	0			
	0	California Bay	0			

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: YES NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.

E. Slope. State the percent of property which is:

Less than 10% slope: 100% 10-15% slope: _____ over 15% slope: _____

If slopes over 10% exist, a **Topographic Map** will be required.

EXHIBIT 6

DistanceFromTo

distance between cities & places

» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the distance between cities or two places. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 5717 Carlton Way Los ATo 5530 Virginia Ave. los a
 Air distance
 Driving distance

Distance in km

1.09 km

Distance in miles

0.68 miles

Distance in nautical miles

0.59 nmi

Maps & Driving Directions

Maps, Traffic, & Directions Online Maps Now

You can drag and drop the map marker to the location where you want to calculate the distance between.

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- The blue line indicates the **driving distance route**.



REFERRAL FORMS

TRANSIT-ORIENTED COMMUNITIES AFFORDABLE HOUSING FORM
LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to the Department of City Planning Development Services Center for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation) and as a referral to HCIDLA, CRA, Building and Safety, or other City agency for project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to filing an application for a case or building permit. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited. The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the approval date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

CITY STAFF USE ONLY

Referral To: <input type="checkbox"/> Transit Review <input type="checkbox"/> Planning DSC - Filing <input type="checkbox"/> HCIDLA Funding <input type="checkbox"/> Building and Safety <input type="checkbox"/> CRA <input type="checkbox"/> Other: _____	
NOTES: <i>For filing appointment, at least preliminary landscape plan will be required.</i>	
Planning Staff Name and Title <i>Alises A. Gonzalez, City Planner</i>	Planning Staff Signature <i>Alises A. Gonzalez</i>
Date Approved <i>9/19/2018</i>	Expiration Date <i>3/18/2019</i>

I. Project Information - To be completed by applicant

1. PROJECT LOCATION/ ZONING

Project Address: 5530 Virginia Ave. Los Angeles CA 90038
 Project Name: 5530 Virginia Ave.
 Applicant Name and Phone/Email: Bang Ja Kim
 Assessor Parcel Number(s): 5536 011 009
 Community Plan: Hollywood Number of Lots: 2 Lot Size: 14 999.6 s.f.
 Existing Zone: R4-1VL Land Use Designation: Neighborhood Office Commercial
 Specific Plan HPOZ DRB Enterprise Zone CRA CPIO
 Q-condition/ D-limitation/ T-classification (please specify): _____
 Other pertinent zoning information (please specify): ZI-2427 Freeway Adjacent Advisory
 Location of Major Transit Stop (please specify the stop or intersection):
Santa Monica/ Western, Western/ Santa Monica

II. Project Eligibility - To be completed by DGP Housing Services Unit Staff

2. TRANSPORTATION QUALIFIERS

Qualifier #1 (rail name & stop, ferry terminal or bus #): 704
 Service Interval # 1: Eastbound 420/32 = 13.1 [420 min / # of trips]²
 Service Interval # 2: Westbound 420/32 = 13.1 [420 min / # of trips]
 Qualifier #2 (rail name & stop, ferry terminal or bus #): 757
 Service interval # 1: Northbound 420/40 = 10.5 [420 min / # of trips]
 Service interval # 2: Southbound 420/37 = 11.35 [420 min / # of trips]
 TOC Tier³: Tier 1 Tier 2 Tier 3 Tier 4 Planning Staff Initials: UG 9/13/2018

¹ Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.
² This figure (420 minutes) is based on the total number of minutes during the peak hours of 6 am to 9 am as well as 3 pm to 7 pm.
³ If project is 100% affordable, it is eligible for one increase in Tier.

(ii. Project Information (if applicant is requesting additional incentives) - To be completed by applicant

3. DESCRIPTION OF PROPOSED PROJECT

The project of a 6-story multi-family apartment building w/ 5 stories allocated to residential units over a 1-story on-ground parking garage with an underground parking garage. The project is requesting a 50% FAR increase with a 70% density bonus and 0.5 parking spaces per unit for base incentives; Additionally, the project requests a rear and side yard reduction of 30%, open space reduction of 25%, and a height increase from 45' to 67'

4. EXISTING USE

A. Describe Existing Development: No existing units on site

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing # of Units or Non-Residential SF	Existing # of Units or Non-Residential SF To Be Demolished	Proposed* # of Units or Non-Residential SF
Guest Rooms			29 units
Studio			30 units
One Bedroom			5 units
Two Bedrooms			
Three Bedrooms			
_____ Bedrooms			
Non-Residential Square Feet			
Other:			

B. Previous Cases Filed

	(1)	(2)	(3)
Case Number(s):	_____	_____	_____
Date Filed:	_____	_____	_____
Date Approved:	_____	_____	_____
End of Appeal Period:	_____	_____	_____
Environmental No.	_____	_____	_____

5. TYPE OF APPLICATION

- Transit-Oriented Communities (per TOC Guidelines) with **Base Incentives** filed in conjunction with another discretionary approval.
- Transit-Oriented Communities (per TOC Guidelines) with **Additional Incentives** (please specify, max of three):
 - 1) Building height increase from 45' to 67' (22 feet increase)
 - 2) 30% reduction in side yard and rear yard: east side yard from 9' to 6.3'; rear yard from 18' to 12.6'
 - 3) 25% reduction in open space from 6,525 SF to 4,894 SF
- If applicable, projects adhering to the Labor Standards in LAMC 11.5.11 may be granted two more **Additional Incentives** as listed in the TOC Guidelines (please specify):
 - 4) _____
 - 5) _____
- Site Plan Review per LAMC Sec. 16.05
- Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
- Community Design Overlay per LAMC Sec. 13.08
- Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
- Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
- Other entitlements requested (please specify): _____

* Replacement units, per AB 2556, shall be equivalent to the number of units and number of bedrooms of the existing development.

6. ENVIRONMENTAL REVIEW

- Environmental Review Not Required – Project is Ministerial.⁵ Please Explain: _____
- Not filed
- Filed (indicate case number): _____

7. HOUSING DEVELOPMENT PROJECT TYPE (please check all that apply):

- For Sale
- For Rent
- Extremely Low Income
- Very Low Income
- Low Income
- Moderate Income
- Market Rate
- Mixed Use
- Senior
- Chronically Homeless
- Other (please describe): _____

8. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

Lot size 14,999.6 s.f. (a)
 Minimum area per dwelling unit 400 s.f. of lot area per unit (b)
 Units allowed by right (per LAMC) 37 units (c) [c = a/b, round down to whole number]
 Base Density 38 units (d) [d = a/b, round up to whole number]

B. Maximum Allowable Density Bonus:

 units (e)
 [e = d x 1.5 (Tier 1), 1.6 (Tier 2), 1.7 (Tier 3) or 1.8 (Tier 4);
 in RD Zones d x 1.35 (Tiers 1 and 2), 1.4 (Tier 3) or 1.45 (Tier 4);
 round up to whole number]

C. Proposed Project: Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org.⁶

	<u>Total</u>	<u>HCD (State)</u>	<u>HUD (TCAC)</u>
Market Rate	<u>57</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s) - Market Rate	<u> </u>	<u>N/A</u>	<u>N/A</u>
Extremely Low Income	<u>7</u>	<u> </u>	<u> </u>
Very Low Income	<u> </u>	<u> </u>	<u> </u>
Low Income	<u> </u>	<u> </u>	<u> </u>
Moderate Income	<u> </u>	<u> </u>	<u> </u>
TOTAL # of Units Proposed	<u>64</u> (f)		
TOTAL # of Affordable Housing Units	<u>7</u> (g)		
Number of Density Increase Units	<u>27</u> (h) [If f > c, then h = f - c; if f < c, then h = 0]		
Percent Density Increase Requested	<u>70%</u> (i) [i = 100 x (f/d - 1)]		
Percent of Affordable Set Aside	<u>10%</u> (j) [j = g/f, round down to a whole number]		

Other Notes on Units: _____

⁵ Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals.

⁶ HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.

B. Qualification for Additional Incentives: (Please check only one)

Minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application.

Incentives	% Extremely Low Income	% Very Low Income	% Low Income
One	<input type="checkbox"/> 4%	<input type="checkbox"/> 5%	<input type="checkbox"/> 10%
Two	<input type="checkbox"/> 7%	<input type="checkbox"/> 10%	<input type="checkbox"/> 20%
Three	<input checked="" type="checkbox"/> 11%	<input type="checkbox"/> 15%	<input type="checkbox"/> 30%

C. Additional Incentives (Please check selected incentives as qualified according to Section 9B)

Required (per LAMC)

Proposed (per TOC)

- (1) Yard/Setback (each yard counts as 1 incentive in Tiers 1 and 2; two yards count as 1 in Tiers 3 and 4)
- RAS 3 Yards (only for commercial zones – please specify numbers below, but only check this box)
- Front
- Rear 18' 15'
- Side (1) 9' 7'
- Side (2) _____

	Side and Rear Yards
Tier 1	25%
Tier 2	30%
Tier 3	30% or depth of two yards
Tier 4	35% or depth of two yards
When Abutting R1 or More Restrictive Zones	No Reductions Allowed

- (2) Lot Coverage _____
- (3) Lot Width _____
- (4) Height/ # of Stories 45' 67'

	Height
Tier 1	11 feet for one story
Tier 2	11 feet for one story
Tier 3	22 feet for two stories
Tier 4	33 feet for three stories
Lots with Height Limits of 45 feet or less	Second and third additional stories must be stepped-back at least 15 feet from any frontage

Transitional Height (check one): Per LAMC Per TOC Guidelines¹¹ Not Applicable

- (5) Open Space 6,525 SF 4,894 SF
- (6) Density Calculation _____
- (7) Averaging (all count as 1 incentive – mark as many as needed)
- FAR
- Density
- Parking
- Open Space
- Vehicular Access
- (8) Public Facility Zone _____

TOTAL # of Additional Incentives Requested: _____

Other Incentive Notes: _____

¹¹ Please provide elevations that show the 45 degree angle as allowed by the TOC guidelines to determine the allowed height.

EXHIBIT 7

DistanceFromTo

distance between cities & places

Custom Search

» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the distance between cities or two places. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 5717 Carlton Way Los A

To 5533 Virginia Ave. Los A

Air distance Driving distance Measure

Distance in km

1.04 km

Distance in miles

0.65 miles

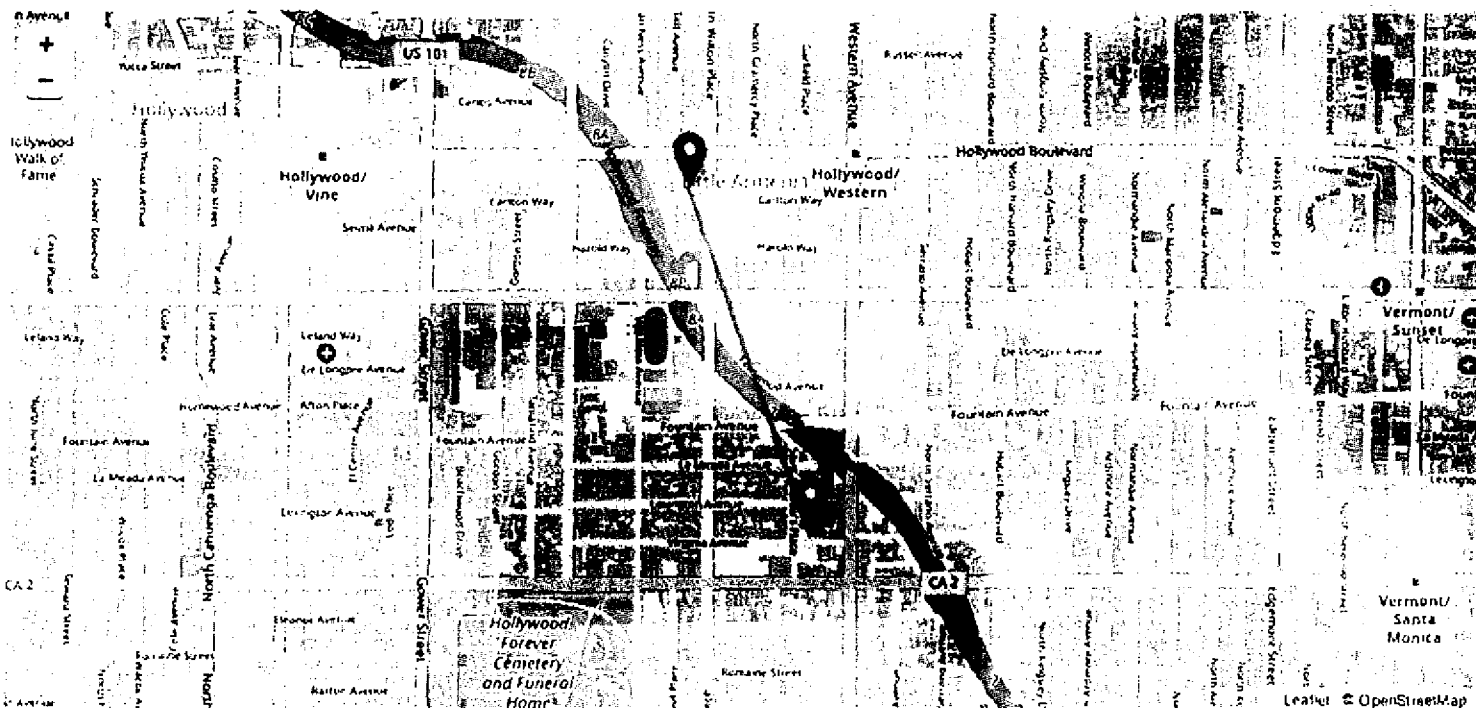
Distance in nautical miles

0.56 nmi

Directions From A to B

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VISIT SITE



Directions From A to B

Get Maps Now Maps Now

VISIT SITE

You can drag and drop the map marker to the location where you want to calculate the distance between.

- The red line on the map indicates the Great Circle Distance.
- The black line is the Rhumb line between the two points.
- The blue line indicates the driving distance route.



Department of City Planning

Case Summary & Documents

Los Angeles, CA
 Light Rain
 62.0 F
 Winds: 8.1 mph
 City / County Traffic

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2017-4807-TOC Search Format: AA-YYYY-1234 Example: ZA-2011-3269 Advanced Search Help

Case Number: DIR-2017-4807-TOC
Case Filed On: 11/16/2017
Accepted for review on: 03/27/2018
Assigned Date: 12/04/2017
Staff Assigned: JOHN DACEY
Hearing Waived / Date Waived : No /
Hearing Location:
Hearing Date / Time: 12:00 AM
DIR Action: APPROVED WITH CONDITIONS
DIR Action Date: 06/21/2018
End of Appeal Period: 07/06/2018
Appealed: No
BOE Reference Number:
Case on Hold?: No

Primary Address

Address	CNC	CD
5533 W VIRGINIA AVE 90038	Hollywood Studio District	13

[View All Addresses](#)

Project Description: A TIER 3 TOC PROJECT FOR THE CONSTRUCTION, USE, AND MAINTENANCE OF 23 UNIT APARTMENT BUILDING
Requested Entitlement: CONSTRUCTIONS, USE, AND MAINTENANCE OF A 23 UNIT APARTMENT BUILDING TOTALING 14, 917 SQUARE FEET. UTILIZING TIER 3 TRANSIT ORIENTED COMMUNITIES INCENTIVES, SETTING ASIDE 3 (10%) UNITS FOR HOUSEHOLDS WITH EXTREMELY LOW INCOME. PURSUANT TO: 12.22.A.31, A TIER 3 TOC PROJECT FOR THE CONSTRUCTION, USE, AND MAINTENANCE OF 23 UNIT APARTMENT BUILDING SETTING ASIDE 3 UNITS RESERVED FOR ELI HOUSEHOLDS. BASE INCENTIVES INCLUDE: INCREASED DENSITY, FAR, AND PARKING. ADDITIONAL TWO INCENTIVES INCLUDE: TWO SIDE YARDS REDUCTIONS AND HEIGHT INCREASE. HOUSING DATA: 20 MARKET RATE AND 3 ELI
Applicant: JOSEPH SIMANTOUB [Company:5533 VIRGINIA LLC]
Representative: DANA SAYLES [Company:THREE6IXTY]

[View Related Cases](#)

Permanent Link: <http://planning.lacity.org/pdfscaseinfo/CaseId/MJE3MTkz0>

10 Case Documents found for Case Number: DIR-2017-4807-TOC

Type ↑	Scan Date	Signed
Initial Actions (10)		
Correction Letter	06/29/2018	View
Determination Letter	06/29/2018	View
Elevation Plan	06/29/2018	View
Floorplan	06/29/2018	View
Landscape Plan	06/29/2018	View
Open Space Plan	06/29/2018	View
Pict. Plan	06/29/2018	View
Roof Plan	06/29/2018	View
Site Plan	06/29/2018	View
Title Sheet	06/29/2018	View

EXHIBIT 8

Custom Search

» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the **distance between cities or two places**. Find the *distance between two cities in miles and kilometers* for flying or driving distance.

From 5717 Carlton Way Los A

To 5537 Santa Monica Blvc

Air distance Driving distance Measure

Distance in km

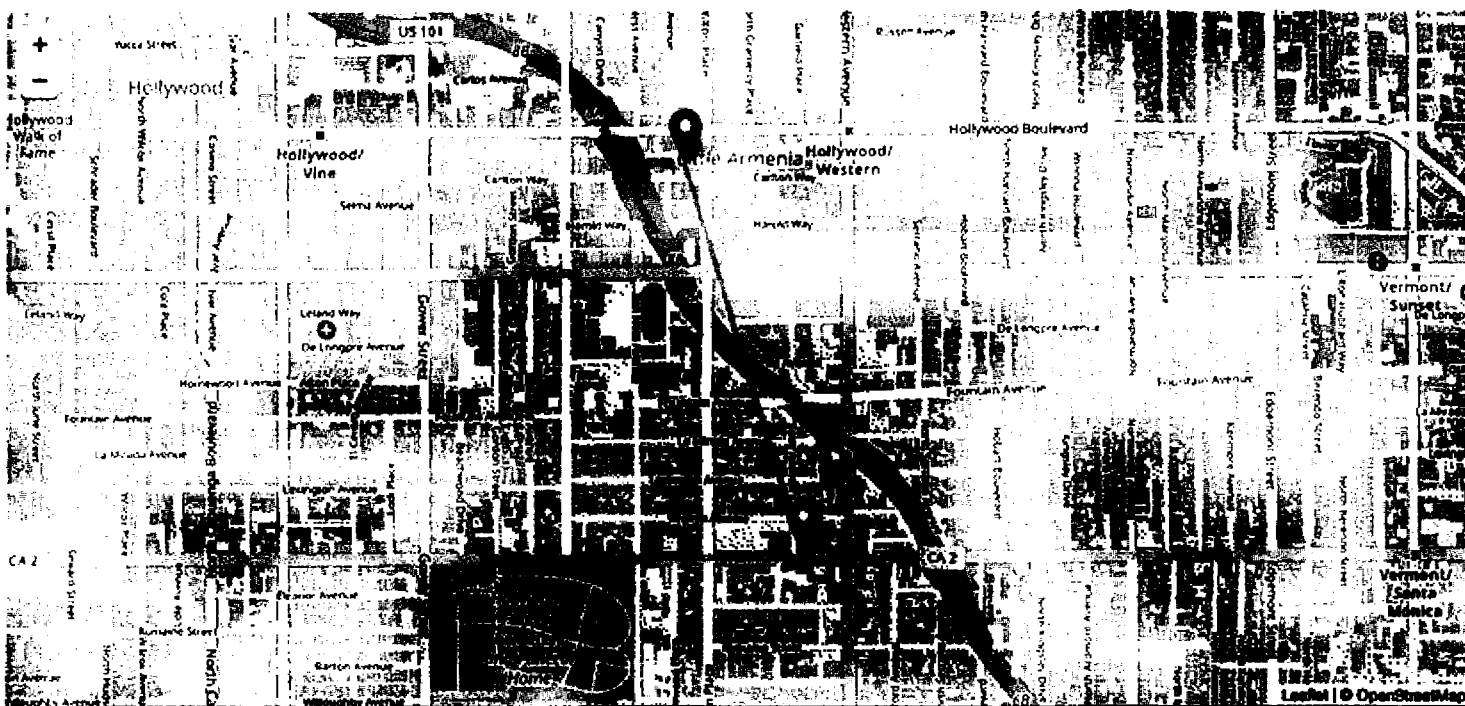
1.16 km

Distance in miles

0.72 miles

Distance in nautical miles

0.62 nmi



Directions From A to B

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[VISIT SITE](#)

You can drag and drop the map marker to the location where you want to calculate the distance between.

- The red line on the map indicates the **Great Circle Distance**.
- The **black line** is the Rhumb line between the two points.
- The **blue line** indicates the driving distance route.

Distance calculator helps you to find *how many miles from a city to an another city on map*.

PAR-2018-4907-TOC



REFERRAL FORMS:

TRANSIT-ORIENTED COMMUNITIES - REFERRAL FORM

This form is to serve as a referral to the Department of City Planning Development Services Center for Affordable Housing case filing purposes (In addition to the required Department of City Planning Application and any other necessary documentation) and as a referral to HCIDLA, CRA, Building and Safety, or other City agency for project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to filing an application for a case or building permit. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited. The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the approval date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

CITY STAFF USE ONLY

Referral To: <input checked="" type="checkbox"/> Planning DSC - Filing <input type="checkbox"/> HCIDLA <input type="checkbox"/> DBS <input type="checkbox"/> Funding <input type="checkbox"/> SB35 <input type="checkbox"/> Other: _____	
NOTES: site is located in the Hollywood CRA.	
Planning Staff Name and Title Eric Claros - City Planner	Planning Staff Signature <i>[Signature]</i>
Date Approved 11/16/2018	Expiration Date 05/14/2019

I. Project Information - To be completed by applicant

1. PROJECT LOCATION/ ZONING

Project Address: 1114 N. St. Andrews Place; 5537-5547 W. Santa Monica Blvd, Los Angeles, CA 90038

Applicant Name and Phone/Email: Bang Ja Kim / Lauren Delgado (213-346-0409)

Assessor Parcel Number(s): 5536011017

Community Plan: Hollywood Number of Lots: 2 Lot Size: 15290 s.f.

Existing Zone: C4-1VL Land Use Designation: Neighborhood Office Comercial

Specific Plan
 HPOZ
 DRB
 Enterprise Zone
 CRA
 CPIO

Q-condition/ D-limitation/ T-classification (please specify): _____

Other pertinent zoning information (please specify): Z1-2277

Location of Major Transit Stop (please specify the intersection or metro stop): N. Western/Santa Monica

II. Project Eligibility - To be completed by DCP Housing Services Unit Staff

2. TRANSPORTATION QUALIFIERS

Qualifier #1 (rail name & stop, ferry terminal or bus #): Metro Rapid 757

Service Interval # 1: Northbound = 10.5 [420 min / # of trips]²

Service Interval # 2: Southbound = 11.4 [420 min / # of trips]

Qualifier #2 (rail name & stop, ferry terminal or bus #): Metro Route 704

Service Interval # 1: westbound = 13.1 [420 min / # of trips]

Service Interval # 2: Eastbound = 13.1 [420 min / # of trips]

TOC Tier³: Tier 1 Tier 2 Tier 3 Tier 4 Planning Staff Initials: EAC

¹ Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.

² This figure (420 minutes) is based on the total number of minutes during the peak hours of 6 am to 9 am as well as 3 pm to 7 pm.

³ If project is 100% affordable, it is eligible for the designated Tier to be increased by one.

III. Project Information (If applicant is requesting additional incentives) – To be completed by applicant

3. DESCRIPTION OF PROPOSED PROJECT

The Project is a 6-story mixed use housing complex, with 5-stories allocated to 60 units of residential space over a 1 story on-ground parking garage with an underground parking garage. The project will also consist of on-ground retail space.

4. EXISTING USE

A. Describe Existing Development: 1- story commercial (store and office combination)

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing # of Units or Non-Residential SF	Existing # of Units or Non-Residential SF To Be Demolished	Proposed* # of Units or Non-Residential SF
Guest Rooms			
Studio			27
One Bedroom			29
Two Bedrooms			4
Three Bedrooms			
_____ Bedrooms			
Non-Residential Square Feet	14,080	14,080	3,299
Other:			

B. Previous Cases Filed

	(1)	(2)	(3)
Case Number(s):	<u>DIR-2017-434-DB</u>	_____	_____
Date Filed:	_____	_____	_____
Date Approved:	_____	_____	_____
End of Appeal Period:	_____	_____	_____
Environmental No.	_____	_____	_____

5. TYPE OF APPLICATION

- Transit-Oriented Communities (per TOC Guidelines) with **Base Incentives** filed in conjunction with another discretionary approval.
- Transit-Oriented Communities (per TOC Guidelines) with **Additional Incentives** (please specify, max of three):
 - 1) Building Height Increase from 45' to 67'
 - 2) RAS 3 yards for side yard and rear yard: (west and east) side yard from 9' to 6.3'; Rear yard from 18' to 12.6'
 - 3) 25% decrease in open space
- If applicable, projects adhering to the Labor Standards in LAMC 11.5.11 may be granted two more **Additional Incentives** as listed in the TOC Guidelines (please specify):
 - 4) _____
 - 5) _____
- Site Plan Review per LAMC Sec. 16.05
- Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
- Community Design Overlay per LAMC Sec. 13.08
- Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
- Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
- Other entitlements requested (please specify): _____

* Replacement units, per AB 2556, shall be equivalent to the number of units and number of bedrooms of the existing development.

6. ENVIRONMENTAL REVIEW

- Environmental Review Not Required – Project is Ministerial.⁵ Please Explain: _____
- Not filed
- Filed (indicate case number): _____

7. HOUSING DEVELOPMENT PROJECT TYPE (please check all that apply):

- For Sale
- For Rent
- Extremely Low Income
- Very Low Income
- Low Income
- Moderate Income
- Market Rate
- Mixed Use
- Senior
- Chronically Homeless
- Other (please describe): _____

8. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

Lot size 15,290 s.f. (a)
 Minimum area per dwelling unit 400 s.f. of lot area per unit (b)
 Units allowed by right (per LAMC) 38 units (c) [c = a/b, round down to whole number]
 Base Density 39 units (d) [d = a/b, round up to whole number]

B. Maximum Allowable Density Bonus:

67 units (e)
 [e = d x 1.5 (Tier 1), 1.6 (Tier 2), 1.7 (Tier 3), or 1.8 (Tier 4);
 in RD Zones d x 1.35 (Tiers 1 and 2), 1.4 (Tier 3) or 1.45 (Tier 4);
 round up to whole number]

C. Proposed Project: Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org.⁶

	<u>Total</u>	<u>HCD (State)</u>	<u>HUD (TCAC)</u>
Market Rate	<u>54</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s) - Market Rate		<u>N/A</u>	<u>N/A</u>
Extremely Low Income	<u>6</u>	<u>6</u>	
Very Low Income			
Low Income			
Moderate Income			
TOTAL # of Units Proposed	<u>60</u> (f)		
TOTAL # of Affordable Housing Units	<u>6</u> (g)		
Number of Density Increase Units	<u>22</u> (h) [If f > c, then h = f - c; if f < c, then h = 0]		
Percent Density Increase Requested	<u>70%</u> (i) [i = 100 x (f/d - 1)]		
Percent of Affordable Set Aside	<u>10%</u> (j) [g/f, round down to a whole number]		

Other Notes on Units: _____

⁵ Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals.

⁶ HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.

9. **SITE PLAN REVIEW CALCULATION** An application for Site Plan Review may be required for projects that meet any of the Site Plan Review thresholds as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Transit Oriented Communities projects involving bonus units, please use the formula provided below to determine if the project meets the Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's DSC Housing Unit.

38 units allowed by right (permitted by LAMC) – 0 existing units = 38 units

- YES, Site Plan Review is required, if proposed by right units minus existing units is equal to or greater than 50⁷
- NO, Site Plan Review is not required, if Base Density units minus existing units is less than 50
- Exempt (please specify): _____

10. INCENTIVES

A. Base Incentives (Please check all that apply)

(1) Floor Area Ratio⁸:

	FAR (whichever is greater)
Tier 1	40% or 2.75:1 in commercial zone
Tier 2	45% or 3.25:1 in commercial zone
Tier 3	50% or 3.75:1 in commercial zone
Tier 4	55% or 4.25:1 in commercial zone
RD Zones or Specific Plans/Overlay Districts that Regulate FAR	45%, unless Tier 1
If Base FAR < 1.25:1	2.75:1
Greater Downtown Housing Incentive Area ⁹	40%

Final Floor Area Ratio ¹⁰	<u>Required (per LAMC)</u> 1.5:1	<u>Proposed (per TOC)</u> 3.75:1
--------------------------------------	-------------------------------------	-------------------------------------

(2) Parking Reductions Allowed

Minimum Parking Requirements		
	Residential	Ground Floor Commercial
Tier 1	0.5 spaces per bedroom	10% Reduction
Tier 2	1 space per unit	20% Reduction
Tier 3	0.5 space per unit	30% Reduction
Tier 4	No parking requirements	40% Reduction
100% Affordable Housing	No parking requirements	

Total number of bedrooms	<u>64</u>
Total number of residential units	<u>60</u>
Non-residential Parking per code	<u>7</u>

Final Residential Parking	<u>Required (per LAMC)</u> 79	<u>Proposed (per TOC)</u> 65
Final Non-Residential Parking	<u>7</u>	<u>7</u>

Other Parking Notes: _____

⁷ Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in Sec. 16.05 of the LAMC.

⁸ Refer to TOC Guidelines Section VI.1.b. for exceptions

⁹ Calculated per LAMC 12.22 A.29(c)(1)

¹⁰ Refer to TOC Guidelines Section VI.1.b. for exceptions

B. Qualification for Additional Incentives: *(Please check only one)*

Minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application.

Incentives	% Extremely Low Income	% Very Low Income	% Low Income
One	<input type="checkbox"/> 4%	<input type="checkbox"/> 5%	<input type="checkbox"/> 10%
Two	<input type="checkbox"/> 7%	<input type="checkbox"/> 10%	<input type="checkbox"/> 20%
Three	<input checked="" type="checkbox"/> 11%	<input type="checkbox"/> 15%	<input type="checkbox"/> 30%

C. Additional Incentives *(Please check selected incentives as qualified according to Section 9B)*

- | | <u>Required (per LAMC)</u> | <u>Proposed (per TOC)</u> |
|---|----------------------------|---------------------------|
| <input checked="" type="checkbox"/> (1) Yard/Setback <i>(each yard counts as 1 incentive in Tiers 1 and 2; two yards count as 1 in Tiers 3 and 4)</i> | | |
| <input checked="" type="checkbox"/> RAS 3 Yards <i>(only for commercial zones – please specify numbers below, but only check this box)</i> | | |
| <input type="checkbox"/> Front | _____ | _____ |
| <input checked="" type="checkbox"/> Rear | 18' | 12.6' |
| <input checked="" type="checkbox"/> Side (1) | 9' | 6.3' |
| <input checked="" type="checkbox"/> Side (2) | 9' | 6.3' |

	Side and Rear Yards
Tier 1	25%
Tier 2	30%
Tier 3	30% or depth of two yards
Tier 4	35% or depth of two yards
When Abutting R1 or More Restrictive Zones	No Reductions Allowed

- | | | |
|--|-------|-------|
| <input type="checkbox"/> (2) Lot Coverage | _____ | _____ |
| <input type="checkbox"/> (3) Lot Width | _____ | _____ |
| <input checked="" type="checkbox"/> (4) Height/ # of Stories | 45' | 67' |

	Height
Tier 1	11 feet for one story
Tier 2	11 feet for one story
Tier 3	22 feet for two stories
Tier 4	33 feet for three stories
Lots with Height Limits of 45 feet or less	Second and third additional stories must be stepped-back at least 15 feet from any frontage

Transitional Height (check one): Per LAMC Per TOC Guidelines¹¹ Not Applicable

- | | | |
|---|--------------------------|--------------|
| <input checked="" type="checkbox"/> (5) Open Space | 6100 sq. ft. | 4575 sq. ft. |
| <input type="checkbox"/> (6) Density Calculation | _____ | _____ |
| <input type="checkbox"/> (7) Averaging <i>(all count as 1 incentive – mark as many as needed)</i> | | |
| <input type="checkbox"/> FAR | <input type="checkbox"/> | |
| <input type="checkbox"/> Density | <input type="checkbox"/> | |
| <input type="checkbox"/> Parking | <input type="checkbox"/> | |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> | |
| <input type="checkbox"/> Vehicular Access | <input type="checkbox"/> | |
| <input type="checkbox"/> (8) Public Facility Zone | _____ | _____ |

TOTAL # of Additional Incentives Requested: 3

Other Incentive Notes: _____

¹¹ Please provide elevations that show the 45 degree angle as allowed by the TOC guidelines to determine the allowed height.

11. COVENANT:

All Transit Oriented Communities projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing and Community Investment Department's Occupancy Monitoring Unit **before** a building permit can be issued. Please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org

12. REPLACEMENT UNITS:

AB 2222, as amended by AB 2556, requires that density bonus eligible projects replace any pre-existing affordable housing units on the project site. Replacement units include the following: *(Answer the following with "yes" if any of these items apply to what is currently existing on the site or "no" if they do not. Write in N/A if the item is not applicable to your project)*

- A. Units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income? no
- B. Units occupied by lower or very low income households below 80% AMI per California Department of Housing and Community Development Department levels not already listed above? no
- C. Units subject to the Rent Stabilization Ordinance not already listed above? no
- D. Units that have been vacated or demolished in the last 5 years? no
- E. Per AB 2556, are the number of replacement units and number of bedrooms equivalent to that being demolished (as shown on Existing Development Table on page 2 above)? no

Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with Building and Safety.

EXHIBIT 9

DistanceFromTo

distance between cities & places

Custom Search

» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the distance between cities or two places. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 5717 Carlton Way Los A

To 5412 Santa Monica Blvc

Air distance Driving distance

Distance in km

1.32 km

Distance in miles

0.82 miles

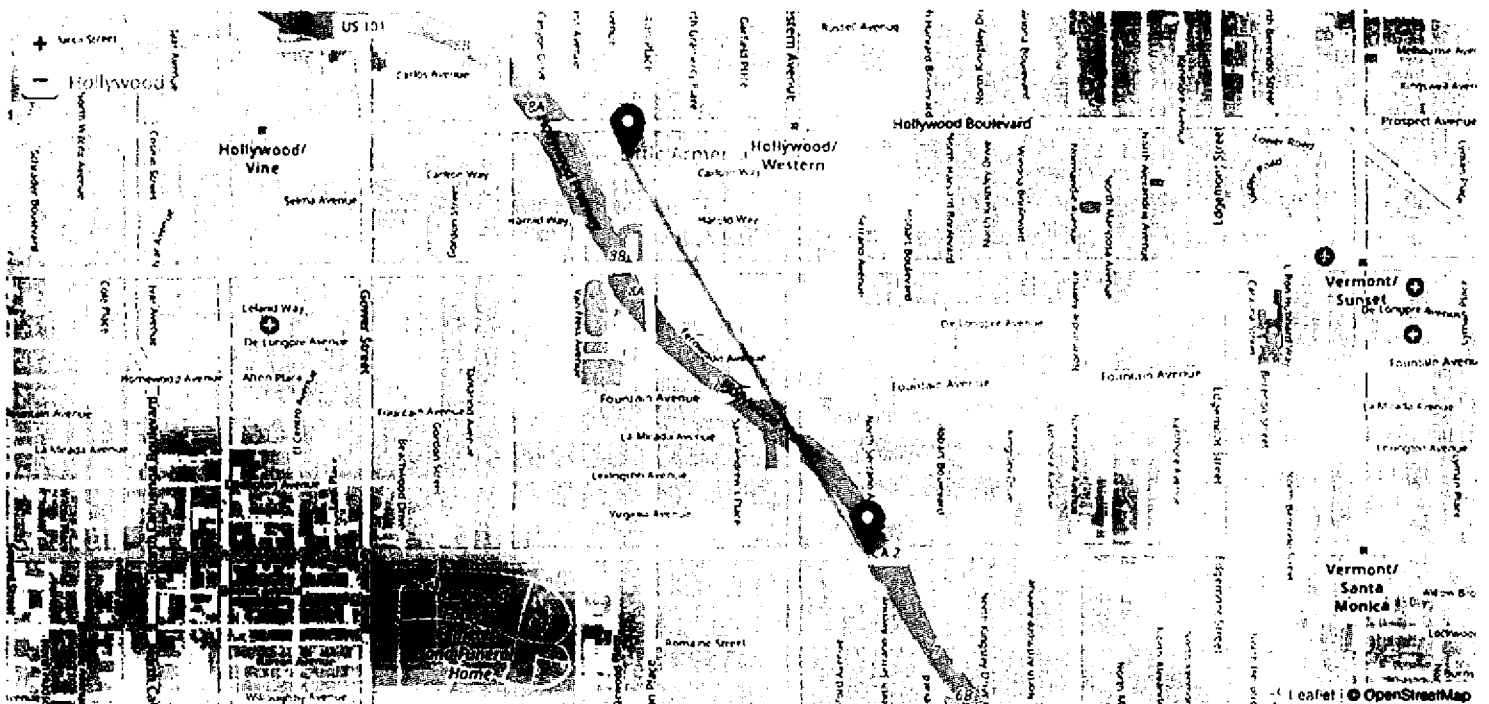
Distance in nautical miles

0.71 nmi

Directions From A to B

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Directions From A to B

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You can drag and drop the map marker to the location where you want to calculate the distance between.

- The red line on the map indicates the Great Circle Distance.
- The black line is the Rhumb line between the two points.
- The blue line indicates the driving distance route.



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2018-5887-TOC Search Format: AA-YYYY-1234 Example: ZA-2011-3269
[Advanced Search Help](#)

0 Case Documents found for Case Number: DIR-2018-5887-TOC

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: DIR-2018-5887-TOC

Case Filed On: 10/10/2018

Accepted for review on:

Assigned Date: 11/01/2018

Staff Assigned: JAMES HOWE

Hearing Waived / Date Waived : No /

Hearing Location:

Hearing Date / Time: 12:00 AM

DIR Action:

DIR Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: Yes

Primary Address

Address	CNC	CD
5301 W SIERRA VISTA AVE 90029	Hollywood Studio District	13

[View All Addresses](#)

Project Description: TOC TIER 3 MIXED USED / MULTI-FAMILY PROJECT

Requested Entitlement: PURSUANT TO 12.22.A31: CONSTRUCT NEW 45-UNIT MIXED-USED APARTMENT, UTILIZING TOC TIER 3 INCENTIVES: HEIGHT 52' IN LIEU OF 45'; 2 SIDE YARD SETBACK REDUCTIONS BY 30%, AVERAGING OF FAR, DENSITY, OPEN SPACE, PARKING, AND VEHICULAR ACCESS. HOUSING DATA: 40 MARKET RATE AND 5 ELI

Applicant: ANDREW RAITT [Company:SIERRA VISTA 1, LLC & GMA- SIERRA VISTA,

EXHIBIT 10

Custom Search

» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the distance between cities or two places. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 5717 Carlton Way Los A

To 5817 Lexington Ave. Lo:

Air distance Driving distance Measure

Distance in km

0.89 km

Distance in miles

0.55 miles

Distance in nautical miles

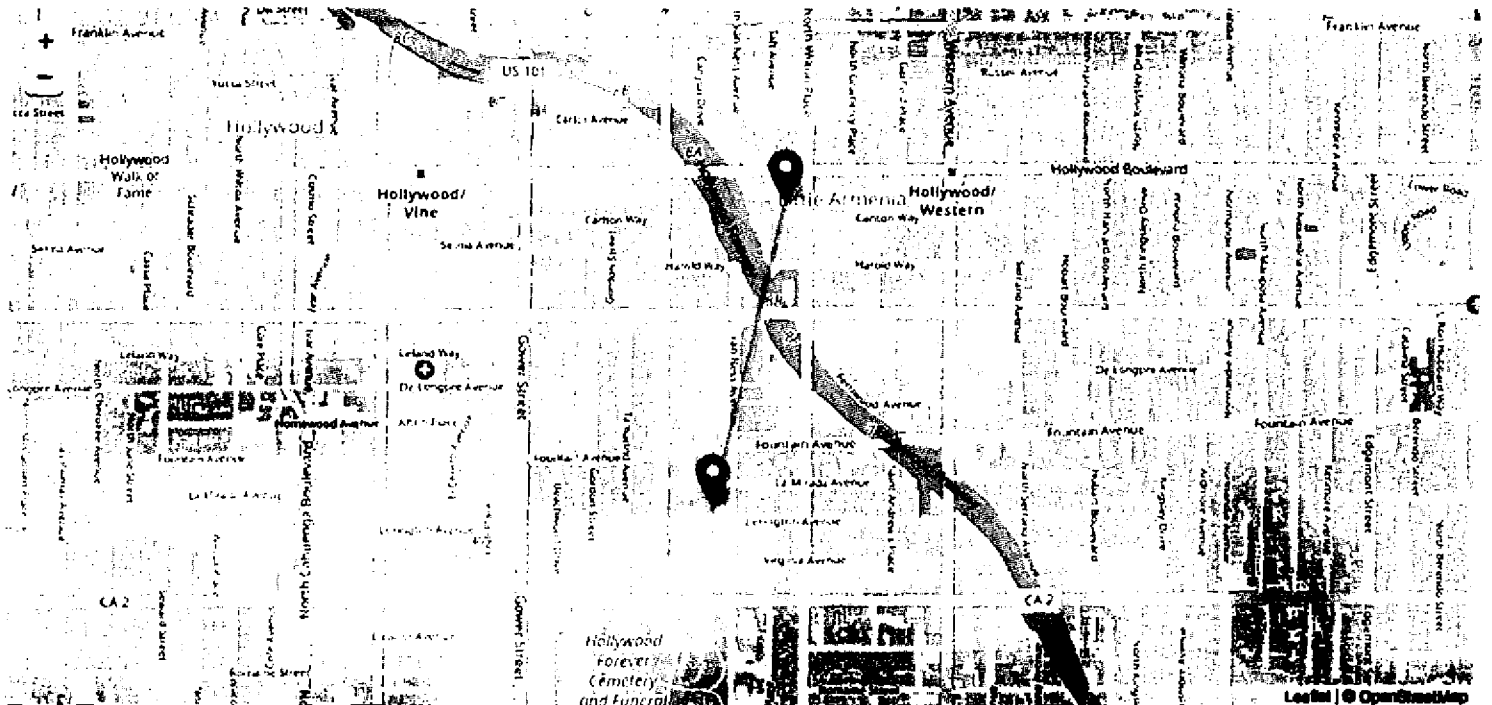
0.48 nmi



Directions From A to B

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Directions From A to B

Get Maps Now Maps Now

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You can drag and drop the map marker to the location where you want to calculate the distance between.

- The red line on the map indicates the Great Circle Distance.
- The black line is the Rhumb line between the two points.
- The blue line indicates the driving distance route.



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2018-6392-TOC Search Format: AA-YYYY-1234 Example: ZA-2011-3269
[Advanced Search Help](#)

0 Case Documents found for Case Number: DIR-2018-6392-TOC

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: DIR-2018-6392-TOC

Case Filed On: 10/31/2018

Accepted for review on:

Assigned Date: 11/15/2018

Staff Assigned: JAMES HOWE

Hearing Waived / Date Waived : No /

Hearing Location:

Hearing Date / Time: 12:00 AM

DIR Action:

DIR Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: Yes

Primary Address

Address	CNC	CD
5823 W LEXINGTON AVE 90038	Hollywood Studio District	13

[View All Addresses](#)

Project Description: DEMOLITION OF AN EXISTING 4 RESIDENTIAL UNITS FOR NEW CONSTRUCTION, USE, AND MAINTENANCE OF A 21 RESIDENTIAL UNITS INCLUDING 3 ELI UNITS WITHIN A 5-STORY BUILDING, AND ON-SITE 21 PARKING SPACE.

Requested Entitlement: PURSUANT TO: LAMC 12.22 A.31: TO PERMIT NEW CONSTRUCTION OF A 21-UNIT APARTMENT BUILDING UTILIZING A 10% DENSITY BONUS, PARKING REDUCTION (1 SPACE PER BEDROOM), AND INCREASE IN FAR

(FROM 3:1 TO 3.49:1) PER TOC TIER 2, SETTING ASIDE 14% EXTREMELY LOW INCOME (3 UNITS) REQUESTING 3 ADDITIONAL INCENTIVES TO REDUCE FRONTYARD OF 30%, INCREASE HEIGHT BY 11 FT (FROM 45 FT. TO 56FT.) AND AN OPEN SPACE REDUCTION OF 20%.

Applicant: DANIEL POURBABA [Company:DP CAPITAL MANAGEMENT, LLC]

Representative: ERICA DIAZ [Company:WOODS, DIAZ GROUP, LLC]

[View Related Cases](#)

Permanent Link: <http://planning.lacity.org/pdiscaseinfo/CaseId/MjI1MDAy0>
(<http://planning.lacity.org/pdiscaseinfo/CaseId/MjI1MDAy0>)

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EXHIBIT 11

DistanceFromTo

distance between cities & places

Custom Search

» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the **distance between cities or two places**. Find the *distance between two cities in miles and kilometers* for flying or driving distance.

From 5717 Carlton Way Los A

To 900 N. Ardmore Ave. Lc

Air distance Driving distance Measure

Distance in km

1.99 km

Distance in miles

1.23 miles

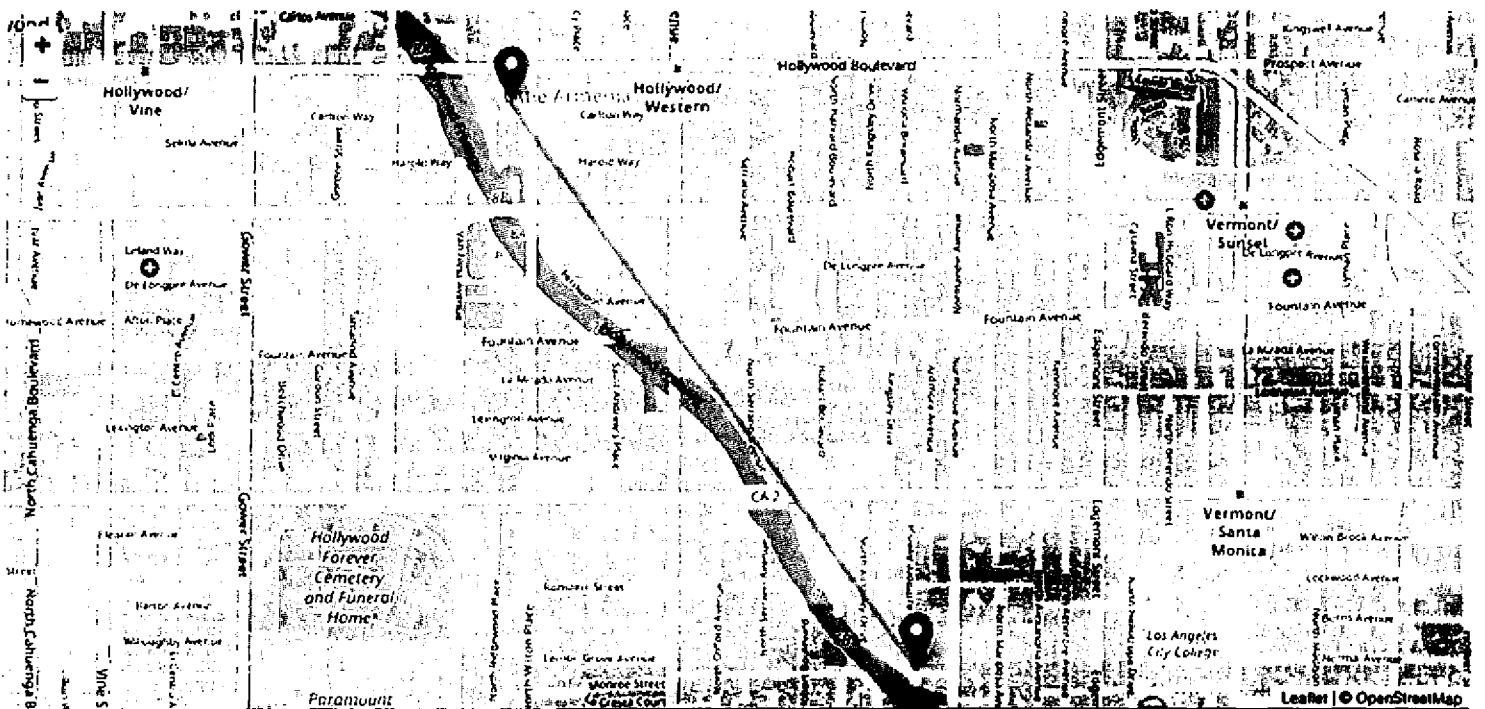
Distance in nautical miles

1.07 nmi

Directions From A to B

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Directions From A to B

Get Maps Now Maps Now

VISIT SITE

You can drag and drop the map marker to the location where you want to calculate the distance between.

- The red line on the map indicates the **Great Circle Distance**.
- The black line is the **Rhumb line** between the two points.
- The blue line indicates the **driving distance route**.



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number Ordinance Zoning Information CPC Cards ZA Cards

Case Number: DIR-2018-3931-TOC Search Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

0 Case Documents found for Case Number: DIR-2018-3931-TOC

Type ↑	Scan Date	Signed
No Documents were found		

Case Number: DIR-2018-3931-TOC

Case Filed On: 07/03/2018

Accepted for review on:

Assigned Date: 08/06/2018

Staff Assigned: AMANDA BRIONES

Hearing Waived / Date Waived : No /

Hearing Location:

Hearing Date / Time: 12:00 AM

DIR Action:

DIR Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: Yes

Primary Address

Address	CNC	CD
900 N ARDMORE AVE 90029	East Hollywood	13

[View All Addresses](#)

Project Description: TOC (TIER 1) 33-TWO BEDROOM APARTMENTS WITH 4 UNITS TO BE RESTRICTED TO VERY LOW INCOME HOUSEHOLDS.

Requested Entitlement: PURSUANT TO LAMC 12.22A.31, A REQUEST FOR A TOC (TIER 1) 33-TWO BEDROOM APARTMENTS WITH 38 PARKING SPACES WITH 4 UNITS TO BE RESTRICTED TO VERY LOW INCOME. APPLICANT REQUESTED ADDITIONAL INCENTIVES: TWO REDUCED SIDEYARDS AND ONE 11 FOOT HEIGHT INCREASE.

EXHIBIT 12

DistanceFromTo

distance between cities & places

Custom Search



» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the distance between cities or two places. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 5717 Carlton Way Los A

To 627 N. Juanita Ave. Los

Air distance Driving distance Measure

Distance in km

2.97 km

Distance in miles

1.84 miles

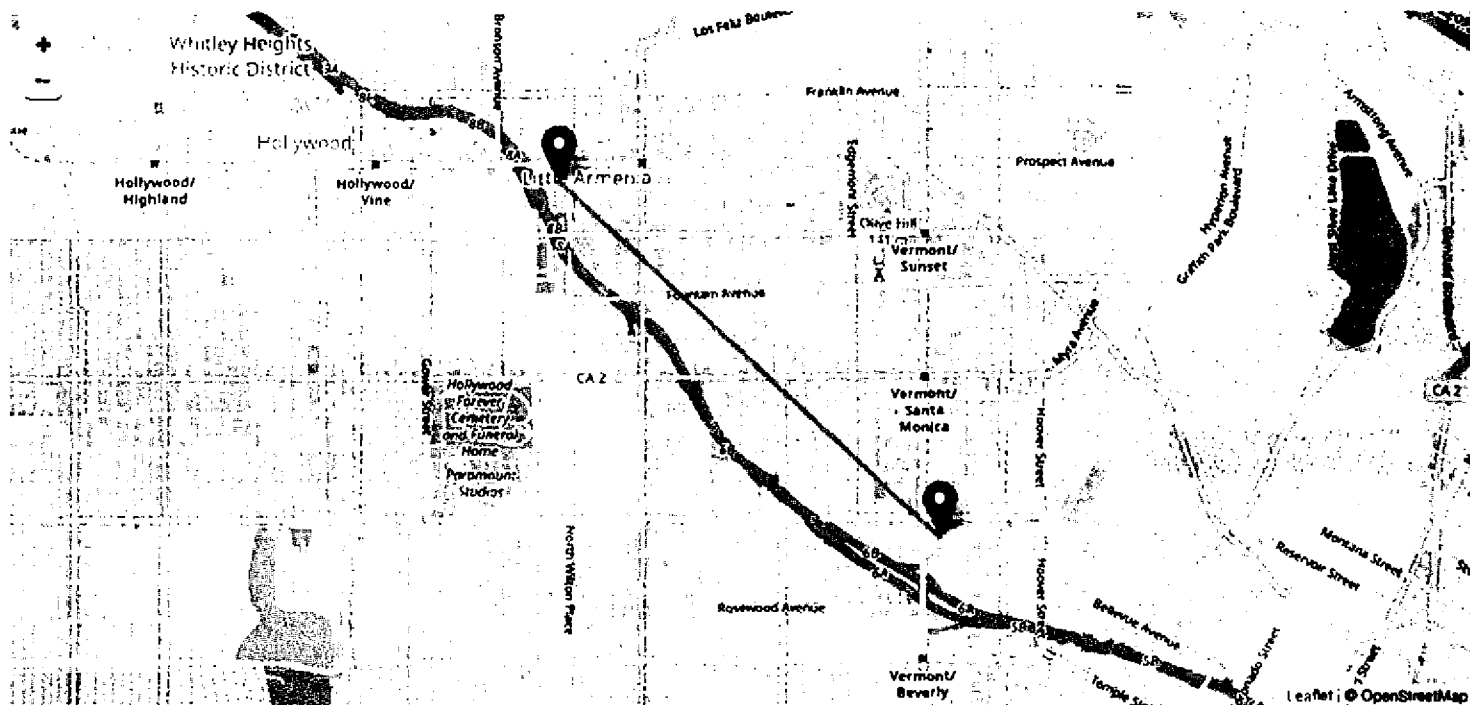
Distance in nautical miles

1.60 nmi

Directions From A to B

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VISIT SITE

You can drag and drop the map marker to the location where you want to calculate the distance between.

- The red line on the map indicates the **Great Circle Distance**.
- The black line is the **Rhumb line** between the two points.
- The blue line indicates the **driving distance route**.



1012016-0317-100

REFERRAL FORMS

TRANSIT-ORIENTED COMMUNITIES AFFORDABLE HOUSING FORM
LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to the Department of City Planning Development Services Center for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation) and as a referral to HCIDLA, CRA, Building and Safety, or other City agency for project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to filing an application for a case or building permit. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited. The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the approval date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

CITY STAFF USE ONLY

Referral To:
 Transit Review Planning DSC - Filing HCIDLA Funding Building and Safety CRA Other: _____

NOTES:
Specific Plan - Project Planning Referral Form is needed. Site qualifies for Tier 3

Planning Staff Name and Title <i>Aida Karabetian Planning Assistant</i>	Planning Staff Signature <i>[Signature]</i>
Date Approved <i>12/15/2017</i>	Expiration Date <i>6/12/2018</i>

I. Project Information - To be completed by applicant

1. PROJECT LOCATION/ ZONING

Project Address: 627 N. Juanita Ave
Project Name: Juanita 17
Applicant Name and Phone/Email: Gabe Jones /Veronica Becerra vbcommercial@outlook.com 213 272-4784
Assessor Parcel Number(s): 5539022025
Community Plan: Wilshire Number of Lots: 1 Lot Size: 7,542.8 s.f.
Existing Zone: R3-1 Land Use Designation: Medium Residential
 Specific Plan HPOZ DRB Enterprise Zone CRA CPIO
 Q-condition/ D-limitation/ T-classification (please specify): _____
 Other pertinent zoning information (please specify): _____
 Location of Major Transit Stop (please specify the stop or intersection): Vermont / Beverly Station
Metro Red Line

II. Project Eligibility - To be completed by DCP Housing Services Unit Staff

2. TRANSPORTATION QUALIFIERS

Qualifier #1 (rail name & stop, ferry terminal or bus #): Vermont Ave & Beverly Blvd. / Vermont-Beverly Station
Service Interval # 1: _____ [420 min / # of trips] Red Line
Service Interval # 2: _____ [420 min / # of trips] 802

Qualifier #2 (rail name & stop, ferry terminal or bus #): _____
Service interval # 1: _____ [420 min / # of trips]
Service interval # 2: _____ [420 min / # of trips]

TOC Tier: Tier 1 Tier 2 Tier 3 Tier 4 Planning Staff Initials: A.K.

¹ Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.

² This figure (420 minutes) is based on the total number of minutes during the peak hours of 6 am to 9 am as well as 3 pm to 7 pm.

³ If project is 100% affordable, it is eligible for one increase in Tier.

DIR-2018-1421

III. Project Information (if applicant is requesting additional incentives) – To be completed by applicant

3. DESCRIPTION OF PROPOSED PROJECT

Development of a 17 unit multi residential building with a 70% density bonus providing (2) Extremely Low Affordable unit, five stories over subterranean garage parking for 13 cars and 26 long term bicycle parking and 3 short term bicycle parking

4. EXISTING USE

A. Describe Existing Development: Present lot is underutilized with a vacant single family dwelling approximately 1,244 sq. ft.

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing		To Be Demolished	Proposed ¹	
	No. of DU or Guest Rooms	Approximate sq. ft./ea.		No. of DU or Guest Rooms	Approximate sq. ft./ea.
Guest Rooms	1	1244			
Studio	0			3	509
One Bedroom				6	663
Two Bedrooms	1		1	2	142
Three Bedrooms					
2+ Bedroom				1	1000
Commercial / Industrial					
Other:					

B. Previous Cases Filed

	(1)	(2)	(3)
Case Number(s):	_____	_____	_____
Date Filed:	_____	_____	_____
Date Approved:	_____	_____	_____
End of Appeal Period:	_____	_____	_____
Environmental No.	_____	_____	_____

5. TYPE OF APPLICATION

Transit-Oriented Communities (per TOC Guidelines) with **Base Incentives**. If no entitlement case is requested, please contact the Los Angeles Department of Building and Safety (LADBS) at ladbs.org or call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside of the City of Los Angeles.

Transit-Oriented Communities (per TOC Guidelines) with **Additional Incentives** (please specify, max of three):

- 1) 30% north and south side yards decrease
 2) 22 Ft. Height Increase 3) 25% open space decrease

If applicable, projects adhering to the Labor Standards in LAMC 11.5.11 may be granted two more **Additional Incentives** as listed in the TOC Guidelines (please specify):

- Site Plan Review per LAMC Sec. 16.05
 Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
 Community Design Overlay per LAMC Sec. 13.08
 Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
 Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
 Other entitlements requested (please specify): _____

¹ Replacement units, per AB 2556, shall be equivalent to the number of units, size, and number of bedrooms of the existing development.

Environmental Review Not Required – Project is Ministerial.⁵ Please explain: _____

Not filed (please contact the Department of City Planning Development Services Center for more information)

Filed (indicate case number): _____

7. HOUSING DEVELOPMENT PROJECT TYPE (please check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> For Sale | <input type="checkbox"/> Moderate Income | <input type="checkbox"/> Transitional Foster Youth |
| <input checked="" type="checkbox"/> For Rent | <input checked="" type="checkbox"/> Market Rate | <input type="checkbox"/> Disabled Veteran |
| <input checked="" type="checkbox"/> Extremely Low Income | <input type="checkbox"/> Mixed Use Project | <input type="checkbox"/> Homeless |
| <input type="checkbox"/> Very Low Income | <input type="checkbox"/> Senior | <input type="checkbox"/> Special Needs (please describe): _____ |
| <input type="checkbox"/> Low Income | <input type="checkbox"/> Residential Hotel | |

8. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

Lot size 7,542.8 s.f. (a)
 Density allowable by zone 0.43 800 units/s.f. of lot area (b)
 Units allowed by right (Base Density) 47 10 units (c) [c = a/b, including fraction and round up to the next whole number]

B. Maximum Allowable Density Bonus: 17 units (d)

[d = c x 1.5 (Tier 1), 1.6 (Tier 2), 1.7 (Tier 3), or 1.8 (Tier 4); in RD Zones c x 1.35 (Tiers 1 and 2), 1.4 (Tier 3) or 1.45 (Tier 4), include fraction and round up to whole number]

C. Proposed Project: Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org.⁶

	<u>Total</u>	<u>HCD (State)</u>	<u>HUD (TCAC)</u>
Market Rate	<u>15</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s) - Market Rate		<u>N/A</u>	<u>N/A</u>
Extremely Low Income	<u>2</u>	<u>2</u>	
Very Low Income			
Low Income			
Moderate Income			<u>N/A</u>
Seniors- Market Rate		<u>N/A</u>	<u>N/A</u>
Seniors- Very Low Income			
Seniors- Low Income			
Seniors – Moderate Income			
Transitional Foster Youth–Very Low Income			
Disabled Veterans – Very Low Income			
Homeless – Very Low Income			
Total # of Units per Category		<u>(e)</u>	<u>(f)</u>
Percent of Affordable Units by Category		<u>(g)</u>	<u>(h)</u>

[g = e/c or e/i, whichever is less, c or i]
 [h = f/c or f/i, whichever is less, c or i]

TOTAL # of Units Proposed 17 (i)
 TOTAL # of Affordable Housing Units 2 (j)

Number of Density Increase Units⁷ 8 (k) [if i > c, then k=i-c; if i < c, then k= 0]
 Percent Density Increase Requested 70 (l)
 Percent of Affordable Set Aside 11.7% (k) x % of affordable housing units provided

⁵ Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.

⁶ HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.

⁷ Add one (1) if base was rounded up.

2. **SITE PLAN REVIEW CALCULATION** An application for Site Plan Review may be required for projects that meet any of the Site Plan Review thresholds as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's DSC Housing Unit.

9 units allowed by right (permitted by LAMC before rounding) - 1 existing units = 8 units

- YES, Site Plan Review is required, if Proposed Base Density units minus existing units is equal to or greater than 50⁸
- NO, Site Plan Review is not required, if Base Density units minus existing units is less than 50
- NO, Site Plan Review is not required if Proposed Project is not utilizing a Density Bonus and total Project is less than 50
- Exempt (*please specify*): _____

10. INCENTIVES

A. Base Incentives (*Please check and circle all that apply*)

(1) Floor Area Ratio⁹:

	FAR (whichever is greater)
Tier 1	40% or 2.75:1 in commercial zone
Tier 2	45% or 3.25:1 in commercial zone
Tier 3	50% or 3.75:1 in commercial zone
Tier 4	55% or 4.25:1 in commercial zone
RD Zones or Specific Plans/Overlay Districts that Regulate FAR	45%, unless Tier 1
If Base FAR < 1.25:1	2.75:1
Greater Downtown Housing Incentive Area ¹⁰	40%

	<u>Required/ Allowable</u>	<u>Proposed</u>
Final Floor Area Ratio ¹¹	<u>21,744</u>	<u>17,363</u>

(2) Parking Reductions

Minimum Parking Requirements		
	Residential	Ground Floor Commercial
Tier 1	0.5 spaces per bedroom	10% Reduction
Tier 2	1 space per unit	20% Reduction
Tier 3	0.5 space per unit	30% Reduction
Tier 4	No parking requirements	40% Reduction
100% Affordable Housing	No parking requirements	

Total number of bedrooms	<u>21</u>
Total number of residential units	<u>17</u>
Non-residential Parking per code	<u>0</u>

	<u>Required/ Allowable</u>	<u>Proposed</u>
Final Residential Parking	<input checked="" type="checkbox"/> <u>9</u>	<u>13</u>
Final Non-Residential Parking	<u> </u>	<u> </u>

Other Parking Notes: 26 long term bicycle parking, 3 short term bicycle parking

⁸ Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in Sec. 16.05 of the LAMC.

⁹ Refer to TOC Guidelines Section VI.1.b. for exceptions

¹⁰ Calculated per LAMC 12.22 A.29(c)(1)

¹¹ Refer to TOC Guidelines Section VI.1.b. for exceptions

B. Qualification for Additional Incentives: (Please check only one)

Minimum Required Restricted Affordable Housing Units, calculated as a percentage of the maximum allowable density on the date of application (i.e. base density)

Incentives	% Extremely Low Income	% Very Low Income	% Low Income	% Moderate income
One	<input type="checkbox"/> 4%	<input type="checkbox"/> 5%	<input type="checkbox"/> 10%	<input type="checkbox"/> 10%
Two	<input type="checkbox"/> 7%	<input type="checkbox"/> 10	<input type="checkbox"/> 20%	<input type="checkbox"/> 20%
Three	<input checked="" type="checkbox"/> 11%	<input type="checkbox"/> 15%	<input type="checkbox"/> 30%	<input type="checkbox"/> 30%

C. Additional Incentives (Please check all that apply according to 9B)

- (1) Yard/Setback (each yard counts as 1 incentive in Tiers 1 and 2; two yards count as 1 in Tiers 3 and 4)
- Front _____
- Rear _____
- Side(s) 8'0" 5'8" north and south

8' - 30%
= 5'7"

Reductions in front yards are only permitted on R zoned property (see Section VII.1.a.ii.1)

	Side and Rear Yards
Tier 1	25%
Tier 2	30%
Tier 3	30% or depth of two yards
Tier 4	35% or depth of two yards
When Abutting R1 or More Restrictive Zones	No Reductions Allowed

- (2) Lot Coverage 4,832 4,832
- (3) Lot Width 50' 50'
- (4) Height/ # of Stories Max 15' higher than adjacent 5 stories 22 ft. increase to 48.19'

48.2%
Per Plans

Per Specific Plan

	Height
Tier 1	11 feet for one story
Tier 2	11 feet for one story
Tier 3	22 feet for two stories
Tier 4	33 feet for three stories
Lots with Height Limits of 45 feet or less	Second and third additional stories must be stepped-back at least 15 feet from primary frontage

Transitional Height (circle one): 1) Per LAMC 2) Per TOC Guidelines 3) Not Applicable

- (5) Open Space 1,950 sq. ft. 25% decrease 1,465 sq. ft.
- (6) Density Calculation _____
- (7) Averaging (all count as 1 incentive)
- FAR _____
- Density _____
- Parking _____
- OS _____
- Vehicular Access _____
- (8) Public Facility Zone _____

TOTAL # of Additional Incentives Requested: 3

Other Incentive Notes: _____

11. COVENANT:

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. Please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org

12. REPLACEMENT UNITS:

AB 2222, and as amended by AB 2556, requires that density bonus eligible projects replace any pre-existing affordable housing units on the project site. Replacement units include the following: *(Answer the following with yes or no.)*

- A. Units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income? 0
- B. Units occupied by lower or very low income households below 80% AMI per California Department of Housing and Community Development Department levels not already listed above? 0
- C. Units subject to the Rent Stabilization Ordinance not already listed above? 0
- D. Units that have been vacated or demolished in the last 5 years? 1
- E. Per AB 2556, are the number of replacement units, size and number of bedrooms equivalent to that being demolished (as shown on Existing Development Table on page 2 above)? yes

Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with Building and Safety.

EXHIBIT 13

DistanceFromTo

distance between cities & places

» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the **distance between cities or two places**. Find the *distance between two cities in miles and kilometers* for flying or driving distance.

From 5717 Carlton Way Los ATo 4575 Santa Monica Blvd
 Air distance
 Driving distance

Distance in km

2.61 km

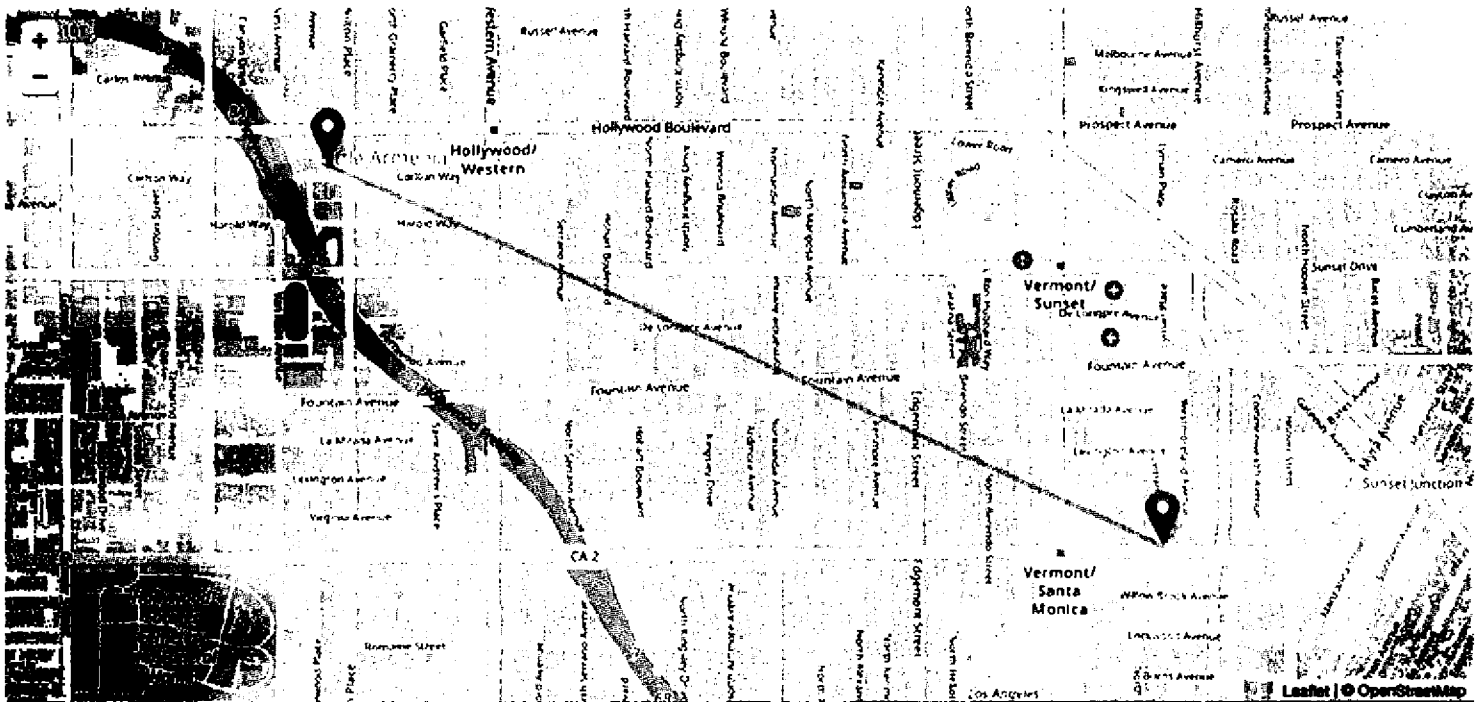
Distance in miles

1.62 miles

Distance in nautical miles

1.41 nmi

Directions From A to B

[Get Maps Now](#)
[Maps Now](#)
[VISIT SITE](#)


Directions From A to B

[Get Maps Now](#)
[Maps Now](#)
[VISIT SITE](#)

You can drag and drop the map marker to the location where you want to calculate the distance between.

- The red line on the map indicates the Great Circle Distance.
- The black line is the Rhumb line between the two points.
- The blue line indicates the driving distance route.



(/pdiscaseinfo/default.aspx)

Department of City Planning

Case Summary & Documents

Case Number	Ordinance	Zoning Information	CPC Cards	ZA Cards
-------------	-----------	--------------------	-----------	----------

Case Number: DIR-2018-347-TOC-SPP-S Search Format: AA-YYYY-1234 Example: ZA-2011-3269

[Advanced Search Help](#)

0 Case Documents found for Case Number: DIR-2018-347-TOC-SPP-SPPA-WDI		
Type ↑	Scan Date	Signed
No Documents were found		

Case Number: DIR-2018-347-TOC-SPP-SPPA-WDI

Case Filed On: 01/19/2018

Accepted for review on: 02/16/2018

Assigned Date: 10/24/2018

Staff Assigned: JASON HERNANDEZ

Hearing Waived / Date Waived : No /

Hearing Location:

Hearing Date / Time: 12:00 AM

DIR Action:

DIR Action Date:

End of Appeal Period:

Appealed: No

BOE Reference Number:

Case on Hold?: Yes

Primary Address

Address	CNC	CD
4575 W SANTA MONICA BLVD 90029	East Hollywood	13

[View All Addresses](#)

Project Description: TOC REVIEW, PROJECT PERMIT COMPLIANCE AND WDI FOR NEW 12 UNIT APARTMENT IN THE VERMONT-WESTERN STATION NEIGHBORHOOD AREA PLAN.

Requested Entitlement: NEW 12 UNIT APARTMENT BUILDING IN THE VERMONT-WESTERN STATION SP (SNAP) WITH LAMC 11.5.7 FOR SPECIFIC PLAN PROJECT PERMIT COMPLIANCE, LAMC 12.22.A.31 (TRANSIT ORIENTED COMMUNITIES - TOC) TIER 3 PROJECT, LAMC SECTION 11.5.7.E FOR

EXHIBIT 14

Custom Search

» Cities » Countries

Distance Between Cities Places On Map

Type city name, location name or the location coordinates in lat long format (lat,long) and hit measure button to calculate the **distance between cities or two places**. Find the distance between two cities in miles and kilometers for flying or driving distance.

From 5717 Carlton Way Los A

To 4100 Melrose Ave. Los

Air distance Driving distance Measure

Distance in km

3.01 km

Distance in miles

1.87 miles

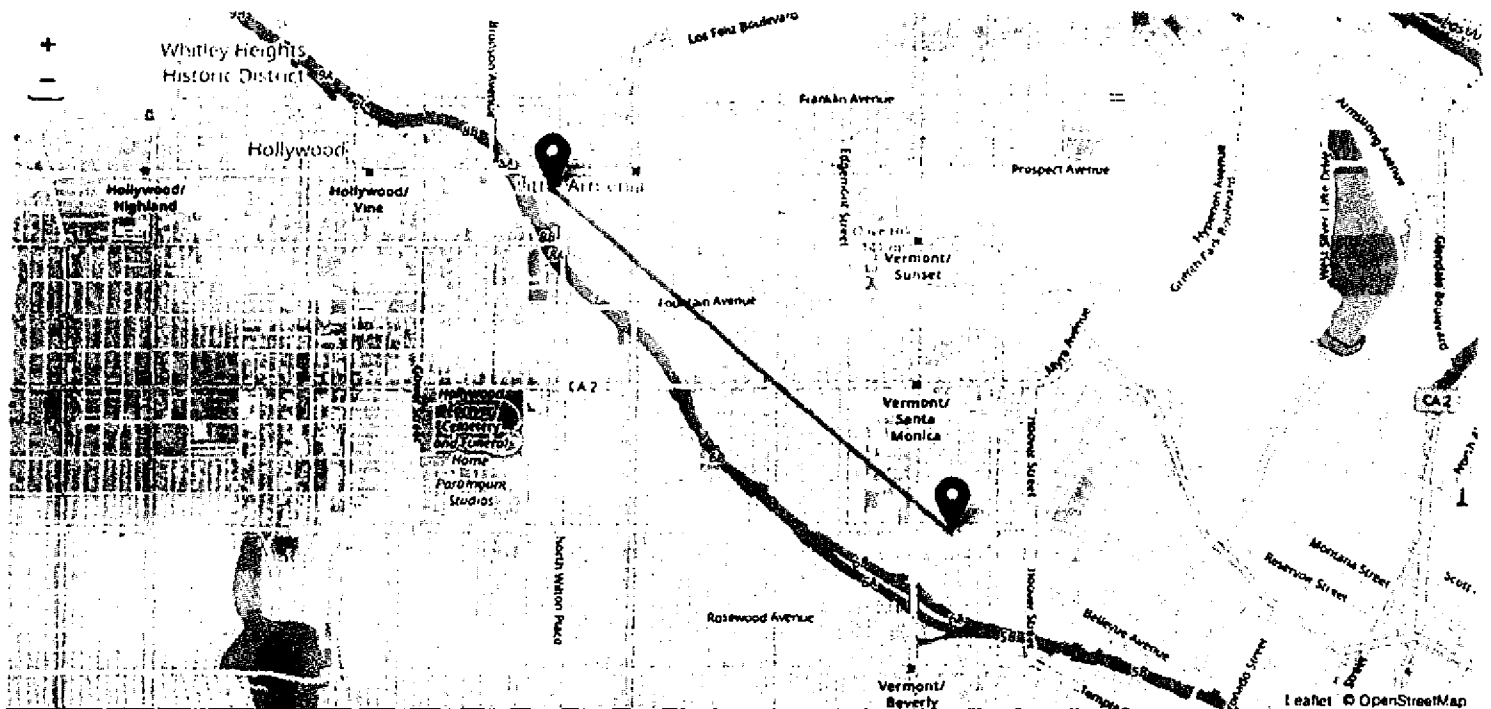
Distance in nautical miles

1.62 nmi

Directions From A to B

Get Maps Now Maps Now

VISIT SITE



Directions From A to B

Get Maps Now Maps Now

VISIT SITE

You can drag and drop the map marker to the location where you want to calculate the distance between.

- The red line on the map indicates the Great Circle Distance.
- The black line is the Rhumb line between the two points.
- The blue line indicates the driving distance route.



REFERRAL FORMS:

TRANSIT-ORIENTED COMMUNITIES AFFORDABLE HOUSING FORM

LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to the Department of City Planning Development Services Center for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation) and as a referral to HCIDLA, CRA, Building and Safety, or other City agency for project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to filing an application for a case or building permit. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited. The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the approval date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

CITY STAFF USE ONLY

Referral To: <input type="checkbox"/> Transit Review <input type="checkbox"/> Planning DSC - Filing <input type="checkbox"/> HCIDLA Funding <input type="checkbox"/> Building and Safety <input type="checkbox"/> CRA <input type="checkbox"/> Other: _____	
NOTES:	
Planning Staff Name and Title	Planning Staff Signature
Date Approved	Expiration Date

I. Project Information – To be completed by applicant

1. PROJECT LOCATION/ ZONING

Project Address: 4100 Melrose Ave, Los Angeles CA 90029
Project Name: 4100 Melrose
Applicant Name and Phone/Email: Melrose Community Builders LLC / russell@viridiumgroup.com
Assessor Parcel Number(s): 5539-023-001
Community Plan: Wilshire Number of Lots: 2 Lot Size: 15,004 s.f.
Existing Zone: C2-1 Land Use Designation: Neighborhood Office Commercial
 Specific Plan HPOZ DRB Enterprise Zone CRA CPIO
 Q-condition/ D-limitation/ T-classification (please specify): Vermont / Western SNAP
 Other pertinent zoning information (please specify): SNAP Subarea B / Mixed-Use Boulevards
 Location of Major Transit Stop (please specify the stop or intersection): Red Line Metro Station at intersection of Santa Monica Boulevard and Vermont Ave is within 2640' of the stair entrance.

II. Project Eligibility – To be completed by DCP Housing Services Unit Staff

2. TRANSPORTATION QUALIFIERS

Qualifier #1 (rail name & stop, ferry terminal or bus #): _____
Service Interval # 1: _____ [420 min / # of trips]²
Service Interval # 2: _____ [420 min / # of trips]

Qualifier #2 (rail name & stop, ferry terminal or bus #): _____
Service interval # 1: _____ [420 min / # of trips]
Service interval # 2: _____ [420 min / # of trips]

TOC Tier³: Tier 1 Tier 2 Tier 3 Tier 4 Planning Staff Initials: _____

¹ Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.

² This figure (420 minutes) is based on the total number of minutes during the peak hours of 6 am to 9 am as well as 3 pm to 7 pm.

³ If project is 100% affordable, it is eligible for one increase in Tier.

III. Project Information (if applicant is requesting additional incentives) – To be completed by applicant

3. DESCRIPTION OF PROPOSED PROJECT

The proposed project is a residential rental apartment building consisting of 33 Dwelling Units with a floor area of 26,984 Square Feet. The building is proposed to be Type-VA 4-Stories of wood framing construction over a ground floor Type-I concrete podium. The first story (ground level) will contain accommodations for 35 parking spaces, a lobby, trash area, and long-term bicycle storage. The second story will have apartments and an amenity recreation room opening to a common Open Space patio situated above the podium. The third and fourth stories will have apartments only. The fifth story will have apartments with mezzanines and an amenity rooftop patio space. In total, there are 6 Studio, 6 Studio with Mezzanine, 18 One-Bedroom, and 3 Two-Bedroom apartment units. Each unit is designated to have either a 6'-0" extended balcony or private patio integrated into the exterior architecture.

4. EXISTING USE

A. Describe Existing Development: 2,400 sf storage building + 192 sf storage building, to be demolished.

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing		To Be Demolished	Proposed*	
	No. of DU or Guest Rooms	Approximate sq. ft./ea.		No. of DU or Guest Rooms	Approximate sq. ft./ea.
Guest Rooms					
Studio				6	525
One Bedroom				24	718
Two Bedrooms				3	1057
Three Bedrooms					
_____ Bedroom					
Commercial / Industrial					
Other:					

B. Previous Cases Filed

	<u>(1)</u>	<u>(2)</u>	<u>(3)</u>
Case Number(s):	_____	_____	_____
Date Filed:	_____	_____	_____
Date Approved:	_____	_____	_____
End of Appeal Period:	_____	_____	_____
Environmental No.	_____	_____	_____

5. TYPE OF APPLICATION

- Transit-Oriented Communities (per TOC Guidelines) with **Base Incentives**. If no entitlement case is requested, please contact the Los Angeles Department of Building and Safety (LADBS) at ladbs.org or call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside of the City of Los Angeles.
- Transit-Oriented Communities (per TOC Guidelines) with **Additional Incentives** (please specify, max of three):
Height Incentive (Total Height & Transitional Height)
- If applicable, projects adhering to the Labor Standards in LAMC 11.5.11 may be granted two more **Additional Incentives** as listed in the TOC Guidelines (please specify):

- Site Plan Review per LAMC Sec. 16.05
- Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
- Community Design Overlay per LAMC Sec. 13.08
- Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
- Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
- Other entitlements requested (please specify): _____

* Replacement units, per AB 2556, shall be equivalent to the number of units, size, and number of bedrooms of the existing development.

6. ENVIRONMENTAL REVIEW

Environmental Review Not Required – Project is Ministerial.⁵ Please explain: Categorical Exemption

Not filed (please contact the Department of City Planning Development Services Center for more information)

Filed (indicate case number): _____

7. HOUSING DEVELOPMENT PROJECT TYPE (please check all that apply):

- | | | |
|---|--|---|
| <input type="checkbox"/> For Sale | <input type="checkbox"/> Moderate Income | <input type="checkbox"/> Transitional Foster Youth |
| <input checked="" type="checkbox"/> For Rent | <input type="checkbox"/> Market Rate | <input type="checkbox"/> Disabled Veteran |
| <input type="checkbox"/> Extremely Low Income | <input type="checkbox"/> Mixed Use Project | <input type="checkbox"/> Homeless |
| <input checked="" type="checkbox"/> Very Low Income | <input type="checkbox"/> Senior | <input type="checkbox"/> Special Needs (please describe): |
| <input type="checkbox"/> Low Income | <input type="checkbox"/> Residential Hotel | _____ |

8. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

Lot size	<u>15,004</u>	s.f. (a)
Density allowable by zone	<u>800</u>	units/s.f. of lot area (b)
Units allowed by right (Base Density)	<u>19</u>	units (c) [c = a/b, including fraction and round up to the next whole number]

B. Maximum Allowable Density Bonus: 33 units (d)

[d = c x 1.5 (Tier 1), 1.6 (Tier 2), 1.7 (Tier 3), or 1.8 (Tier 4); in RD Zones c x 1.35 (Tiers 1 and 2), 1.4 (Tier 3) or 1.45 (Tier 4), include fraction and round up to whole number]

C. Proposed Project: Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org.⁶

	<u>Total</u>	<u>HCD (State)</u>	<u>HUD (TCAC)</u>
Market Rate	<u>28</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s) - Market Rate	<u>0</u>	<u>N/A</u>	<u>N/A</u>
Extremely Low Income	_____	_____	_____
Very Low Income	_____	<u>5</u>	_____
Low Income	_____	_____	_____
Moderate Income	_____	_____	<u>N/A</u>
Seniors- Market Rate	_____	<u>N/A</u>	<u>N/A</u>
Seniors- Very Low Income	_____	_____	_____
Seniors- Low Income	_____	_____	_____
Seniors – Moderate Income	_____	_____	_____
Transitional Foster Youth–Very Low Income	_____	_____	_____
Disabled Veterans – Very Low Income	_____	_____	_____
Homeless – Very Low Income	_____	_____	_____
Total # of Units per Category	_____	<u>5</u> (e)	_____ (f)
Percent of Affordable Units by Category	_____	<u>26.3%</u> (g)	_____ (h)
		[g = e/c or e/i, whichever is less, c or i]	
		[h = f/c or f/i, whichever is less, c or i]	
TOTAL # of Units Proposed	<u>33</u> (i)		
TOTAL # of Affordable Housing Units	<u>5</u> (j)		
Number of Density Increase Units ⁷	<u>15</u> (k)	[If i>c, then k=i-c; if i<c, then k= 0]	
Percent Density Increase Requested	<u>70%</u> (l)		
Percent of Affordable Set Aside	<u>33.3%</u> (k) x % of affordable housing units provided		

⁵ Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.

⁶ HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.

⁷ Add one (1) if base was rounded up.

9. **SITE PLAN REVIEW CALCULATION** An application for Site Plan Review may be required for projects that meet any of the Site Plan Review thresholds as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's DSC Housing Unit.

18 units allowed by right (permitted by LAMC before rounding) – 0 existing units = 18 units

- YES, Site Plan Review is required, if Proposed Base Density units minus existing units is equal to or greater than 50⁸
- NO, Site Plan Review is not required, if Base Density units minus existing units is less than 50
- NO, Site Plan Review is not required if Proposed Project is not utilizing a Density Bonus and total Project is less than 50
- Exempt (please specify): _____

10. INCENTIVES

A. Base Incentives (Please check and circle all that apply)

(1) Floor Area Ratio⁹:

	FAR (whichever is greater)
Tier 1	40% or 2.75:1 in commercial zone
<u>Tier 2</u>	45% or 3.25:1 in commercial zone
<u>Tier 3</u>	50% or 3.75:1 in commercial zone
<u>Tier 4</u>	55% or 4.25:1 in commercial zone
RD Zones or Specific Plans/Overlay Districts that Regulate FAR	45%, unless Tier 1
If Base FAR < 1.25:1	2.75:1
Greater Downtown Housing Incentive Area ¹⁰	40%

Final Floor Area Ratio¹¹ Required/ Allowable Proposed
 3:1 1.8:1

(2) Parking Reductions

Minimum Parking Requirements		
	Residential	Ground Floor Commercial
Tier 1	0.5 spaces per bedroom	10% Reduction
<u>Tier 2</u>	1 space per unit	20% Reduction
<u>Tier 3</u>	0.5 space per unit	30% Reduction
<u>Tier 4</u>	No parking requirements	40% Reduction
100% Affordable Housing	No parking requirements	

Total number of bedrooms 36
 Total number of residential units 33
 Non-residential Parking per code n/a

Required/ Allowable Proposed
 Final Residential Parking 17 35
 Final Non-Residential Parking n/a n/a

Other Parking Notes: _____

⁸ Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in Sec. 16.05 of the LAMC.
⁹ Refer to TOC Guidelines Section VI.1.b. for exceptions
¹⁰ Calculated per LAMC 12.22 A.29(c)(1)
¹¹ Refer to TOC Guidelines Section VI.1.b. for exceptions

B. Qualification for Additional Incentives: *(Please check only one)*

Minimum Required Restricted Affordable Housing Units, calculated as a percentage of the maximum allowable density on the date of application (i.e. base density)

Incentives	% Extremely Low Income	% Very Low Income	% Low Income	% Moderate Income
One	<input type="checkbox"/> 4%	<input type="checkbox"/> 5%	<input type="checkbox"/> 10%	<input type="checkbox"/> 10%
Two	<input type="checkbox"/> 7%	<input checked="" type="checkbox"/> 10	<input type="checkbox"/> 20%	<input type="checkbox"/> 20%
Three	<input type="checkbox"/> 11%	<input type="checkbox"/> 15%	<input type="checkbox"/> 30%	<input type="checkbox"/> 30%

C. Additional Incentives *(Please check all that apply according to 9B)*

- | | <u>Required/Allowable</u> | <u>Proposed</u> |
|--|---------------------------|-----------------|
| <input type="checkbox"/> (1) Yard/Setback <i>(each yard counts as 1 incentive in Tiers 1 and 2; two yards count as 1 in Tiers 3 and 4)</i> | _____ | _____ |
| <input type="checkbox"/> Front | _____ | _____ |
| <i>Reductions in front yards are only permitted on R zoned property (see Section VII.1.a.ii.1)</i> | | |
| <input type="checkbox"/> Rear | _____ | _____ |
| <input type="checkbox"/> Side(s) | _____ | _____ |

	Side and Rear Yards
Tier 1	25%
Tier 2	30%
Tier 3	30% or depth of two yards
Tier 4	35% or depth of two yards
When Abutting R1 or More Restrictive Zones	No Reductions Allowed

- | | | |
|--|-------|-------|
| <input type="checkbox"/> (2) Lot Coverage | _____ | _____ |
| <input type="checkbox"/> (3) Lot Width | _____ | _____ |
| <input checked="" type="checkbox"/> (4) Height/ # of Stories | 50' | 72' |

	Height
Tier 1	11 feet for one story
Tier 2	11 feet for one story
Tier 3	22 feet for two stories
Tier 4	33 feet for three stories
Lots with Height Limits of 45 feet or less	Second and third additional stories must be stepped-back at least 15 feet from primary frontage

Transitional Height (circle one): 1) Per LAMC 2) Per TOC Guidelines 3) Not Applicable

- | | | |
|--|-------|-------|
| <input type="checkbox"/> (5) Open Space | _____ | _____ |
| <input type="checkbox"/> (6) Density Calculation | _____ | _____ |
| <input type="checkbox"/> (7) Averaging <i>(all count as 1 incentive)</i> | | |
| FAR | _____ | _____ |
| Density | _____ | _____ |
| Parking | _____ | _____ |
| OS | _____ | _____ |
| Vehicular Access | _____ | _____ |
| <input type="checkbox"/> (8) Public Facility Zone | _____ | _____ |

TOTAL # of Additional Incentives Requested: 1

Other Incentive Notes: _____

11. COVENANT:

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. Please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org

12. REPLACEMENT UNITS:

AB 2222, and as amended by AB 2556, requires that density bonus eligible projects replace any pre-existing affordable housing units on the project site. Replacement units include the following: *(Answer the following with yes or no.)*

- A. Units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income? 0
- B. Units occupied by lower or very low income households below 80% AMI per California Department of Housing and Community Development Department levels not already listed above? 0
- C. Units subject to the Rent Stabilization Ordinance not already listed above? 0
- D. Units that have been vacated or demolished in the last 5 years? 0
- E. Per AB 2556, are the number of replacement units, size and number of bedrooms equivalent to that being demolished (as shown on Existing Development Table on page 2 above)? 0

Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with Building and Safety.