



## DEPARTMENT OF CITY PLANNING

### RECOMMENDATION REPORT

#### City Planning Commission

**Date:** December 8, 2016  
**Time:** after 8:30 a.m.  
**Place:** Los Angeles City Hall  
Board of Public Works Hearing Room  
200 North Spring Street, Room 350  
Los Angeles, CA 90012

**Public Hearing:** October 19, 2016  
**Appeal Status:** Conditional Use and Site Plan Review are appealable to City Council by any party. The On-Menu Density Bonus is appealable by the applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property. The Off-Menu Density Bonus is not appealable.  
**Expiration Date:** January 2, 2017  
**Multiple Approval:** Yes

**Case No.:** CPC-2016-1759-CU-DB-SPR  
**CEQA No.:** ENV-2016-1758-MND  
**Related Case:** VTT-73929-CN  
**Council Nos.:** 10 - Wesson  
13 - O'Farrell  
**Plan Area:** Wilshire  
**Certified NC:** Wilshire Center - Koreatown  
**GPLUs:** High Medium Residential and Neighborhood Office Commercial  
**Zones:** R4-1 and C2-1  
**Applicant:** Mark Ross, CGI Strategies  
**Representative:** Jerome Buckmelter, Jerome Buckmelter Associates, Inc.

**PROJECT LOCATION:** 255-269 South Mariposa Avenue

**PROPOSED PROJECT:** The demolition of a postpartum facility and the construction, use and maintenance of a seven-story 127,585 square-foot mixed-use development consisting of 121 residential units, including three (3) live-work units, and 4,630 square feet of commercial floor area. The maximum building height would be 83 feet, eight (8) inches (83'-8"). The project would provide a total of 154 automobile parking spaces and 149 bicycle parking spaces within one (1) at-grade and two (2) subterranean levels.

**REQUESTED ACTIONS:** Pursuant to Section 12.36 of the Los Angeles Municipal Code (Multiple Approval Ordinance), the following requests are provided:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code and Section 15162 of the CEQA Guidelines, consider the environmental analysis in Case No. ENV-2016-1758-MND;
2. Pursuant to Section 12.24-U,26 of the Los Angeles Municipal Code (L.A.M.C.), a Conditional Use Permit to allow a 65% Density Bonus for a total of 121 residential units (with 17 units, 23%, set aside for Very Low Income Households), in lieu of the base density of 73 residential units;
3. Pursuant to Section 12.22-A,25 of the L.A.M.C., a 35% Density Bonus (with 9 units, 11%, set aside for Very Low Income households); a Density Bonus Parking Incentive


(pursuant to AB 744) to allow 0.5 parking space for the 0-1 bedroom units and 1 parking space for the 2 bedroom units; and three (3) On-Menu Incentives and Off-Menu Waivers as follows:

- a. Pursuant to Section 12.22-A,25(f)(1) of the L.A.M.C., an On-Menu Incentive to permit an eight-foot (8') easterly side yard in lieu of the required 10 feet (10');
  - b. Pursuant to Section 12.22-A,25(f)(8) of the L.A.M.C., an On-Menu Incentive to permit floor area, density, open space and parking averaging over the project site, and to permit vehicular access from a more restrictive zone (R4) to a less restrictive zone (C2); and
  - c. Pursuant to Section 12.22-A,25(f) of the L.A.M.C., an Off-Menu Waiver to permit a Floor Area Ratio of 4.89 to 1 (4.89:1) in lieu of the otherwise maximum permitted 3 to 1 (3:1) in the R4 Zone and 1.5 to 1 (1.5:1) in the R4 Zone; and
4. Pursuant to Section 16.05 of the L.A.M.C., Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.


#### RECOMMENDED ACTIONS:

1. **Find** and **adopt**, based on its independent judgment, after consideration of the entire administrative record, that the previously adopted Mitigated Negative Declaration for VTT-73929-CN is adequate for the proposed project as no additional units or site design exceed the project description of that case;
2. **Approve** a Conditional Use Permit to allow a 65% Density Bonus for a total of 121 residential units (with 17 units, 23%, set aside for Very Low Income Households), in lieu of the base density of 73 residential units;
3. **Approve** a 35% Density Bonus (with 9 units, 11%, set aside for Very Low Income households); a Density Bonus Parking Incentive (pursuant to AB 744) to allow 0.5 parking space for the 0-1 bedroom units and 1 parking space for the 2 bedroom units;
4. **Approve** an On-Menu Incentive to permit an eight-foot (8') easterly side yard in lieu of the required 10 feet (10');
5. **Approve** an On-Menu Incentive to permit floor area, density, open space and parking averaging over the project site, and to permit vehicular access from a more restrictive zone (R4) to a less restrictive zone (C2);
6. **Approve** an Off-Menu Waiver to permit a Floor Area Ratio of 4.89 to 1 (4.89:1) in lieu of the maximum permitted 3 to 1 (3:1) in the R4 Zone and 1.5 to 1 (1.5:1) in the R4 Zone;
7. **Approve** a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units;
8. **Adopt** the attached **Findings**;
9. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.


VINCENT P. BERTONI, AICP  
Director of Planning



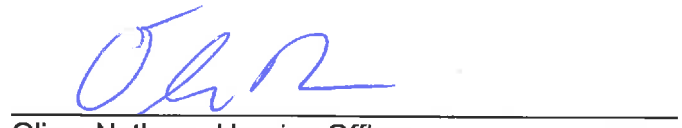
Charles J. Rausch, Jr.  
Associate Zoning Administrator



Heather Bleemers, City Planner



Nicholas Hendricks  
Senior City Planner



Oliver Netburn, Hearing Officer  
(213) 978-1382

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 532, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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## PROJECT ANALYSIS

### Project Summary

The project is the demolition of a postpartum facility and the construction, use and maintenance of a seven-story 127,585 square-foot mixed-use development consisting of 121 residential units, including three (3) live-work units, and 4,630 square feet of commercial floor area. The maximum building height would be 83 feet, eight (8) inches (83'-8"). The project would provide a total of 154 automobile parking spaces and 139 bicycle parking spaces within one (1) at-grade and two (2) subterranean levels.

The proposed project would consist of the following:

Project Summary	Total
<b>Residential Units</b>	
<i>Live/Work</i>	3
<i>1-Bedroom</i>	75
<i>2-Bedroom</i>	43
<b>Total Units</b>	<b>121</b>
<b>Density Bonus</b>	
<i>Base Density</i>	73
<i>Density Bonus Units (65%)</i>	48
<b>Total Units</b>	<b>121</b>
<i>Market Rate Units</i>	104
<i>Very Low Income Household Units (24%)</i>	17
<b>Total Units</b>	<b>121</b>
<b>Commercial</b>	
<i>Space A</i>	1,630 sf
<i>Space B</i>	1,000 sf
<i>Space C</i>	1,000 sf
<i>Space D</i>	1,000 sf
<b>Total Commercial</b>	<b>4,630 sf</b>
<b>Open Space</b>	
<i>1<sup>st</sup> Floor - Recreation Room</i>	630 sf
<i>1<sup>st</sup> Floor - Community Room</i>	700 sf
<i>1<sup>st</sup> Floor - Gym</i>	600 sf
<i>1<sup>st</sup> Floor - Outdoor Common Space</i>	1,558 sf
<i>2<sup>nd</sup> Floor - Children's Play Area</i>	990 sf
<i>2<sup>nd</sup> Floor - Courtyard</i>	2,441 sf
<i>7<sup>th</sup> Floor - Pool Club House</i>	858 sf
<i>7<sup>th</sup> Floor - Roof Deck</i>	2,937 sf
<i>Private Open Space (balconies)</i>	2,950 sf
<b>Total Open Space</b>	<b>13,664 sf</b>
<b>Parking</b>	
<b>Residential</b>	
<i>Live/Work</i>	2 spaces
<i>1-Bedroom</i>	38 spaces
<i>2-Bedroom</i>	43 spaces
<b>Total Required</b>	<b>83 spaces</b>
<b>Total Provided</b>	<b>132 spaces</b>

<b>Project Summary</b>	<b>Total</b>
<b>Commercial</b>	
<i>Small Restaurant less than 1,000 sf</i>	<i>15 spaces</i>
<i>Retail</i>	<i>7 spaces</i>
<b>Total Required</b>	<b>22 spaces</b>
<b>Total Provided</b>	<b>22 spaces</b>
<b>Total Parking</b>	<b>154 spaces</b>
<b>Residential Bike Parking</b>	
<i>Long Term</i>	<i>121 spaces</i>
<i>Short Term</i>	<i>12 spaces</i>
<b>Total Residential Bike Parking</b>	<b>133 spaces</b>
<b>Commercial Bike Parking</b>	
<i>Long Term</i>	<i>8 spaces</i>
<i>Short Term</i>	<i>8 spaces</i>
<b>Total Commercial Bike Parking</b>	<b>16 spaces</b>
<b>Total Bike Parking Required</b>	<b>149 spaces</b>
<b>Total Bike Parking Provided</b>	<b>149 spaces</b>

The proposed project would include four (4) separate commercial spaces at the ground floor which would front onto 3<sup>rd</sup> Street. Pedestrian access to the residential portion of the building would be provided at two (2) lobbies located along Mariposa Avenue. The three (3) live/work units would be located toward the rear yard with access from Mariposa Avenue.

Vehicular ingress and egress to the subject property is provided through two (2) driveways along Mariposa Avenue. The southernmost driveway provides access to the at-grade parking level which contains 24 automobile parking spaces reserved for the commercial uses. The northernmost driveway provides access to the two (2) subterranean parking levels which contain 132 automobile parking spaces for the project residents. The project includes no internal circulation connecting the at-grade and subterranean parking levels.

The applicant has requested a Conditional Use Permit to allow a 65% Density Bonus for a total of 121 residential units, a 35% Density Bonus with two (2) On-Menu Incentives (reduced side yard and floor area, density, open space and parking averaging over the project site, and to permit vehicular access from a less restrictive zone to a more restrictive zone) and one (1) Off-Menu Waiver (to allow 4.89:1 FAR), Site Plan Review and a Vesting Tentative Tract Map (Case No. VTT-73929-CN) to allow for the subdivision of three (3) lots into 121 residential condominium units and four (4) commercial condominium units. The Vesting Tentative Tract Map was approved by the Advisory Agency on October 28, 2016. No appeals were received.

### **Background**

The subject property is a sloping, rectangular, 29,464 square-foot corner lot with a 145-foot frontage along 3<sup>rd</sup> Street and a 195-foot frontage along Mariposa Avenue. The property is currently developed with a postpartum facility comprised of five (5) buildings, including an office building, an auditorium with two residential units and the postpartum medical center, all of which will be demolished upon implementation of the proposed project.

The property is located within the Wilshire Community Plan. The property is not located within 500 feet of a public school or park.

The property is located within a Methane Hazard Site (Methane Buffer Zone) and within 0.947 kilometers of the nearest fault (Puente Hills Blind Thrust).

#### General Plan Land Use Designation

The Wilshire Community Plan designates the subject property for High Medium Residential and Neighborhood Office Commercial land uses, correspond to the R4 and C1, C1.5, C2, C4, P, CR, RAS3 and RAS4 zones, respectively. The subject property is zoned R4-1 and C2-1.

#### Surrounding Properties

The surrounding land uses consist of parcels with Low II Residential, Medium Residential, High Medium Residential, and Neighborhood Office Commercial land uses within the R1, R3, R4 and C2 zones. Surrounding properties are primarily developed with multi-story, multi-family dwellings and one-story commercial buildings.

#### Street and Circulation

Third Street is an Avenue II, dedicated to a variable width of between 80 and 90 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

Mariposa Avenue is a Local Street, dedicated to a width of 80 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk.

#### Relevant Cases and Permits on the Project Site

Case No. VTT-73533-CN - On October 28, 2016, the Advisory Agency approved a Vesting Tentative Tract Map to allow for the subdivision of three (3) lots into 122 residential condominium units and four (4) commercial condominium units. The Advisory Agency adopted the corresponding Mitigated Negative Declaration for this case. No appeals were received.

Case No. CPC-1984-1-HD - On April 8, 1986, the City Council adopted a Height District Change to make the Height Districts consistent with the General Plan. (Ordinance No. 161,116, Subarea 28)

#### Relevant Cases on Surrounding Properties

Case No. ZA-2015-4699-ZAA-SPR-DD - On May 3, 2016, the Zoning Administrator approved a Site Plan Review request for a 224-unit apartment building, located at 401-457 South Normandie Avenue.

Case No. CPC-2015-2030-GPA-ZC-BL-CU-CUB-SPR - On January 8, 2016, the City Planning Commission approved a Site Plan Review request for a hotel with 171 guest rooms and a 2,800 square foot restaurant, located at 4110-4120 West 3<sup>rd</sup> Street, 300-308 South Harvard Avenue and 301 South Kingsley Drive.

Case No. DIR-2014-3697-DB - On July 13, 2015, the Director of City Planning approved a Density Bonus for a project totaling 59 dwelling units, reserving at least 13 percent of the 47 "base" density units, or six (6) units, for Very Low Income household occupancy for a period of 55 years, along with a 20 percent decrease in the required width of the side yard setback from the southerly property line on 4<sup>th</sup> Street to six feet five inches in lieu of the required eight feet and a 35 percent

increase in the allowable Floor Area Ratio allowing a total floor area ratio of 4.05:1 in lieu of 3:1, located at 350-362 South Alexandria Avenue.

### **Public Hearing**

#### **Public Hearing**

A public hearing was conducted jointly by the Deputy Advisory Agency and the Hearing Officer on Wednesday, October 19, 2016, at 10:10 a.m., at the Los Angeles City Hall in Downtown Los Angeles. The hearing was attended by approximately five (5) people, including the applicant, the applicant's representatives, a neighboring property owner and a representative from Council District 10. No one in attendance spoke in opposition of the proposed project. No letters in opposition were submitted to the file.

One (1) member of the public, the owner of the property directly abutting the subject site to the north, spoke. He informed the Hearing Officer that his property includes a rooftop wireless telecommunications facility and that he wanted to ensure that the health and safety of future residents would not be adversely affected. Per the Telecommunications Act of 1996, state and local governments are prohibited from considering the health or environmental risks associated with wireless telecommunications facilities provided the facility complies with applicable standards and regulations. Therefore, such issues are beyond the purview of the City Planning Commission in this action.

### **Project Entitlement Overview**

#### **Density Bonus**

The applicant has requested a Conditional Use Permit to allow a 65% Density Bonus, or an increase of 48 units (rounded up from 47.45 units) over the otherwise, by-right permitted 73 units. While the density bonus charts provided in Section 12.22-A,25 of the L.A.M.C. and in Government Code Section 65915 (the state Density Bonus Law) only provide direction for Density Bonus requests up to 35%, Government Code Section 65915(f) states that "the amount of density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds percentage established." As such, it is appropriate that any project that requests a density bonus increase beyond 35% would extend the existing set aside charts located in LAMC 12.22-A,25 as shown below:

<b>Percentage Very Low</b>	<b>Percentage Density Bonus</b>
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	37.5
13	40
14	42.5
15	45
16	47.5
17	50
18	52.5
19	55

20	57.5
21	60
22	62.5
23	65

In this instance, the applicant has proposed to set aside 23% of the base density, or 17 units, for Very Low Income Households and is therefore entitled to a 65% Density Bonus, or 48 units (rounded up from 47.45 units) over the otherwise permitted 73 units. Further, as the project has set aside at least 15% of the base number of units for Very Low Income Households, the project is entitled to three incentives under state Density Bonus Law, requested here as two On-Menu Incentives and one Off-Menu Waiver.

### **Professional Volunteer Program**

The proposed project was reviewed by the Department of City Planning's Urban Design Studio - Professional Volunteer Program (PVP) on February 2, 2016 as summarized below.

- Project is in need of more openings/articulation to soften the building wall.
- Building lobby is not prominent or identifiable from the street. Consolidate the two (2) small lobbies into one (1) grand entry. Ensure it meets exiting requirements per Building Code.
- Courtyard is very small, narrow, and will be very dark. It sits on top of the parking level and will not have enough soil depth to support large trees shown in sections. Create additional openings onto 3rd street to allow for more light and porousness into the building.
- The transparent retail base and residential upper levels are not well integrated. Should integrate more transparency or openings on upper levels for a more balanced building façade.
- Consider moving the courtyard to grade level and create an internal courtyard/arcade for the live/work units, with retail secondary entrances. This will be a strong addition to the neighborhood.

In response to the PVP comments, the applicant has included a large courtyard with an opening facing Mariposa Avenue along the east façade of the building. The applicant has indicated that the ground floor layout, including the driveways, residential lobbies, live/work units and commercial spaces have been designed to maximum privacy for the live/work units and efficiency of circulation within the project.

### **Conclusion**

Based on the Public Hearing and information submitted to the record, Staff is recommending that the City Planning Commission approve the Conditional Use Permit to allow a 65% Density Bonus (with a 23% set aside, 17 units, for Very Low Income households); approve a 35% Density Bonus with two (2) On-Menu Incentives and one (1) Off-Menu Waiver, and approve the requested Site Plan Review.

Staff also recommends that the City Planning Commission find and adopt, based on its independent judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2016-1758-MND.

## CONDITIONS OF APPROVAL

Pursuant to Sections 12.22-A.25, 12.24-U.26 and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

1. **Use.** All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. **Development.** The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", dated November 7, 2016, except as may be revised as a result of this action. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning, with each change being identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
3. **Graffiti.** All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
4. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

### Conditional Use/Density Bonus Conditions

5. **Residential Density.** The project shall be limited to a maximum density of 121 residential units including Density Bonus Units.
6. **Affordable Units.** A minimum of 17 units shall be reserved as affordable units for Very Low Income Households, as defined by the State Density Bonus Law 65915(C)(2).
7. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with L.A.M.C. Section 12.22-A.25.
8. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 17 units available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file and to the Council Office and Neighborhood Council. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.

Should the number of restricted affordable units or the composition of said affordable units change, such change shall be in compliance with Condition No. 7 above.

9. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the

number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth pursuant to L.A.M.C. Section 12.22-A,25.

10. **Side Yard.** The building shall be permitted an eight-foot (8') easterly side yard.
11. **Averaging and Vehicular Access.** The project shall be permitted to average floor area, density, open space and parking over the project site. Vehicular access from a less restrictive zone to a more restrictive zone shall be permitted.
12. **Floor Area Ratio.** The project shall be permitted a Floor Area Ratio of 4.89 to 1 (4.89:1).
13. **Electric Vehicle Parking.** The project shall include at least 20 percent of the total code-required parking spaces capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Of the twenty percent EV Ready parking, five percent of the total code required parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point. None of the required EV Ready parking shall apply to parking spaces used for dealership vehicle storage.
14. **Solar Panels.** The project shall include a minimum of 2,225 square feet of solar panels to be installed on the project's rooftop space to be connected to the building's electrical system, in substantial conformance with the plans stamped "Exhibit A".
15. **Construction Equipment.** The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. On-site power generators shall either be plug-in electric or solar powered.

#### **Site Plan Review**

16. **Trash.**
  - a. All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
  - b. Trash receptacles shall be stored in a fully enclosed building or structure, constructed with a solid roof, at all times.
  - c. Trash/recycling containers shall be locked when not in use.
17. **Mechanical Equipment.** Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties and the public right-of-way. All screening shall be setback at least five feet from the edge of the building.

**18. On-site Landscaping.** All planters containing trees shall have a minimum depth of 48 inches.

**19. Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

**20. Vehicular Access.**

- a. If proposed, a 20 foot reservoir space shall be provided between any security gate(s) and the property line.
- b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation (DOT) for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station.
- c. All driveways should be Case 2 driveways and 30 feet and 16 feet wide for two-way and one-way operations, respectively, or to the satisfaction of DOT.

**21. Air Filtration.** During operation, the property owner/management or Homeowner's Association (HOA), whichever is applicable, shall verify that all air filters (MERV 11 or better) are properly maintained through inspection, self-certification, survey, or other equally effective measure. In addition, the HOA shall be responsible for the replacement of all air filters at intervals to be established by the heating, ventilation and air conditioning (HVAC) system manufacturer. The property owner/management or HOA shall retain, and make available to the City upon request, maintenance records related to the inspection and replacement of all air filters for at least 5 years after the recorded inspection date. In addition, the property owner/management or HOA shall ensure that long-term funding for air filter replacement is available.

This requirement shall be included in the all lease agreements and/or HOA's Covenants, Conditions and Restrictions and/or the HOA's By Laws and shall not be removed.

## **Environmental Conditions**

**22. Air Quality.**

- a. All off-road construction equipment greater than 50 hp shall meet US EPA Tier 4 emission standards, where available, to reduce NOx, PM10 and PM2.5 emissions at the Project site. In addition, all construction equipment shall be outfitted with Best Available Control Technology devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- b. Require the use of 2010 and newer diesel haul trucks (e.g., material delivery trucks and soil import/export) and if the Lead Agency determines that 2010 model year or newer diesel trucks cannot be obtained, the Lead Agency shall require trucks that meet U.S. EPA 2007 model year NOx emissions requirements.
- c. At the time of mobilization of each applicable unit of equipment, a copy of each unit's certified tier specification, BACT documentation, and CARB or SCAQMD operating permit shall be provided.

**23. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas).**

- a. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1 - August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- b. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
  - i. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
  - ii. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

**24. Tree Preservation (Grading Activities).** "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (truck diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.**25. Tree Removal (Non-Protected Trees).**

- a. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- b. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.

- c. Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division, Bureau of Street Services, Department of Public Works.

**26. Tree Removal (Locally Protected Species).**

- a. All protected tree removals require approval from the Board of Public Works.
- b. A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- c. A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- d. The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- e. Bonding (Tree Survival):
  - i. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new protected tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's protected tree bond may be exonerated.
  - ii. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the protected trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

**27. Land Use/Planning.** An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

**28. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway).**

- a. All exterior windows having a line of sight of a Major or Secondary Highway shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class (STC) value of 50, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.

- b. The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.
29. **Public Services (Police – Demolition/Construction Sites).** Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.
30. **Public Services (Police).** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.
31. **Transportation/Traffic.**
- a. Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc.) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
  - b. Temporary pedestrian facilities should be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
  - c. Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
  - d. Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

#### **Administrative Conditions of Approval**

32. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
33. **Code Compliance.** Area, height and use regulations of the R4-1 and C2-1 Zone classifications of the subject property shall be complied with, except where herein conditions are more or less restrictive.
34. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the

Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

35. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
36. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
37. **Building Plans.** Page 1 of the grants and all the conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
38. **Corrective Conditions.** The authorized use shall be conducted at all time with due regards to the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code to impose additional corrective conditions, if in the Commission's or Director's opinion such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
39. **Expediting Processing Section.** Prior to the clearance of any conditions, the applicant shall show that all fees have been paid to the Department of City Planning Expedited Processing Section.
40. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to

protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement (b).

- e. If the City determines it necessary to protect the City's interests, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commission, committees, employees and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## FINDINGS

In order for the Conditional Use to be granted, all legally mandated findings delineated in Section 12.24, 12.22, and 16.05 of the Los Angeles Municipal Code must be made in the affirmative:

### **Conditional Use Permit**

1. **That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.**

The subject property is a sloping, rectangular, 29,464 square-foot corner lot with a 145-foot frontage along 3<sup>rd</sup> Street and a 195-foot frontage along Mariposa Avenue. The property is currently developed with a postpartum facility comprised of five (5) buildings, including an office building, an auditorium with two residential units and the postpartum medical center.

The project will result in the demolition of the postpartum facility and the construction of a seven-story 127,585 square-foot mixed-use development consisting of 121 residential units, including three (3) live-work units, and 4,630 square feet of commercial floor area.

The applicant has requested a 65% Density Bonus, or 48 units (rounded up from 47.45 units) over the otherwise, by-right permitted 73 units. In order to obtain a 65% Density Bonus the project has set aside 23% of the base density, or 17 units, for Very Low Income Households for a minimum of 55 years. In reserving 17 units for Very Low Income Households, the project will perform a service, the allocation of affordable housing for a minimum of 55 years, that is essential and beneficial to the city and the region.

2. **That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.**

The project will result in the construction of a seven-story 127,585 square-foot mixed-use development consisting of 121 residential units, including three (3) live-work units, and 4,630 square feet of commercial floor area.

The property is located within the Wilshire Community Plan, and more specifically, in the Koreatown neighborhood of Los Angeles, which is one of the densest communities within the City and the region at-large. The surrounding land uses consist of Low II Residential, Medium Residential, High Medium Residential, and Neighborhood Office Commercial, and R1, R3, R4 and C2 Zones. Surrounding properties are primarily developed with multi-story, multi-family dwellings and one-story commercial buildings.

Other developments within 600 feet of the subject property include the following:

Address	No. of Stories	FAR
251 Mariposa Avenue	5	3.25:1
260 Mariposa Avenue	4	2.8:1
238 Mariposa Avenue	4	3:1
241 Mariposa Avenue	5	2.9:1
3825 2 <sup>nd</sup> Street	7	4.6:1

The subject property is located approximately 0.5 miles north of Wilshire/Normandie Metro Purple Line Subway Station.

Given the proposed project's location within the Koreatown neighborhood, along with the existing development in the immediate vicinity of the subject property and its proximity to the Metro Purple Line, the proposed project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

**3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.**

The subject property is located within the Wilshire Community Plan which was updated by the City Council on September 19, 2001.

The Plan Map designates the subject property as for High Medium Residential and Neighborhood Office Commercial land uses, correspond to the R4 and C1, C1.5, C2, C4, P, CR, RAS3 and RAS4 Zones. The subject property is zoned R4-1 and C2-1, consistent with the corresponding land use designation of the project site.

The Community Plan text includes the following relevant land use objectives and policies:

Goal 1: Provide a safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the Wilshire community.

Objective 1-1: Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Wilshire Community Plan Area to the year 2010.

Policy 1-1.1: Protect existing stable single family and low density residential neighborhoods from encroachment by higher density residential uses and other uses that are incompatible as to scale and character, or would otherwise diminish quality of life.

Policy 1-1.3: Provide for adequate Multiple Family residential development.

Objective 1-2: Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops.

Policy 1-2.1: Encourage higher density residential uses near major public transportation centers.

Objective 1-4: Provide affordable housing and increased accessibility to more population segments, especially students, the handicapped and senior citizens.

Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing.

Policy 1-4.2: Ensure that new housing opportunities minimize displacement of residents.

Policy 1-4.3: Encourage multiple family residential and mixed use development in commercial zones.

The proposed project protects surrounding stable single-family and low-density residential neighborhoods from encroachment by higher density residential uses by allowing for the development of 121 dwelling units, including 17 units reserved for Very Low Income Households, on a lot designated and zoned for multi-family uses. The project would result in a reduction of vehicular trips to and from the site by locating new housing within ½-mile of regional transit services (Wilshire/Normandie Purple Line Metro Station and Metro Rapids 720, 754 and 757). The project would increase the available housing stock in the Koreatown area and would promote greater individual choice in housing. While the project would result in the removal of seven (7) units, as per a letter dated December 30, 2015 from the Housing and Community Investment Department (HCIDLA), the project shall replace said units with three (3) set aside with a maximum affordability for Low Income Households and four (4) units for Very Low Income Households.

Goal 2: Encourage strong and competitive commercial sectors which promote economic vitality and serve the needs of the Wilshire community through well-designed, safe and accessible areas, while preserving historic and cultural character.

Objective 2-1: Preserve and strengthen viable commercial development and provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.1: New commercial uses should be located in existing established commercial areas or shopping centers.

Policy 2-1.2: Protect existing and planned commercially zoned areas, especially in Regional Commercial Centers, from encroachment by standalone residential development by adhering to the community plan land use designations.

Objective 2-2: Promote distinctive commercial districts and pedestrian-oriented areas.

Policy 2-2.1: Encourage the incorporation of retail, restaurant, and other neighborhood serving uses in the first floor street frontage of structures, including mixed use projects located in Neighborhood Districts.

The proposed project promotes the economic vitality and serves the needs of the Wilshire community by allowing for the redevelopment of site with 4,360 square feet of ground floor commercial space, including retail and restaurant uses, along 3<sup>rd</sup> Street. The mixed-use project protects existing and planned commercially zoned areas from encroachment by standalone residential development.

Therefore, the project is consistent with the Goals, Objectives, and Policies contained within the Wilshire Community Plan.

The **Framework Element** for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following goals, objectives and policies relevant to the instant request:

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more liveable city.

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.

Policy 3.2.1: Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.

Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

Objective 3.4: Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.

The proposed project will result in the development of a mixed-use project that provides 121 dwelling units, including 17 units reserved for Very Low Income Households, and 4,360 square feet of ground floor commercial floor area, thereby contributing toward and facilitating the City's long-term economic viability and vision for a more liveable city.

The project is proper in relation to the project's location within the High Medium Residential and Neighborhood Office Commercial land use designation, its location along a major boulevard (3<sup>rd</sup> Street) and its proximity to rail and bus transit stations and corridors

(Wilshire/Normandie Purple Line Metro Station and Metro Rapids 720, 754 and 757). The proposed project would result in the redevelopment of an underutilized site with a mixed-use development while reducing vehicular trips to and from the project, reducing vehicle miles traveled, and will reduce air pollution as a result of these reductions.

Additionally, the project's location on an existing, under-utilized, commercially and residentially zoned property enables the city to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts by allowing for controlled growth to occur away from lower intensity neighborhoods and districts.

Therefore, the Conditional Use Permit to allow a 65% Density Bonus with 17 units reserved for Very Low Income Households is consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

Goal 5A: A liveable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.

Objective 5.2: Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region.

Policy 5.2.2: Encourage the development of centers, districts, and selected corridor/boulevard nodes such that the land uses, scale, and built form allowed and/or encouraged within these areas allow them to function as centers and support transit use, both in daytime and nighttime. Additionally, develop these areas so that they are compatible with surrounding neighborhoods.

Policy 5.2.3: Encourage the development of housing surrounding or adjacent to centers and along designated corridors, at sufficient densities to support the centers, corridors, and the transit system.

The proposed project will result in the development of a mixed-use project that provides 121 dwelling units, including 17 units reserved for Very Low Income Households, located along a major boulevard (3<sup>rd</sup> Street), containing 4,630 square feet of ground floor commercial floor area, including retail and restaurant uses, all within ½-mile of existing regional transit services (Wilshire/Normandie Purple Line Metro Station and Metro Rapids 720, 754 and 757).

Therefore, the Conditional Use Permit is consistent with the Urban Form and Neighborhood Design goals, objectives and policies of the General Plan Framework Element.

The **Housing Element** of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element includes the following objectives and policies relevant to the instant request:

Goal 1: Housing Production and Preservation.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

Policy 1.1.4: Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts and along Mixed-Use Boulevards.

Objective 1.4: Reduce regulatory and procedural barriers to the production and preservation of housing at all income levels and needs.

Policy 1.4.1: Streamline the land use entitlement, environmental review, and building permit processes, while maintaining incentives to create and preserve affordable housing.

The proposed project implements the Housing Element by increasing the housing supply consistent with the Neighborhood Office Commercial and High Medium Residential land use designations. Approval of the project would permit 121 units through a 65% Density Bonus with 17 units set aside for Very Low Income Households. The project would achieve the production of new housing opportunities, meeting the needs of the city, while ensuring a range of different housing types (studio, one- and two-bedroom rental or for-sale units) that address the particular needs of the city's households.

Furthermore, the approval of the Conditional Use Permit streamlines the land use entitlement, environmental review, and building permit process by establishing a singular regulatory standard across the entire site which allows for the construction of up to 121 dwelling units, as opposed to the project going through multiple individual entitlements.

Therefore, the Conditional Use Permit is consistent with the Housing Element goals, objectives and policies of the General Plan.

The **Mobility Element** of the General Plan (Mobility Plan 2035) is not likely to be affected by the recommended action herein. 3<sup>rd</sup> Street, abutting the property to the south, is an Avenue II, dedicated to a variable width of between 80 and 90 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk. Mariposa Street, abutting the property to the east, is a Local Street, dedicated to a width of 80 feet and improved with asphalt roadway and concrete curb, gutter and sidewalk. A three-foot dedication along 3<sup>rd</sup> Street is required which have been imposed under VTT-73929-CN.

3<sup>rd</sup> Street is included in the Transit Enhanced (Moderate Transit Enhanced Streets) and Bicycle Lane Networks (Tier 1 Protected Bicycle Lanes) in Mobility Plan 2035. The project, as designed, will support the development of these Networks and meets the following goals and objectives of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip, and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.10: Facilitate the provision of adequate on and off-street loading areas.

The proposed project has been designed with no driveways or curb cuts along 3<sup>rd</sup> Street. All access to the access is from Mariposa Avenue. The loading area is located within the structure and out of view from the public right-of-way.

Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.

Policy 3.3: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

Policy 3.4: Provide all residents, workers and visitors with affordable, efficient, convenient, and attractive transit services.

Policy 3.5: Support "first-mile, last-mile solutions" such as multi-modal transportation services, organizations, and activities in the areas around transit stations and major bus stops (transit stops) to maximize multi-modal connectivity and access for transit riders.

Policy 3.7: Improve transit access and service to major regional destinations, job centers, and inter-modal facilities.

Policy 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The project's proximity to existing regional transit services (within ½-mile of the Wilshire/Normandie Purple Line Metro Station and Metro Rapids 720, 754 and 757) will reduce vehicular trips to and from the project, will reduce vehicle miles traveled, and will contribute to the improvement of air quality as a result of these reductions. The adjacency of the regional transit services along with the creation of 121 dwelling units and 4,630 square feet of commercial floor area, including retail and restaurant uses, ties the proposed project into a regional network of transit, existing services, and housing.

In addition, the project will provide a total of 149 bicycle parking spaces, including 133 spaces for residences (12 short-term and 121 long-term spaces) and 16 for the commercial uses (8 short-term and 8 long-term spaces). Two (2) separate bicycle rooms are located within the first subterranean parking level and includes a workspace to allow bicyclists to maintain their bicycles.

Policy 5.4: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

As conditioned, a minimum of 20% of the Code-required parking spaces shall be capable of supporting future electric vehicle supply equipment (EVSE) and of those 20% EV Ready parking spaces, 5% of the total code required parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas.

Lastly, the Department of Transportation submitted a Traffic Impact Assessment of the proposed project, dated March 8, 2016, with a follow-up email on November 16, 2016, and that determined that traffic impacts from trips generated from the project will be less than significant.

Therefore, the Conditional Use Permit is consistent with Mobility Plan 2035 goals, objectives and policies of the General Plan.

The **Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.

**4. That the project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan;**

The City's Housing Element for 2013-2021 was adopted by City Council on December 3, 2013. The Housing Element of the General Plan will be implemented by the recommended action herein. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City.

As discussed in Finding No. 3, the project, including 104 market-rate units and 17 units reserved for Very Low Income Households, is consistent with many of the goals and objectives of the Housing Element of the General Plan.

**5. That the project contains the requisite number of affordable and/or senior citizen units as set forth in California Government Code Section 65915(b); and**

Government Code Section 65915(b) states that a city shall grant a density bonus, as described in Section 65915(f), when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to Section 65915, that will contain at least any one of the following: ten percent of the total units of a housing development for lower income households; five percent of the total units of a housing development for very low income households; a senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobile home park that limits residency based on age requirements for housing of older persons pursuant to Section 798.76 or 799.5 of the Civil Code; and ten percent of the total dwelling units in a common interest development, as defined in Section 4100 of the Civil Code, for persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase. As stated, these percentages are minimum thresholds.

For housing developments that are intending to set aside units for Very Low Income Households, the Government Code provides a chart that grants up to a 35% increase in density. While the density bonus charts provided in Section 12.22-A,25 of the L.A.M.C., and in Government Code Section 65915 (the state Density Bonus Law), max out at 35%, Government Code Section 65915(f) states that "the amount of density bonus to which an applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds percentage established." As such, in instances where a project is seeking a density bonus increase that is more than 35% the amount of required units that are set aside as affordable shall vary depending on the requested amount of density bonus.

The proposed project requires a Conditional Use Permit to allow a 65% Density Bonus, or an increase of 48 units (rounded up from 47.45 units) over the otherwise, by-right permitted 73 units. Therefore, it is appropriate that any project that requests a density bonus increase beyond 35% would extend the existing set aside charts located in LAMC 12.22-A,25 as shown below:

Percentage Very Low	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	37.5
13	40
14	42.5
15	45
16	47.5
17	50
18	52.5
19	55
20	57.5
21	60
22	62.5
23	65
24	67.5

In this instance, the applicant has proposed to set aside 23% of the base density, or 17 units, for Very Low Income Households and is therefore entitled to a 65% Density Bonus, or 48 units (rounded up from 47.45 units) over the otherwise permitted 73 units.

As such, the project, as conditioned, contains the requisite number of affordable housing units, 23% of the base density, or 17 units, for Very Low Income Households and is consistent with the State and City Density Bonus requirements.

**6. That the project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.**

The City Planning Commission approved the Affordable Housing Incentives Guidelines (CPC-2005-1101-CA) on June 9, 2005. These were subsequently approved by City Council on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. The City of Los Angeles Housing and Community Investment Department (HCIDLA) utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects.

The Guidelines prescribe that the design and location of affordable units be comparable to the market rate units, the equal distribution of amenities, HCIDLA monitoring requirements, affordability levels, and procedures for obtaining HCIDLA sign-offs for building permits. The project would result in 17 new dwelling units reserved for Very Low Income Households with floor areas equal to at least 90% of the floor areas of the affordable comparable market rate units in accordance with the City's Affordable Housing Incentives Guidelines. Residents of

any affordable unit will have access to all common and open space amenities within the building. The restricted units would comply with affordability requirements in the Guidelines set for the by HCIDLA in conformance with HUD. As part of the building permit process, the applicant will execute a covenant to the satisfaction of HCIDLA who will ensure compliance with the Guidelines. Therefore, the project will address the policies and standards contained in the Guidelines.

### **Density Bonus/Affordable Housing Incentives Compliance Findings**

**7. Pursuant to Section 12.22-A,25(c) of the L.A.M.C., the Director shall approve a density bonus and requested incentive(s) unless the director finds that:**

- a. The incentives are **not required** to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested On-Menu Incentive or Off-Menu Waiver are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income Households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25% gross income based on area median income thresholds dependent on affordability levels.

#### **Requested On-Menu Incentive**

The list of On-Menu Incentives in Section 12.22-A,25 of the L.A.M.C. were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the City Planning Commission will always arrive at the conclusion that the Density Bonus On-Menu Incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

*20% Side Yard Reduction:* The R4 Zone requires a minimum side yard of 10 feet for a seven-story building. As proposed, the project has a side yard of 8 feet, which is less than the required side yard by 2 feet. The additional 2 feet will allow for the construction of the ground floor lobby and recreation room, the second floor play area, as well as accommodate additional floor area for 15 dwelling units, which would help alleviate the project's costs of providing the affordable units.

*Floor Area, Density, Open Space and Parking Averaging, and Vehicular Access:* The subject property is dual zoned - R4 and C2 - which prevents the property from fully utilization of the site as a unified development. As proposed, the project includes floor area, density, open space and parking areas which cross zone boundaries. Development of the site as a unified development, with floor area, density, open space and parking areas crossing zone boundaries, would help alleviate the project's costs of providing the affordable units.

### Requested Off-Menu Waiver

The requested Off-Menu Waiver for number of stories are not expressed in the Menu of Incentives per Section 12.22-A,25(f) of the L.A.M.C. and, as such, are subject to Section 12.22-A,25(g)(3) of the L.A.M.C., which requires a pro forma or other documentation to show that the waiver or modification of any development standards are needed in order to make the Restricted Affordable Units economically feasible.

The applicant submitted a pro forma along with an independent third-party Feasibility Analysis, attached as Exhibit C, of the pro forma. The pro forma evaluated three (3) scenarios. Scenario 1 evaluated a project with 56 market rate units, 17 affordable units and 4,630 square feet of retail that achieves a 2.8 FAR, without a density bonus or other incentives; Scenario 2 evaluated a project with 80 market rate units, 17 affordable units and 4,630 square feet of retail, using a combination of a 35% density bonus, on-menu incentives for reduced parking and averaged floor area requirements, that achieves a 3.6 FAR; and Scenario 3 evaluated the project with 104 market rate units, 17 affordable units and 4,630 square feet of retail, using on-menu incentives for reduced parking and averaged floor area requirements, and off-menu incentives for additional FAR and density, that achieves a 4.89 FAR.

The submitted pro forma has been reviewed by a California Certified General Appraiser who submitted a Feasibility Analysis and found that of the three (3) scenarios, only the third scenario was feasible.

The requested Off-Menu Waivers allow the developer to expand the building envelope to allow for the construction of the density bonus units and increase the overall space dedicated to residential uses. These waivers support the applicant's decision to set aside 17 units for Very Low Income Households for a period of 55 years, as described below:

*Floor Area Ratio:* The subject property is limited to a maximum Floor Area Ratio of 2.38 to 1 (2.38:1). The limitation on the FAR restricts the ability to develop the site to its maximum density and provide dwelling units of a sufficient size while also setting aside dwelling units for Very Low Income Households. Specifically, the additional 2.51 FAR will allow for the construction of the proposed 121 dwelling units and the 17 dwelling units set aside for Very Low Income Households.

- b. The Incentives/Waivers **will have** a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

There is no evidence that the proposed incentive will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (Section 12.22-A,25(b) of the L.A.M.C.). The proposed project and potential impacts were analyzed in accordance with the City's Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project involved the preparation of a Mitigated Negative Declaration (MND) (ENV-2016-

1758-MND), and it was determined that the proposed project may have a significant impact on the following environmental factors: air quality, biological resources; land use and planning; noise; public services; and transportation/traffic. However, mitigation measures will reduce impacts to less than significant levels, and are imposed as Conditions of Approval herein (Conditions No. 22 through 31). Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety, and on property listed in the California Register of Historic Resources.

### **Site Plan Review Findings**

**4. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable Community Plan.**

There are eleven elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code, with the exception of those provisions described herein.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The Wilshire Community Plan designates the subject property for High Medium Residential and Neighborhood Office Commercial land uses, correspond to the R4 and C1, C1.5, C2, C4, P, CR, RAS3 and RAS4 zones, respectively. The subject property is zoned R4-1 and C2-1 which is consistent with the corresponding land use designation for the site. The Community Plan text is silent with regard to projects that are subject to Site Plan Review. Nevertheless, as discussed in Finding No. 3, the proposed project is consistent with many of the goals, objectives, and policies of the General Plan and with the Wilshire Community Plan. The project is not located within any Specific Plan.

Therefore, the project is in substantial conformance with the purpose, intent and provisions of the General Plan and the applicable community plan.

**5. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on neighboring properties.**

The project would result in the demolition of a postpartum facility and the construction, use and maintenance of a seven-story 127,585 square-foot mixed-use development consisting of 121 residential units, including three (3) live-work units, and 4,630 square feet of commercial floor area. The maximum building height would be 83 feet, eight (8) inches (83'-8"). The project would provide a total of 154 automobile parking spaces and 139 bicycle parking spaces within one (1) at-grade and two (2) subterranean levels.

The subject property is a sloping, rectangular, 29,464 square-foot corner lot with a 145-foot frontage along Third Street and a 195-foot frontage along Mariposa Avenue. The property is developed with a postpartum facility comprised of five (5) buildings, including an office building, an auditorium with two residential units and the postpartum medical center, all of which will be demolished upon implementation of the proposed project. Three (3) of the structures were built as residential buildings between 1912 and 1917.

The property is located within the Wilshire Community Plan, and more specifically, Koreatown, which is one of the densest communities within the City of Los Angeles, and the region at-large. The surrounding parcels are consist of Low II Residential, Medium Residential, High Medium Residential, and Neighborhood Office Commercial land uses and are within the R1, R3, R4 and C2 zones. Surrounding properties are primarily developed with multi-story, multi-family dwellings and one-story commercial buildings.

Other developments within 600 feet of the subject property include the following:

Address	No. of Stories	FAR
251 Mariposa Avenue	5	3.25:1
260 Mariposa Avenue	4	2.8:1
238 Mariposa Avenue	4	3:1
241 Mariposa Avenue	5	2.9:1
3825 2 <sup>nd</sup> Street	7	4.6:1

The subject property is located approximately 0.5 miles of Wilshire/Normandie Metro Purple Line Subway Station.

Given the proposed project's location within the Koreatown neighborhood, along with the existing development in the immediate vicinity of the subject property and its proximity to the Metro Purple Line, the proposed project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

#### Height, Bulk and Setbacks

The proposed project includes On-Menu Incentives to permit an eight-foot (8') easterly side yard in lieu of the required 10 feet (10') and an Off-Menu Waiver to permit a Floor Area Ratio of 4.89 to 1 (4.89:1) in lieu of the maximum permitted 2.38 to 1 (2.38:1).

The reduced easterly side yard setback is only for two (2) feet and only that portion of the property zoned R4 and which abuts the public right-of-way along Mariposa Avenue. The remaining portion of the project which is located in the C2 is required and provides no setback abutting the public rights-of-way. All other setbacks proposed are consistent with the provision of the Municipal Code.

Therefore, the proposed easterly side yard setback, though reduced, allows for a project to be developed as a unified project while providing as transition from the commercially zoned portion of the property to the residentially zoned portion of the property and those properties further to the north along Mariposa Avenue.

The project is proposed with an FAR of 4.89 to 1 (4.89:1). While the abutting properties are developed with lower FARs, the proposed project has been designed with a large three-story opening along Mariposa Avenue that results in a reduction of the mass of the building along the eastern facade.

The proposed seven-story, 83-foot, eight (8) inch (83'-8") building height is consistent with surrounding development on neighboring properties within the same zone and is permitted by the Municipal Code.

Therefore, the height, bulk and setbacks of the mixed-use building will be compatible with the existing and future developments in the neighborhood.

#### Off-Street Parking Facilities

The proposed project is required 105 automobile parking spaces, but will provide a total of 154 automobile parking spaces - 132 residential and 22 commercial parking spaces - all provided within one (1) at-grade and two (2) subterranean levels, with separate entrances to each. The project will also provide 149 bicycle parking spaces.

Vehicular ingress and egress to the subject property is provided through two (2) driveways along Mariposa Avenue. The southernmost driveway provides access to the at-grade parking level which contains 24 automobile parking spaces. The northernmost driveway provides access to the two (2) subterranean parking levels which contain 130 automobile parking spaces. The project includes no internal circulation connecting the at-grade and subterranean parking levels.

Therefore, the off-street parking facilities will be compatible with the existing and future developments in the neighborhood.

#### Loading Areas

The proposed project will include a loading area for pick-up and delivery functions of the commercial uses which will be contained within the at-grade parking level and will not occur outside of the subject property. Therefore, the loading area will be compatible with the existing and future developments in the neighborhood.

#### Lighting

Lighting for the proposed project has been conditioned through a mitigation measure to be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

Therefore, the lighting will be compatible with the existing and future developments in the neighborhood.

#### On-Site Landscaping

The project will provide a minimum of 2,732 square feet of landscaped open space within the rear yard on the first floor, the courtyard at the second floor and the rooftop deck area at the 7th floor. A condition has been imposed requiring all planters containing trees to have a minimum depth of 48 inches to ensure adequate room for root growth and healthy trees.

Furthermore, the project will provide street trees as required by the Urban Forestry Division, Board of Public Works.

Therefore, the on-site landscaping will be compatible with the existing and future developments in the neighborhood.

#### Trash Collection

The project will include centralized on-site trash collection for both refuse and recyclable materials, in conformance with the L.A.M.C. All trash storage areas will be located within the

building and not visible from the public right-of-way. Compliance with these conditions will allow the project to be compatible with existing and future development.

Therefore, the arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that will be compatible with existing and future development on neighboring properties.

**6. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.**

The project involves the construction of a mixed-use development consisting of 121 residential units, including three (3) live-work units and 17 units set aside for Very Low Income Households as shown below:

<b>Project Summary</b>	<b>Total</b>
<b>Residential Units</b>	
<i>Live/Work</i>	3
<i>1-Bedroom</i>	75
<i>2-Bedroom</i>	43
<b>Total Units</b>	<b>122</b>
<b>Commercial</b>	
<i>Space A</i>	1,630 sf
<i>Space B</i>	1,000 sf
<i>Space C</i>	1,000 sf
<i>Space D</i>	1,000 sf
<b>Total Commercial</b>	<b>4,630 sf</b>
<b>Open Space</b>	
<i>1<sup>st</sup> Floor - Recreation Room</i>	630 sf
<i>1<sup>st</sup> Floor - Community Room</i>	700 sf
<i>1<sup>st</sup> Floor - Gym</i>	600 sf
<i>1<sup>st</sup> Floor - Outdoor Common Space</i>	1,558 sf
<i>2<sup>nd</sup> Floor - Children's Play Area</i>	990 sf
<i>2<sup>nd</sup> Floor - Courtyard</i>	2,441 sf
<i>7<sup>th</sup> Floor - Pool Club House</i>	858 sf
<i>7<sup>th</sup> Floor - Roof Deck</i>	2,937 sf
<i>Private Open Space (balconies)</i>	2,950 sf
<b>Total Open Space</b>	<b>13,664 sf</b>

The project will provide a minimum of 2,732 square feet of landscaped open space within the rear yard on the first floor, the courtyard at the second floor and the rooftop deck area at the 7th floor. A condition has been imposed requiring all planters containing trees to have a minimum depth of 48 inches to ensure adequate room for root growth and healthy trees.

The project will also provide 4,630 square feet of ground floor commercial retail space, providing an additional amenity to the project's residents.

Therefore, the proposed project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.

**Environmental Findings**

7. **Environmental Findings.** A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2016-1758-MND), was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). The MND, mitigation measures, and Mitigation Monitoring program were adopted by the City's Advisory Agency on October 28, 2016, in connection with the approval of Case No. VTT-73929-CN. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds in its independent judgment and analysis that this project was environmentally assessed in Case No. ENV-2016-1758-MND. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 750, 200 North Spring Street.
8. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a Flood Zone.

## **PUBLIC HEARING AND COMMUNICATIONS**

A public hearing was conducted jointly by the Hearing Officer for Case No. CPC-2016-1759-CU-DB-SPR and the Deputy Advisory Agency for Case No. VTT-73929-CN on Wednesday, October 19, 2016, at 10:10 a.m., at the Los Angeles City Hall in Downtown Los Angeles.

### **1. Attendees**

The hearing was attended by approximately five (5) people, including the applicant, the applicant's representatives, a neighboring property owner and a representative from Council District 10.

### **2. Testimony - Oral**

a. Jerome Buckmelter, the applicant's representative, presented the project.

- The representative presented the project as a mixed-use with an as-yet unspecified number of affordable units.
- The representative indicated that the applicant was exploring the possibility of providing Workforce Housing as a portion of the required affordable housing units in order to achieve the Density Bonus requested.

b. One (1) member of the public, the owner of the property directly abutting the subject site to the north, spoke. He informed the Hearing Officer that his property includes a rooftop wireless telecommunications facility and that he wanted to ensure that the health and safety of future residents would not be adversely affected.

c. The Hearing Officer asked why the project included two (2) driveways, two (2) residential lobbies and why the live/work were located within the project's rear yard. The applicant has indicated that the ground floor layout, including the driveways, live/work units and commercial spaces have been designed to maximum privacy for the live/work units and efficiency of circulation within the project.

d. A representative from Council District 10 (Herb Wesson) spoke in support of the project.

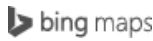
e. No one in attendance spoke in opposition of the proposed project.

### **3. Testimony - Written**

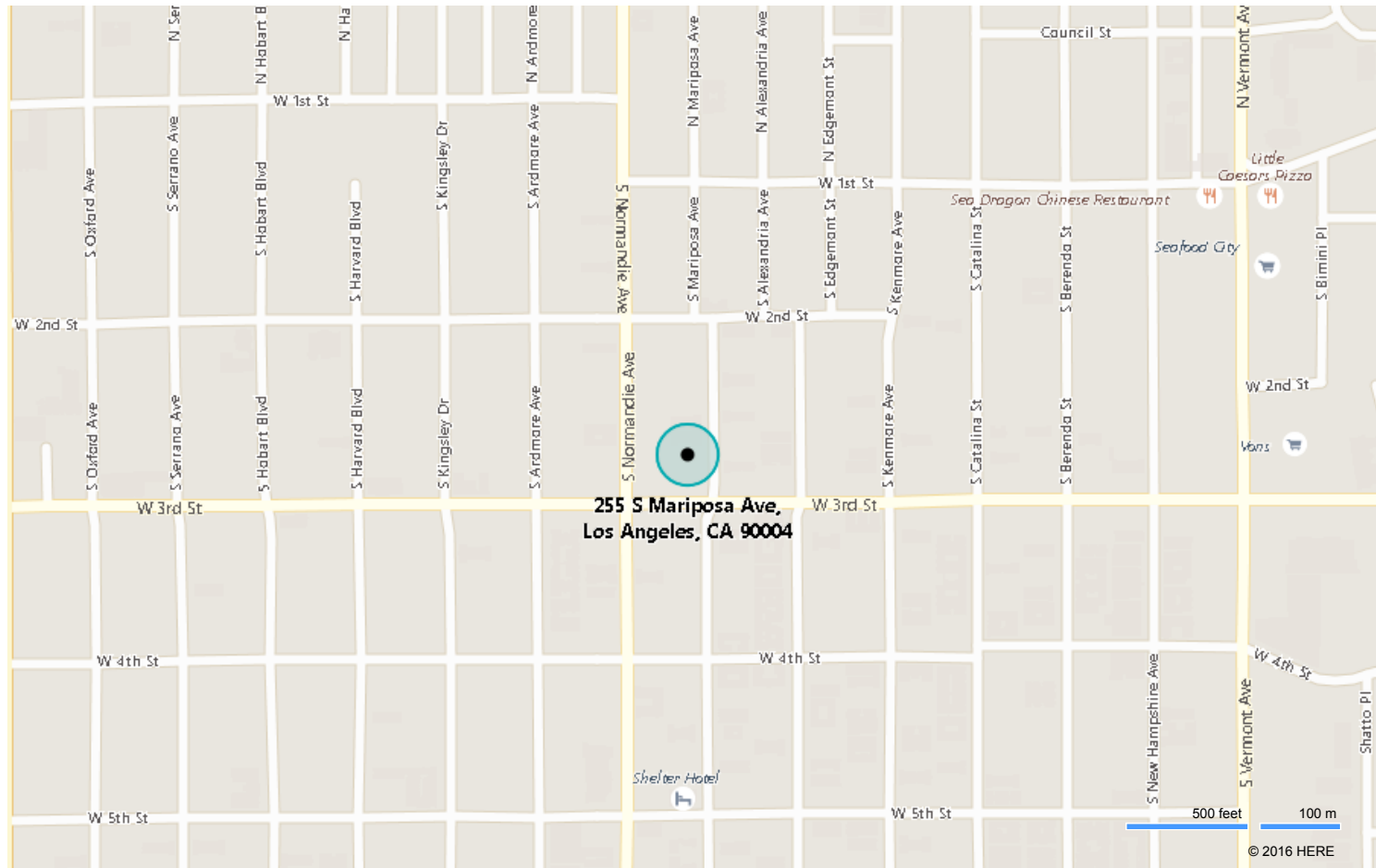
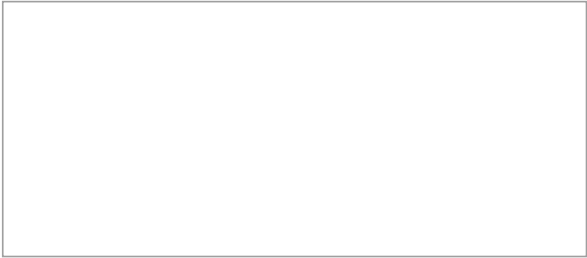
a. No written testimony was received.

# **Map 1**

## **Vicinity Map**



255 S Mariposa Ave, Los Angeles, CA 90004



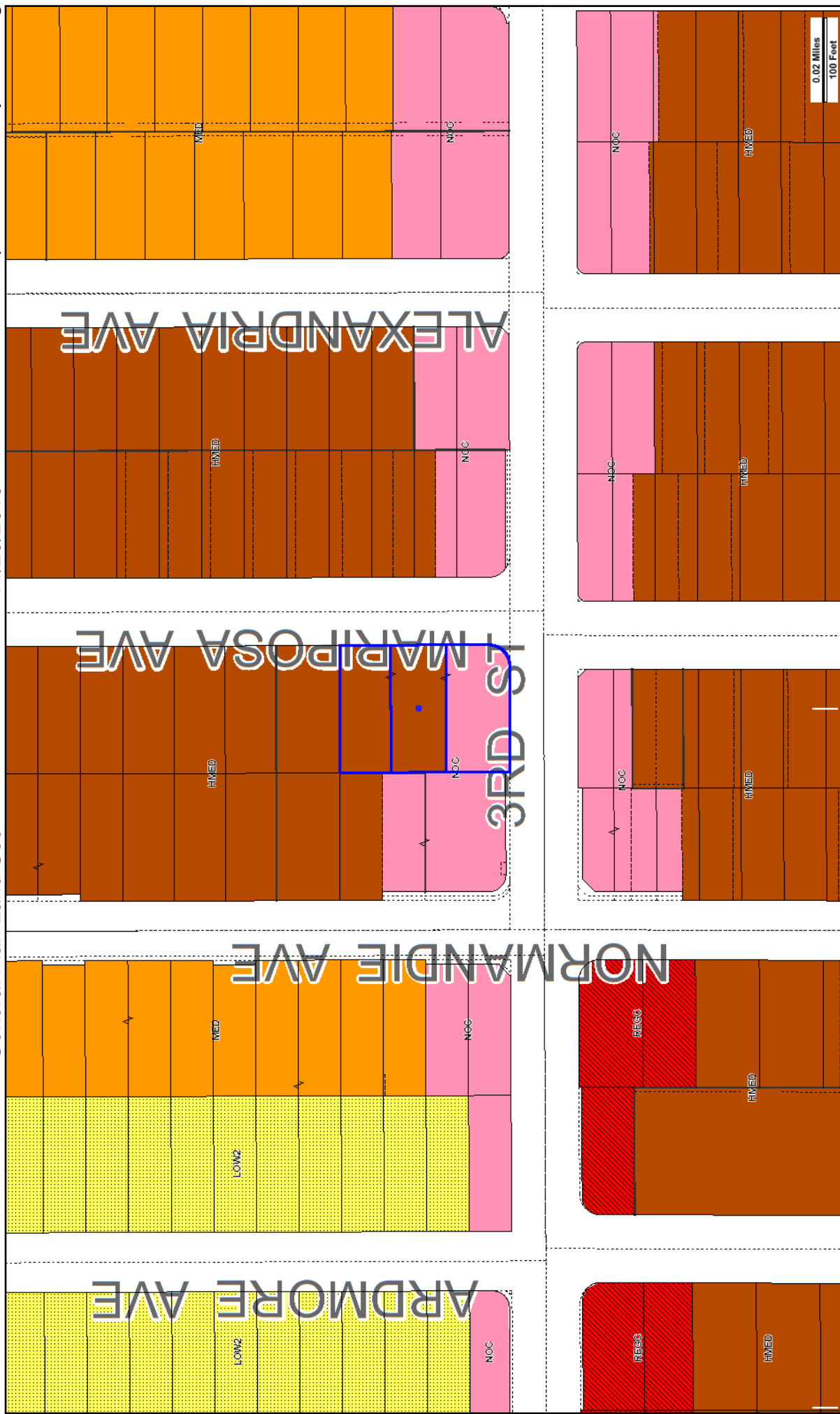
# Map 2

**Radius Map**



# **Map 3**

## **General Plan Map**



Zoning: R4-1  
General Plan: High Medium Residential

Tract: TR 200  
Block: None  
Lot: 67  
Arb: None

Address: 261 S MARIPOSA AVE  
APN: 5518007026  
PIN #: 135B197 131

# **Map 4**

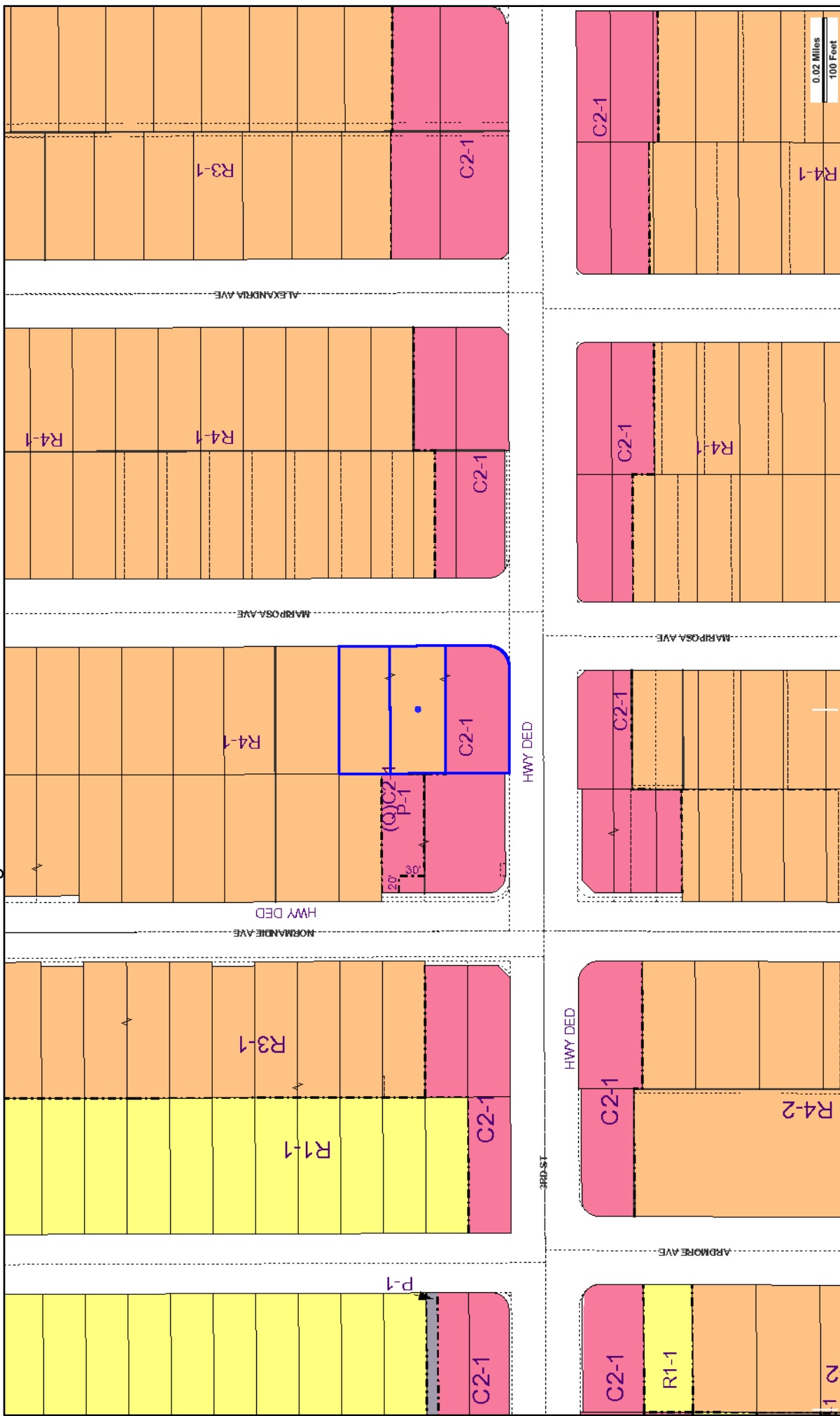
**Existing**

**Zoning Map**

# ZIMAS INTRANET

Generalized Zoning

11/29/2016



Zoning: R4-1  
General Plan: High Medium Residential

Tract: TR 200  
Block: None  
Lot: 67  
Arb: None

Address: 261 S MARIPOSA AVE  
APN: 5518007026  
PIN #: 135B197 131



## SURVEY CERTIFICATE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(c), 13, 14 of Table A thereof. The field work was completed on June 11th 2015

## ZONING AND ZONING REQUIREMENTS:

LOTS 66 & 67 ARE ZONED R4  
( MULTIPLE DWELLING ZONE, PER CITY OF LOS ANGELES )  
MAXIMUM HEIGHT= DETERMINED BY HEIGHT DISTRICT \*\*  
FRONT SETBACK= 15 FT. OR 10 FT. FOR KEY LOTS  
SIDE SETBACK= 5 FEET  
REAR SETBACK= 15 FEET, 4' 1" FOR EACH STORY OVER 3 NO MORE THAN 20 FEET.  
MINIMUM LOT WIDTH = 50 FEET  
MINIMUM LOT AREA = 5,000 SQ. FT.  
PARKING REQUIRED = 2 SPACE ONE COVERED

LOT 68 IS ZONED C4  
( COMMERCIAL DISTRICT, PER CITY OF LOS ANGELES )  
MAXIMUM HEIGHT= DETERMINED BY HEIGHT DISTRICT \*\*  
FRONT SETBACK= NONE  
SIDE SETBACK= NONE, SAME AS R4 FOR RESIDENTIAL USES  
REAR SETBACK= NONE, SAME AS R4 FOR RESIDENTIAL USES  
MINIMUM LOT WIDTH = NONE, SAME AS R4 FOR RESIDENTIAL USES  
MINIMUM LOT AREA = NONE, SAME AS R4 FOR RESIDENTIAL USES  
PARKING REQUIRED = NONE, SAME AS R4 FOR RESIDENTIAL USES

NOTE:  
THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT

## LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 66, 67 AND 68 OF TRACT NO. 200, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 13 PAGE 152 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5518-007-009 & 026

## FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "X" AREA OUTSIDE 1-PERCENT ANNUAL CHANCE OF FLOOD PLAIN.

FEMA PANEL NO: 05037C1610F

EFFECTIVE DATE: 09/26/2008

## BASIS OF BEARINGS:

THE BEARING NORTH 0° 16' 04" WEST, ON THE CENTERLINE OF MARIPOSA AVENUE AS SHOWN ON TRACT NO. 200, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN M.B. 13, PAGES 152, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## LAND AREA:

LOT 66 CONTAINING AN AREA OF 9,000 SQ. FT. OR 0.206 ACRES, MORE OR LESS.  
LOT 67 CONTAINING AN AREA OF 9,750 SQ. FT. OR 0.224 ACRES, MORE OR LESS.  
LOT 68 CONTAINING AN AREA OF 11,125.50 SQ. FT. OR 0.255 ACRES, MORE OR LESS.  
TOTAL LAND CONTAINING AN AREA OF 29,865.50 SQ. FT. OR 0.685 ACRES, MORE OR LESS.

## ZONING AND ZONING REQUIREMENTS:

LOT 68 IS ZONED C4  
( COMMERCIAL DISTRICT, PER CITY OF LOS ANGELES )

MAXIMUM HEIGHT= NONE  
FRONT SETBACK= NONE  
SIDE SETBACK= NONE  
REAR SETBACK= NONE

MINIMUM LOT WIDTH = NONE  
MINIMUM LOT AREA = NONE  
PARKING REQUIRED = 1 SPACE PER 500 SQ. FT.  
MINIMUM LOADING SPACE = 400 SQ. FT.

NOTE:  
THIS SUMMARY IS ONLY A GUIDE. DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT

## LEGEND:

A.C.	ASPHALT CONCRETE	L & T	LEAD & TACK
B.M.	BENCHMARK	M.B.	MAP BOOK
B.W.	BACK OF WALK	N/O	NORTH OF
C.B.	CATCH BASIN	O.R.	OVERHANG
C.E.F.B.	CITY ENGINEER'S FIELD BOOK	P.C.	PROPERTY CORNER
C.L.	CENTERLINE	P.L.	PROPERTY LINE
C.L.F.	CHAIN LINK FENCE	P.L.P.	PLANTER
C.O.C.	CORNER	P.R.D.	PRODUCED (PROLONGED)
C.O.C.	CORNER	R.O.	REGISTERED CIVIL ENGINEER
C.S.	CRANK SPACE	S.V.	SOUTHERLY
E.L.Y.	EASTERLY	S.M.	SEWER MANHOLE
E.S.T.	ESTABLISH	S.W.	SPRINKLER
F.B.	FIELD BOOK	T.C.	TOP OF CURB ELEV.
F.T.	FOUND	T.W.	TRACT MAP
F.F.	FINISH FLOOR ELEV.	T.W.	TOP OF WALL ELEV.
F.L.	FLOODING ELEV.	W.F.	WINDFAST IRON FENCE
I.N.T.	INTERSECTION	W/O	WEST OF

## SCHEDULE B / EASEMENT(S):

NO EASEMENTS LOCATED ON SCHEDULE B OF PRELIMINARY TITLE REPORT.

## PARKING COUNT:

17 COMPACT PARKING SPACES  
1 HANDICAP PARKING SPACE  
18 TOTAL PARKING SPACES

APN: LOTS 66 & 67 = 5518-007-009  
LOT 68 = 5518-007-026

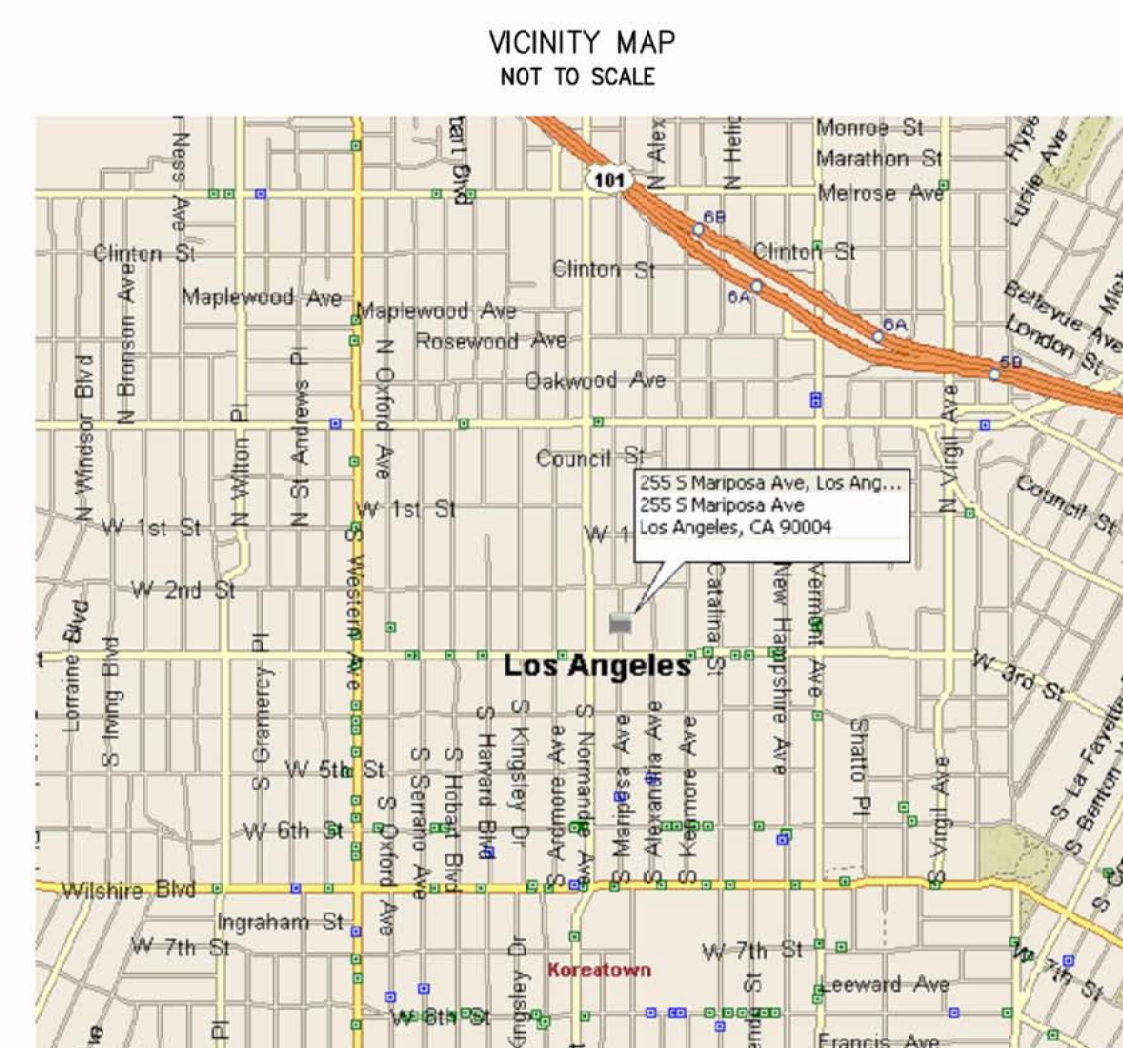
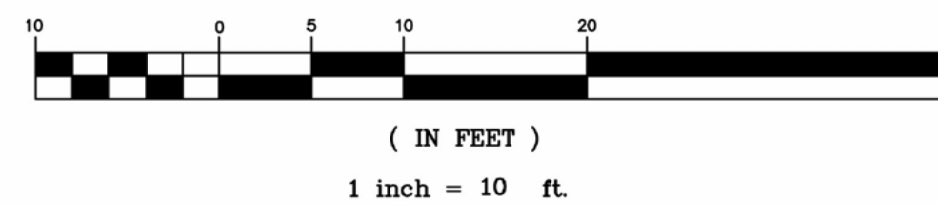
## REFERENCE DOCUMENT:

PER PRELIMINARY TITLE REPORT FROM  
TICOR TITLE  
ORDER NO: 00326253-996-RV  
DATED AS OF: MAY 8, 2015

## BENCHMARK:

B.M. ID: 12-1629  
DESCRIPTION: FD WIRE SPIKE 1 FEET NORTH OF NORTH CURB AND STREET, 28 FEET WEST OF MARIPOSA AVENUE, WEST WALL OF CATCH BASIN  
ELEVATION: 254.126 FEET

## GRAPHIC SCALE



M&G CIVIL ENGINEERING AND  
LAND SURVEYING

TITLE: ALTA/ACSM LAND TITLE SURVEY	
255-269 SOUTH MARIPOSA AVENUE, LOS ANGELES, CA 90004	
CLIENT: MR. MARK ROSS	JOB NO.: 15-9129
SCALE: 1"=10'	DATE: 06/16/15
DESIGNED BY: F.G. / N.J.	REVISION (S):
DRAWN BY: C.W.	SHEET 1 OF 1 SHEET
CHECKED BY: C.D.L.	



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Drawn by	Checked by	Date	Revised	Planning Set
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
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MARIPOSA  
APART-  
MENTS

257 MARIPOSA AVE.  
LOS ANGELES,  
CA 90004

7 NOV 2016  
SURVEY

A-1.1

AS NOTED

WALL LEGEND:  
8" THICK BLOCK WALL  
COLUMNS  
SHOTCRETE WALL PER  
STRUCTURAL  
CONCRETE WALL PER  
STRUCTURAL  
PER F/20 2002-001 TABLE 6:  
ACCESS AISLE WIDTH FOR 90 DEGREE  
COMPACT AND STANDARD STALLS  
FOR 8'-0" STALL WIDTH NEED 26'-0"  
STANDARD AISLE WIDTH

wtarch  
warren teichman architecture, inc.  
2801 hyperion ave., suite 902  
los angeles, ca 90027  
p: 323.864.4566  
f: 323.864.4564  
www.wtarch.com

STRUCTURAL ENGINEER  
**Masoud  
Dejban**  
10200 Ventura Blvd., STE #214  
Beverly Hills, CA 90211  
909 784 5571

REGISTERED ARCHITECT  
WARREN TEICHMAN  
C-28100  
04.30.17  
STATE OF CALIFORNIA

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which they have been prepared, in  
whole or in part, without the  
prior written consent of WTA&A.

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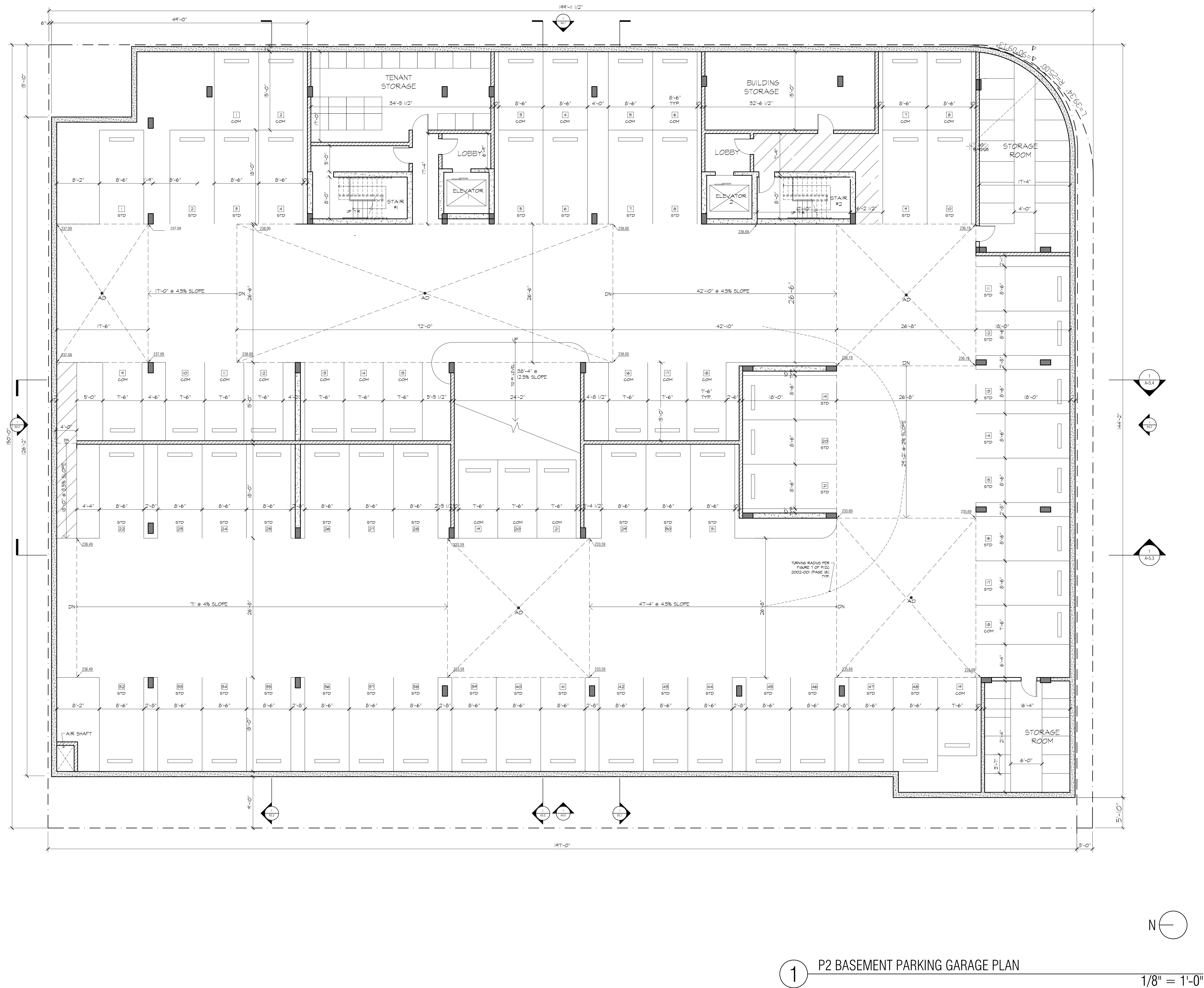
MARIPOSA  
APART-  
MENTS  
257 MARIPOSA AVE.  
LOS ANGELES,  
CA 90004

7 NOV 2016

P2 PARKING  
GARAGE PLAN

A-3.0

AS NOTED







## LEGEND:

- 1 HR. RATED 2x4 INTERIOR WALL, PER DETAIL 2/A-4.1
- 2 HR. RATED 2x6 EXTERIOR WALL, PER DETAIL 2B/A-4.1
- PLUMBING WALL
- 1 HR. RATED DOUBLE 2x4 PARTY WALL, PER DETAIL 3/A-4.1. MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER
- 2 HR. RATED 2x6 SHAFTH WALL, INTERIOR, PER DETAIL 7/A-4.1
- EXTERIOR, PER DETAIL 11/A-4.1
- COLUMNS
- CONCRETE WALL PER STRUCTURAL
- ELECTRICAL PANEL
- MEDICINE CABINET SEMI RECESSED
- FACP
- FIRE DEPT. ANNUNCIATOR PANEL
- COMBINATION SMOKE & CARBON DIOXIDE DETECTOR
- SMOKE DETECTOR
- BATHROOM FAN 5 AIR CHANGES/HOUR
- PANIC HARDWARE
- WATER CURTAIN FOR WINDOWS ON EXIT PATH, 18" MIN. DRAFT STOP ABOVE WINDOW

## NOTES

## RESIDENTIAL UNIT BATHROOM NOTE:

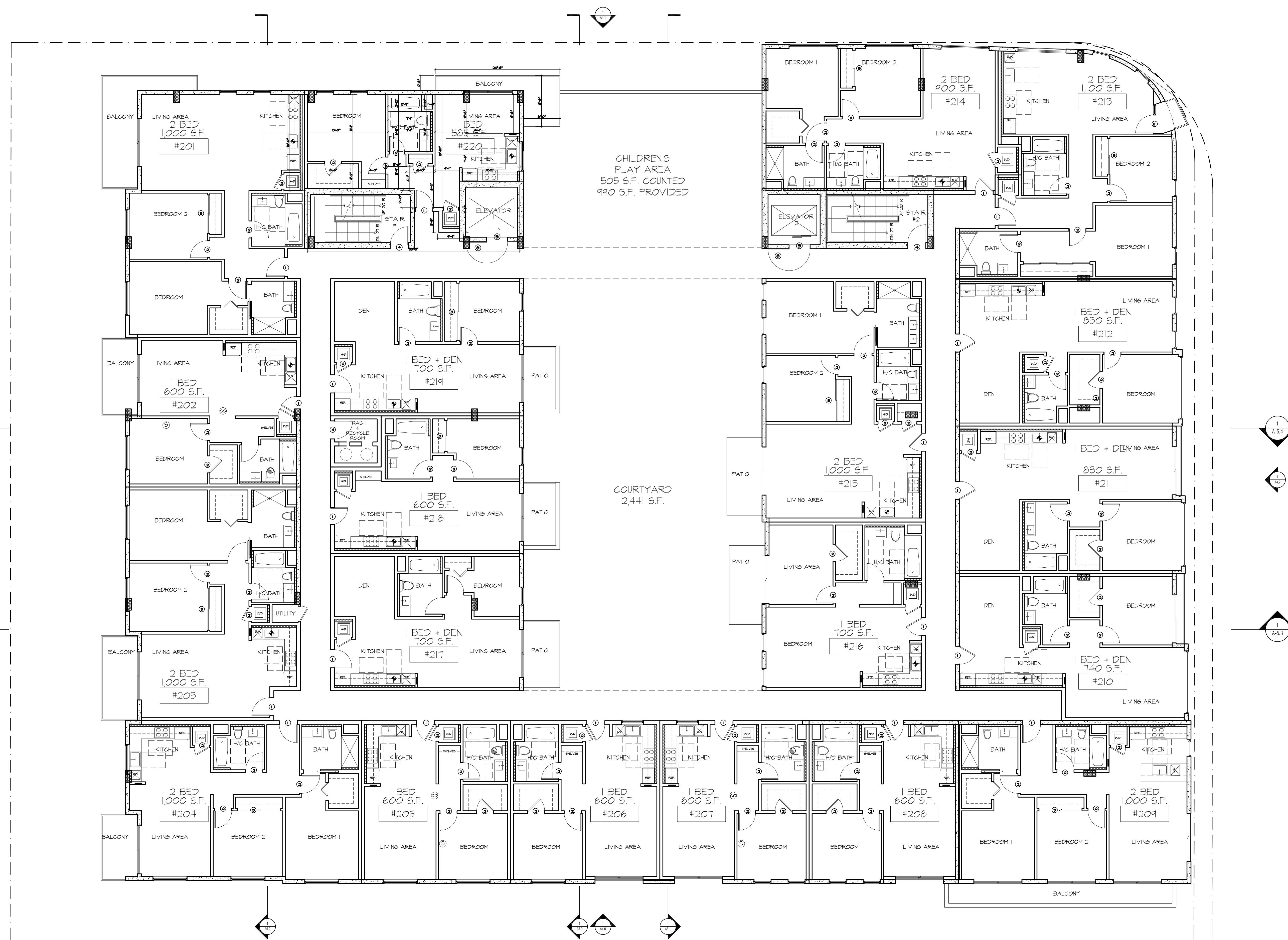
SEE TYPICAL BATHROOM DETAIL DRAWING 14/A-4.6 TO SEE INTERIOR DIMENSIONS SHOWING ADA COMPLIANCE

## WATER EFFICIENCY NOTE:

THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.















## UNIT MIX - 20 UNITS

05 - 1 BED + DEN  
08 - 1 BED  
07 - 2 BED



Quantity	W.T.	W.T.	W.T.	W.T.	W.T.
Units	W.T.	W.T.	W.T.	W.T.	W.T.
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
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11	11	11	11	11	11
12	12	12	12	12	12
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14	14	14	14	14	14
15	15	15	15	15	15
16	16	16	16	16	16
17	17	17	17	17	17
18	18	18	18	18	18
19	19	19	19	19	19
20	20	20	20	20	20

05 - 1 BED + DEN  
08 - 1 BED  
07 - 2 BED

 1 HR RATED 2x4 INTERIOR WALL  
 PER DETAIL 2/A-9.1  
 2 HR RATED 2x6 EXTERIOR WALL  
 PER DETAIL 2B/A-9.1  
 FLUMING WALL  
 1 HR RATED DOUBLE 2x4  
 PER DETAIL 3/A-9.1. MUST MEET SOUND  
 TRANSMISSION CLASS OF  
 50 (10 50) OR BETTER  
 2 HR RATED 2x6 SHAFIT  
 WALL, INTERIOR PER DETAIL  
 T/A-9.1  
 EXTERIOR PER DETAIL  
 U/A-9.1  
 ELECTRICAL PANEL  
 MEDICINE CABINET SEMI  
 RECESSED  
 FIRE DET. ANNUNCIATOR  
 PANEL  
 COMBINATION SMOKE &  
 CARBON DIOXIDE DETECTOR  
 SMOKE DETECTOR  
 BATHROOM FAN 5 AIR  
 CHANGES/HOUR  
 PANIC HARDWARE  
 WATER CURTAIN FOR  
 WINDOWS ON EXIT PATH, 18"  
 MIN. DRAFFT STOP ABOVE  
 WINDOW

SEE TYPICAL BATHROOM DETAIL DRAWING  
14/A-9.6 TO SEE INTERIOR DIMENSIONS  
SHOWING ADA COMPLIANCE

WATER EFFICIENCY NOTE:  
THE FLOW RATES FOR ALL PLUMBING  
FIXTURES SHALL COMPLY WITH THE  
MAXIMUM FLOW RATES SPECIFIED IN  
SECTION 4.303.

 $\text{N} \ominus$ 

1 3RD FLOOR PLAN

$$\overline{1/8'' = 1'-0''}$$



UNIT MIX - 21 UNITS

05 - 1 BED + DEN  
08 - 1 BED  
08 - 2 BED



LEGEND:

- 1 HR RATED 2x4 INTERIOR WALL, PER DETAIL 2/A-4.1
- 2 HR RATED 2x6 EXTERIOR WALL, PER DETAIL 2B/A-4.1
- PLUMBING WALL
- 1 HR RATED DOUBLE 2x4 PARTY WALL, PER DETAIL 3/A-4.1, MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER
- 2 HR RATED 2x6 SHAFIT WALL, INTERIOR, PER DETAIL 7/A-4.1, EXTERIOR, PER DETAIL 11/A-4.1
- ELECTRICAL PANEL
- MEDICINE CABINET SEMI RECESSED
- FACP FIRE DEPT. ANNUNCIATOR PANEL
- COMBINATION SMOKE & CARBON DIOXIDE DETECTOR
- SMOKE DETECTOR
- BATHROOM FAN 5 AIR CHANGES/HOUR
- PANIC HARDWARE
- WATER CURTAIN FOR WINDOWS ON EXIT PATH, 18" MIN. DRAFT STOP ABOVE WINDOW

NOTES

RESIDENTIAL UNIT BATHROOM NOTE:  
SEE TYPICAL BATHROOM DETAIL DRAWING 14/A-4.6 TO SEE INTERIOR DIMENSIONS SHOWING ADA COMPLIANCE  
WATER EFFICIENCY NOTE:  
THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.309.1

**wtarch**  
warren teichert architecture, inc.  
2801 hyperion ave., suite 802  
los angeles, ca 90027  
p: 323.664.4500  
f: 323.664.4544  
www.wtarch.com

STRUCTURAL ENGINEER  
**Masoud Dejbani**  
10200 Ventura Blvd., STE. #214  
Beverly Hills, CA 90211  
(310) 784-5571

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Quantity	W.T.	M.T.	W.T.	W.T.
1	1	1	1	1

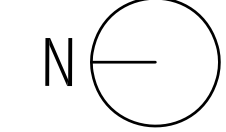
REVISIONS  
REVISED PLANNING SET

**MARIPOSA APARTMENTS**  
257 MARIPOSA AVE.  
LOS ANGELES, CA 90004

7 NOV 2016  
FIFTH STORY FLOOR PLAN
















**A-3.6**  
AS NOTED

1 5TH FLOOR PLAN



1/8" = 1'-0"



 1 HR RATED 2x4 INTERIOR WALL  
 PER DETAIL 2/A-9.1  
 2 HR RATED 2x6 EXTERIOR WALL  
 PER DETAIL 2/B-9.1.1  
 PLUMBING WALL  
 1 HR RATED DOBLE 2x4 PARTY WALL PER DETAIL 3/A-9.1. MUST MEET SOUND TRANSMISSION CLASS OF 50 (STC 50) OR BETTER  
 2 HR RATED 2x6 SHAFT WALL, INTERIOR PER DETAIL 7/A-9.1  
 EXTERIOR, PER DETAIL 11/A-9.1.  
 ELECTRICAL PANEL  
 MEDICINE CABINET SEMI RECESSED  
 FIRE DET. ANNUNCIATOR PANEL  
 COMBINATION SMOKE & CARBON DIOXIDE DETECTOR  
 SMOKE DETECTOR  
 BATHROOM VAN 5 AIR CHANGES/HOUR  
 PANIC HARDWARE

SEE TYPICAL BATHROOM DETAIL DRAWING  
14/A-9.6 TO SEE INTERIOR DIMENSIONS  
SHOWING ADA COMPLIANCE

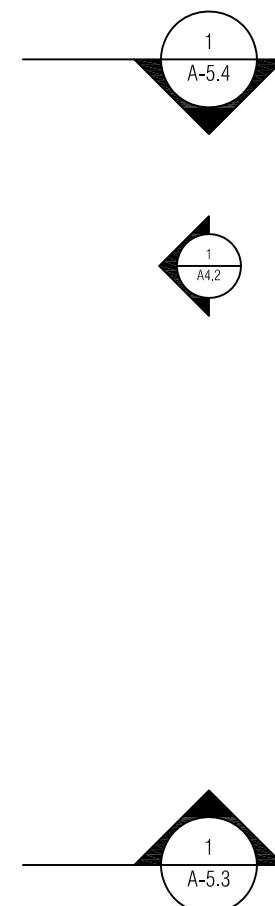
WATER EFFICIENCY NOTE:  
THE FLOW RATES FOR ALL PLUMBING  
FIXTURES SHALL COMPLY WITH THE  
MAXIMUM FLOW RATES SPECIFIED IN  
SECTION 4.303.1

 $\text{N} \text{---} \text{C}$ 

1 7TH FLOOR PLAN

---


$$1/8'' = 1'-0''$$



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than the specified project for  
which they have been prepared, in  
whole or in part, without the  
prior written consent of WTAARCH.

Accession Number	Description	Date	Revised to	Covered by
	REVISED PLANNING SET	11-3-16		N.L. M.C. W.R.
				Covered by N.L. M.C. W.R.

**MARIPOSA  
APART-  
MENTS**  
257 MARIPOSA AVE.  
LOS ANGELES,  
CA 90004

7 NOV 2016

ROOF PLAN

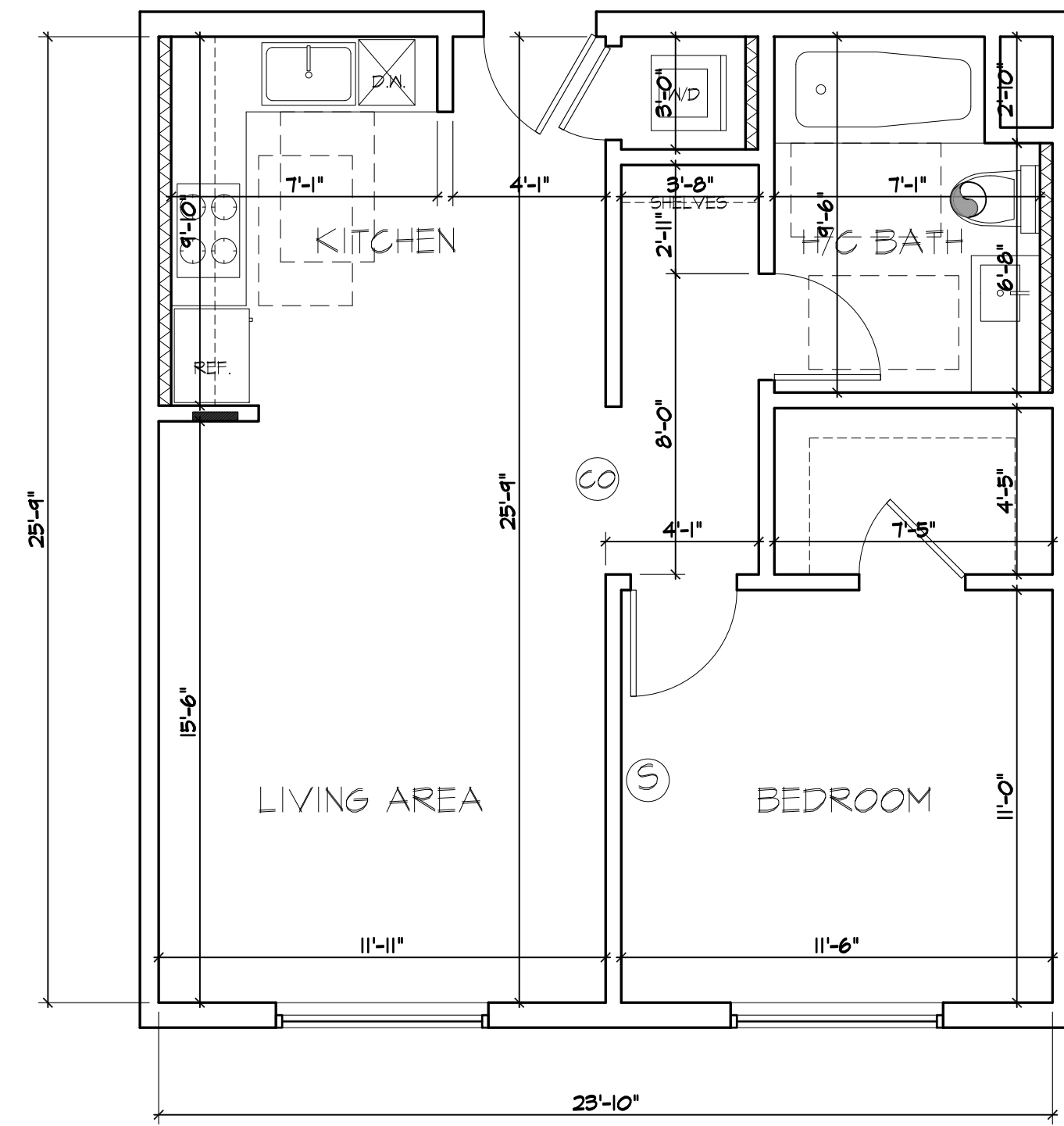
A-3.9

AS NOTED

1 ROOF FLOOR PLAN

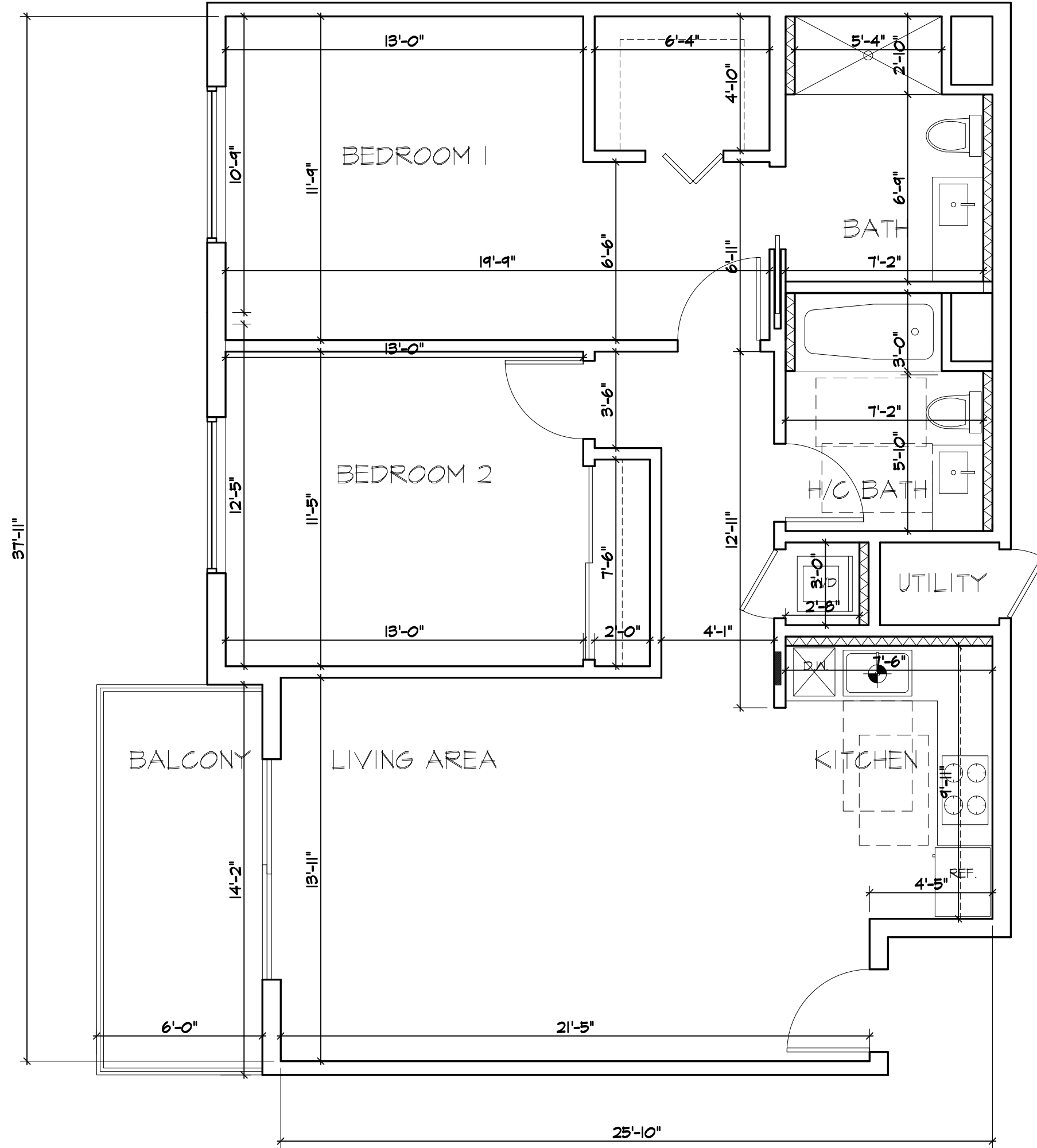
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$$1/8'' = 1'-0''$$

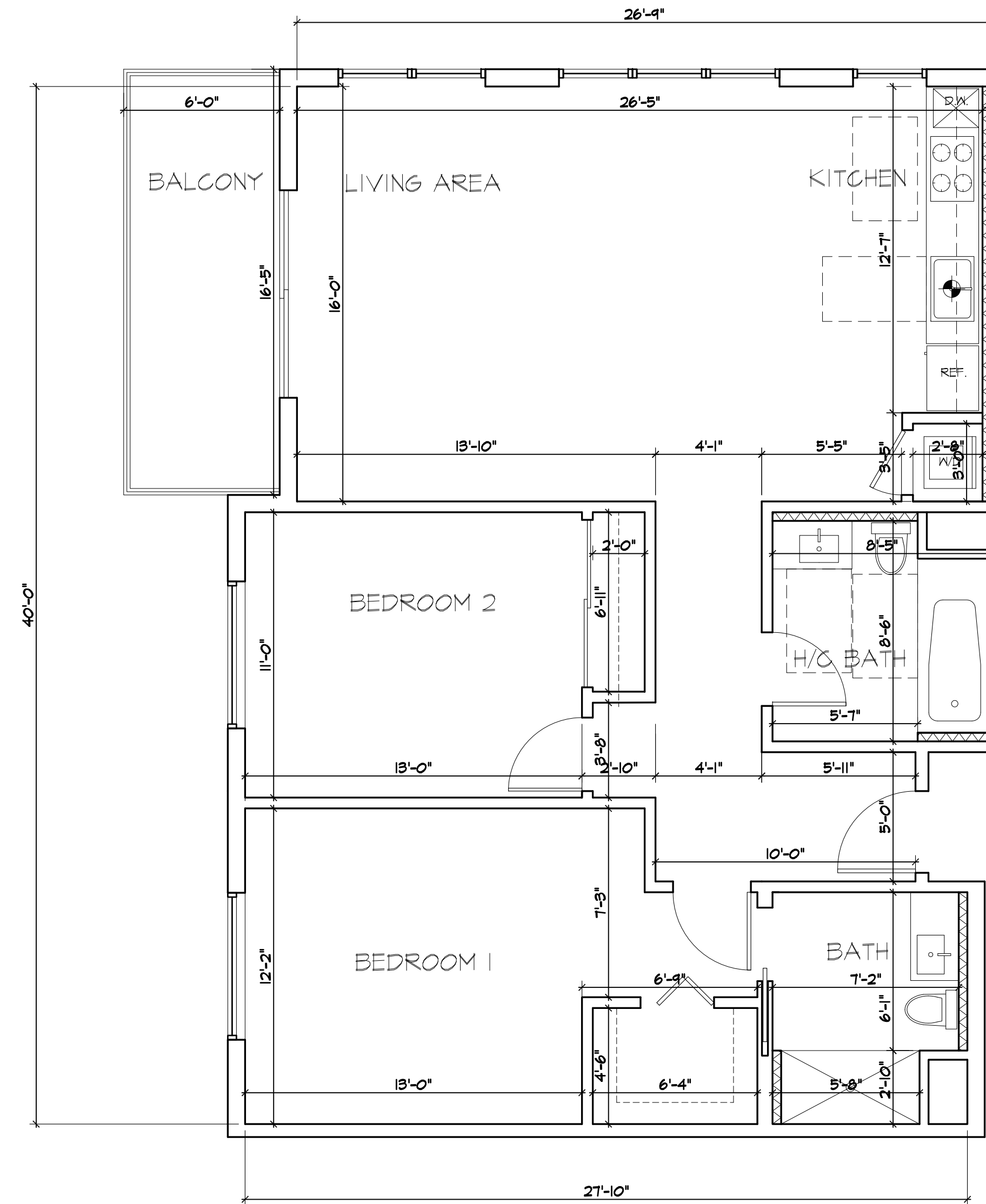
ONE BEDROOM 05, 06R, 07, 08R, 16

1/4" = 1'-0"



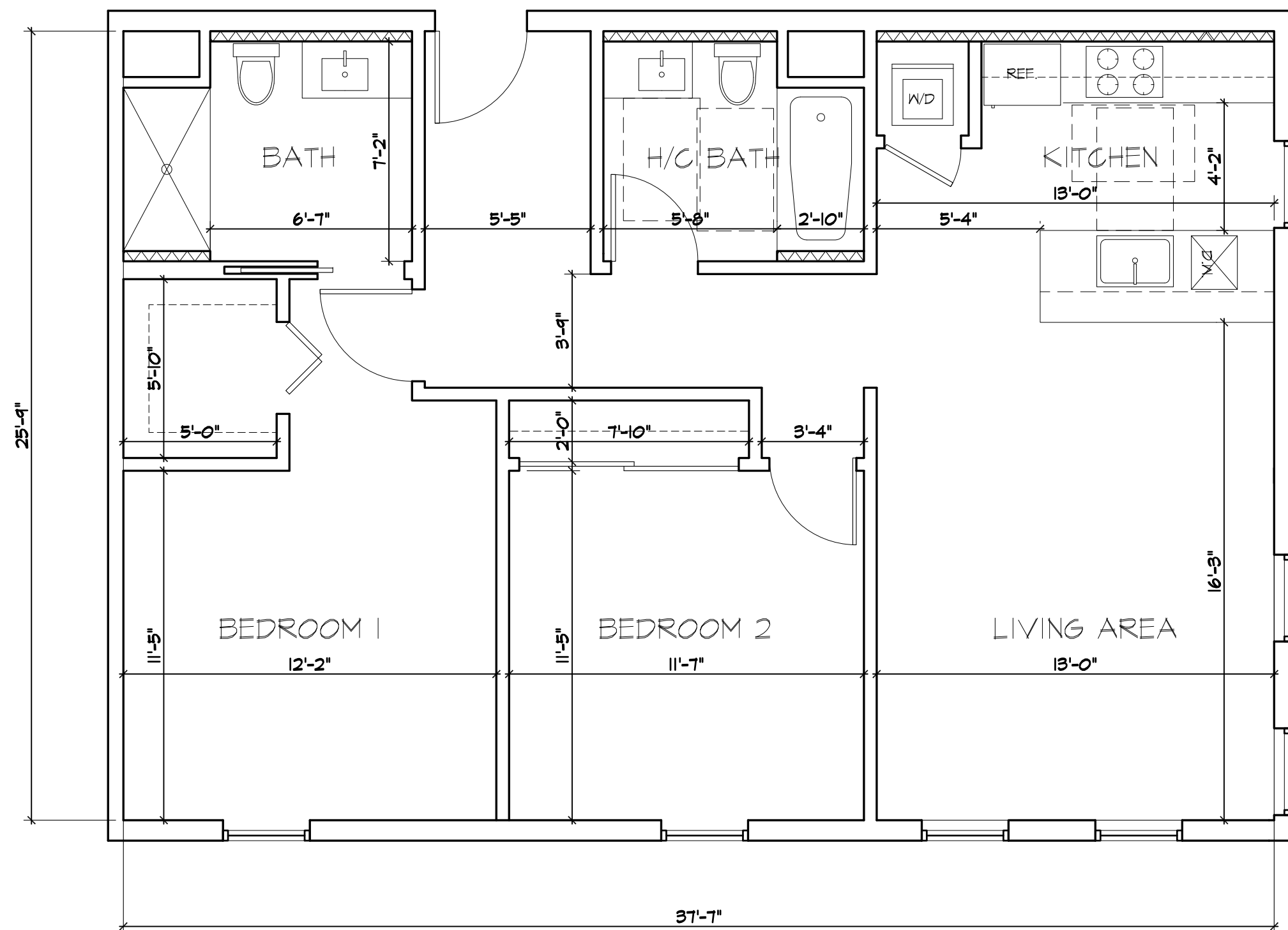
TWO BEDROOM 03

1/4" = 1'-0"



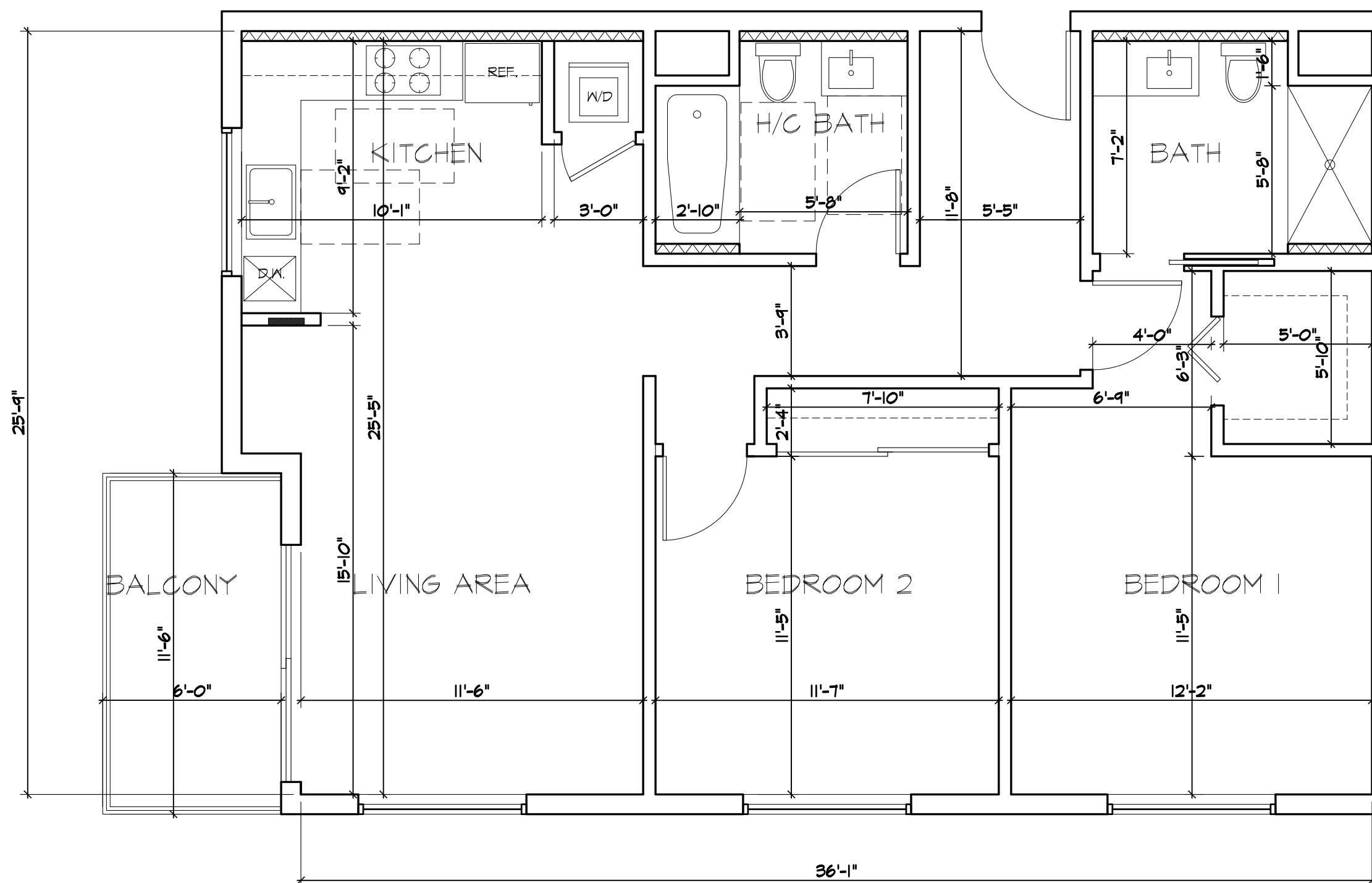
TWO BEDROOM 01

1/4" = 1'-0"



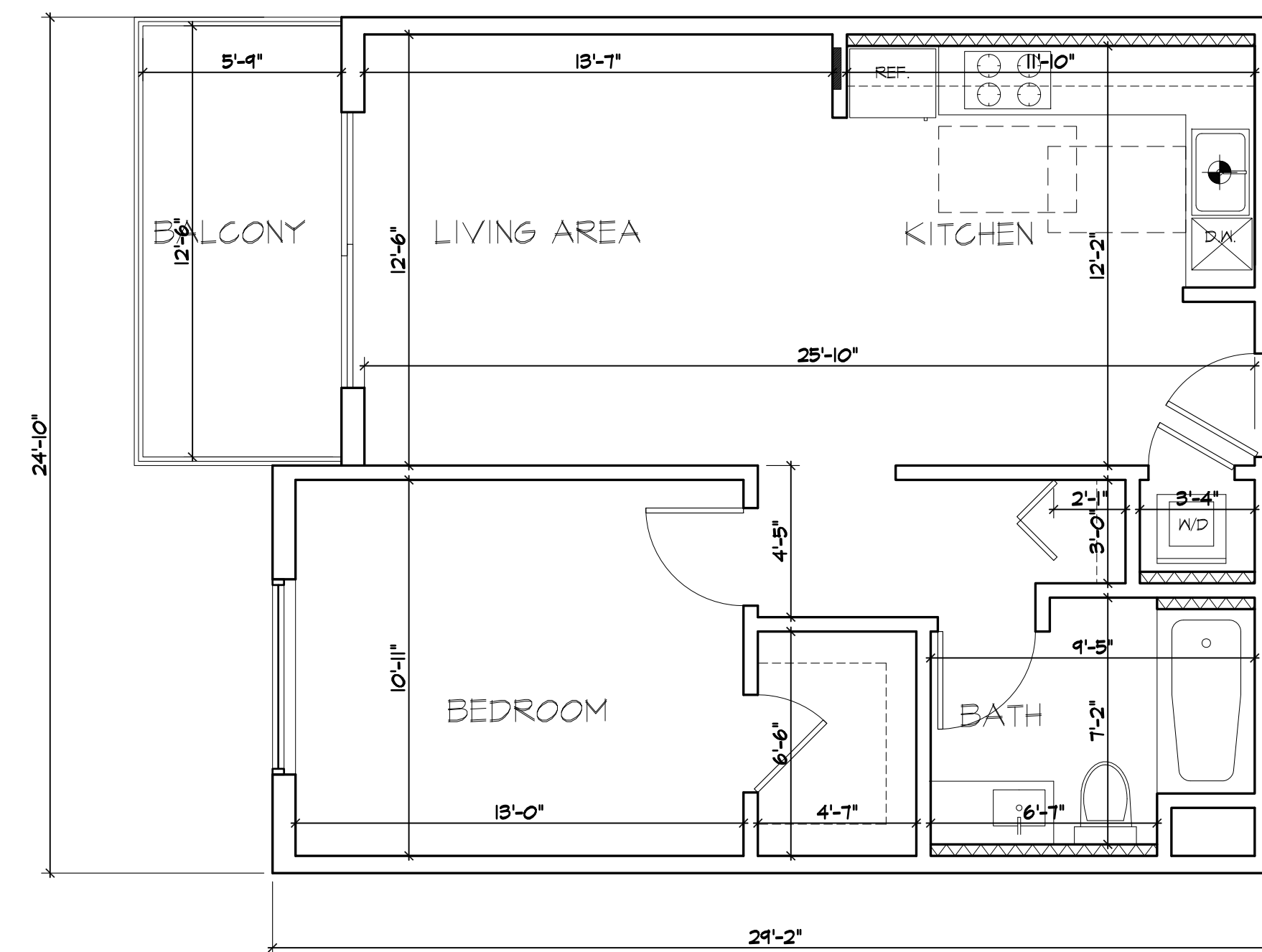
TWO BEDROOM 09

1/4" = 1'-0"



TWO BEDROOM 04

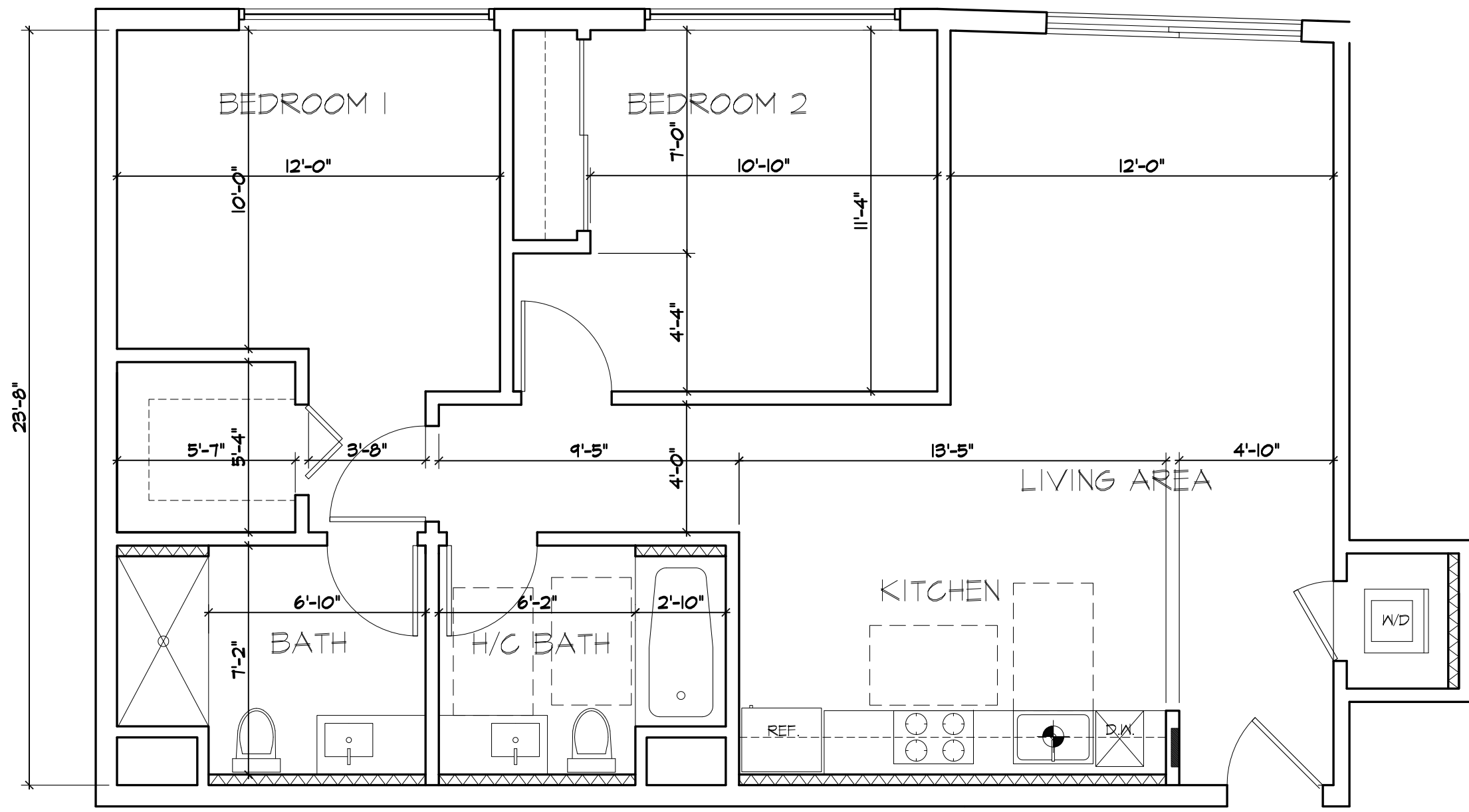
1/4" = 1'-0"



ONE BEDROOM 02

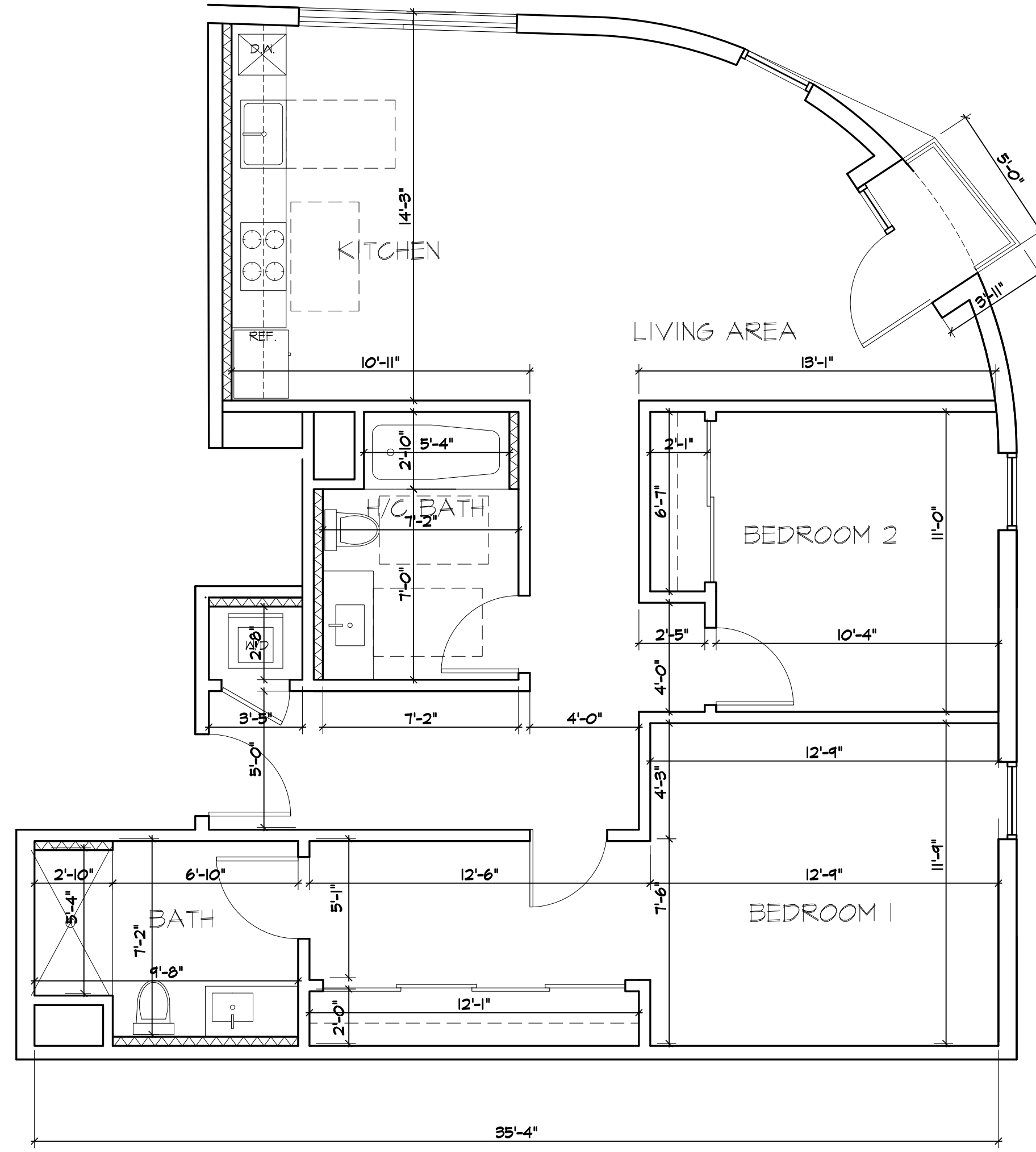
1/4" = 1'-0"

Drawn by	W.T.	W.T.	W.T.
Checked by	W.T.	W.T.	W.T.
Date	11.1.16		
Revised/Revised Planning Set			
Revised/Revised			



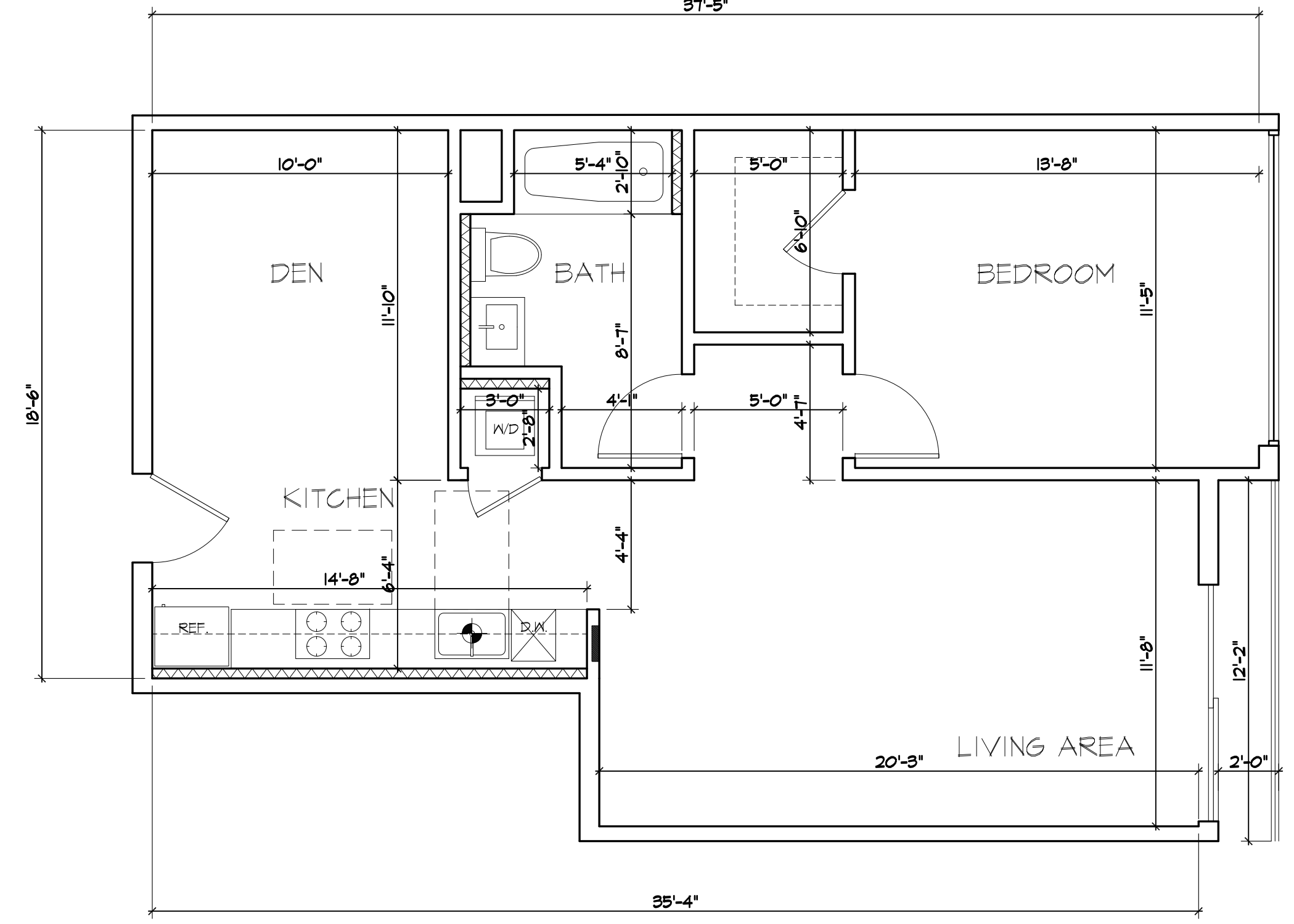
TWO BEDROOM 214, 314, 414, 514

1/4" = 1'-0"



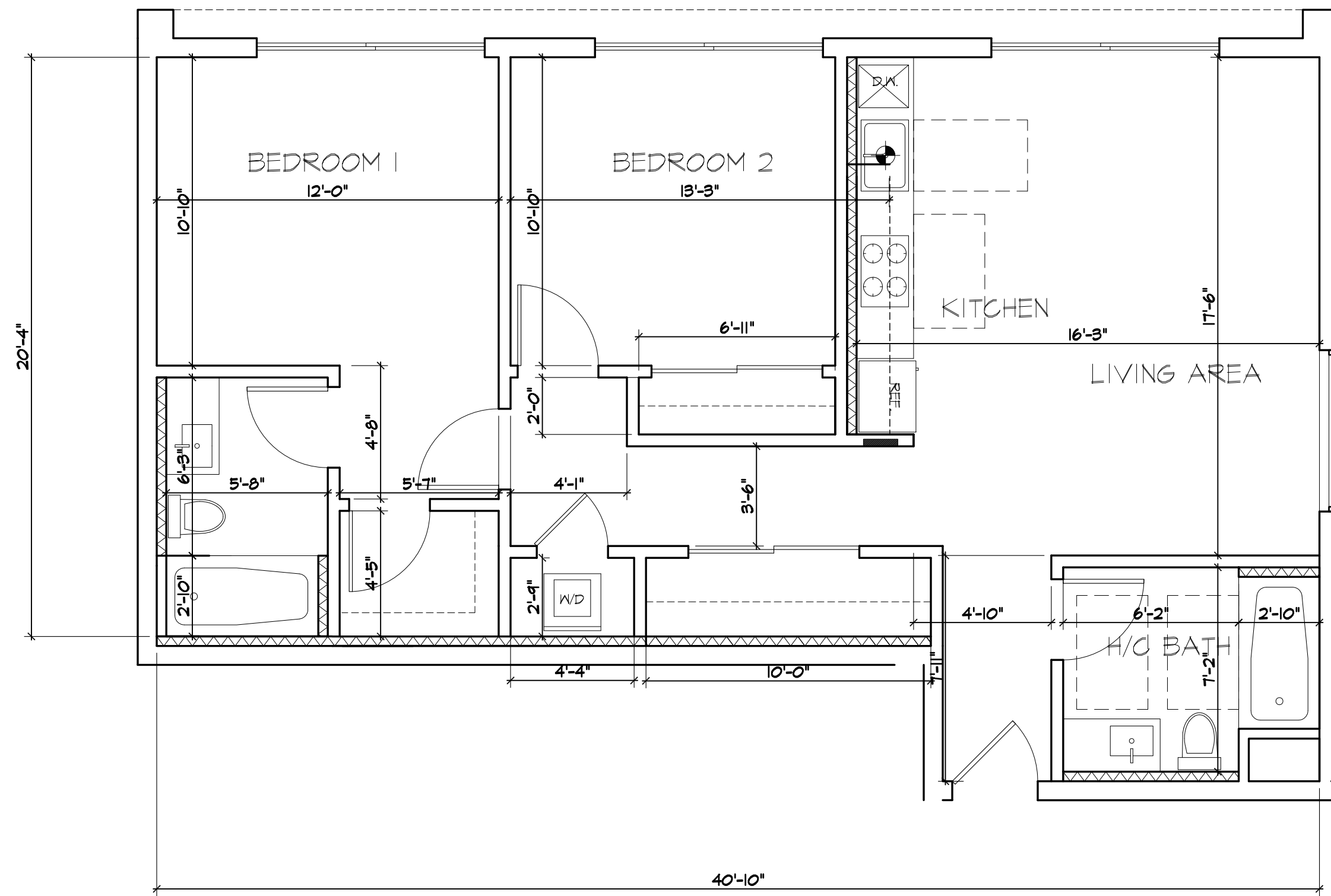
ONE BEDROOM 213, 313, 413, 513

1/4" = 1'-0"



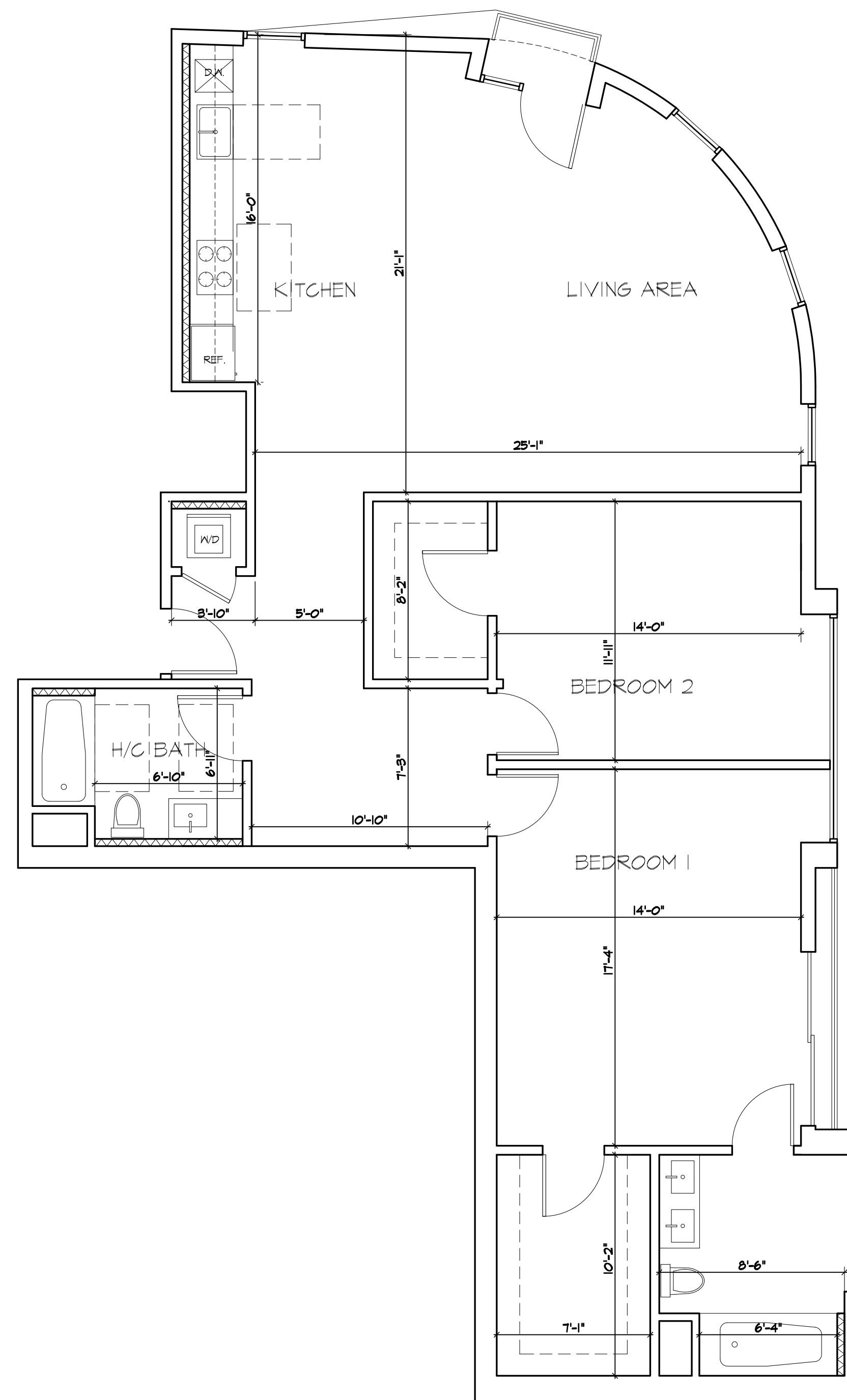
ONE BEDROOM + DEN 10

1/4" = 1'-0"



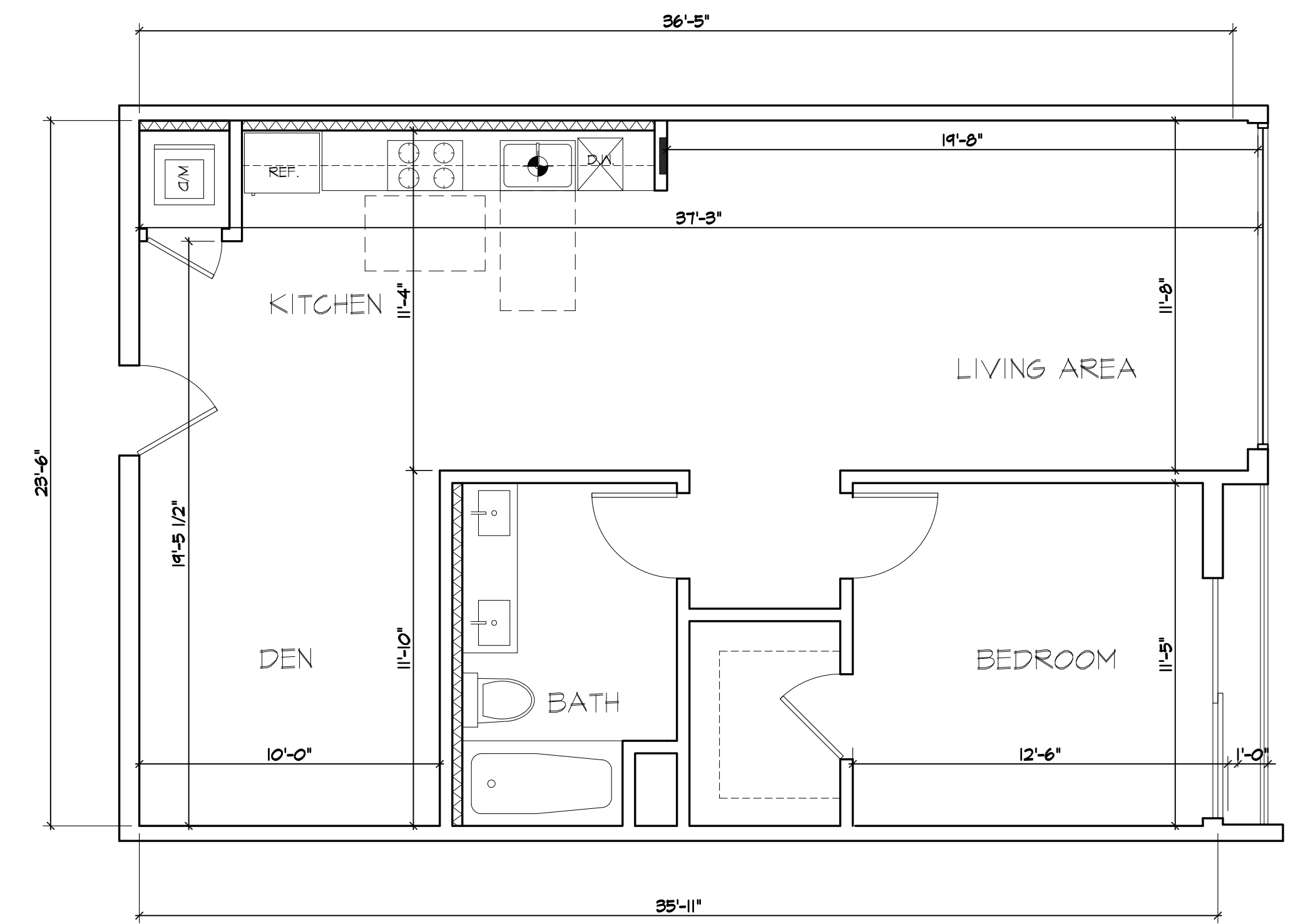
TWO BEDROOM 614

1/4" = 1'-0"



TWO BEDROOM 613

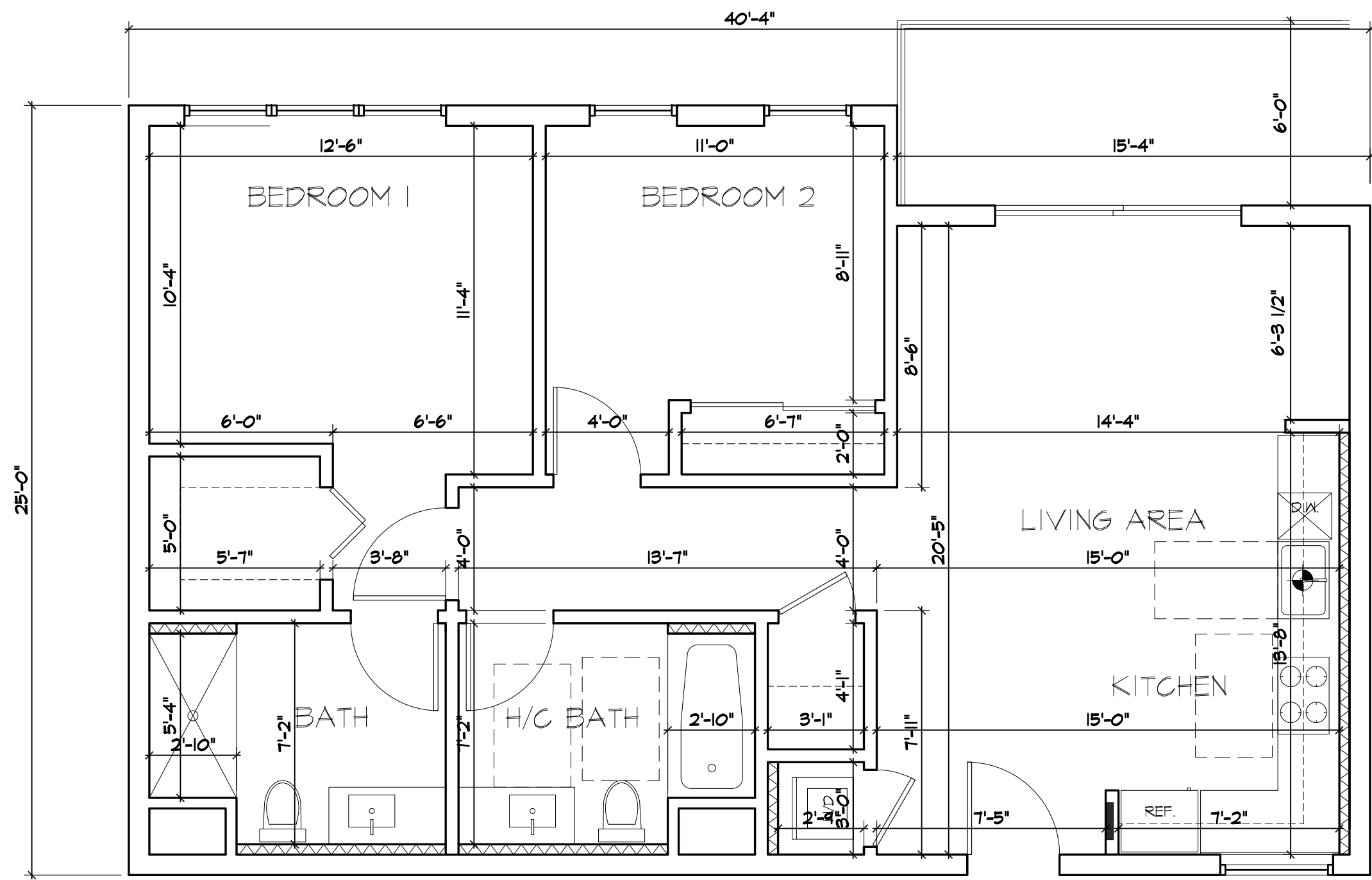
1/4" = 1'-0"



ONE BEDROOM 11, 12

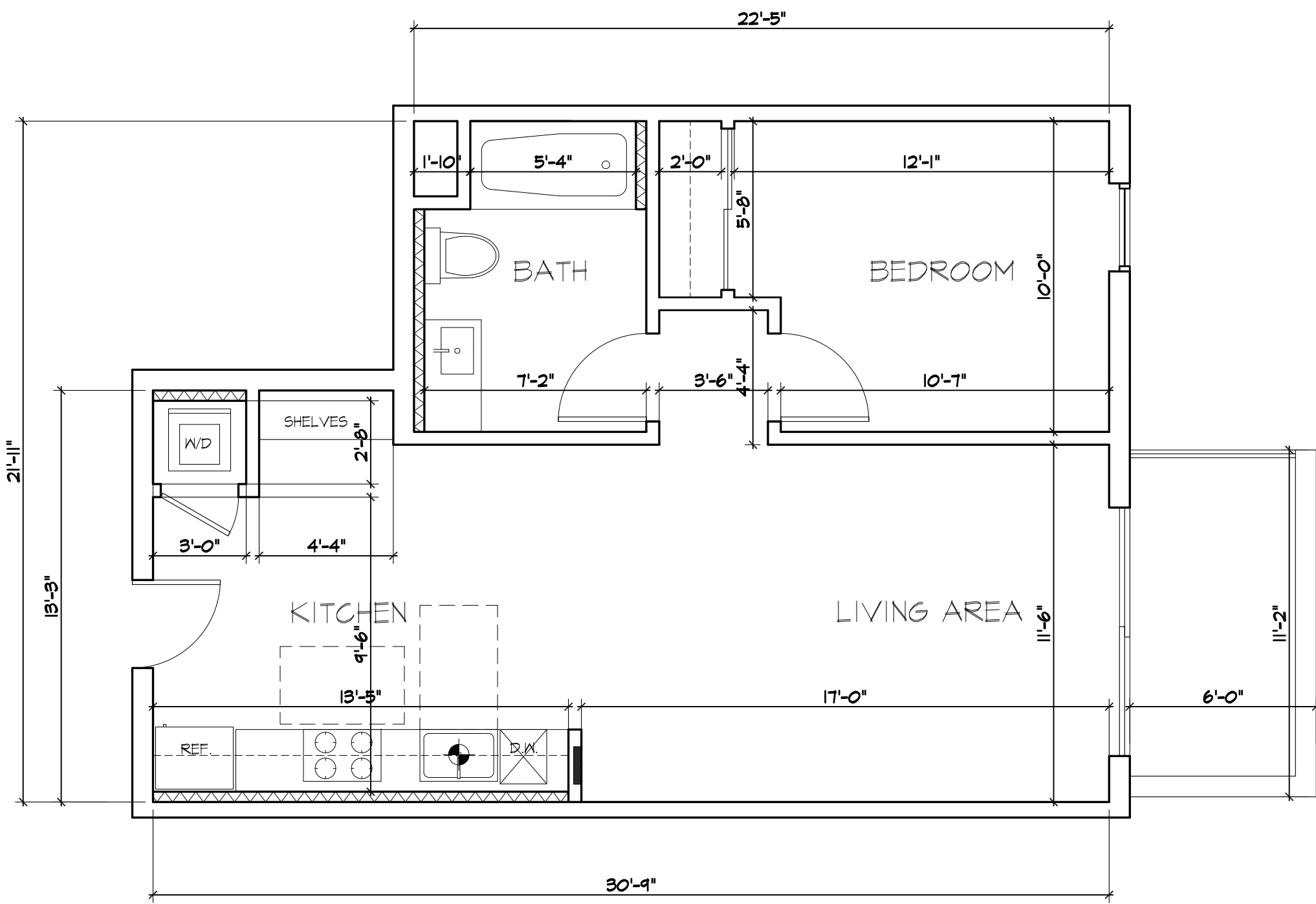
1/4" = 1'-0"

Drawn by	Check by	Date	Revised	Planning Set	Final
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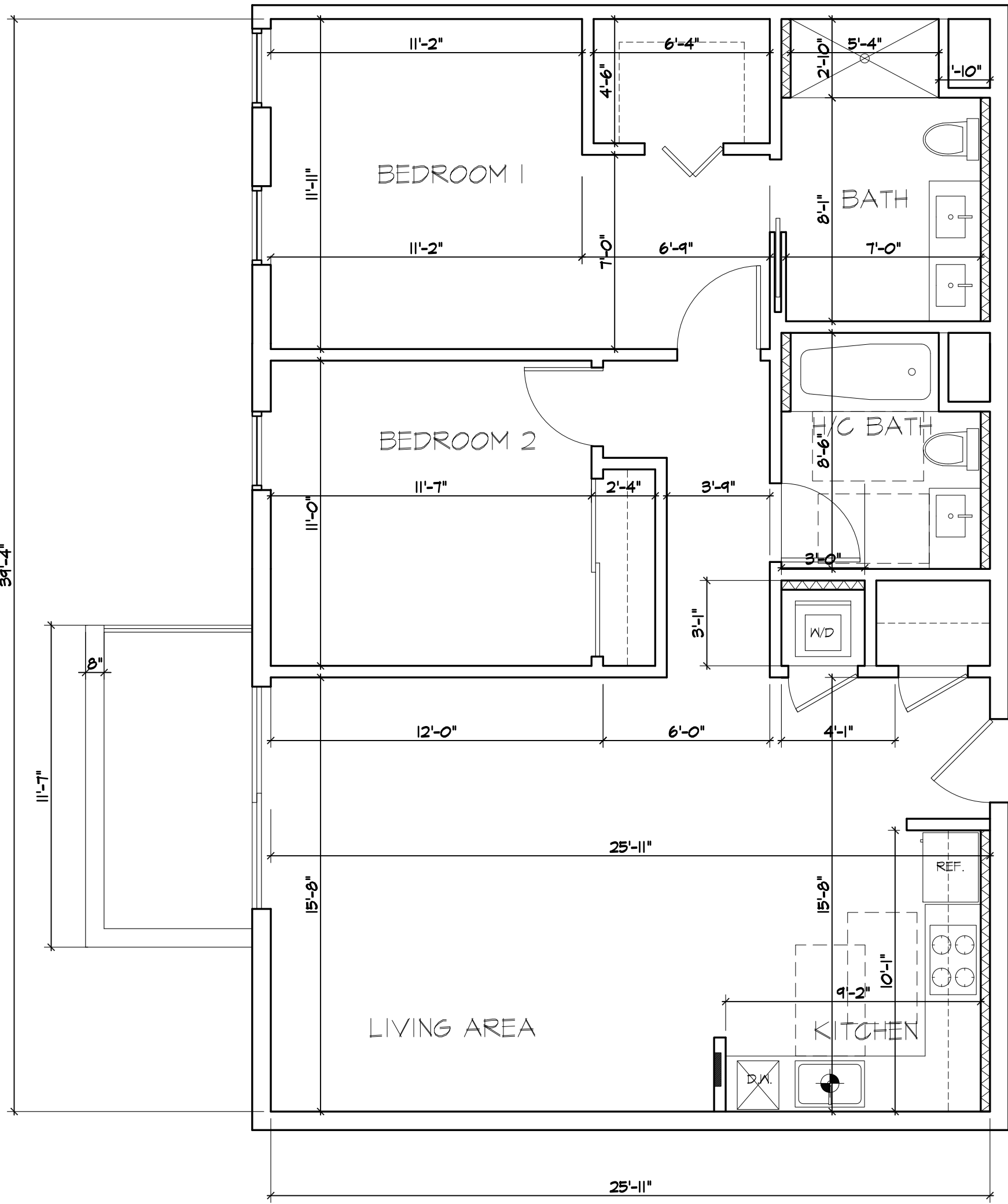
TWO BEDROOM 21

1/4" = 1'-0"



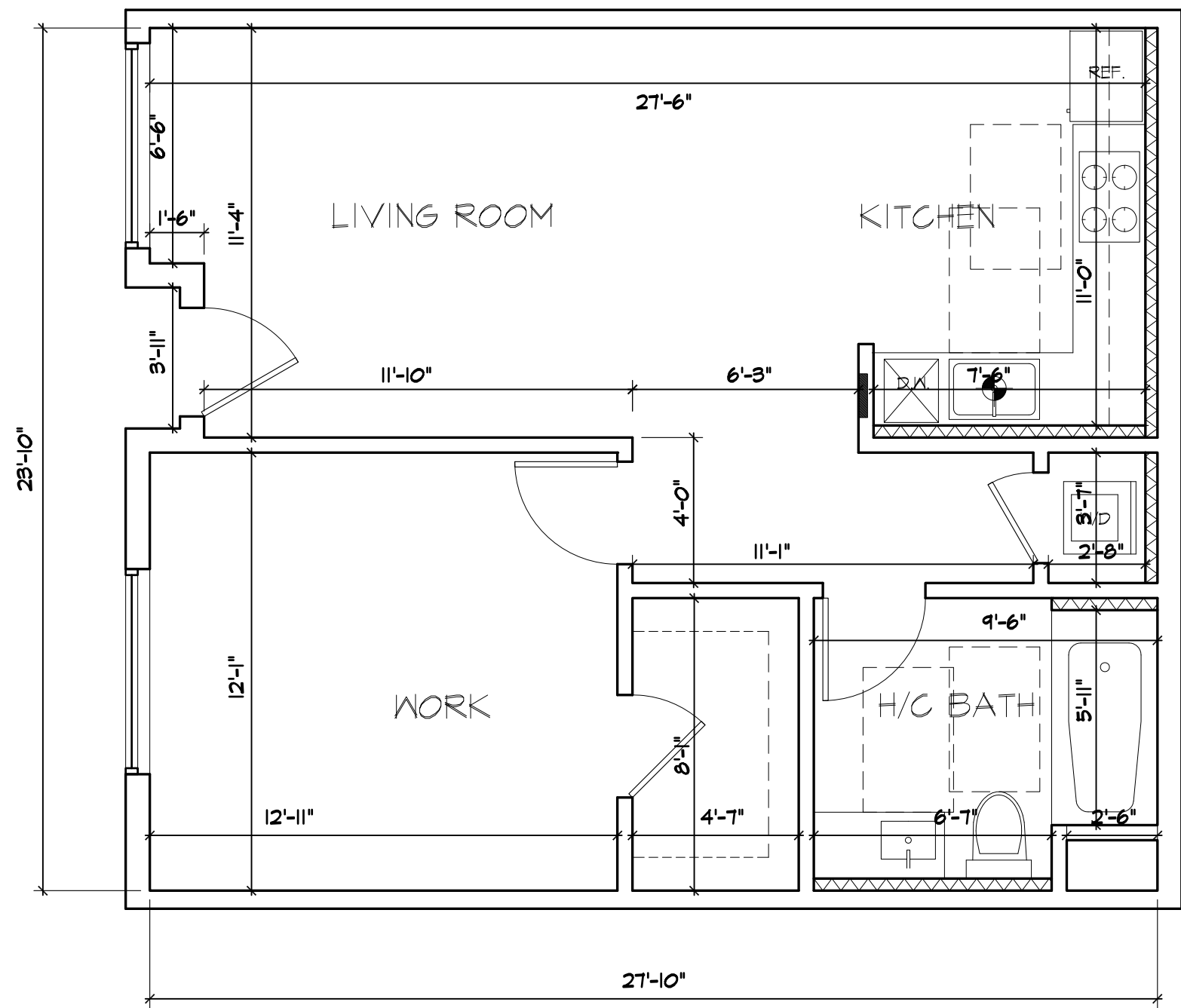
ONE BEDROOM 18

1/4" = 1'-0"



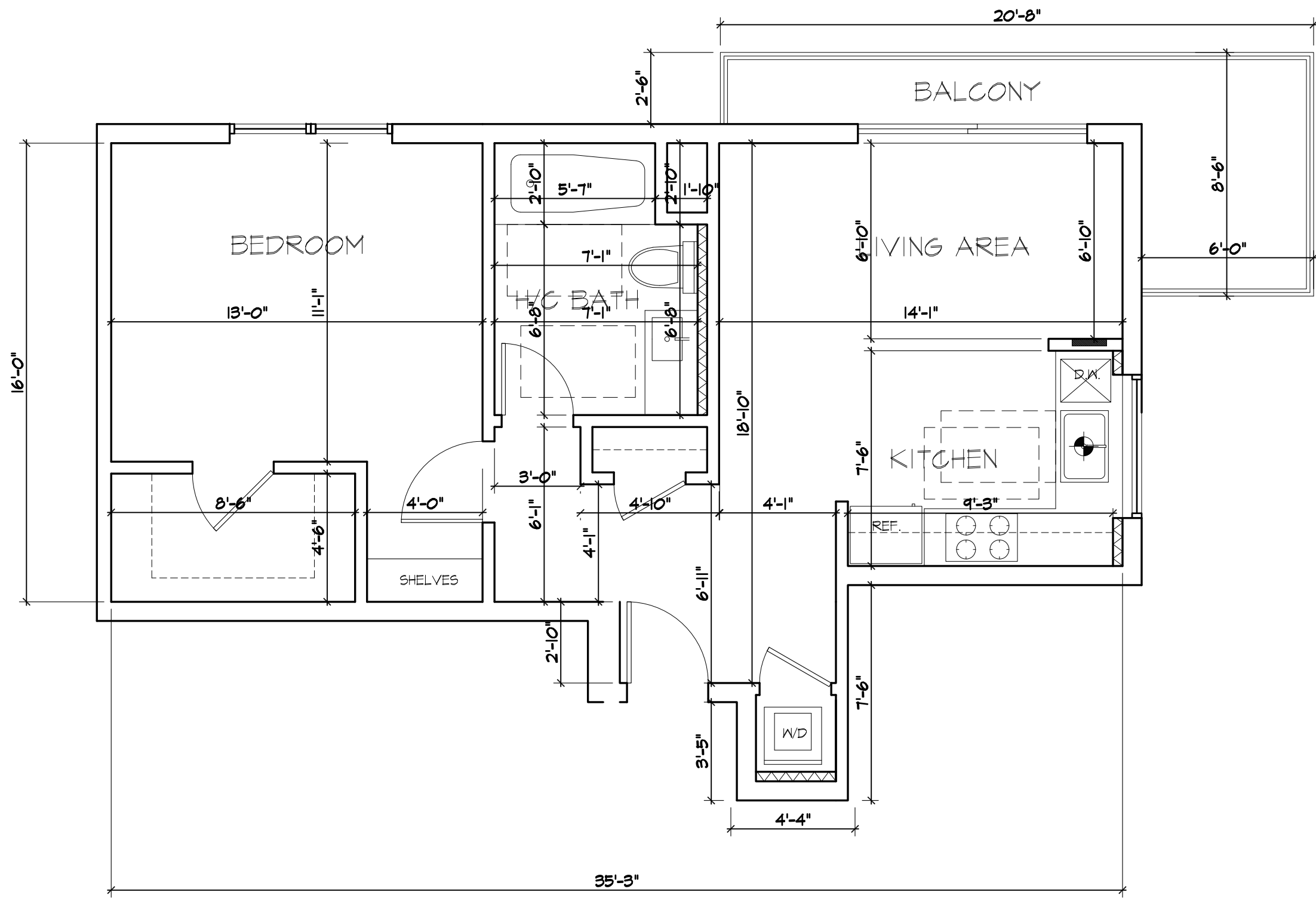
TWO BEDROOM 15

1/4" = 1'-0"



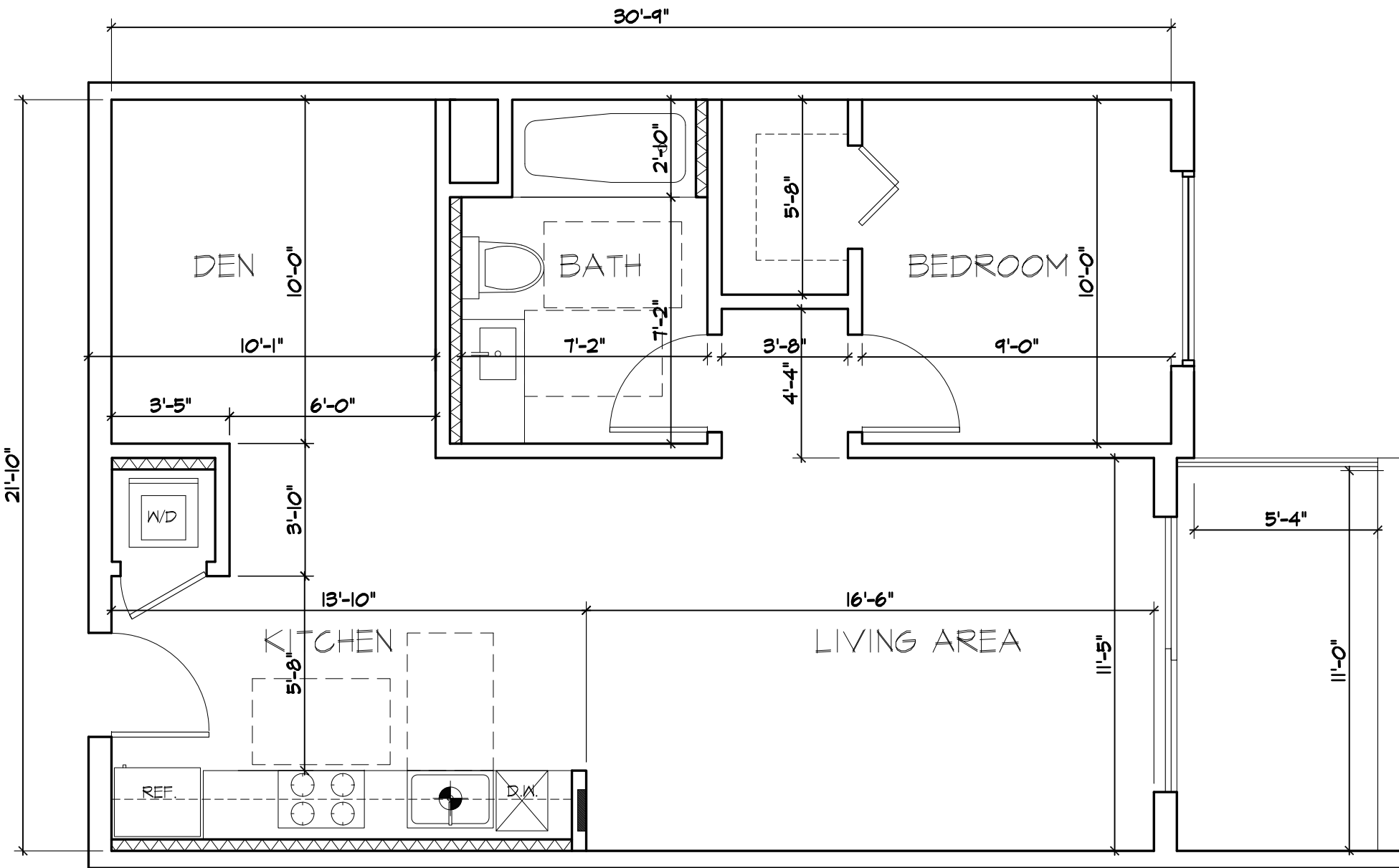
TYP LIVE WORK 101,102,103

1/4" = 1'-0"



ONE BEDROOM 20

1/4" = 1'-0"



ONE BEDROOM + DEN 17, 19

1/4" = 1'-0"

Drawn by	W.T.	W.T.	W.T.
Revised	1	2	3
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connection with any work other  
than the specified project for  
which they have been prepared, in  
whole or in part, without the  
prior written consent of WTAARCH.

Task/Subject	Description	Date	Received	Done by
	REVISED PLANNING SET	11.7.16		M.C. W.
				M.C. W.

**MARIPOSA  
APART-  
MENTS**  
257 MARIPOSA AVE.  
LOS ANGELES,  
CA 90004

7 NOV 2016  
SOUTH  
ELEVATION

A-4.0

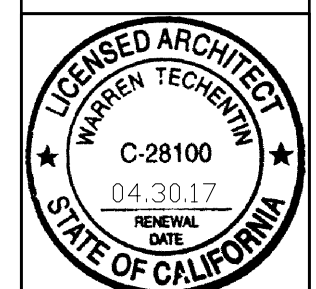


1 SOUTH ELEVATION

---


$$1/8'' = 1'-0''$$

FINISH SCHEDULE	
S1	STUCCO COLOR 1 : WHITE
S2	STUCCO COLOR 2 : TBD
B1	BRICK



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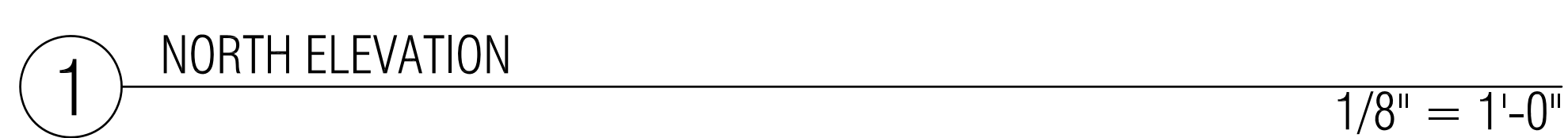
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Discipline	Date	Issued to	Decided by
REVISED PLANNING SET	11.1.16		M.L. M.C. M.V.
			M.L. M.C. M.V.

257 MARIPOSA AVE.  
LOS ANGELES,  
CA 90004

NORTH  
ELEVATION

A-4.1

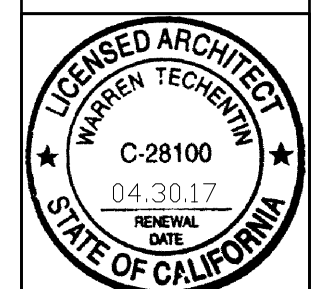


FINISH SCHEDULE	
S1	STUCCO COLOR 1 : WHITE
S2	STUCCO COLOR 2 : TBD
B1	BRICK

Drawn by	W.T.	W.T.	W.T.	W.T.	W.T.
Revised	W.T.	W.T.	W.T.	W.T.	W.T.
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FINISH SCHEDULE	
S1	STUCCO COLOR 1 : WHITE
S2	STUCCO COLOR 2 : TBD
B1	BRICK





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Discipline	REVISÉ PLANNING SET	Date	11 / 16	Issued by	M.L. M.C. M.V.
				Decoded by	M.L. M.C. M.V.

**MARIPOSA  
APART-  
MENTS**  
257 MARIPOSA AVE.  
LOS ANGELES,  
CA 90004

7 NOV 2016	date
WEST ELEVATION	location

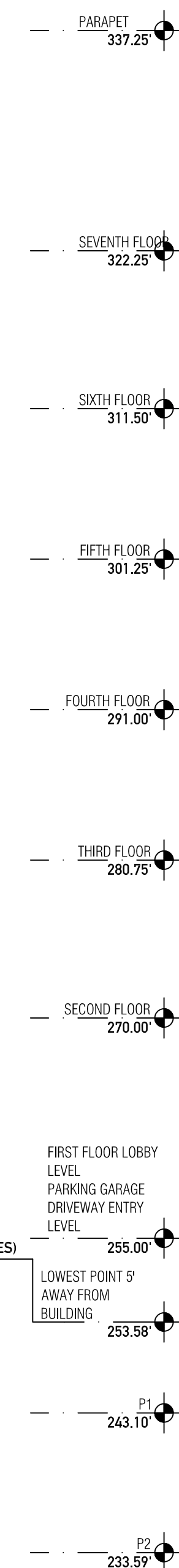
A-4.3

AS NOTED



1 WEST ELEVATION 1/8" = 1'-0"

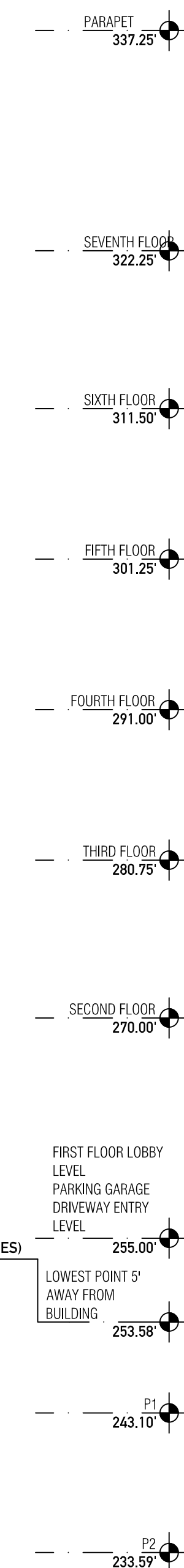
FINISH SCHEDULE	
S1	STUCCO COLOR 1 : WHITE
S2	STUCCO COLOR 2 : TBD
B1	BRICK



---


$$1/8'' = 1'-0''$$

Disruptive technologies	Date	Board to	Drawn by
REVISED PLANNING SET	1.1.7-16	M.L.	M.C.
			W.F.
			Created by
			M.L.
			W.F.


$$\overline{1/8'' = 1'-0''}$$


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prior written consent of WTAARCH.

Country	Revised Planning Set	Date	Revised by
MLT, MLD, MLC	1.1.1.1.1	1.1.1.1.1	MLT, MLD, MLC

**MARIPOSA  
APART-  
MENTS**  
257 MARIPOSA AVE.  
LOS ANGELES,  
CA 90004

7 NOV 2016

## SECTIONS

A-5.1

AS NOTED



MARIPOSA APARTMENTS  
257 MARIPOSA AVE  
LOS ANGELES, CA



DOUBLEGREEN  
LANDSCAPES

MARIPOSA AVE



MARIPOSA APARTMENTS  
257 MARIPOSA AVE  
LOS ANGELES, CA



DOUBLEGREEN  
LANDSCAPES

MARIPOSA AVE



- FIREPIT LOUNGE
- POTTED OLIVE TREES
- POTTED BOXWOOD GLOBE
- SUN LOUNGE
- ROOF TOP POOL HOUSE
- TREES #1-8  
OLEA EUROPEA 'SWAN HILL', SWAN HILL OLIVE  
24" BOX

SEVENTH FLOOR



MARIPOSA APARTMENTS  
257 MARIPOSA AVE  
LOS ANGELES, CA



DOUBLEGREEN  
LANDSCAPES



