



## DEPARTMENT OF CITY PLANNING

### RECOMMENDATION REPORT

#### City Planning Commission

**Date:** October 8, 2020  
**Time:** After 8:30 a.m.  
**Place:** In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the CPC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [cpc@lacity.org](mailto:cpc@lacity.org).

**Case No.:** CPC-2017-5092-DB-SPR  
**CEQA No.:** ENV-2017-5093-CE  
**Related Cases:** None  
**Council No.:** 13-O'Farrell  
**Plan Area:** Silver Lake - Echo Park - Elysian Valley  
**Specific Plan:** None  
**Certified NC:** Echo Park  
**GPLU:** Community Commercial  
**Zone:** C2-1VL  
**Applicant:** MGT Partners II LLC  
**Representative:** Jonathan Riker

**Public Hearing:** January 16, 2020 and July 22, 2020  
**Appeal Status:** The Off-menu Affordable Housing Incentives are not appealable. Site Plan Review is appealable to the City Council.  
**Expiration Date:** N.A.  
**Multiple Approval:** Yes

**PROJECT LOCATION:** 418 – 430 N. Alvarado Street

**PROPOSED PROJECT:** The Project is the construction, use and maintenance of a 73-unit, approximately 52,000 square foot mixed-use development including 500 square feet of ground floor commercial space on approximately 19,197 square feet of land (21,517 square feet including alleys), located at 418 - 430 N. Alvarado Street. The proposed Project includes a 5-story building with two parking levels (including one subterranean level) that provide a total of 81 parking spaces. The Project will include six (6) Very Low-Income units.

**REQUESTED ACTIONS:** 1. Pursuant to CEQA Guidelines Section 15061, an Exemption from CEQA, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

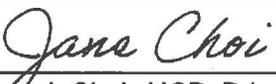
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(2), a 35 percent Density Bonus for a project reserving eleven (11) percent of the base dwelling units or six (6) units for Very-Low Income Households, in conjunction with Parking Option 3 and the following two (2) off-menu incentives:
  - a. A 2.85:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR for the C2-1VL Zone; and
  - b. An increase in height and number of stories permitted, to allow a 69-foot, five-story building in lieu of a maximum 45-foot, three-story building for a mixed-use building in the C2-1VL Zone.
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that creates or results in an increase of 50 or more net new dwelling units and/or guest rooms.

**RECOMMENDED ACTIONS:**

- 1 **Determine** that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15061, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Approve** the following **two (2) off-menu incentives as conditioned**, pursuant to LAMC Section 12.22 A.25(g)(2), with a 35 percent Density Bonus for a project reserving eleven (11) percent of the base dwelling units or six (6) units for Very Low Income Household occupancy for a period of 55 years:
  - a. A 2.85:1 Floor Area Ratio (FAR) in lieu of the otherwise permitted 1.5:1 FAR for the C2-1VL Zone; and
  - b. An increase in height and number of stories permitted, to allow a 69-foot, five-story building in lieu of a maximum 45-foot, three-story building for a mixed-use building in the C2-1VL Zone
3. **Approve a Site Plan Review**, pursuant to LAMC Section 16.05, a Site Plan Review for a project that creates or results in an increase of 50 or more net new dwelling units and/or guest rooms.

**Adopt the attached Findings.**

VINCENT P. BERTONI, AICP  
Director of Planning

  
\_\_\_\_\_  
Jane J. Choi, AICP, Principal City Planner

  
\_\_\_\_\_  
Debbie Lawrence, AICP, Senior City Planner

  
\_\_\_\_\_  
Kevin S. Golden, City Planner  
(213)978-1396

**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. Requirements for submission of materials can be found on the Department of City Planning website at <https://planning.lacity.org/about/virtual-commission-instructions>. 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 no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1295.

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## **PROJECT ANALYSIS**

### **PROJECT SUMMARY**

The proposed project would allow the construction, use and maintenance of a new 73-unit, approximately 52,000 square foot mixed-use development including 500 square feet of ground floor commercial space on approximately 19,197 square feet of land (21,517 square feet including alleys), located at 418 - 430 N. Alvarado Street. The proposed Project includes a 5-story building with two parking levels (including one subterranean level) that provide a total of 81 parking spaces. The Project will include six (6) Very Low-Income units.

### **BACKGROUND**

#### **Subject Property**

The Applicant proposes to construct a five-story mixed-use project on the east side of Alvarado Street, approximately 150 feet north of Temple Street in the Silver Lake – Echo Park – Elysian Valley Community Plan area. A 20-foot wide alley abuts the project on the south side of the site. The site is zoned C2-1VL and is improved with a small vacant private school, a single family dwelling and a duplex. Parcels surrounding the site are zoned [Q]RD1.5-1VL and C2-1VL and improved with restaurants, an auto repair shop, a gas station and multiple family and single-family dwellings. The U.S. Highway 101 (US 101) is approximately 160 feet north of the site.

#### **Affordable Housing Incentives**

The Subject Property is zoned C2-1VL and has a lot area of 19,197 square feet, as calculated by ZIMAS. When the adjacent alleys to the east and south are included, the lot area for the purposes of calculating density is 21,517 square feet. The C2 Zone allows 400 square feet of land for each dwelling unit, and for Density Bonus applications, fractional amounts of the base density are rounded up per AB 2501. Therefore, the allowable base density is 54 units.

Pursuant to the State Density Bonus Law and facilitated by LAMC Section 12.22.A.25, the Applicant is entitled to a 35% Density Bonus and two (2) incentives of any applicable development standard (described as developer “incentives” in Government Code Section 65915) in exchange for setting aside at least 11% of the base density for Very Low Income households.

- Base Density = 54 units (53.7 round up)
- 54 units x 1.35 = 73 units (72.9 round up)
- 19 Density Bonus Units permitted, 19 requested
- 11% Very Low Income set aside = 6 units (5.94 round up)

The applicant is proposing to build 73 dwelling units, consisting of 61 one-bedroom and 12 two-bedroom units. As noted above, the Project is setting aside 11% percent of the base density units for Very-Low Income households, or 6 units. Therefore, the Project qualifies for two developer incentives under Government Code Section 65915 and the Los Angeles Municipal Code (LAMC). In this case, the Applicant is proposing the following off-menu incentives:

- 1) Per Section 12.22.A.25(g)(3) an increase in FAR to 2.85:1 to allow up to 54,720 sq. ft. of floor area in lieu of the amount allowed per the base 1.5:1 FAR.
- 2) Per Section 12.22.A.25(g)(3) an increase in height from 45 feet to 69 feet.

The applicant proposes to utilize vehicular parking ratio pursuant to AB 744 (California Government Code Sections (p)(2)), for a mixed income project consisting of the maximum number of very low or low income units, and located within one half mile of major transit stop with unobstructed access to the project. The project proposes 85 bedrooms. Based on the number of bedrooms proposed, the project is required to provide 43 residential vehicular parking spaces, at the ratio of one half space per bedroom.

### **Surrounding Site Information**

North: C2-1VL: The abutting property is a restaurant.

South: C2-1VL: The property across the 20-foot wide alley is vacant.

East: RD2-1VL: The property across the 14-foot wide alley is multiple family residential.

West: [Q]RD1.5-1VL: The property across Alvarado Street is multiple family residential.

### **Streets and Circulation**

Alvarado Street: Designated Avenue II, dedicated to a width of 91.25 feet.

East abutting alley: Dedicated to a width of 14 feet.

South abutting alley: Dedicated to a width of 20 feet.

### **Relevant Cases On-Site**

#### DIR-2006-6988-DB:

A 35% density bonus for a project to allow the construction of a mixed-use affordable senior housing project with 59 residential dwelling units and 4,900 square feet of ground floor commercial use. reserving all units for low- and very- low income seniors. The project will be 5 stories tall at a height of 60'-9. The following three incentives were approved: up to a 20% deviation in side yard setback. b. Up to a 3: 1 FAR for mixed-use projects in the Commercial zone in Height District 1. c. Up to 35% deviation in height. Approved November 9, 2006, a Correction Letter was issued April 3, 2015 clarifying that the project can use either Parking Option 1 or 2 as provided in Section 12.22 A 25, and clarifying that all of the set-aside restricted units will be Low Income Units. Those entitlements expired on November 9, 2009.

### **Relevant Cases Off-Site**

There are no relevant cases within 500 feet of the subject site.

### **Transit Access**

The Project is served by the local and regional bus lines. Metro Local Line 200 runs north-south along Alvarado Street; Metro Local Line 10/48 runs east-west along Temple Street, and LADOT

Pico Union/Echo Park Line runs in all directions but generally north-south toward Echo Park to the north and the Pico Union neighborhood to the south, including along Alvarado Street, Union Avenue, Westlake Avenue, and Lucas Avenue.

The 101 Freeway on-ramp and off-ramp are 300 feet to the north of the project site.

The project site is located approximately 1.2 miles from the MacArthur Park Metro Red Line and Purple Line Rail Stations, which are at the corner of 6th Street and Alvarado Street. The MacArthur Park Metro Red Line station provides access to Hollywood and the San Fernando Valley, with connecting service to the Metro Orange Line (serving the west Valley and Chatsworth). The Metro Red Line and Purple Line serve Downtown, including Los Angeles Union Station, with connecting service to the Metro Gold Line (serving Azusa and East Los Angeles), Amtrak passenger rail, Metrolink commuter rail, and bus service for regional and local lines. The Metro Purple Line also serves Koreatown. The Metro Blue Line originates at the 7th Street/Metro Center station and provides access from downtown Los Angeles to downtown Long Beach, as well as connecting service to the Metro Green Line (serving Norwalk, Redondo Beach, and LAX via shuttle). Additionally, the Wilshire/Alvarado Bus Station provides access to the several Metro Bus lines that are available.

### **Public Hearing**

A public hearing was conducted by the Hearing Officer on Thursday, January 16, 2020, at 9:30 a.m., on the 10<sup>th</sup> floor, at Los Angeles City Hall in Downtown Los Angeles. The hearing was attended by approximately 8 people, including the applicant's representative, architect and, owner's representative. One individual in attendance spoke at the public hearing. His comments related to the process for obtaining relocation assistance for the proper number of residents in his current unit. No other issues were raised.

On July 22, 2020, a second public hearing was held due to two changes to the project: a 3-foot increase in height from 66 to 69 feet; and an increase in FAR from 2.65:1 to 2.85:1. There was no testimony from the public at the second public hearing.

At the time of the writing of the Staff Recommendation Report three letters had been received. One was a letter of support from the Echo Park Improvement Association. Another is a letter of conditional support from the Echo Park Neighborhood Council (EPNC). The EPNC requests that a condition be added that requires the project to provide two (2) replacement affordable units in addition to the six(6) affordable units proposed, otherwise the EPNC does not support the requested off-menu incentives. The local City Council office, CD 13 submitted a letter of support.

### **ISSUES**

This section includes issues raised at the Professional Volunteer Program on April 16, 2019, the Hearing Officer Public Hearing held on January 16, 2020, and in discussions with the applicant.

#### **Professional Volunteer Program (PVP)**

Projects that are required to be heard by the City Planning Commission as the initial decision-maker are presented by City Planning staff in the Urban Design Studio to the Professional Volunteer Program (PVP). The PVP is a group of architects who assist Planning Staff on urban design issues and complex urban typologies and provide project specific urban design advice for Planning Staff consideration. On April 16, 2019, the proposed project was presented to the PVP, who provided the following comments:

- Rendering does not show alley and gas station adjacent to the site.
- Façade needs more landscaped coverage for a softer look.
- Needs more native plants.
- Add awnings or other shading elements to the Alvarado façade.
- Move bicycle parking to less prominent place and use that space for pedestrian activity.
- Raise windows to provide more engagement with pedestrian activity.
- Building needs a more prominent entrance.

Planning Staff advised the applicant and Representative about the comments received during the Professional Volunteer Program (PVP). In response to the PVP recommendations the Applicant addressed the following concerns:

- The alley and gas station immediately to the south-east of the project site are both now shown on the rendering.
- Street trees are shown in the parkway in front of the proposed building, as was requested, to provide more landscape coverage.
- The landscape plans reflect the California native plants that were requested.
- Bike racks are in a less prominent place and are now loop-style bike racks rather than classic bike racks.
- The retail storefront doors and windows have been raised to 10'-9" and are now at the property line to allow for more engagement with pedestrian street traffic.
- Lobby storefront windows and doors have been pulled forward to provide better interaction with the street and the lobby doors are clearly designated based on address signage.

## **CONCLUSION**

Based on the information submitted, public input including the public hearing, and mandatory findings for the requested entitlement, the Department of City Planning recommends that the Los Angeles City Planning Commission approve the requested Density Bonus Off-Menu Incentives and Site Plan Review and determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15061, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

## CONDITIONS OF APPROVAL

### Density Bonus and Site Plan Review Conditions

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 73 residential units including Density Bonus Units.
3. **Affordable Units.** A minimum of 6 units, that is 35 percent of the base dwelling units, shall be reserved as Restricted Affordable units for Very-Low Income households, as defined by the State Density Bonus Law 65915 (c)(1) or (c)(2). This shall include 1 Very Low and 1 Low Income units to be set aside in compliance with the Determination made by the HCIDLA for replacement units. Affordable units required as replacement units, per Assembly Bill 2556, shall be an equivalent type as those units being replaced.
4. **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 LAMC Section 12.22 A.25 (a-d).
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Community Investment Department (HCIDLA) to make six (6) units available to Very-Low-Income Households, for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set aside units may be adjusted, consistent with LAMC Section 12.22 A.25 to the satisfaction of HCIDLA and in consideration of the project's AB 2556 Determination. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA.
6. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the HCIDLA regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20-percent of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by HCIDLA shall be provided.
7. **Height.** The building height shall be limited to 69 feet.
8. **Residential Floor Area Ratio (FAR).** The Project is limited to a maximum of 2.85:1 FAR, or 54,720 square feet.

9. **Automobile Parking for Residential Uses.** Based upon the number and/or type of dwelling units proposed, a minimum of 43 automobile parking spaces shall be provided for the residential uses of the project, pursuant to AB 744. The project requires parking spaces at a ratio of 0.5 parking spaces per bedroom for mixed income projects within one half mile of a major transit stop to which the project has unobstructed access.
10. **Automobile Parking for Commercial Uses.** Automobile parking for commercial uses shall be provided pursuant to LAMC Section 12.21 A.4(x)(3), which requires two vehicular parking spaces for every one thousand square feet of combined gross floor area of commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development buildings. A minimum of 1 commercial parking space shall be provided.
11. **Adjustment of Parking.** In the event that the composition of such units should change (i.e. the number of bedrooms), 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 above.
12. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
13. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16.
14. **Landscaping.** All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
15. **Mechanical Equipment.** All exterior mechanical equipment, including HVAC equipment, satellite dishes, cellular antennae and air conditioners, shall not be visible from public rights-of-way or adjacent residences or placed in window or door openings.
16. **Trash/Recycling.** Trash and recycling bins shall be located within the building or a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building and screened with landscaping, so as not to be viewed from the public right-of-way or adjacent residences.
17. **Open Space.** The project shall provide a minimum of 7,605 square feet of open space. All open space areas shall comply with the requirements set forth in LAMC Section 12.21 G to the satisfaction of the Department of Building and Safety. In the event that the number or composition (i.e. number of bedrooms) of dwelling units should change, no modification of this determination shall be necessary, and the open space requirement shall be re-calculated by the Department of Building and Safety based upon the ratios set forth in LAMC Section 12.21 G.
18. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

**Administrative Conditions**

19. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
20. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
21. **Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement for CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.
22. **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.
23. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
24. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
25. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
26. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
27. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

**28. Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) 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.
- (ii) 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.
- (iii) 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 \$50,000. 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 (ii).
- (iv) 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 in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, 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, commissions, 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

### 1. Density Bonus/Affordable Housing Incentives Program Findings

The following is a delineation of the findings and the application of the relevant facts as related to the request for a 10 percent Density Bonus, in conjunction with three (3) Off-Menu Incentives and six (6) Waivers of Development Standards. Pursuant to Government Code Section 65915(d)(a)(A), **the Commission shall approve a Density Bonus and requested Incentive(s) unless the Commission finds that:**

- a) **The incentives do not result in identifiable and actual cost reductions 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 Commission to make a finding that the requested off-menu incentives do not result in identifiable and actual cost reductions 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 percent gross income based on area median income thresholds dependent on affordability levels.

#### Two (2) Requested Off-Menu Incentives – Deviation of Development Standards

The Applicant is requesting two waivers of development standards. These deviations are identified as “off-menu” incentives, and the Applicant states that they are required by the project in order to accommodate the proposed development of 73 residential units (6 of which are for Very-Low Income units). The off-menu incentives require approval by the City Planning Commission, and are required to provide for affordable housing costs.

**Increase in (Floor Area Ratio) FAR.** The proposed project is permitted a maximum FAR of 1.5:1 by-right, per the C2-1VL Zone. The subject site has a C2 density, which would permit 54 units on the site. The project qualifies for a 35 percent density bonus. With this increase, the maximum number of units allowed is 73. The project proposal is for a maximum permitted FAR of 2.85:1. With this incentive, the subject property would be eligible for a maximum of 54,720 square feet of floor area for the 19,200 square-foot site (21,590 square feet including ½ of the alleys). The total proposed floor area of 54,720 square feet for the 5-story building, represents an approximate 2.85:1 FAR.

The increase in FAR helps the project to provide 6 affordable housing units. Additionally, the higher FAR will facilitate the provision of larger housing units, which are more comparable in size to the existing housing in the area. This will help the project to remain economically feasible while providing the Restricted Affordable Units.

**Increase in Building Height.** The Project is a 5-story, 69-foot tall, residential building with 73 dwelling units, consisting of 61 one-bedroom and 12 two-bedroom units, 500 square feet of commercial retail floor area, and 2 levels of parking for a total of 81 parking spaces. The project proposes to set aside 6 units or 11% of the base dwelling units, as Restricted Affordable Units for Very-Low Income households. Pursuant to Height District 1VL for C2 zoned properties, the Project would otherwise be limited to a maximum height of 45 feet and 3 stories.

The additional height requested is necessary to construct the number of units proposed and parking. In addition, the height increase will make the Project financially feasible for a rental apartment development that includes 11% Restricted Affordable Units for Very-Low Income households.

- b) The Incentive 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 substantial evidence in the record that the proposed incentives 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" (LAMC Section 12.22.A.25(b)). As required by Section 12.22 A.25(e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

- c) The Incentives are contrary to state or federal law.**

There is no substantial evidence in the record that the proposed incentives are contrary to state or federal law.

## **2. Site Plan Review Findings**

- a) That the project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any application specific plan.**

The proposed Project contributes to the Citywide General Plan Framework by providing much-needed housing, accessible to transportation options within a node of residential and commercial activity. It contributes to the stated Goals, Objectives and Policies of the Framework as follows:

- Creates a supply of housing accessible to persons having variable income levels.
- Provides sufficient rental housing to meet the needs and demands of the population.
- Creates housing opportunities for all persons without discrimination.
- Locates new multi-family development in proximity to transportation corridors and high activity areas acting as a buffer between said transit corridors and commercial development and existing lower density residential development.

The proposed Project conforms to the purposes, objectives and policies of the Silver Lake – Echo Park – Elysian Valley Community Plan Area as follows:

- Goal 1: A safe, secure and high-quality residential environment for all economic, age and ethnic segments of the Silver Lake – Echo Park – Elysian Valley Community Plan Area.
- a. Objective 1-1: Achieve and maintain a housing supply sufficient to meet the diverse economic and socioeconomic needs of current and projected population to the year 2010.
- b. Objective 1-2: Reduce automobile trips in residential areas by locating new housing in areas offering proximity to goods, services and facilities.
- c. Objective 1-4: Promote and ensure the provision of adequate housing for all persons including special needs populations, regardless of income, age or ethnic background.
- d. Policy 1-4.2: Promote mixed-use housing projects in pedestrian oriented areas and designated Mixed Use Boulevards, Neighborhood Districts and Community Centers to increase supply and maintain affordability.

The proposed Housing Development conforms to the stated objectives of the Housing Element as an Element of the General Plan as follows:

- Objective 1.1 - To produce an adequate supply of rental and ownership housing in order to meet current and projected needs.
- Objective 2.2 - To promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.
- Objective 2.4 - To promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.
- Objective 3.2 - To promote fair housing practices and accessibility among residents, community stakeholders and those involved in the production, preservation and operation of housing.

By providing multifamily residential units, some of which are set aside for Very-Low Income households, implementation of the proposed project will maximize the opportunity for individual choices for all economic, age and ethnic segments of the Plan Area. The project also includes a ground floor commercial use and is located in a Transit Priority Area in proximity to goods, services and facilities. The Project is within the area and on the primary street (Alvarado Street) designated as a "Mixed Use Boulevard" within the Plan and as such this use specifically furthers the intent of the Plan.

- b) That 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 adjacent properties and neighboring properties.**

The scale of the buildings included in the project conforms to the development standards of the underlying zone (with FAR and height deviations authorized by state law). Parking, loading areas, lighting, landscaping, trash collection, and other improvements will conform

to the requirements of the LAMC. Therefore, 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 are or will be compatible with existing and future development on adjacent properties and neighboring properties.

The proposed building facades along Alvarado Street, as shown in the plans are not flat; they are articulated using a range of architectural elements including texture, materials and color. The building designs are further articulated with windows on the ground floor and balconies above the ground floor. Planters along the ground floor provide additional interest along the streetscape.

Furthermore, after consultation with the Urban Design Studio, the applicant made the following revisions:

- Street trees are shown in the parkway in front of the proposed building, as was requested, to provide more landscape coverage.
- The landscape plans reflect the California native plants that were requested.
- Bike racks are in a less prominent place and are now loop-style bike racks rather than classic bike racks.
- The retail storefront doors and windows have been raised to 10'-9" and are now at the property line to allow for more engagement with pedestrian street traffic.
- Lobby storefront windows and doors have been pulled forward to provide better interaction with the street and the lobby doors are clearly designated based on address signage.

The proposed layout and design features will insure that the proposed project will be functional, aesthetically pleasing, and compatible with neighboring properties.

**c) That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The proposed project will comply with applicable LAMC Open Space requirements, including that common open space areas shall incorporate recreational amenities. These amenities include a gym, a recreation room, and 3,000 square feet of rooftop community space. The project provides 7,605 square feet of total open space. Therefore, the Project will provide recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

### **ENVIRONMENTAL FINDING**

The proposed incentives will not 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" (LAMC Section 12.22.A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines, which 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 determined that it is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

On June 15, 2020, the Planning Department determined that the State CEQA Guidelines designate the subject project as Categorically Exempt under Section 15332, Class 32.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

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

The project consists of the following:

The proposed project involves the construction, use and maintenance of a five-story mixed-use building with a total of 73 units over two levels of parking, including a basement parking level and 500 square feet of ground floor commercial space located at 418 North Alvarado Street. The project is requesting a 35% density bonus with 11% (6 units) of the base density set-aside for Very-Low Income residents based on SB1818. The project also utilizes Parking Option 3 under AB744. The project will provide 81 parking spaces and 82 bike spaces. In addition, the project is requesting two (2) "Off-Menu" incentives under SB1818. First, the project requests an increase in FAR from 1.5:1 to 2.85:1. Second, the project requests an increase in height from 45 feet to 69 feet.

The site is zoned C2-1V and has a General Plan Land Use Designation of Community Commercial.

- b) As shown in the case file, the project is consistent with the applicable Community Commercial Community Plan designation and policies and all applicable zoning designations and regulations.
- c) The subject site is wholly within the City of Los Angeles, on a site that total approximately 19,200 square feet (21,590 including ½ of the alley areas). Lots adjacent to the subject site are developed with the following urban uses: restaurant, multiple family dwellings, and a gas station.
- d) The site was previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. According to a letter dated August 30, 2019 by Jan C. Scow, a registered arborist, there are no protected trees on the project site.

- e) The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, and stormwater mitigation measures; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. The traffic analysis, dated July 2018, concluded the project will result in none of the study intersections being significantly impacted by project-related traffic. In addition, the project will generate less than 250 daily vehicle trips, and the project is not required to perform a VMT analysis, according to the LADOT VMT Calculator. Therefore, the project will not have any significant impacts to traffic. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with Air Quality Management District (AQMD) staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds.

The project site will be adequately served by all public utilities and services given that the construction of the apartment buildings, will be on sites which have been previously developed and is consistent with the General Plan.

Therefore, the project meets all of the Criteria for the Class 32 categorical exemption.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

- a) There is not a succession of known projects of the same type and in the same place as the subject project.
- b) As mentioned, the project proposes a five-story mixed-use building with a total of 73 units over two levels of parking, including a basement parking level and 500 square feet of ground floor commercial space. The project is requesting a 35% density bonus with 11% (6 units) of the base density set-aside for Very-Low Income residents based on SB1818. Lots adjacent to the subject site are developed with the following urban uses: restaurant, multiple family dwellings, a gas station, etc. Under SB1818, the project proposes to utilize two off-menu incentives: a Floor Area Ratio (FAR) of 2.85:1 to allow up to 61,531 sq. ft. (54,720 square feet requested) of floor area in lieu of the amount allowed per the base 1.5:1 FAR, and an increase in height from 45 feet to 69 feet. The project size is not unusual for the vicinity of the subject site, and is similar in scope to other existing land uses in the general area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.
- c) Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project is approximately 23 miles from State Route 27. Therefore, the subject site will not create any impacts within a designated as a state scenic highway.

- d) Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site.
- e) The project site has not been identified as a historic resource by local or state agencies, and the project sites have not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the sites as historic resources. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

The Project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting the criteria listed above.

## **DENSITY BONUS LEGISLATION BACKGROUND**

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section §65580, subds. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all Low and Very Low-Income units that qualified the applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for "averaging" of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

Under Government Code Section § 65915(a), § 65915(d)(2)(C) and § 65915(d)(3) the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A.25 of the Los Angeles Municipal Code. Section 12.22 A.25 creates a procedure to waive or modify Zoning Code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development. In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

For the purpose of clarifying the Covenant Subordination Agreement between the City of Los Angeles and the United States Department of Housing and Urban Development (HUD) note that the covenant required in the Conditions of Approval herein shall prevail unless pre-empted by State or Federal law.

Several California Assembly bills amended the State Density Bonus Law and took effect on January 1, 2017. The changes are reflected in the subject request, and as such is compliant with AB 2501, AB 2556, AB 2442, and AB 1934. In accordance with AB 2501 density calculations for this project have been rounded up to the next whole number for base density, the number of bonus units, and the number of Affordable Units required to be eligible for the density bonus.

### **Housing Replacement**

Assembly Bill 2222 (AB 2222) amended the State Density Bonus Law to require applicants of density bonus projects filed as of January 1, 2015 to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

On September 28, 2016, Governor Brown signed Assembly Bill 2556 (AB 2556) which further amended the State Density Bonus Law. The amendments took effect on January 1, 2017. AB 2556 clarifies the implementation of the required replacement of affordable units in Density Bonus projects, first introduced by AB 2222. AB 2556 further defines "equivalent size" to mean that as a whole, the new units must contain at least the same total number of bedrooms as the units being replaced.

Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated June 28, 2019, the proposed project will be required to provide 2 affordable units; 1 for Low-Income Households, and 1 for Very Low-Income Households to replace the demolished units.

### **AB 744 LEGISLATION BACKGROUND**

Assembly Bill 744 (AB 744) amended sections of the State Density Bonus Law, Government Code § 65915, and went into effect on January 1, 2016. Upon request from a developer, AB 744 requires local jurisdictions to approve alternative parking ratios for two types of eligible projects: 1) 100 percent affordable developments consisting solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families; and 2) mixed-income developments consisting of the maximum number of very low- or low-income units provided for in density bonus law, which is 11 percent and 20 percent respectively (calculated prior to any units added through a density bonus). The vehicular parking ratios, inclusive of handicapped and guest parking, that may be requested for different project types are as follows: 1) 0.5 parking spaces per unit for 100 percent affordable rental projects located within one half mile of a major transit stop, as defined in Subdivision (b) of Section 211 of the Public Resources Code; 2) 0.5 parking spaces per unit for 100 percent affordable rental senior projects having either paratransit service or unobstructed access, within one half mile, to fixed bus route service that operates at least eight times per day; 3) 0.3 parking spaces per unit for

100 percent affordable rental special needs projects having either paratransit service or unobstructed access, within one half mile, to fixed bus route service that operates at least eight times per day; or, 4) 0.5 parking spaces per bedroom for mixed income projects within one half mile of a major transit stop to which the project has unobstructed access.

## **PUBLIC HEARING AND COMMUNICATIONS**

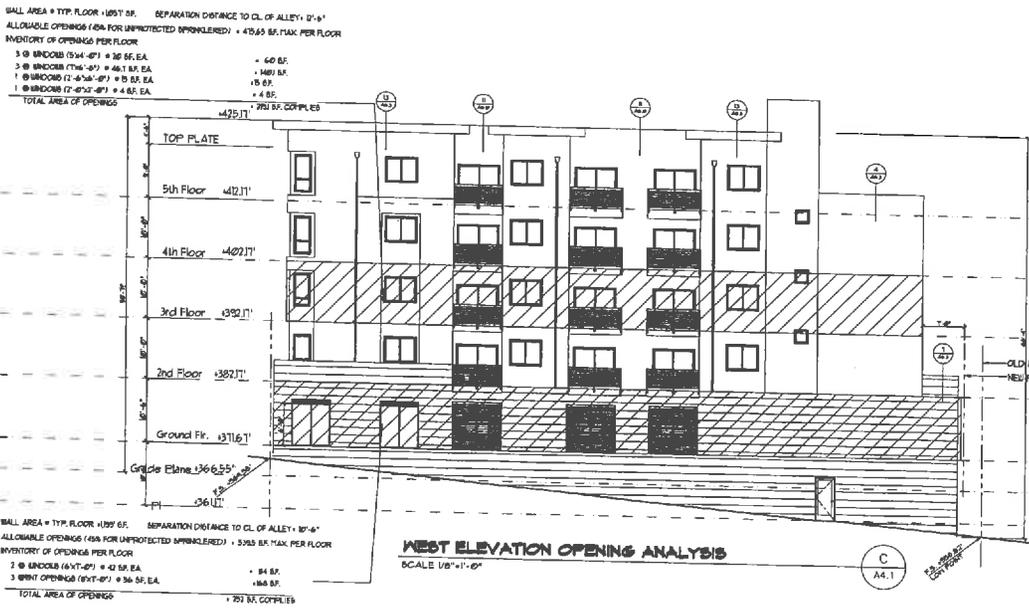
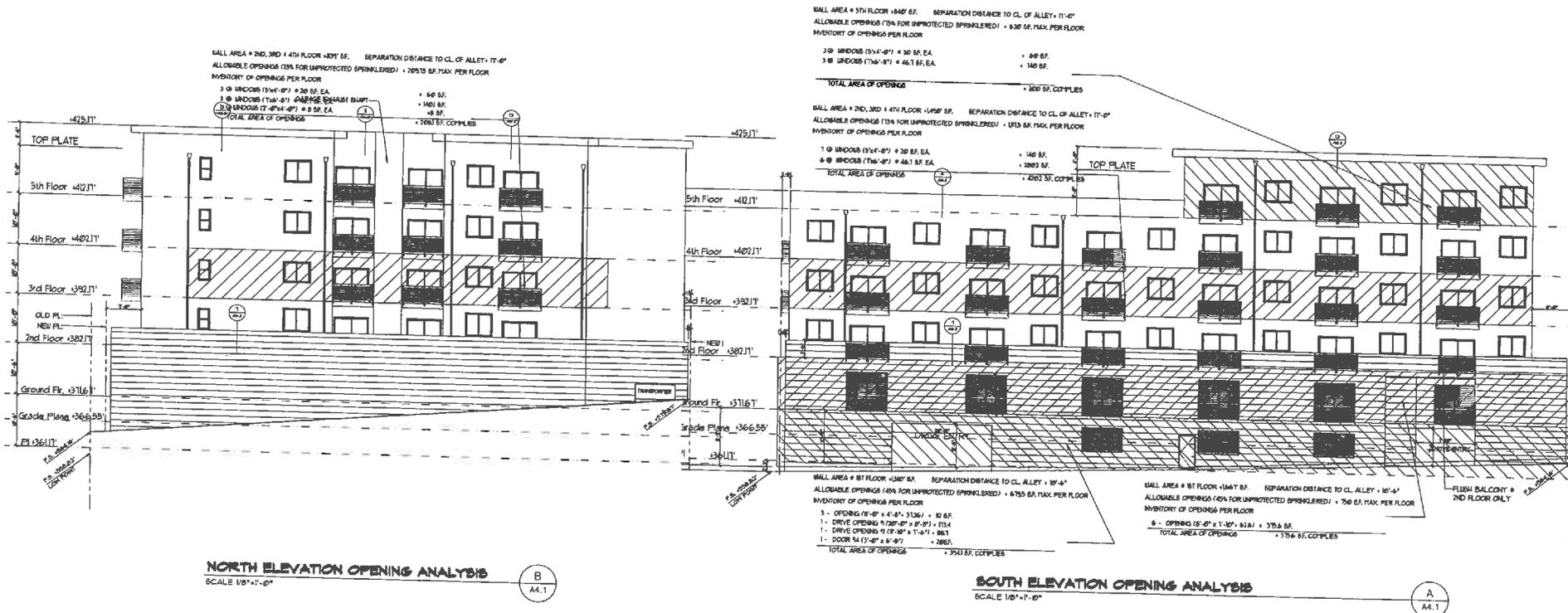
A public hearing was conducted by the Hearing Officer on Thursday, January 16, 2020, at 9:30 a.m., on the 10<sup>th</sup> floor, at Los Angeles City Hall in Downtown Los Angeles. The hearing was attended by approximately 8 people, including the applicant's representative, architect, and the owner's representative. One individual in attendance spoke at the public hearing. His comments related to the process for obtaining relocation assistance for the proper number of residents in his current unit. No other issues were raised.

At the time of the writing of the Staff Recommendation Report four letters had been received. One was a letter of support from the Echo Park Improvement Association. Another is a letter of conditional support from the Echo Park Neighborhood Council (EPNC), requesting the condition that the project provide two (2) affordable units in addition to the six (6) affordable units proposed, for a total of eight (8) affordable units, otherwise the EPNC does not support the requested off-menu incentives. We also received the Housing and Community Investment Department AB 2556 Determination Letter for replacement Housing, and a letter of support from CD13.

# EXHIBIT A

CPC-2017-5092-DB-SPR





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 (310) 455-1837

ALVARDO-TEMPLE  
 422 N. ALVARADO STREET, LOS ANGELES, CA 90026  
 FOR TRIANGLE BUILDERS



PLAN CHECK CORRECTIONS  
 JUNE 24, 2019

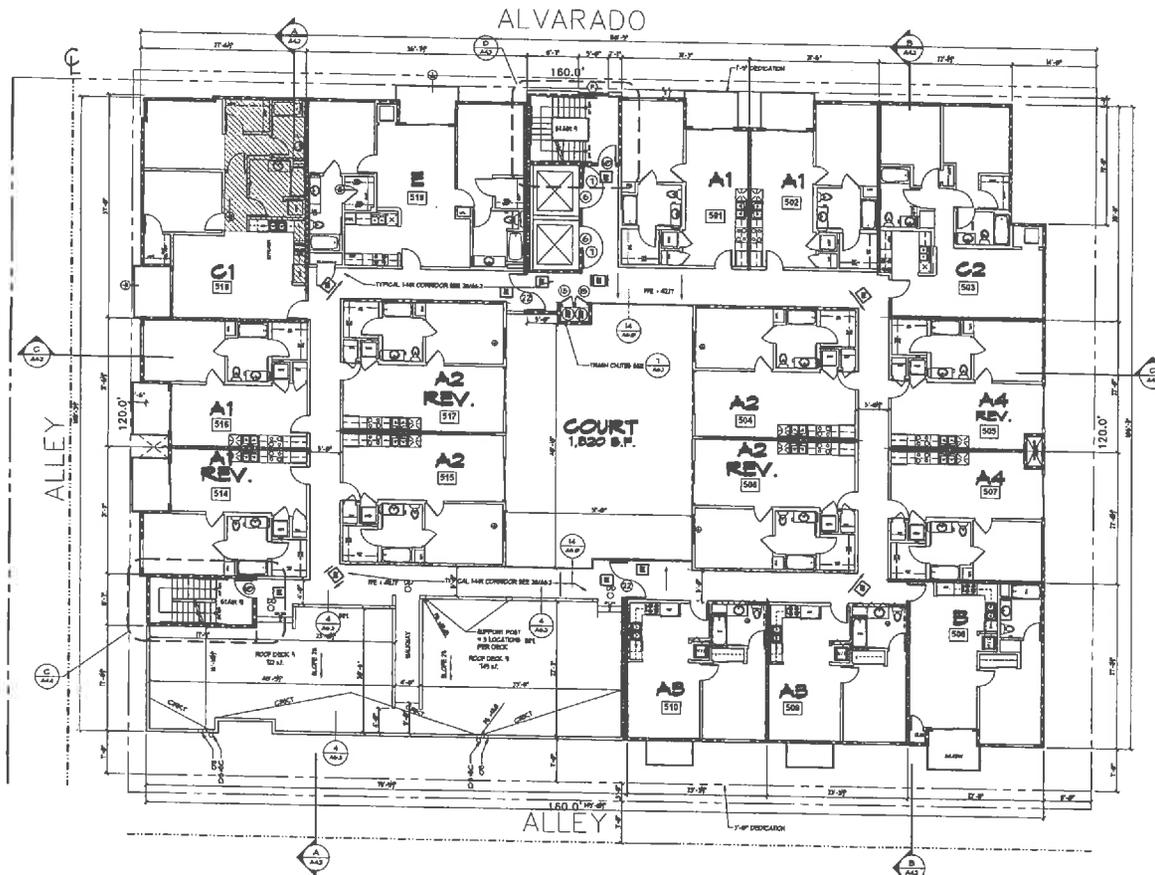


- KEYNOTES**
- 1 LIGHT SAND STUCCO FINISH (V. INTEGRAL COLOR WHITE)
  - 2 42" H. STEEL HORIZONTAL BAR BALCONY RAILING SEE 14
  - 3 PLASTERED MASONRY RAIL WALL SEE 12
  - 4 TYP. REVEALS & FLOOR LINE (HORIZONTAL & VERTICAL FOR ELEVATION SEE 14)
  - 5 VINYL WINDOWS, TYP. @ RESIDENTIAL FLOORS SEE 14
  - 6 DOWN BRACKET & CONDENSATOR HEAD, SEE 14
  - 7 STOREFRONT WINDOWS @ LOBBY SEE 14
  - 8 PROJECTING AWNING OVER STREET FACING DOORS SEE 14
  - 9 STEEL TRIMMED STUCCO WITH PREY. ALUMINUM REVEALS @ 18" O.C. HORIZ. SEE PAINTED GREY
  - 10 PAINT WALL WITH 2x4 & STUCCO WITH LIGHT SAND STUCCO FINISH (PAINT AGENT COLOR - BLUE)
  - 11 PAINT ACCENT GOLDEN (PASTAGNO ICE CREAM) @ BACK WALL OF BALCONY
  - 12 VENTILATION GRILLE WITH HORIZONTAL BAND TO MATCH RAILING
  - 13 10" H. FALSE BALCONY RAILING UP AGAINST BUILDING
  - 14 METAL GLAZ AWNING SEE 14
  - 15 BASE ACCENT BAND 3" PROJECTION PAINT DARKER GREY



PLAN CHECK CORRECTIONS  
 JUNE 26, 2019





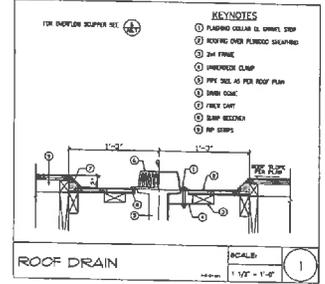
**5TH FLOOR PLAN**  
SCALE 1/8" = 1'-0"

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
DISABLED ACCESS SECTION

The use of signs and symbols has been reviewed and is approved for compliance with ADA and 2010 ADA Standards for Accessible Design as required by public accommodations. (11/18/2010)

The building owner, architect, and contractor shall not be held liable for any portions of building codes, rules, and regulations and their interpretation, and the responsibility for public accommodations and building.

\_\_\_\_\_  
Title of \_\_\_\_\_



- LEGEND:**
- 2 HR. RATED FIRE BARRIER, SEE 301 & 302
  - 1 HR. RATED HALL @ INTERIOR SIDE, SEE 301 & 302
  - 1 HR. RATED HALL @ EXTERIOR SIDE, SEE 301 & 302
  - 1 HR. RATED HALL @ PARTY WALL, SEE 301 & 302
  - 3 HR. RATED FIRE WALL, SEE 301 & 302
  - FD PLANTER DRAIN SEE LANDSCAPE DRAWINGS
  - DD DRAIN DRAIN
  - FS FIRE SPRINKLER HEAD WATER CURTAIN @ FLOOR OF OPENING 18" HIGH DRAIFT STOP ABOVE (ALL FIREWORKS RETRAIT UP OF 50 FT BALCONY) PER FBG 2014 - 108
  - ET EXIT SIGN PER ELECTRICAL PLAN
  - PH PROVIDE PANE HANDRAIL @ THIS DOOR

- NOTES:**
- 1) SEE 1/4" SCALE PLANS FOR ADDITIONAL DOOR REFERENCING
  - 2) SEE PLUMBING DRAWINGS AND LANDSCAPE FOR DRAIN AND PLANTER DRAIN LOCATIONS
  - 3) FOR PLANTERS, COURTYARD TREATMENT, AND DEPRESSION, SEE DEPRESSION PLAN
  - 4) FOR UNIT ENTRY TREATMENT SEE 301 TYP.
  - 5) FINISH STUCCO IS SHOWN AT EXTERIOR CORNERS, PROVIDE DRAIN METAL AND STUCCO DRAIN BARRIERS

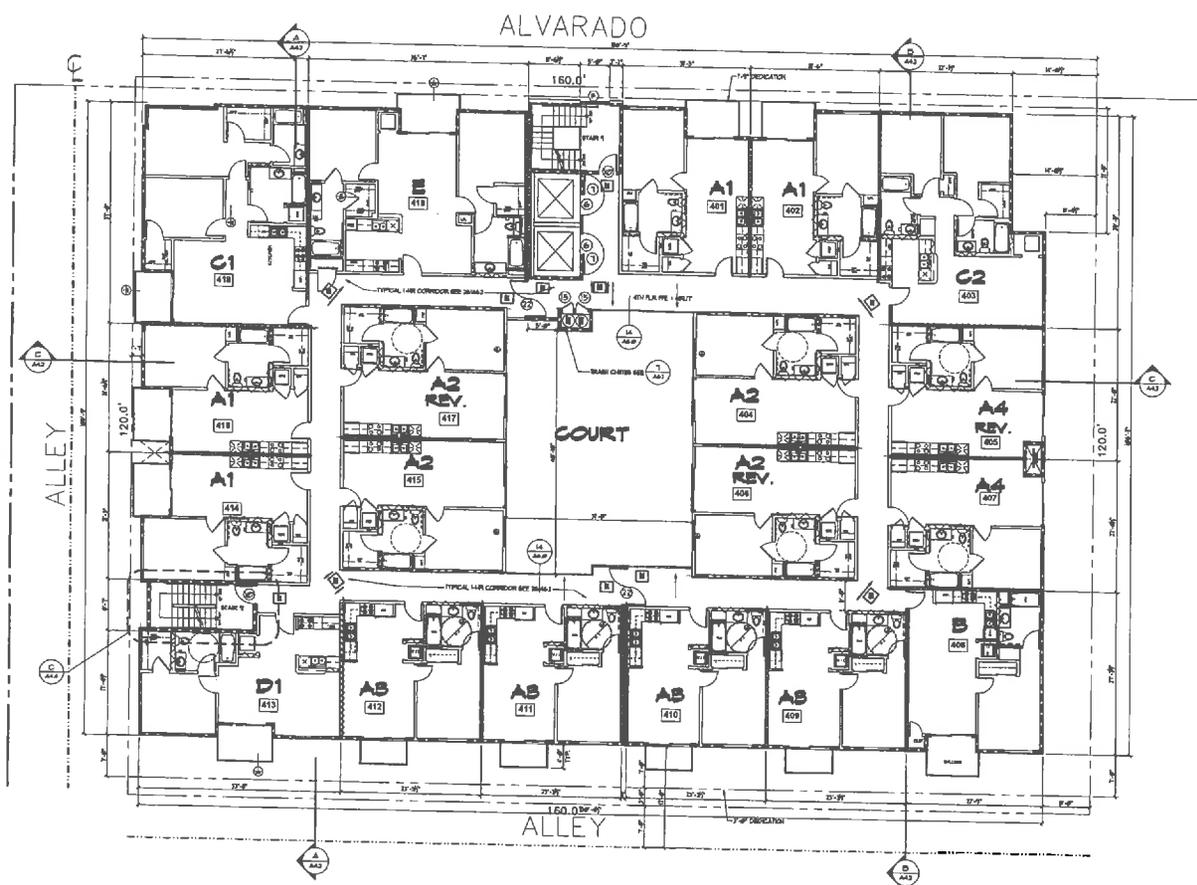
ALAN S. BROWN, AIA  
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(310) 455-1824

**ALVARDO-TEMPLE**  
422 N. ALVARADO STREET, LOS ANGELES, CA 90026  
FOR TRIANGLE BUILDERS



PLAN CHECK CORRECTIONS  
MAR. 11, 2010

A3.5



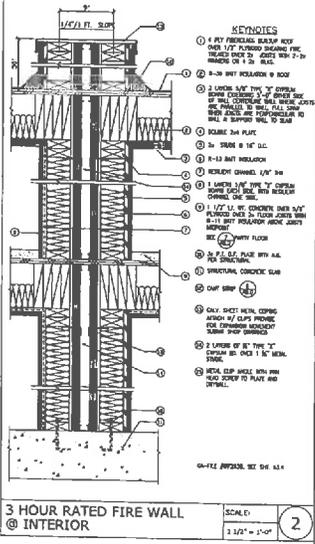
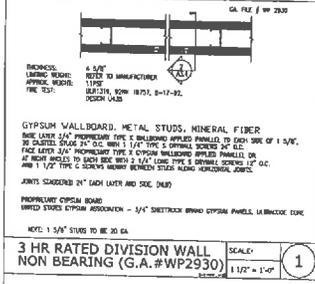
**4TH FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

CITY OF LOS ANGELES  
 DEPARTMENT OF BUILDING AND SAFETY  
 DISABLER ACCESS REVIEWED

The set of plans and specifications have been reviewed and approved for compliance with the ADA Title II of the ADA regulations related to accessibility to public accommodations.

The building owner, architect, contractor and other parties shall be held to comply with the ADA Title II of the ADA regulations related to accessibility to public accommodations and to the ADA Title III of the ADA regulations related to accessibility to places of public accommodation and to the ADA Title IV of the ADA regulations related to accessibility to places of public accommodation.

By: \_\_\_\_\_ Title of \_\_\_\_\_



- LEGEND:**
- 2 HR. RATED FIRE BARRIER, SEE (A1) & (A2)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A3) & (A4)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A5) & (A6)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A7) & (A8)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A9) & (A10)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A11) & (A12)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A13) & (A14)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A15) & (A16)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A17) & (A18)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A19) & (A20)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A21) & (A22)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A23) & (A24)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A25) & (A26)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A27) & (A28)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A29) & (A30)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A31) & (A32)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A33) & (A34)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A35) & (A36)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A37) & (A38)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A39) & (A40)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A41) & (A42)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A43) & (A44)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A45) & (A46)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A47) & (A48)
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  - 1 HR. RATED WALL @ INTERIOR, SEE (A59) & (A60)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A61) & (A62)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A63) & (A64)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A65) & (A66)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A67) & (A68)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A69) & (A70)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A71) & (A72)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A73) & (A74)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A75) & (A76)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A77) & (A78)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A79) & (A80)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A81) & (A82)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A83) & (A84)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A85) & (A86)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A87) & (A88)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A89) & (A90)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A91) & (A92)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A93) & (A94)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A95) & (A96)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A97) & (A98)
  - 1 HR. RATED WALL @ INTERIOR, SEE (A99) & (A100)

**NOTES:**

- 1. USE 1/4" SCALE PLANS FOR ADDITIONAL DOOR REFERENCING.
- 2. SEE PLANTING, COURTYARD AND LANDSCAPE FOR DOOR AND PLANTING LOCATIONS.
- 3. FOR PLANTING, COURTYARD AND LANDSCAPE, AND DEPRESSION, SEE DEPRESSION PLAN.
- 4. FOR ENTRY TREATMENT, SEE TYP.
- 5. WHERE STUCCO IS SHOWN AT EXTERIOR CORNER, PROVIDE STUCCO METAL AND BRASS CORNER COORDS.

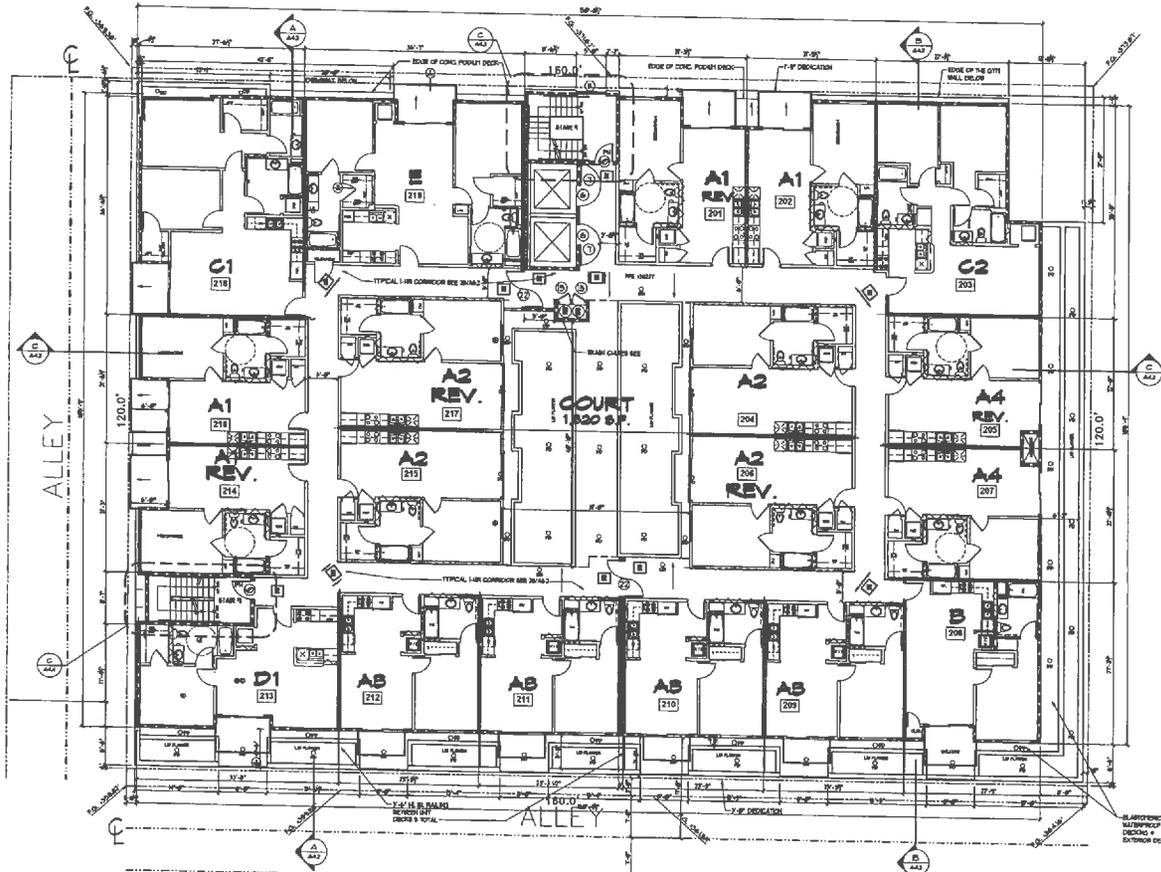
**ALVARDO-TEMPLE**  
 422 N. ALVARADO STREET, LOS ANGELES, CA 90026  
 FOR TRIANGLE BUILDERS



PLAN CHECK CORRECTIONS  
 MAR. 11, 2020



ALVARADO



**REQUIREMENTS FOR TYPE III-A CONSTRUCTION**  
 PRIMARY STRUCTURAL FRAME - 1 HOUR RATED  
 EXTERIOR WALLS - 2 HOUR RATED  
 FLOOR SLABS & FLOORS TO BE FIRE TREATED LUMBER  
 INTERIOR BEARING WALLS - 1 HOUR RATED  
 FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - 1 HOUR  
 ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - 1 HOUR

**OCCUPANT LOAD ANALYSIS**  
 LEVEL # - (18 OCC/1364 SF) x 100% = 18 OCCUPANTS + 2 EXITS  
 1ST FLOOR - (18 OCC/1364 SF) x 100% = 18 OCCUPANTS + 1 EXIT  
 2ND FLOOR - (18 OCC/1364 SF) x 100% = 18 OCCUPANTS + 1 EXIT  
 3RD FLOOR - (18 OCC/1364 SF) x 100% = 18 OCCUPANTS + 2 EXITS  
 4TH FLOOR - (18 OCC/1364 SF) x 100% = 18 OCCUPANTS + 2 EXITS  
 5TH FLOOR - (18 OCC/1364 SF) x 100% = 18 OCCUPANTS + 2 EXITS

- LEGEND**
- 2 HR. RATED FIRE BARRIER SEE (A1) & (A2)
  - TYP. 1 HOUR RATED HALL & EXTERIOR SEE (A3)
  - HORIZONTAL TYP. 1 HOUR RATED HALL & PARTLY HALL SEE (A4)
  - 1 HR. RATED FIRE HALL SEE (A5) & (A6)
- PD PLANTER DRAIN SEE LANDSCAPE DRAWING
  - DD DISK DRAIN
  - ⊙ FIRE SPRINKLER HEAD WATER CURTAIN & INSIDE OF SPRINKLER IN 18" HIGH DRAIFT STOP ABOVE FLOOR FINISH WITH 1/2" OF EXIST BALCONY FOR FIG. 504 - 106
  - ⊞ EXIT SIGN FOR ELECTRICAL PLAN
  - PH PROVIDE PANO HARDWARE @ THIS DOOR

CITY OF LOS ANGELES  
 DEPARTMENT OF BUILDINGS AND SAFETY  
 DISABLED ACCESS SECTION

The set of plans and specifications is submitted to the Department of Buildings and Safety for review and approval. It is understood that the contractor shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor shall also be responsible for providing all necessary information for the Department of Buildings and Safety to issue a permit.

By: \_\_\_\_\_ Title of \_\_\_\_\_

**2ND FLOOR PLAN**  
 SCALE 1/8"=1'-0"

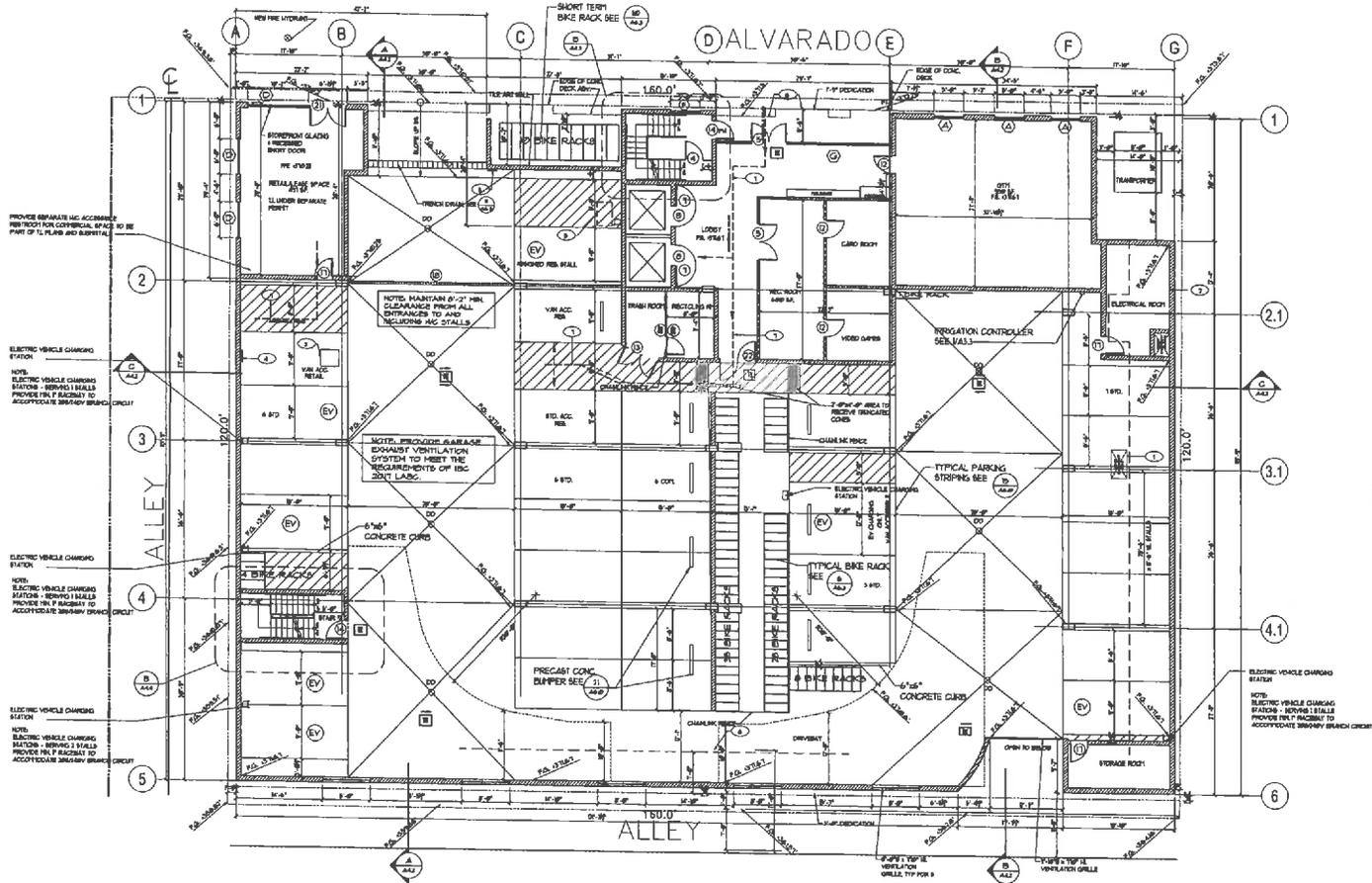
**NOTES**

- 1) SEE 1st SCALE PLANS FOR ADDITIONAL DOOR SCHEDULES
- 2) SEE PLUMBING DRAWINGS AND LANDSCAPE FOR DISK AND PLANTER DRAIN LOCATIONS
- 3) FOR PLANTERS, COURTYARD TREATMENT, AND DISK DRAIN SEE DISPOSITION PLAN
- 4) FOR UNIT ENTRY TREATMENT SEE (A1) TYP.
- 5) FIRE RATED IS SHOWN AT EXTERIOR CORNERS. PROVIDE DISK, METAL AND STUCCO EDGES MATCHED.

ALVARDO-TEMPLE  
 422 N. ALVARADO STREET, LOS ANGELES, CA 90026  
 FOR TRIANGLE BUILDERS



PLAN CHECK CORRECTIONS  
 MARK 11.13.00



PROVIDE SEPARATE AC ACCORDING TO THE FOLLOWING SPACE TO BE PART OF UL PLAN AND SUBMITAL

ELECTRIC VEHICLE CHARGING STATION - SERVICE PANELS PROVIDE IN FACILITY TO ACCOMMODATE SEPARATE BRANCH CIRCUIT

ELECTRIC VEHICLE CHARGING STATION - SERVICE PANELS PROVIDE IN FACILITY TO ACCOMMODATE SEPARATE BRANCH CIRCUIT

ELECTRIC VEHICLE CHARGING STATION - SERVICE PANELS PROVIDE IN FACILITY TO ACCOMMODATE SEPARATE BRANCH CIRCUIT

ELECTRIC VEHICLE CHARGING STATION - SERVICE PANELS PROVIDE IN FACILITY TO ACCOMMODATE SEPARATE BRANCH CIRCUIT

**ELECTRIC VEHICLE CHARGER NOTES:**

1. ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE PLAN. DESIGN SHALL BE BASED UPON A 40 AMP MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
2. THE SERVICE PANEL OR SUB PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER CURRENT PROTECTIVE DEVICE SPACE RESERVED FOR THE FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
3. A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY RACEWAY METHOD, WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM.
4. ONLY UNDERGROUND RACEWAYS & RELATED UNDERGROUND EQUIPMENT ARE REQUIRED TO BE INSTALLED AT TIME OF CONSTRUCTION.

**GROUND FLOOR PLAN**  
SCALE 1/8"=1'-0"

- KEY NOTES - GARAGE:**
- 1 GARAGE EXHAUST SHIRT ABOVE
  - 2 GARAGE EXHAUST SHIRT DOWN
  - 3 DISABLED ACCESS SYMBOL - FLOOR SEE 21A.0.0
  - 4 DISABLED ACCESS PARKING ONLY "VAN ACCESSIBLE" FINISH FIVE (5) TON ASSEY PER SIGNAGE 21A.0.0
  - 5 RIGHT TURN ONLY SIGN SEE A1A.1
  - 6 LINE OF BUILDING ABOVE
  - 7 PATH OF TRAVEL
  - 8 30"x48" TRANSVERSE AREA FOR DISABLED PERSON
- FOR OCCUPANT LOAD CALC. SEE SHEET A3.2**
- LEGEND:**
- MASSORY WALL OR POURED IN PLACE CONCRETE 2 HOUR RATED MIN-1M
  - 1/2" RATED BURN-RESISTANT PARTITION 3/8" STP. SO. OVER 3/8" METAL STUDS
  - PL PLANTER DRAIN SEE LANDSCAPE DRAWINGS
  - DD DECK DRAIN
  - EXIT SIGN (BOTTOM OF SIGN TO BE 10" A.F.F.) SELF-LUMINOUS OR PHOTO-LUMINOUS
  - PH PROVIDE PAING HARDWARE @ THIS DOOR.

**RIGHT TURN ONLY**



RIGHT TURN ONLY SIGN

|       |   |
|-------|---|
| SCALE | A |
| HTS   | A |

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
DISABLED ACCESS SYMBOLS

This set of plans and specifications have been reviewed and approved for compliance with state and local laws and regulations related to accessibility to public facilities.

The contractor shall be responsible for providing the disabled access symbols and signs and shall verify that they are installed in public areas as shown on these plans.

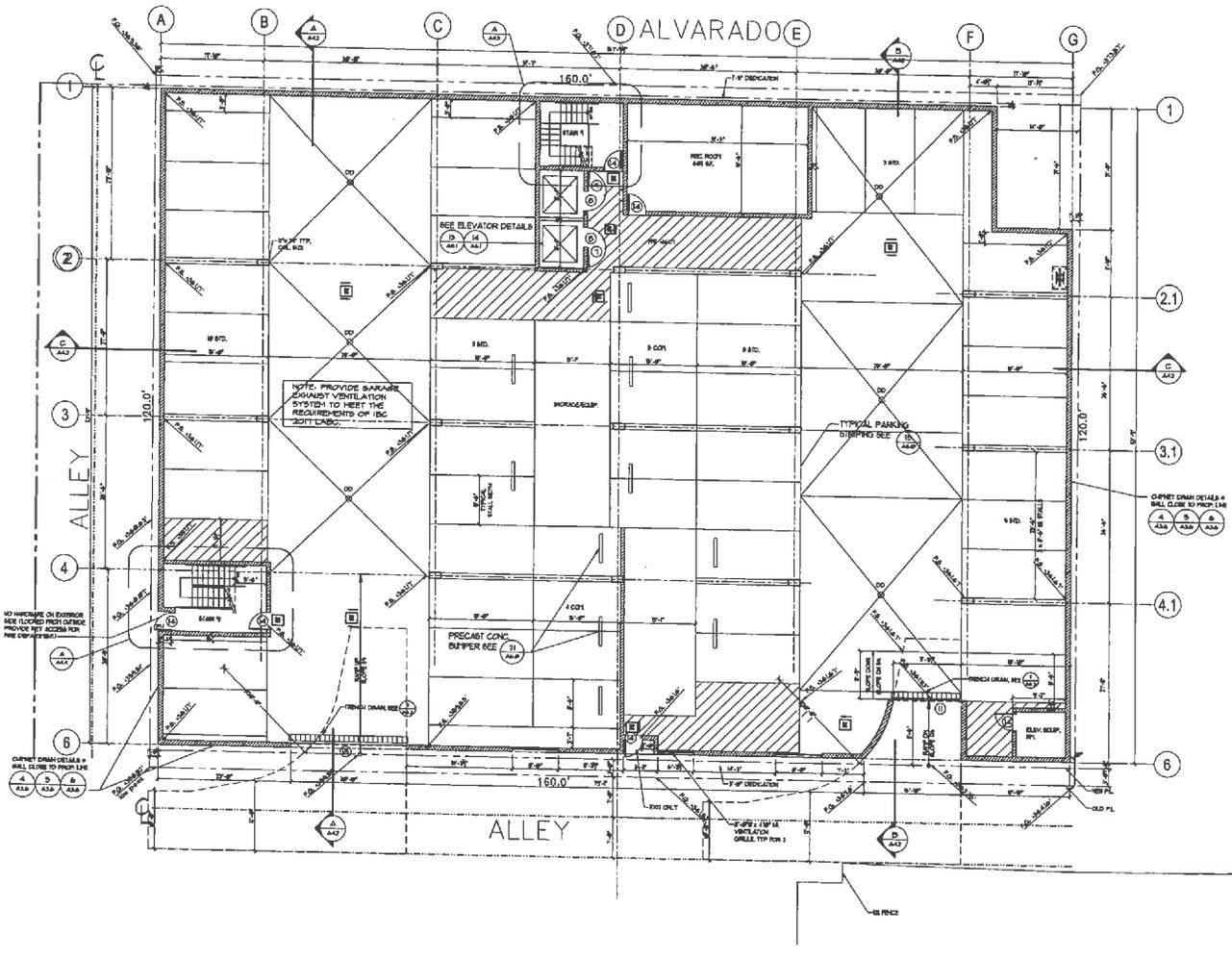
By: \_\_\_\_\_ Title of \_\_\_\_\_

ALVARO S. BOWEN, AIA  
Architecture + Planning  
21088 Culina Drive  
Fountain Valley, CA 92708  
(714) 455-7574

**ALVARDO-TEMPLE**  
422 N. ALVARADO STREET, LOS ANGELES, CA 90026  
FOR TRIANGLE BUILDERS



PLAN CHECK CORRECTIONS  
MAR. 11, 2020



**P1-PARKING FLOOR PLAN**  
SCALE 1/8"=1'-0"

**PARKING TALLY**

|                           |
|---------------------------|
| 41 STANDARD DIRECT STALLS |
| 9 COMPACT STALLS          |
| <b>50 TOTAL STALLS</b>    |

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
DISABLED ACCESS SYMBOL

The use of other and approved symbols for disabled access shall be approved by the contractor and shall be in accordance with the accessibility to public buildings act, 1990, 28 C.F.R. 36.301.

The mounting of... and other... shall not be held in... of any... of... and... shall not be... to public... and... buildings.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

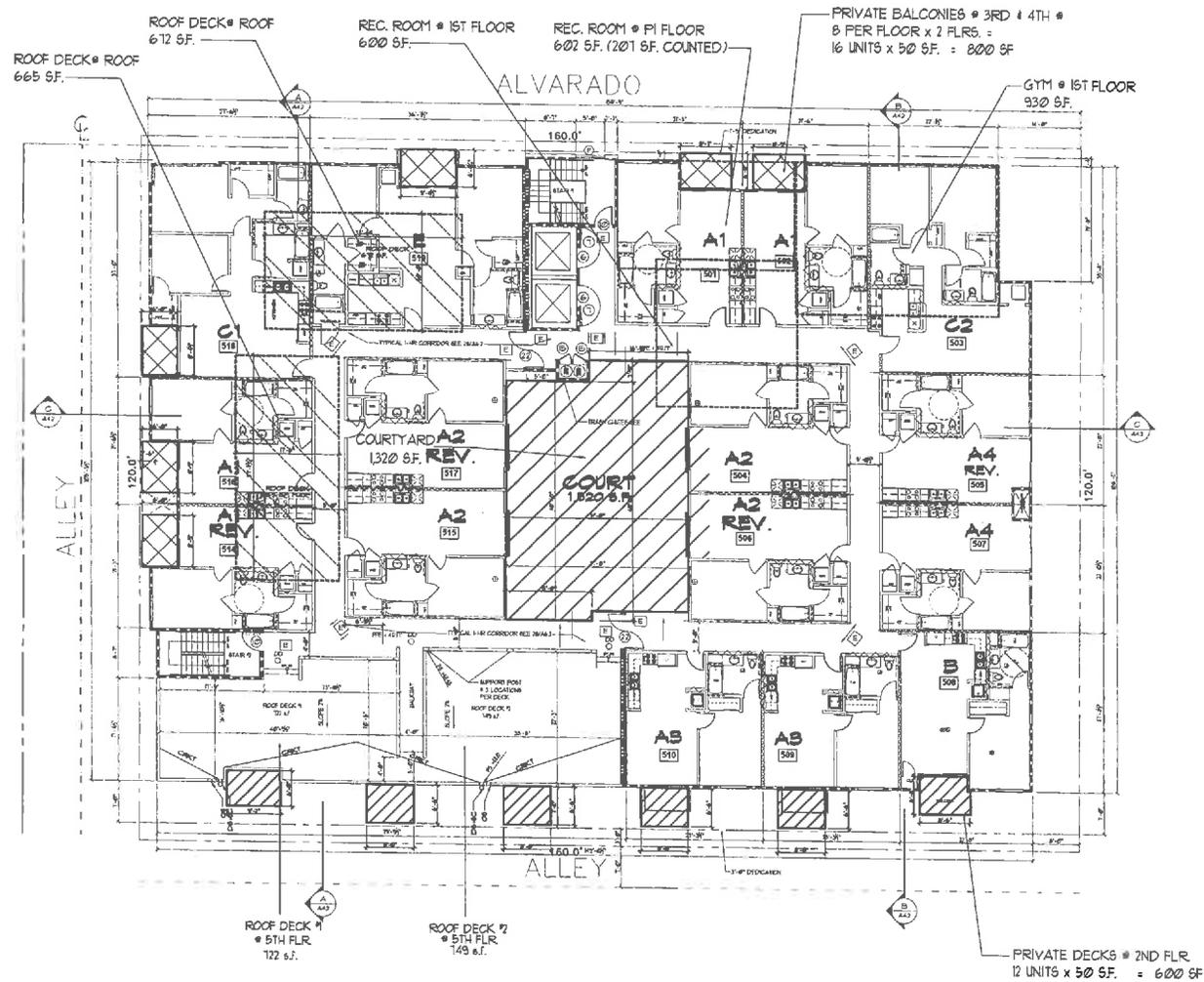
- FOR OCCUPANT LOAD CALC. SEE SHEET AB.2
- LEGEND:**
- HARBURY WALL OR POURED IN PLACE CONCRETE 3 HOUR RATED FIRE-RATE
  - 1/2" RATED INSURABLE PARTITION
  - PD PLANTER DRAIN SEE LANDSCAPE DRAWINGS
  - ED DECK DRAIN
  - E EXIT SIGN BOTTOM OF SIGN TO BE 10" AFF.PJ SELF-ILLUMIN OR PHOTO-LUMINES
  - PH PROVIDE PANIC HARDWARE @ THIS DOOR

ALAN S. DOWD AIA  
Architecture - Planning  
21086 Culina Ct.  
Torrance, Ca. 90509  
(310) 455-1054

**ALVARDO-TEMPLE**  
422 N. ALVARADO STREET, LOS ANGELES, CA 90026  
FOR TRIANGLE BUILDERS



PLAN CHECK CONNECTIONS  
DATE: 11, 2020



| OPEN SPACE CALCULATIONS   |                            |
|---|----------------------------|
| <b>OPEN SPACE ASSIGNED</b>  |                            |
| 8 UNITS WITH 2500 TANK & HANDWASH ROOMS EACH @ 100 SF PER UNIT      | = 800 SF                   |
| 12 UNITS EQUAL TO 8 HANDWASH ROOMS EACH @ 125 SF PER UNIT           | = 1500 SF                  |
| <b>TOTAL OPEN SPACE ASSIGNED</b>                                    | <b>= 2300 SF</b>           |
| <b>OPEN SPACE RESERVED</b>  |                            |
| COURTYARD   | = 1320 S.F.                |
| 8TH & 1ST FLOOR   | = 180 S.F.                 |
| REC. ROOM # 1ST FLOOR   | = 600 S.F.                 |
| REC. ROOM # P1 FLOOR = 602 S.F. ACTUAL                              | PORTION COUNTED = 201 S.F. |
| <b>PRIVATE OPEN SPACE</b>   | <b>= 1750 SF</b>           |
| PRIVATE DECKS # 2ND FLR. 12 UNITS x 50 S.F.                         | = 600 SF                   |
| PRIVATE BALC. # 3RD & 4TH FLRS. 16 UNITS x 50 S.F.                  | = 800 SF                   |
| PRIVATE BALC. # 5TH FLR. 1 UNITS x 50 S.F.                          | = 50 SF                    |
| 3 ROOF DECKS # 5TH FLOOR (1 @ 122 S.F., 1 @ 141 S.F., 1 @ 149 S.F.) | = 413 S.F.                 |
| 3 ROOF DECKS # ROOF (1 @ 665 S.F., 1 @ 612 S.F.)                    | = 1277 S.F.                |
| <b>TOTAL OPEN SPACE PROVIDED</b>                                    | <b>= 7829 SF</b>           |

**OPEN SPACE PLAN**  
SCALE 1/8"=1'-0"



ALAN S. BROWN, AIA  
Architecture - Planning  
21085 Cimarron Court  
Fountain, Ca. 90404  
(310) 455-1624

**ALVARDO-TEMPLE**  
422 N. ALVARADO STREET, LOS ANGELES, CA 90026  
FOR TRIANGLE BUILDERS



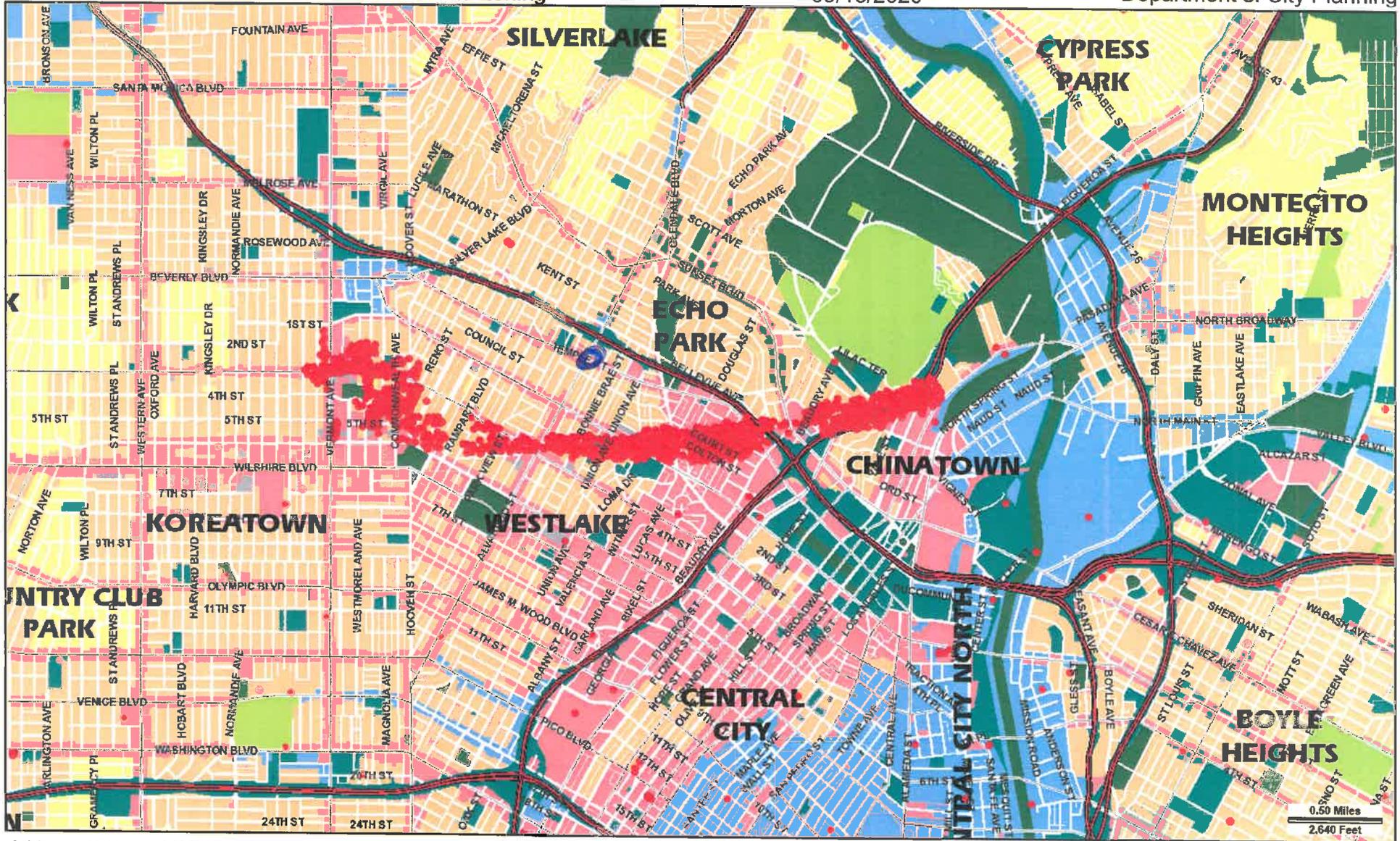
PLAN CHECK CORRECTIONS  
MAY 11, 2005





# EXHIBIT B

CPC-2017-5092-DB-SPR



Vicinity Map

Address: 422 N ALVARADO ST

Tract: LOS ANGELES IMPROVEMENT CO'S SUBDIVISION OF PARTS OF LOTS 4 & 5 BLOCK 39, HANCOCK'S SURVEY

APN: 5157023016

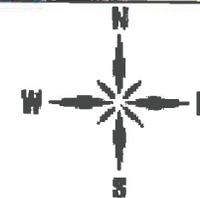
Block: C

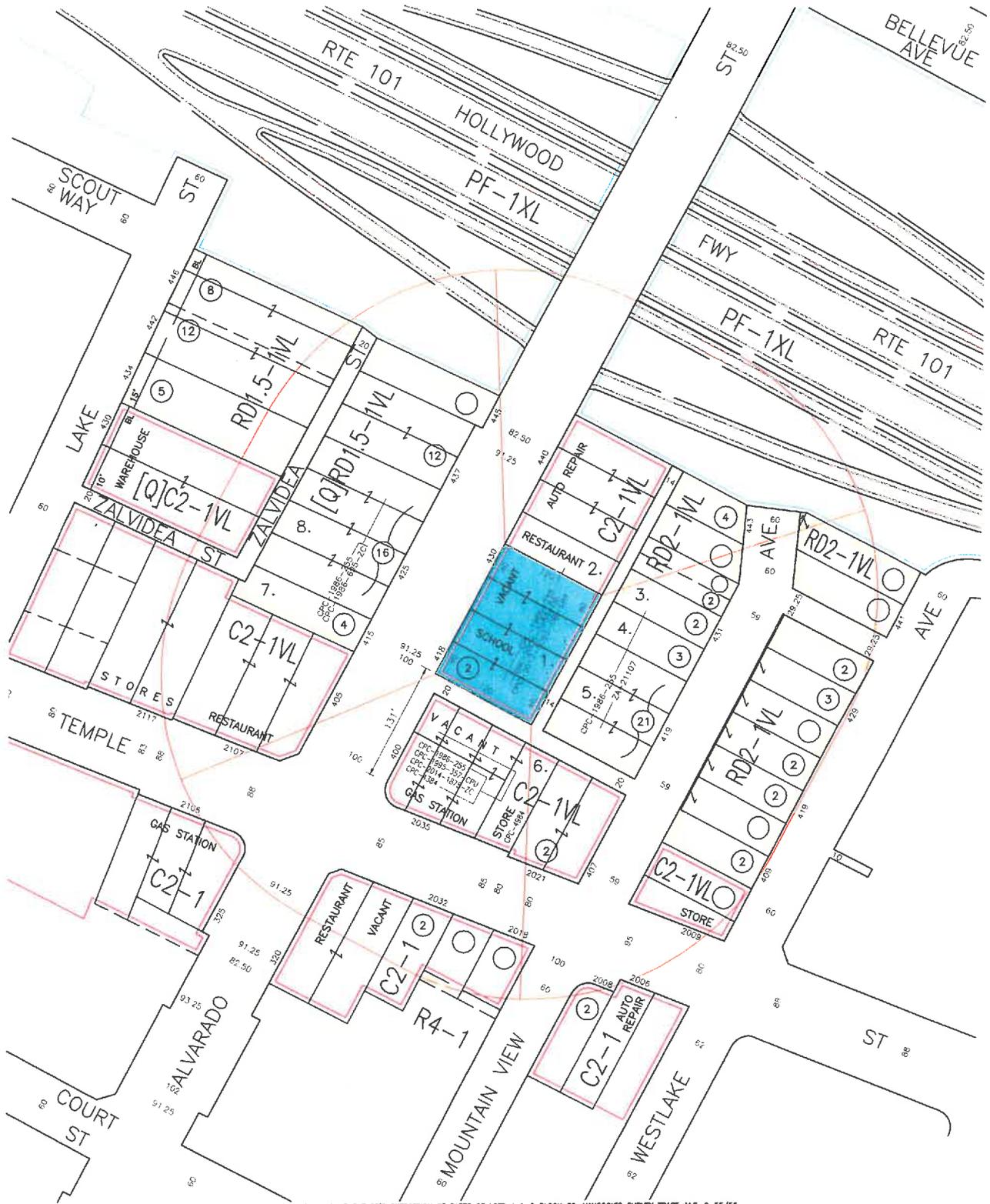
PIN #: 138A205 292

Lot: 18

Arb: None

General Plan: Community Commercial





LEGAL: LOTS 17 - 20, BLOCK C, LOS ANGELES IMPROVEMENT CO'S SUBDIVISION OF PARTS OF LOTS 4 & 5 BLOCK 39, HANCOCK'S SURVEY TRACT, M.R. 9-55/56.

|   |   |  |  |
|---|---|--|--|
| <p>NEW T.B.<br/>PAGE 634<br/>GRID D1</p>  | <p><b>DENSITY BONUS</b></p>   | <p>CASE NO:<br/>DATE: 10-04-2019<br/>DRAWN BY: JPL ZONING SERVICES<br/>D.M. OR CAD: 138A205, 138A207,<br/>136.5A205, 136.5A207</p> | <p>NET ACRES<br/>= 0.441 Acres</p>   |
| <p>C.D. 13 - O'FARRELL<br/>C.T. 2084.02<br/>P.A. SILVER LAKE -<br/>ECHO PARK -<br/>ELYSIAN VALLEY</p> | <p>CAD GRAPHICS BY<br/><b>JPL Zoning Services</b><br/>6257 Van Nuys Blvd, #101<br/>Van Nuys, CA 91401<br/>(818)781-0018</p>  | <p>SCALE: 1"=100'<br/>USES: FIELD<br/>CONTACT PERSON: ASI BUILDERS<br/>PHONE NO: 818-839-5695</p>                                  | <br>NORTH<br>JPL - 8216RM |

Radius Map

Zoning Map



0.02 Miles  
100 Feet

Address: 422 N ALVARADO ST

Tract: LOS ANGELES IMPROVEMENT CO'S SUBDIVISION OF PARTS OF LOTS 4 & 5 BLOCK 39, HANCOCK'S SURVEY

APN: 5157023016  
PIN #: 138A205 292

Block: C  
Lot: 18  
Arb: None

General Plan: Community Commercial



# EXHIBIT C

CPC-2017-5092-DB-SPR

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**  
 OFFICE OF THE CITY CLERK  
 200 NORTH SPRING STREET, ROOM 395  
 LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
CPC-2017-5092-DB-SPR/Density Bonus and Site Plan Review

|  |                                 |
|--|---------------------------------|
| LEAD CITY AGENCY<br><b>City of Los Angeles (Department of City Planning)</b> | CASE NUMBER<br>ENV-2017-5093-CE |
|--|---------------------------------|

|                       |                        |
|-----------------------|------------------------|
| PROJECT TITLE<br>N.A. | COUNCIL DISTRICT<br>13 |
|-----------------------|------------------------|

|   |  |
|---|--|
| PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)<br><b>418 N. Alvarado Street, in the Silver Lake - Echo Park - Elysian Valley Community Plan Area</b> | <input type="checkbox"/> Map attached. |
|---|--|

PROJECT DESCRIPTION: A 5-story, mixed use building with 73 residential units, 500 square feet of commercial space, 81 parking stalls and 82 bike racks. Two parking levels including one subterranean parking level.  
 Additional page(s) attached.

NAME OF APPLICANT / OWNER:  
**MGT Partners II LLC**

|   |  |      |
|---|--|------|
| CONTACT PERSON (If different from Applicant/Owner above)<br><b>Jonathan Riker</b> | (AREA CODE) TELEPHONE NUMBER<br><b>(310)487-4098</b> | EXT. |
|---|--|------|

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

- STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) 15332 / 32
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )  
\_\_\_\_\_

JUSTIFICATION FOR PROJECT EXEMPTION:  
See attached.

Additional page(s) attached

- None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
- The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

|   |                             |
|---|-----------------------------|
| CITY STAFF NAME AND SIGNATURE<br>Kevin Golden  | STAFF TITLE<br>City Planner |
|---|-----------------------------|

ENTITLEMENTS APPROVED  
Off-Menu Density Bonus and Site Plan Review

|      |             |                                |
|------|-------------|--------------------------------|
| FEE: | RECEIPT NO. | REC'D. BY (DCP DSC STAFF NAME) |
|------|-------------|--------------------------------|

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN  
PRESIDENT

VAHID KHORSAND  
VICE-PRESIDENT

DAVID H. J. AMBROZ  
CAROLINE CHOE  
HELEN LEUNG  
KAREN MACK  
MARC MITCHELL

VERONICA PADILLA-CAMPOS  
DANA M. PERLMAN

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

TRICIA KEANE  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

June 15, 2020

## JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2017-5093-CE

---

On June 15, 2020, the Planning Department determined that the State CEQA Guidelines designate the subject project as Categorically Exempt under Section 15332, Class 32.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

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

The project consists of the following:

The proposed project involves the construction, use and maintenance of a five-story mixed-use building with a total of 73 units over two levels of parking, including a basement parking level and 500 square feet of ground floor commercial space located at 418 – 430 North Alvarado Street. The project is requesting a 35% density bonus with 11% (6 units) of the base density set-aside for Very Low Income residents based on AB 744. The project also utilizes Parking Option 3 under AB744. The project will provide 81 parking spaces and 85 bike spaces. In addition, the project is requesting two (2) “Off-Menu” incentives under SB1818. First, the project requests an increase in FAR from 1.5:1 to 2.85:1. Second, the project requests an increase in height from 45 feet to 69 feet. The site is zoned C2-1VL and has a General Plan Land Use Designation of Community Commercial. As shown in the case file, the project is consistent with the applicable Community Commercial Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that totals approximately 19,200 square feet (21,590 including ½ of the alley areas). Lots adjacent to the subject site is developed with the following urban uses: restaurant, multiple family dwellings, and a gas station. The site was previously disturbed and surrounded by development and therefore

is not, and has no value as, a habitat for endangered, rare or threatened species. According to a letter dated August 30, 2019 by Jan C. Scow, a registered arborist, there are no protected trees on the project site. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. In addition, the project will generate less than 250 daily vehicle trips, and the project is not required to perform a VMT analysis, according to the LADOT VMT Calculator. The traffic analysis, prepared by Overland Traffic Consultants Inc., dated July 2018, concluded the project will result in none of the study intersections being significantly impacted by project-related traffic. Therefore, the project will not have any significant impacts to traffic.

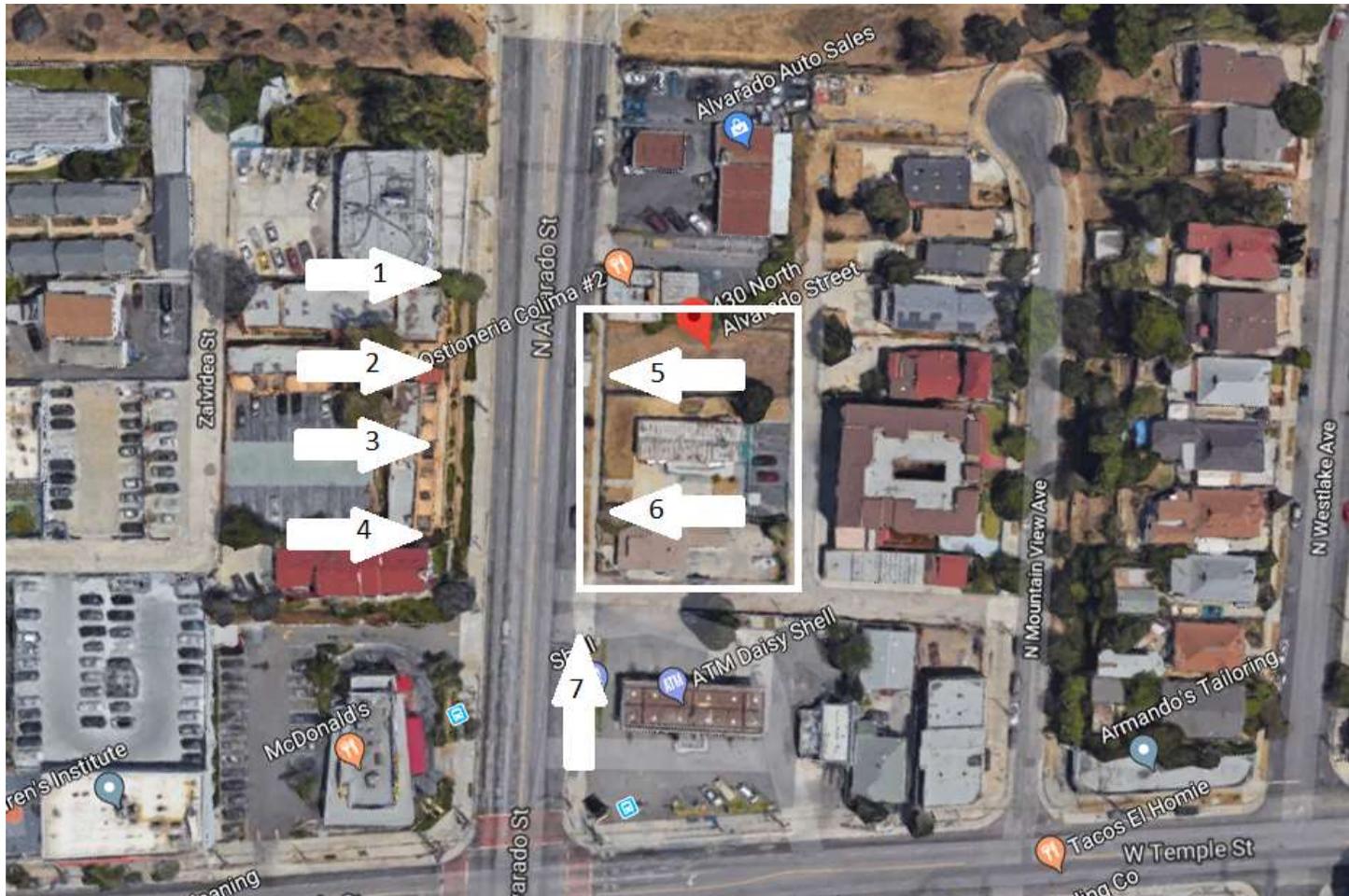
Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of the apartment building, will be on a site which have been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32 categorical exemption.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes a five-story mixed-use building with a total of 73 units over two levels of parking, including a basement parking level and 500 square feet of ground floor commercial space. The project is requesting a 35% density bonus with 11% (6 units) of the base density set-aside for Very Low Income residents based on SB1818. Lots adjacent to the subject site is developed with the following urban uses: restaurant, multiple family dwellings, a gas station, etc. Under SB1818, the project proposes to utilize two off-menu incentives: a Floor Area Ratio (FAR) of 2.85:1 to allow up to 61,531 sq. ft. (54,720 sq. ft. requested) of floor area in lieu of the amount allowed per the base 1.5:1 FAR, and an increase in height from 45 feet to 69 feet. The project size is not unusual for the vicinity of the subject site, and is similar in scope to other existing land uses in the general area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project is approximately 16 miles from State Route 27. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project sites have not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the sites as historic resources. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

# EXHIBIT D

CPC-2017-5092-DB-SPR



418, 422, 430 N Alvarado Street: Photo Index Map

(Required by City Planning per Master Land Use Application and Environmental Assessment Form)





Photo 5

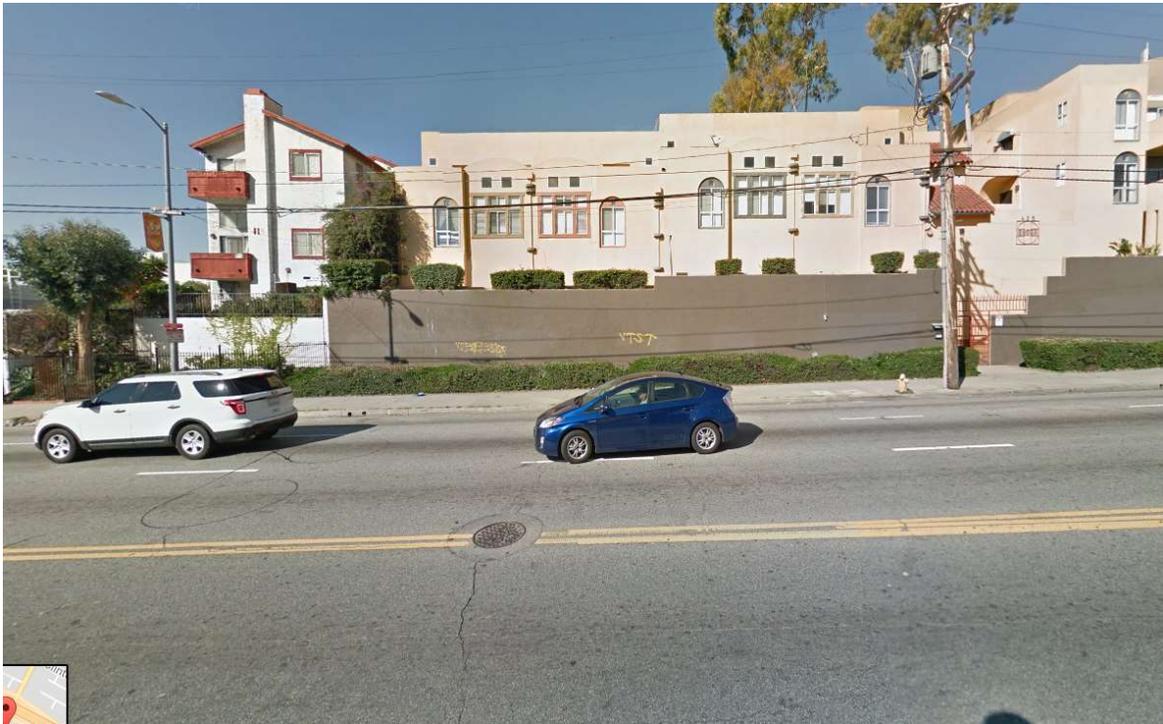


Photo 6



Photo 3



Photo 4

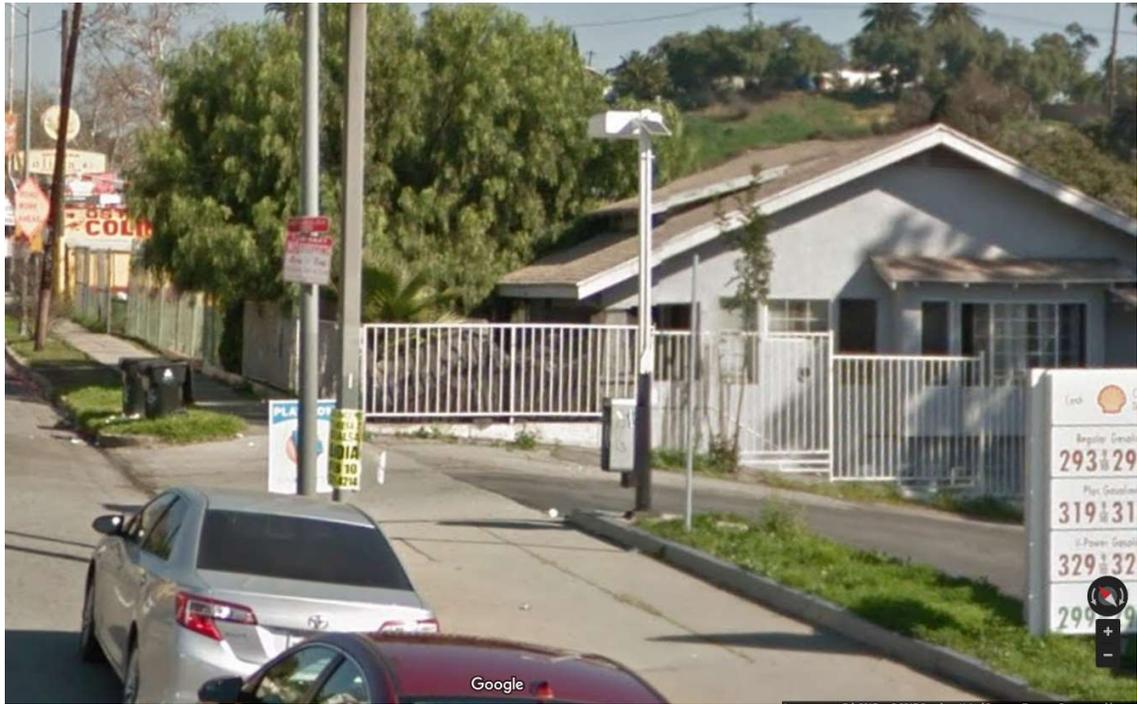


Photo 7

# EXHIBIT E

CPC-2017-5092-DB-SPR



Eric Garcetti, Mayor  
Rushmore D. Cervantes, General Manager

**DATE:** June 28, 2019

**TO:** MGT Partners II, LLC, a California limited liability company, Owner  
Victor Svilik, a married man as his sole and separate property, Owner  
Alan Svilik and Isabella Svilik, husband and wife as community property with right of survivorship, Owner

**FROM:** Marites Cunanan, Senior Management Analyst I   
Los Angeles Housing and Community Investment Department

**SUBJECT:** **AB 2556 (TOC) Determination for**  
**418 N. Alvarado St., Los Angeles, CA 90026**  
**422 N. Alvarado St., Los Angeles, CA 90026**  
**428 N. Alvarado St., Los Angeles, CA 90026**  
**430 N. Alvarado St., Los Angeles, CA 90026**

Based on the Affordable Unit Determination Application submitted by Victor Svilik (Owner Representative) on behalf of MGT Partners II, LLC, a California limited liability company (Owner), Victor Svilik, a married man as his sole and separate property (Owner), and Alan Svilik and Isabella Svilik, husband and wife as community property with right of survivorship (Owner), the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that two (2) units are subject to replacement under AB 2556 (formerly AB 2222).

Information about the existing property for the five years prior to the date of the application is required in order to make a determination. HCIDLA received the Affordable Unit Determination Application on or about December 4, 2017, and the corresponding fees on June 7, 2018, so HCIDLA must collect data from June 2013 to June 2018.

MGT Partners II, LLC, a California limited liability company (Owner), Victor Svilik, a married man as his sole and separate property (Owner), and Alan Svilik and Isabella Svilik, husband and wife as community property with right of survivorship (Owner) acquired the property commonly known as:

418 N. Alvarado St. under APN # 5157-023-015, Lot 17 on July 28, 2017 per Grant Deed.  
422 N. Alvarado St. under APN # 5157-023-016, Lot 18 on July 28, 2017 per Grant Deed.  
428 N. Alvarado St. under APN # 5157-023-017, Lot 19 on July 28, 2017 per Grant Deed.  
430 N. Alvarado St. under APN # 5157-023-018, Lot 20 on July 28, 2017 per Grant Deed.

Google Earth images and Internet Search show that the property commonly known as 418 N. Alvarado St. is a residential building.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, the property commonly known as 418 N. Alvarado St. has a use code of "0200-Duplex". Per the Rent Stabilization Ordinance (RSO) Unit, the property commonly known as 418 N. Alvarado St. is a duplex subject to the RSO.

Google Earth images and Internet Search show that the property commonly known as 422 N. Alvarado St. contains a trailer on the site.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, the property commonly known as 422 N. Alvarado St. has a use code of "7200-School (One Story)". Per the Rent Stabilization Ordinance (RSO) Unit, the property commonly known as 422 N. Alvarado St. is a non-RSO property.

Google Earth images and Internet Search show that the property commonly known as 428 N. Alvarado St. is vacant land.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, the property commonly known as 428 N. Alvarado St. has a use code of "010V-Vacant Land-Residential". Per the Rent Stabilization Ordinance (RSO) Unit, the property commonly known as 428 N. Alvarado St. is tied to the parcel under APN 5157-023-016 and is also not subject to the RSO.

Google Earth images and Internet Search show that the property commonly known as 430 N. Alvarado St. is vacant land.

Per Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), Real Quest database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, the property commonly known as 430 N. Alvarado St. has a use code of "010V-Vacant Land-Residential". Per the Rent Stabilization Ordinance (RSO) Unit, the property commonly known as 430 N. Alvarado St. is a non-RSO property.

The Los Angeles Department of Building and Safety database indicates that the Owner has applied for a Demolition Permit # 18019-10000-01468, permit not issued, and Demolition Permit # 05019-70000-01155, permit issued on May 20, 2005. The Los Angeles Department of Building and Safety database indicates that the Owner has applied for a Building Permit # 17010-20000-04828, permit not issued yet.

Per the Affordable Unit Determination Application received by HCIDLA on or about December 4, 2017, the Owner plans to construct a seventy-five (75) unit residential building, pursuant to Density Bonus (DB) guidelines.

| ADDRESS                     | BEDROOM TYPE |
|-----------------------------|--------------|
| 418 N. Alvarado St. Unit #1 | 2 bdrms      |
| 418 N. Alvarado St. Unit #2 | 1 bdrm       |

No income documents were provided for these unit(s). Pursuant to AB 2556, where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the CHAS database shows 50% Very Low (Below 51% Area Median Income [AMI]), and 18% Low ([51% to 80% AMI]) renter households for Los Angeles (for a total of 68%). The balance of these unit(s) (i.e. 32%) are presumed to have been occupied by persons and families above-lower income.

**Number of Existing RSO Units within five (5) years of Owner's application = 2**  
**Number of Affordable Replacement Units required per CHAS: 2 (see table)**

|               |         |
|---------------|---------|
| 2 Units x 68% | 2 Units |
| 50% Very Low  | 1 Unit  |
| 18% Low       | 1 Unit  |

**For Rental:**

Pursuant to CHAS, two (2) unit(s) need to be replaced with equivalent type, with one (1) unit restricted to Very Low Income Households, and one (1) unit to Low Income Households.

Please note that all the new units may be subject to RSO requirements unless an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

This AB 2556 determination only applies if the proposed project is a rental density bonus project and NOT condominiums. In the event the project changes to condominiums, the owner needs to request an AB 2556 amendment to reflect 100% replacement of the units. In addition, if the project is changed from Density Bonus to TOC or vice-versa, an AB 2556 amendment will also be required.

///

**\*\*WARNING\*\***

**LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT**

|                |  |
|----------------|--|
| <b>ISSUE:</b>  | Is a <b>LOT TIE</b> required for the <b>NEW</b> project?   |
| <b>IF NO:</b>  | Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the <b>SAME</b> as above.  |
| <b>IF YES:</b> | Owner's existing RSO replacement obligation, if any, will <b>INCREASE</b> by one and the new project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied. |

cc: Los Angeles Housing and Community Investment Department File  
MGT Partners II, LLC, a California limited liability company, Owner  
Victor Svilik, a married man as his sole and separate property, Owner  
Alan Svilik and Isabella Svilik, husband and wife as community property with right of survivorship,  
Owner  
Ulises Gonzalez, Case Management Section, City Planning Department

MAC:dk



**ECHO PARK IMPROVEMENT ASSOCIATION**  
PO Box 26896 Los Angeles, CA 90026  
(323) 882-4835 EpiaMail@yahoo.com

May 22, 2019

Kevin Golden  
City Planning Department  
200 North Spring Street  
Los Angeles, California 90012  
email: kevin.golden@lacity.org

Re: Case # CPC-2017-5092-DB-SPR, 418 N. Alvarado Street Apartments, SB1818 and TOC Entitlements

Mr. Golden:

The Echo Park Improvement Association (EPIA) respectfully recommends approval for this apartment building project as presented at our April 2019 meeting.

We understand that this project requires variances for both height and density, but that the project will include sufficient Very Low Income units to qualify for SB1818 "On and Off Menu" Incentives, as well as being located at a Tier 3 TOC location where it also qualifies for additional incentives that allow these requests.

We appreciate that the developer took the time to present to us, answered our questions and take input from us. We feel the project as presented is appropriate for the location

As a request, we have asked the developer to consider making the units ADA Accessible, exceeding the ADA Ready requirements of the City of Los Angeles.

Thank you for your consideration:

Andrew Garsten  
EPIA President

Cc: City Councilmember Mitch O'Farrell, CD13



## ECHO PARK NEIGHBORHOOD COUNCIL



**Chair:**  
Darcy Harris  
**Vice Chair:**  
Sachin Medhekar  
**Chief Information Officer:**  
Lauren Buisson  
**Treasurer:**  
Michael Galano  
**Secretary:**  
Tad Yenawine

CERTIFIED NEIGHBORHOOD COUNCIL  
APRIL 16, 2002

### Letter of Conditional Support for CPC-2017-5092-DB-SPR

**TELEPHONE:** 323 487 9124  
**WEBSITE:** echoparknc.com  
**EMAIL:** info@echoparknc.com  
**MAILING ADDRESS**  
1226 Alvarado St.  
LOS ANGELES, CA 90026

May 26, 2019

#### VIA EMAIL

Los Angeles City Planning Department  
Attn: [kevin.golden@lacity.org](mailto:kevin.golden@lacity.org)

Case No: CPC-2017-5092-DB-SPR

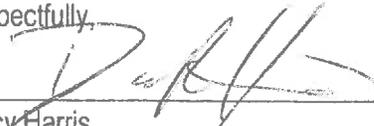
The Echo Park Neighborhood council (EPNC) conditionally supports the proposed project at 418-430 N. Alvarado Street, Los Angeles, CA 90026 for a 73-unit apartment building with 86 parking spaces and 530 sf of retail space in a C2-1VL zone. The application is seeking a Density Bonus of 35% with 6 very low income units, the bare minimum required, as well as off-menu incentives for increased FAR and height.

EPNC supports the requested off-menu incentives for increased FAR and height only if the project includes 8 affordable units, which would replace the two affordable units (duplex and single family dwelling) demolished for the project plus the 6 additional affordable units. Without these 2 additional affordable units (8 total), EPNC **does not** support the requested off-menu incentives.

#### Board Resolution

On April 23, 2019, the EPNC Board of Governors held a Brown Act noticed-meeting at Echo Park United Methodist Church, 1226 Alvarado St., L.A. CA 90026 at 7:00 p.m. With a quorum of 19 Board members present and a vote count of 18 yeas, 0 nays, and 1 abstention, the Board resolved to write a letter of conditional support for the application as set forth above.

Respectfully,

  
\_\_\_\_\_  
Darcy Harris  
Chair, Echo Park Neighborhood Council

cc: Amy Ablakat, CD13 Planning Deputy



Kevin Golden &lt;kevin.golden@lacity.org&gt;

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**418-430 Alvarado St / CPC-2017-5092-DB-SPR**

1 message

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**Craig Bullock** <craig.bullock@lacity.org>  
To: Kevin Golden <kevin.golden@lacity.org>

Wed, Jan 15, 2020 at 6:58 PM

Hi Kevin,

Happy 2020!

I wanted to convey the City Council Office's support for the proposed density bonus case at [418-430 Alvarado Street](#) (CPC-2017-5092-DB-SPR).

The project will redevelop an otherwise under utilized site and substantially improve the area by eliminating a deteriorated structures. In addition, the affordable housing is very much needed. I have worked with the applicant during my time at the CRA/LA and have found them to develop quality housing and retail space.

Thank you for your consideration.

Craig

--

**CRAIG BULLOCK**

Planning Director

Office of Councilmember Mitch O'Farrell, 13th District

[200 N. Spring Street Rm 480 Los Angeles, CA 90012](#)[\(213\) 473-7013](#) | [craig.bullock@lacity.org](mailto:craig.bullock@lacity.org)