



**STAFF ONLY:**

☒ **ED 1 Eligible**

**ADMINISTRATIVE REVIEW**

**REDEVELOPMENT PROJECT AREA – COUNCIL DISTRICT 9 CORRIDORS**

**Administrative Review and Referral**

**RELATED CODE SECTION:** Los Angeles Municipal Code Section (LAMC) 11.5.14 establishes the process and procedures for implementing the Redevelopment Plan.

**PURPOSE:** This Administrative Review and Referral form determines the appropriate review process for proposed Projects within a Redevelopment Project Area. Proposed development activity within Redevelopment Project Areas must conform to the Land Uses Permitted in the Project Area Section of respective Redevelopment Plan.

**GENERAL INFORMATION**

- A Redevelopment Plan Project (Project) includes any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan, that includes the issuance of a building, grading, demolition, sign or change of use permit. Refer to 11.5.14 for the full definition.
- Land Uses Permitted in the Project Area, see Section 500 of the Council District 9 Corridors Redevelopment Plan. Visit [Planning4LA.org](http://Planning4LA.org) to review the Council District 9 Corridors Redevelopment Plan.
- Review process options available:
  - Administrative Review – Redevelopment Plan
  - Administrative Review – Design for Development
  - Project Compliance
  - Project Adjustment

**1. APPLICANT INFORMATION**

Applicant Name Manish Drona  
Address 28500 W. Driver Ave  
City Agoura Hills State CA Zip Code \_\_\_\_\_  
Telephone (805) 233-2366 Email ManishDrona@Gmail.com

**2. PROJECT BACKGROUND**

Project Address 7408, 7410, 7412 S FIGUEROA ST LOS ANGELES, CA 90003  
Assessor Parcel Number 6020-031-011 Existing Zoning C2-1VL-CPIO

Project Type:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Change of Use       | <input type="checkbox"/> Addition                    | <input type="checkbox"/> Exterior Alteration |
| <input type="checkbox"/> Interior Alteration | <input type="checkbox"/> Demolition                  | <input type="checkbox"/> Signs               |
| <input type="checkbox"/> Use of Land         | <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Grading             |

Project Description (include any additional requested entitlements) \_\_\_\_\_  
A 157 UNITS- 7 STORY APARTMENT- CONSISTING OF 5 STORIES TYPE 111A OVER TWO LEVEL TYPE  
1A. BUILDING IS THREE HOUR AND FULLY SPRINKLERED NFPA 13 DENSITY BONUS -100%  
AFFORDABLE WITH NO PARKING. SB1818, AB 1763 & AB2345  
125 LI, 30 MOD, 1 VLI AND 1 MARKET RATE MANAGER'S UNIT

Eligible or Identified Historic Resource (refer to <http://zimas.lacity.org/> and <https://historicplacesla.org> check one below)

☐ Yes ☒ No

Lot Area 11,600.7 Project FAR 4.521:1

Current Use 3 units - all 2 bedroom, 1 bath Proposed Use Apartment - 100% Affordable

Existing Residential sq.ft. 2292 Proposed Residential sq. ft. 52443.6

Existing Non-Residential sq.ft. 0 Proposed Non-Residential sq. ft. 0

Number of new residential units 157

Number of residential units to remain 0

Number of residential units to be demolished 3

Building Permit No. (if applicable) 20010-10000-04677

Environmental Review ☒ Project is Ministerial – Environmental Review Not Required

☐ Not Yet Filed ☐ Filed (Indicate case number) \_\_\_\_\_

### 3. CHECKLIST - Council District 9 Corridors Redevelopment Plan

Complete the following checklist using the terms listed below. To see the full list of defined terms reference LAMC Section 11.5.14. To complete the checklist please refer to the corresponding Section of the Redevelopment Plan. The Redevelopment Plans are available on the City Planning website at [Planning4LA.org](http://Planning4LA.org).

- **N/A - Not Applicable:** This Redevelopment Plan Section does not apply to the proposed Project. No further action is required.
- **YES - Conforms:** The proposed Project conforms to the Redevelopment Plan section. The proposed Project may require Project Compliance. Not all Redevelopment Plans require additional action.
- **NO - Does Not Conform:** The proposed Project DOES NOT conform to the Redevelopment Plan section. The proposed Project will require a Project Adjustment. Alternatively, modify the proposed Project and resubmit this form demonstrating compliance with the Redevelopment Plan.

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
<b>501. General Controls and Limitations</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>502. Redevelopment Plan Map</b> • Input the Redevelopment Plan Land Use Designation (if applicable)		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMERCIAL
<b>503.1. Commercial Uses</b> • Input the City Zone designation	Neighborhood Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE SEC 503.3
<b>503.2. Residential Uses</b> • Input the City Zone designation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<b>503.3. Residential Uses within Commercial Areas</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C2-1VL-CPIO: PROPOSED (N) 7-STORY, 157 UNIT 100% AFFORDABLE HOUSING PROJECT WITH 125 LI, 30 MOD, 1 VLI AND 1 MARKET RATE MANAGER'S UNIT PERMITTED IN THE COMMERCIAL AREA PER ADM-2023-2193-DB-HCA-ED1
<b>503.4. Industrial Uses</b> • Input the City Zone designation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<b>503.5. Restricted Commercial/Industrial Uses</b> • Findings Required - Project Compliance • Refer to Criteria 1-5		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<b>503.6. Alternate Land Uses</b> • Input the City Zone designation		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<b>504.1. Public Uses</b> • Findings Required if other use – Project Compliance • Refer to Criteria 1-4	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>504.2. Public Street Layout, Rights-of-Way and Easements</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>504.3. Other Open Space, Public and Quasi-Public Uses</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>505. Interim Uses</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>506. Nonconforming Uses</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>507. New Construction and Rehabilitation of Properties</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>508. Limitation on Type, Size and Height of Buildings</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>511. Open Space, Landscaping, Light, Air, and Privacy</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>512. Signs and Billboards</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>513. Utilities</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>514. Parking and Loading Facilities.</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>515. Setbacks</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>516. Incompatible Uses</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>517. Resubdivision of Parcels</b>	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
<b>518.</b> Minor Variations	<i>Applicant must review this Redevelopment Plan section. Findings in this Section must be prepared for any sections of this Form checked "NO" unless the Project is modified.</i>				N/A
<b>520.</b> Design Guidelines	<i>Applicant must review the Design Guidelines Redevelopment Plan section.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
<b>521.</b> Variances, Conditional Use Permits, Building Permits, and Other Land Development Entitlements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>522.</b> Buildings of Architectural and Historic Significance	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SEE NOTE BELOW

Pursuant to Section 522 of the Council District 9 Redevelopment Plan, special consideration shall be given to the protection/rehabilitation of historic resources. The Office of Historic Resources has determined that the site is not identified as an eligible/designated historic resource and is not located in a potential/designated historic district. No additional historic review is required.

#### 4. PROJECT REVIEW REQUIREMENTS

##### SUBMITTAL PACKAGE (check all that apply)

☒ A. **Administrative Review for the Redevelopment Plan**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for the Administrative Review and Referral Form, listed in the Administrative Review Instruction (CP-3540).

*NOTE: For an Administrative Review **clearance**, the project must conform to the Permitted Land Uses section of the relevant Redevelopment Plan, and if applicable the Administrative Review and Referral Design for Development.*

☐ B. **Administrative Review for the Design for Development (DFD)**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for Design for Development, listed in the Administrative Review Instruction (CP-3540).

☐ C. **Project Compliance and/or Project Adjustment**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for *Project Compliance and/or Project Adjustment*, listed in the Administrative Review Instruction (CP-3540).

All forms and related materials shall be submitted to the Development Services Center Redevelopment Plan Unit.

##### - CITY STAFF USE ONLY -


NOTE: Signature below only indicates that the Redevelopment Plan Unit staff reviewed proposed project. All official clearances are noted on the clearance summary sheet for issuance of a permit from LADBS on PCIS, including Administrative Sign-Off/Approval.

##### ADDITIONAL STAFF NOTES

SITE IS NOT IDENTIFIED AS AN ELIGIBLE HISTORIC RESOURCE AND IS NOT LOCATED IN A POTENTIAL HISTORIC DISTRICT. NO ADDITIONAL HISTORIC REVIEW IS REQUIRED. PER SECTIONS 502, 503.1, AND 503.3, THE PROPOSED (N) 7-STORY, 157 UNIT 100% AFFORDABLE HOUSING PROJECT WITH 125 LI, 30 MOD, 1 VLI AND 1 MARKET RATE MANAGER'S UNIT IS PERMITTED WITHIN THE COMMERCIAL AREA PER ADM-2023-2193-DB-HCA-ED1 AND COMPLIES WITH THE COUNCIL DISTRICT 9 REDEVELOPMENT PLAN. ADMINISTRATIVE REVIEW ONLY, NO FEE

CASE NUMBER: ADM-2023-7347-RDP-ED1

##### Section 5 - ADMINISTRATIVE REVIEW – Project Conforms to Plan. No Referral Required – Section 6 N/A. No fee is collected.

Staff Signature 	Date 11/02/2023	Phone Number
Print Name YASMINE BASHIRI	Email PLANNING.REDEVELOPMENT@LACITY.ORG	

##### Section 6 - PROJECT PLANNING REFERRAL - Choose one: If Project Compliance or Project Adjustment is required. Please collect required fee(s) prior to filing.

☐ Project Compliance Required

☐ Project Adjustment Required

##### INITIAL REVIEW BY

Staff Signature	Date	Phone Number
Print Name	Email	