



DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

City Planning Commission

Date: December 9, 2021
Time: After 8:30 A.M.
Place: Due to COVID-19 and continued concerns that meeting in person would present imminent risks to the health and safety of the attendees, 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.

Case No.: ADM-2021-3739-DB-HCA-1A
CEQA No.: N/A
Related Case: ADM-2021-3739-DB-HCA
Council No.: 11 – Bonin
Plan Area: West Los Angeles
Plan Overlays: West Los Angeles Transportation and Improvement and Mitigation Specific Plan
Certified NC: West Los Angeles Sawtelle
Land Use Designation: Medium Residential
Zone: [Q]R3-1
Applicant: David Hanasab, Federal Holdings 26 LLC / Jericho Holdings, LLC
Representative: Matthew Hayden, Hayden Planning
Appellant: Keiko Ota, Federal Investment
Representative: Self

Public Hearing: Required
Appeal Status: Not further appealable
Expiration Date: December 10, 2021
Multiple Approval: No

PROJECT

LOCATION: 1814 South Federal Avenue

PROPOSED PROJECT:

The project involves the demolition of existing improvements and the construction, use, and maintenance of a new, five-story, multi-family residential building over one level of subterranean parking. The project will contain 11 dwelling units, of which one unit will be set aside for Very Low Income Households. The proposed building will encompass approximately 10,237 square feet in total building area. The project proposes to provide 15 automobile parking spaces and 13 bicycle parking spaces.

APPEALS:

An appeal of the July 30, 2021, Planning Director's Determination which:

1. Determined based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
2. Approved a ministerial review of Density Bonus Compliance, pursuant to LAMC Section 12.22-A,25, a 35 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low Income Households), for a project totaling 11 dwelling units, reserving one (1) unit for Very Low Income Household occupancy for a period of 55 years, along with the following two (2) on-menu Incentives for a qualifying project:

- a. Side Yard Setback: a maximum reduction of 20 percent in the northerly side yard setback to permit a side yard setback of 5 feet 8 inches in lieu of the otherwise required 7 feet; and
 - b. Height: an 11-foot increase in building height to permit a maximum building height of 56 feet in lieu of the 45 feet otherwise permitted
3. Adopted the Findings.

RECOMMENDED ACTIONS:

1. **Deny** the appeal;
2. **Determine** based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
3. **Sustain** the Planning Director's Determination to approve a ministerial review of Density Bonus Compliance requesting a 35 percent increase in density, along with the following two on-menu incentives, for a project totaling 11 dwelling units, reserving one (1) unit for Very Low Income Household occupancy for a period of 55 years:
 - a. Side Yard Setback: a maximum reduction of 20 percent in the northerly side yard setback to permit a side yard setback of 5 feet 8 inches in lieu of the otherwise required 7 feet; and
 - b. Height: an 11-foot increase in building height to permit a maximum building height of 56 feet in lieu of the 45 feet otherwise permitted
4. **Adopt** the Planning Director's Findings.

VINCENT P. BERTONI, AICP
Director of Planning



Heather Bleemers
Senior City Planner



Esther Ahn
City Planner

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

listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1299.

TABLE OF CONTENTS

Project Analysis	A-1
Project Summary	
Project Background	
Approved Actions	
Appeal Analysis	A-4
Staff Conclusion and Recommendation	A-6

Exhibits:

Exhibit A – Maps

 Vicinity Map

 Radius Map

 Zoning Map

Exhibit B – Appeal Documents

Exhibit C – Administrative Determination, ADM-2021-3739-DB-HCA

Exhibit D – Approved Project Plans

Exhibit E – Affordable Housing Referral Form

PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project, at 1814 South Federal Avenue, involves the approval of a ministerial review for Density Bonus Compliance to allow the demolition of existing improvements and the construction, maintenance, and use of a new, five-story, 56-foot-high multi-family residential development above one level of subterranean parking in West Los Angeles Community Plan area.

The project will contain 11 multi-family dwelling units, of which one (1) unit will be set aside for Very Low Income Households. The proposed building will encompass approximately 10,237 square feet in total building area, resulting in a Floor Area Ratio (FAR) of approximately 2.70:1. Of the 11 units proposed, six (6) will be one-bedroom units, four (4) will be two-bedroom units, and one (1) will be a three-bedroom unit. The project proposes to provide 15 automobile parking spaces within a subterranean and an at-grade parking level. The project will also provide a minimum of 11 long-term bicycle parking spaces and two (2) short-term bicycle parking spaces. A total of approximately 1,318 square feet of open space will be provided, divided among private balconies, a third-floor recreational room, and a fifth-floor deck.

PROJECT BACKGROUND

The project site is a single interior lot consisting of approximately 5,645 square feet of lot area. The subject property is rectangular-shaped and has a street frontage of approximately 40 feet along the northerly side of Federal Avenue, with an approximate 142-foot depth. The project site is currently vacant but was previously improved with a single-family residence. The subject site is located within the West Los Angeles Community Plan area and zoned [Q]R3-1 with a corresponding land use designation of Medium Residential. The Qualified "Q" Condition, established pursuant to Ordinance Number 186,249, contains standards relating to building form, orientation, and design, as well as vehicular access and parking. The project site is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan (ZI-2485), but not within the boundaries of any other specific plan, community design overlay, or interim control ordinance.

Surrounding Properties

The surrounding area is heavily urbanized with relatively level topography. The neighborhood is developed with primarily multi-family and single-family residential uses. Properties immediately surrounding the subject site are zoned [Q]R3-1 and are developed with one- to three-story multifamily residential structures. Properties located farther to the south and west are zoned [Q]RD1.5-1, RD1.5-1, and R2-1, also developed as a mix of single- and multi-family residential uses ranging from one to four stories in height.

Streets and Circulation

Federal Avenue, adjoining the subject property to the west, is a designated Local Street – Standard, dedicated to a width of 60 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

An Alley, adjoining the subject property to the east, has a variable right-of-way width between 15 and 17 feet and is improved with asphalt roadway.

Relevant Cases

Subject Property:

Ordinance No. 186,249 – On August 12, 2019, Ordinance No. 186,249 established a permanent Qualified “Q” Condition on the multi-family residential (R3-1) zoned parcels on the project site and surrounding areas. The ordinance requires projects to comply with various development standards, including those related to building form and orientation, vehicular access and parking, and architectural treatment.

Surrounding Properties:

The following relevant cases were identified to be within 1,000 feet of the project site:

Case No. DIR-2014-587-DB – On February 19, 2015, the designee of the Director of Planning approved two incentives for a qualifying Density Bonus/Affordable Housing Incentives Program project involving increased Floor Area Ratio and height, in conjunction with the construction, use and maintenance of a new five-story, approximately 56-foot-high apartment building with 25 units, reserving two units for Very Low Income Households, in the R3-1-O Zone, located at 1729-1735 Federal Avenue.

Case No. DIR-2012-2226-DB – On November 20, 2013, the designee of the Director of Planning approved two incentives for a qualifying Density Bonus/Affordable Housing Incentives Program project involving increased Floor Area Ratio and a reduced front yard setback, in conjunction with the construction, use and maintenance of a new four-story, approximately 45-foot-high apartment building with 49 units, reserving four units for Very Low Income Households, in the R3-1 Zone, located at 1836-1854 Colby Avenue. An appeal was filed, but subsequently denied by the City Planning Commission at its meeting on January 23, 2014.

APPROVED ACTIONS

On July 30, 2021, the designee of the Director of Planning issued a Determination for Case No. ADM-2021-3739-DB-HCA, which approved the project and two on-menu incentives as a ministerial review under the Density Bonus and Affordable Housing Incentives Program. As part of the approval, the project was found to be statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1).

Density Bonus and Affordable Housing Incentive Program

Under Government Code Sections 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 LAMC.

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. 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 LAMC and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

As an eligible Housing Development Project, the project is seeking to utilize the provisions of State Density Bonus law and the LAMC. In exchange for setting aside at least 11 percent of the base number of units for Very Low Income households, the project is permitted an increase in

density of up to 35 percent. Based on the underlying zone, the project is permitted a base density of eight (8) units; therefore, in exchange for reserving 11 percent of this base density for Very Low Income households, the project is eligible for and is seeking a 35 percent increase in density to allow 11 units. Furthermore, in exchange for setting aside at least ten percent of the base number of units for Very Low Income households, the project is also eligible for up to two development Incentives. The project is seeking the following two Incentives: 1) a maximum reduction of 20 percent in the northerly side yard setback to permit a side yard setback of 5 feet 8 inches in lieu of the otherwise required 7 feet; and 2) an 11-foot increase in building height to permit a maximum building height of 56 feet in lieu of the 45 feet otherwise permitted. The project is setting aside one (1) unit, equal to approximately 11 percent of the base number of units, for Very Low Income households; accordingly, the project is eligible for a 35 percent Density Bonus to allow up to 11 units, as well as up to two requested Incentives.

The project will provide vehicular parking in accordance with the provisions of Assembly Bill 2345 which amends California Government Code Section 65915 to require each residential unit of 0-1 bedrooms to provide 1 on-site parking space and each residential unit of 2-3 bedrooms to provide 1.5 on-site parking spaces. The project will also utilize parking reductions permitted by replacement of a limited amount of vehicle parking with bicycle parking outlined in Section 12.21-A of the LAMC.

APPEAL ANALYSIS

On July 30, 2021, the designee of the Director of Planning issued a Determination to approve ministerial review of Density Bonus Compliance for the proposed project. On August 16, 2021, within the required 15-day appeal period, an appeal was filed by the following party: Keiko Ota, Federal Investment.

The following statements have been compiled and summarized from the submitted appeals and responded to below. The appeal in its entirety has been attached herein for reference, as Exhibit B.

1. APPEAL POINT:

The appellant states that their property, located at 1810 Federal Avenue, which has a half-subterranean parking lot will experience impeded views for cars exiting the garage and an unsafe environment for tenants, pedestrians, and vehicles traveling on Federal Avenue. The appellant also states that the new building will cause several balconies to lose their view which will lead to a loss of property value and privacy for residents in both buildings.

STAFF RESPONSE:

As an eligible Housing Development Project, the project is entitled to a 35 percent increase in density along with two on-menu incentives under the provisions of State Density Bonus law and the Los Angeles Municipal Code (LAMC). As such, the project is seeking to utilize a height increase incentive and a setback reduction incentive in exchange for setting aside at least 11 percent of the base number of units for Very Low Income households. While the Applicant is requesting a reduced side yard setback incentive, the proposed project will be complying with all other required setbacks, including the front yard setback, as required by the underlying zone. There are no Zoning Code requirements for the preservation of views. The proposed project includes parking both at-grade and in one subterranean level which are accessed via a single driveway located at the southern edge of the property. There has not been substantial evidence submitted by the appellant to demonstrate that their property, which is located to the north of the project site, will be adversely affected by the project's utilization of on-menu Density Bonus incentives. For these reasons, the Planning Director's designee did not err in their ministerial review of this project and the project complies with all applicable LAMC and State Density Bonus regulations.

2. APPEAL POINT:

The appellant states that there is a lack of street parking and that the project will contribute to overcrowding because it is not providing enough on-site parking.

STAFF RESPONSE:

The project is required to provide vehicular parking in accordance with the provisions of Assembly Bill 2345 which amends California Government Code Section 65915 to require each residential unit of 0-1 bedrooms to provide 1 on-site parking space and each residential unit of 2-3 bedrooms to provide 1.5 on-site parking spaces. The project is also permitted to utilize parking reductions permitted by replacement of a limited amount of vehicle parking with bicycle parking outlined in Section 12.21-A of the LAMC. Nevertheless, the project is providing 15 parking spaces for the 11 dwelling units proposed which is more parking than is required. As such, the appellant has not provided substantial evidence supporting their argument that the project is deficient in its parking supply.

3. APPEAL POINT:

The appellant states that construction noise/vibration and “the reduced air-gap between the existing units and planned construction” will lead to the loss of tenants and therefore “it will be impossible to fill those vacancies for as long as construction continues and likely after completion.”

STAFF RESPONSE:

The City's Density Bonus Ordinance includes specified, objective requirements for projects requesting on-menu incentives (LAMC Section 12.22-A,25(e)(2)). The City's "menu of incentives" also articulates in objective terms the most applicable and commonly requested development standard modifications pertaining to multifamily housing, which were pre-evaluated as providing for affordable housing costs. State law also provides that for a project which meets specified objective affordability criteria, the City "shall" grant a density bonus, a specified number of incentives, and waivers (Gov. Code §65915 (b, d, e, f)). The City is only able to deny a requested incentive if there is evidence to make one of three objectively described findings, such as a finding of a specific adverse impact based on objective written health and safety standards that cannot be feasibly mitigated.

In the context of this project, the applicant has complied with all objective standards as set forth in the City's Density Bonus Ordinance. The project was thus processed ministerially and statutorily exempt from the California Environmental Quality Act (CEQA). The project will still be subject to all applicable Regulatory Compliance Measures and Building Code provisions which will be enforced during the plan check process. In order to deny a density bonus project under the Housing Accountability Act, the City must have evidence to make a finding that there is a specific adverse impact based on objective written health and safety standards that cannot be feasibly mitigated (Gov. Code §65589.50)(1)). Here, the appellant has provided no substantial evidence in support of this finding or its claim as the appeal justifications are based on speculation. Therefore, the designee of the Director of Planning did not err in approving the project as it complies with all relevant requirements under the Density Bonus Ordinance and State law.

CONCLUSION AND STAFF RECOMMENDATION

For the reasons stated herein, and in the findings of the Director's Determination, the proposed project does comply with the applicable provisions of the Density Bonus Affordable Housing Incentive Program and the California Environmental Quality Act (CEQA). Planning staff evaluated the proposed project and determined it meets the objective criteria set forth in the Density Bonus Ordinance. Based on the complete plans submitted by the applicant and considering the appellant's arguments for appeal, staff finds that the project meets the required findings.

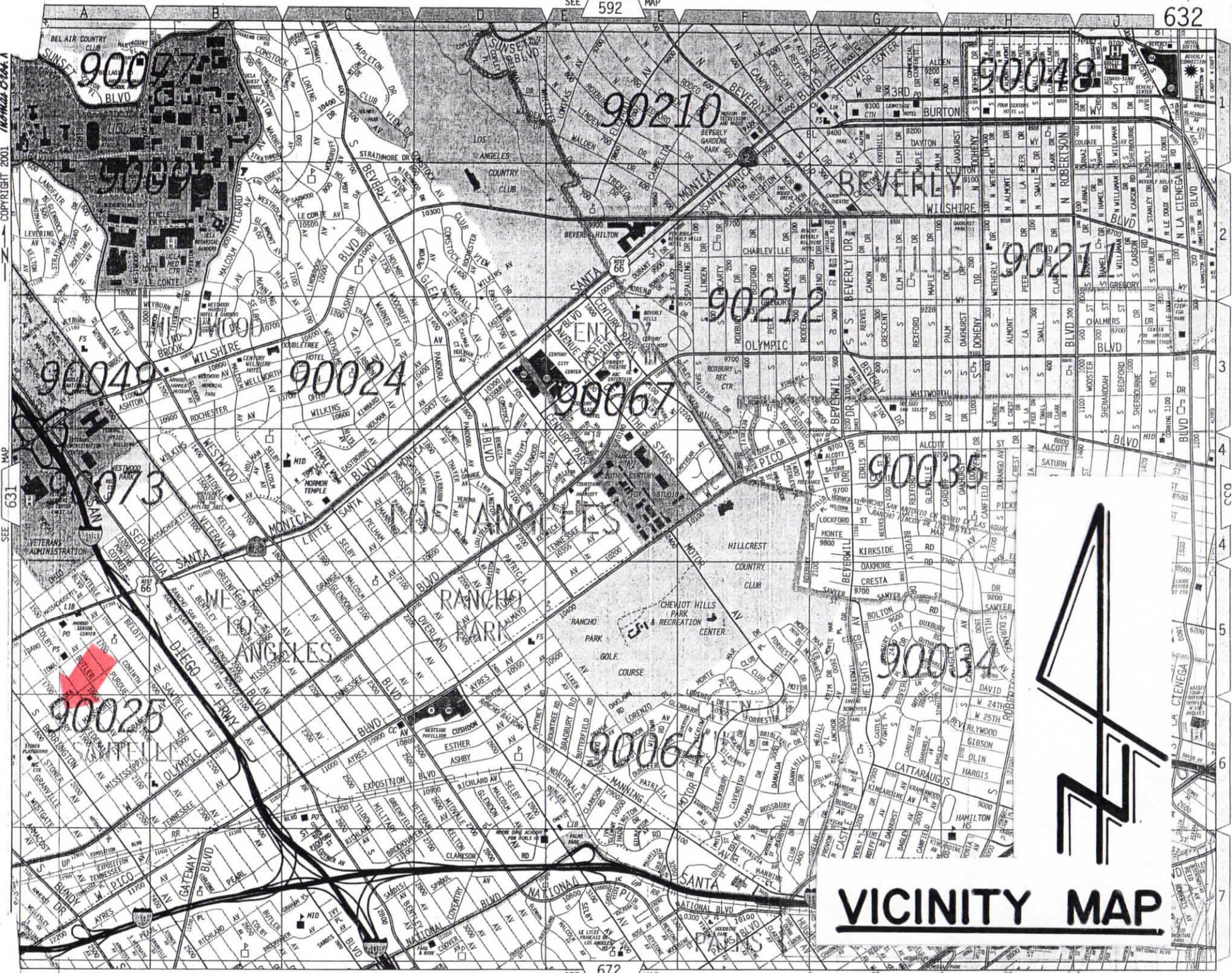
Therefore, it is recommended that the City Planning Commission deny the appeals and sustain the Determination by the Director of Planning.

EXHIBIT A

Maps

Vicinity Map
Radius Map
Zoning Map

COPYRIGHT 2001 Thomas Beck



SEE 631 MAP

SEE 633 MAP

VICINITY MAP



Address: 1814 S FEDERAL AVE

Tract: TR 5567

Zoning: [QJR3-1

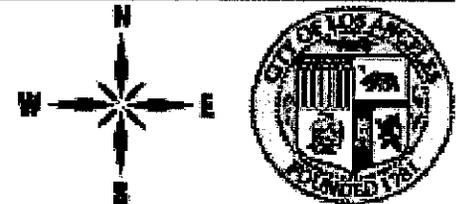
APN: 4261025027

Block: None

General Plan: Medium Residential

PIN #: 126B149 713

Lot: 25



ADJACENT MAP		CASE NO.:
 CONTINENTAL MAPPING SERVICE 6315 VAN NUYS BLVD. VAN NUYS, 91401 (818) 787-1663		DATE: 4-8-2021
		QPS21-8055



0.02 Miles
80 Feet

Address: 1814 S FEDERAL AVE

APN: 4261025027

PIN #: 126B149 713

Tract: TR 5567

Block: None

Lot: 25

Arb: None

Zoning: [Q]R3-1

General Plan: Medium Residential



EXHIBIT B
Appeal Documents



APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

Related Code Section: Refer to the City Planning case determination to identify the Zone Code section for the entitlement and the appeal procedure.

Purpose: This application is for the appeal of Department of City Planning determinations authorized by the Los Angeles Municipal Code (LAMC).

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- Area Planning Commission, City Planning Commission, City Council, Director of Planning, Zoning Administrator

Regarding Case Number: ADM - 2021 - 3739 - DB - HCA

Project Address: 1814 South Federal Ave. Los Angeles, CA 90025

Final Date to Appeal: 8/16/2021

2. APPELLANT

- Appellant Identity: Representative, Applicant, Property Owner, Operator of the Use/Site

Person, other than the Applicant, Owner or Operator claiming to be aggrieved

Person affected by the determination made by the Department of Building and Safety

- Representative, Applicant, Owner, Operator, Aggrieved Party

3. APPELLANT INFORMATION

Appellant's Name: Keiko Ota

Company/Organization: Federal Investment

Mailing Address: 1810 Federal Ave.

City: Los Angeles State: CA Zip: 90025

Telephone: 310-666-8831 E-mail: acuota@yahoo.com

a. Is the appeal being filed on your behalf or on behalf of another party, organization or company?

- Self, Other:

b. Is the appeal being filed to support the original applicant's position? Yes No

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ E-mail: _____

5. JUSTIFICATION/REASON FOR APPEAL

a. Is the entire decision, or only parts of it being appealed? Entire Part

b. Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: _____

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- How you are aggrieved by the decision
- Specifically the points at issue
- Why you believe the decision-maker erred or abused their discretion

6. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature: Heiho Ota Date: 8-16-21

GENERAL APPEAL FILING REQUIREMENTS

B. ALL CASES REQUIRE THE FOLLOWING ITEMS - SEE THE ADDITIONAL INSTRUCTIONS FOR SPECIFIC CASE TYPES

1. Appeal Documents

a. **Three (3) sets** - The following documents are required for each appeal filed (1 original and 2 duplicates) Each case being appealed is required to provide three (3) sets of the listed documents.

- Appeal Application (form CP-7769)
- Justification/Reason for Appeal
- Copies of Original Determination Letter

b. Electronic Copy

Provide an electronic copy of your appeal documents on a flash drive (planning staff will upload materials during filing and return the flash drive to you) or a CD (which will remain in the file). The following items must be saved as individual PDFs and labeled accordingly (e.g. "Appeal Form.pdf", "Justification/Reason Statement.pdf", or "Original Determination Letter.pdf" etc.). No file should exceed 9.8 MB in size.

c. Appeal Fee

- Original Applicant - A fee equal to 85% of the original application fee, provide a copy of the original application receipt(s) to calculate the fee per LAMC Section 19.01B 1.
- Aggrieved Party - The fee charged shall be in accordance with the LAMC Section 19.01B 1.

d. Notice Requirement

- Mailing List - All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC
- Mailing Fee - The appeal notice mailing fee is paid by the project applicant, payment is made to the City Planning's mailing contractor (BTC), a copy of the receipt must be submitted as proof of payment.

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITES (TOC)

1. Density Bonus/TOC

Appeal procedures for Density Bonus/TOC per LAMC Section 12.22.A 25 (g) f.

NOTE:

- Density Bonus/TOC cases, only the *on menu or additional incentives* items can be appealed.
- Appeals of Density Bonus/TOC cases can only be filed by adjacent owners or tenants (must have documentation), and always only appealable to the Citywide Planning Commission.
 - Provide documentation to confirm adjacent owner or tenant status, i.e., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, drivers license, bill statement etc.

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

Appeal procedure for Waiver of Dedication or Improvement per LAMC Section 12.37 I.

NOTE:

- Waivers for By-Right Projects, can only be appealed by the owner.
- When a Waiver is on appeal and is part of a master land use application request or subdivider's statement for a project, the applicant may appeal pursuant to the procedures that governs the entitlement.

E. TENTATIVE TRACT/VESTING

1. Tentative Tract/Vesting - Appeal procedure for Tentative Tract / Vesting application per LAMC Section 17.54 A.

NOTE: Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.

- Provide a copy of the written determination letter from Commission.

F. BUILDING AND SAFETY DETERMINATION

- 1. Appeal of the Department of Building and Safety determination, per LAMC 12.26 K 1, an appellant is considered the **Original Applicant** and must provide noticing and pay mailing fees.**

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with LAMC Section 19.01B 2, as stated in the Building and Safety determination letter, plus all surcharges. (the fee specified in Table 4-A, Section 98.0403.2 of the City of Los Angeles Building Code)

b. Notice Requirement

- Mailing Fee - The applicant must pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt as proof of payment.

- 2. Appeal of the Director of City Planning determination per LAMC Section 12.26 K 6, an applicant or any other aggrieved person may file an appeal, and is appealable to the Area Planning Commission or Citywide Planning Commission as noted in the determination.**

a. Appeal Fee

- Original Applicant - The fee charged shall be in accordance with the LAMC Section 19.01 B 1 a.

b. Notice Requirement

- Mailing List - The appeal notification requirements per LAMC Section 12.26 K 7 apply.
- Mailing Fees - The appeal notice mailing fee is made to City Planning's mailing contractor (BTC), a copy of receipt must be submitted as proof of payment.

G. NUISANCE ABATEMENT

1. Nuisance Abatement - Appeal procedure for Nuisance Abatement per LAMC Section 12.27.1 C 4

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

Aggrieved Party the fee charged shall be in accordance with the LAMC Section 19.01 B 1.

2. Plan Approval/Compliance Review

Appeal procedure for Nuisance Abatement Plan Approval/Compliance Review per LAMC Section 12.27.1 C 4.

a. Appeal Fee

Compliance Review - The fee charged shall be in accordance with the LAMC Section 19.01 B.

Modification - The fee shall be in accordance with the LAMC Section 19.01 B.

NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

Please note that the appellate body must act on your appeal within a time period specified in the Section(s) of the Los Angeles Municipal Code (LAMC) pertaining to the type of appeal being filed. The Department of City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

This Section for City Planning Staff Use Only		
Base Fee: 84 -	Reviewed & Accepted by (DSC Planner): S. Chan	Date: 8/16/21
Receipt No: 2021 228 001 - 105	Deemed Complete by (Project Planner):	Date:
<input type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)



1) 1810 Federal Ave has a half subterranean parking lot: we have concerns about the prospective new building impeding the view of the cars coming out and creating an environment that is unsafe for our tenants, pedestrians on the sidewalk, and vehicles travelling on Federal Ave.



2) Lack of street parking: with 11 units and only 15 parking spaces planned for the entire building, street parking which is already overcrowded, and often utilized to full capacity,

will become untenable.

- 3) 1810 Federal has a row of balconies for 5 units facing the new construction; all 5 units will completely lose their view from the balconies (except for into the windows of the new construction). This will present not only a loss of value for the tenants residing in the 5 units, but also lack of privacy for residents in both buildings.



- 4) Construction noise will lead to several tenants moving out due to the setback reduction for the North side property line – the reduced air-gap between the existing units and planned construction will significantly increase noise and vibration such that several units will likely vacate during the construction period, and it will be impossible to fill those vacancies for as long as construction continues and likely after completion, with the additional burden of newly reduced privacy and balcony view for those 5 units, decreased visibility and safety for all 1810 tenants who use the subterranean parking, and reduced street parking for all residents of Federal Ave from Michigan to Nebraska (which will likely spill over into adjacent streets). During the demolition and grading of the property, a tenant complained greatly about the noise, this tenant was working from home due to covid.

EXHIBIT C

**Administrative Determination,
ADM-2021-3739-DB-HCA**

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

CAROLINE CHOE
VICE-PRESIDENT

HELEN LEUNG
KAREN MACK

DANA M. PERLMAN
YVETTE LOPEZ-LEDESMA
JENNA HORNSTOCK
RENEE DAKE WILSON
VACANT

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

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

**ADMINISTRATIVE DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES PROGRAM**

July 30, 2021

Applicant / Owner

David Hanasab
Federal Holdings 26 LLC / Jericho
Holdings, LLC
606 South Olive Street, Suite 2140
Los Angeles, CA 90014

Case No. ADM-2021-3739-DB-HCA

CEQA: N/A

Location: 1814 South Federal Avenue

Council District: 11 – Bonin

Neighborhood Council: West Los Angeles Sawtelle

Community Plan Area: West Los Angeles

Land Use Designation: Medium Residential

Zone: [Q]R3-1

Legal Description: Lot 25, Tract TR 5567

Representative

Matthew Hayden
Hayden Planning
10100 Venice Boulevard
Los Angeles, CA 90232

Last Day to File an Appeal: August 16, 2021

DETERMINATION – Density Bonus & Affordable Housing Incentives Program

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

1. **Determine**, based on the whole of the record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1);
2. **Approve a ministerial review of Density Bonus Compliance**, pursuant to LAMC Section 12.22-A,25, a 35 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low Income Households), for a project totaling 11 dwelling units, reserving one (1) unit for Very Low Income Household occupancy for a period of 55 years, along with the following two (2) on-menu Incentives for a qualifying project:
 - a. **Side Yard Setback:** a maximum reduction of 20 percent in the northerly side yard setback to permit a side yard setback of 5 feet 8 inches in lieu of the otherwise required 7 feet; and

- b. **Height:** an 11-foot increase in building height to permit a maximum building height of 56 feet in lieu of the 45 feet otherwise permitted.

3. **Adopt** the attached Findings.

CONDITIONS OF APPROVAL

Pursuant to Section 12.22-A,25 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

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. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of Planning. Each change shall be identified and justified in writing.
2. **Residential Density.** The project shall be limited to a maximum density of 11 residential units, including Density Bonus units.
3. **On-site Restricted Affordable Units.** The project shall set aside the number and type of Restricted Affordable Units, as defined by State Density Bonus Law in California Government Code Section 65915(C)(2), corresponding to the percentage of Density Bonus and number of Incentives utilized, consistent with LAMC Section 12.22-A,25.
4. **Changes in On-site 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.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of HCIDLA to make one (1) dwelling unit available to Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set-aside affordable units may be adjusted, consistent with LAMC Section 12.22-A,31, to the satisfaction of HCIDLA, and in consideration of the project's SB 330 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. Refer to the Density Bonus Legislation Background section of this determination.
6. **On-Menu Incentives.**
 - a. **Side Yard Setback:** The project shall be permitted a maximum reduction of 20 percent in the northerly side yard setback to permit a side yard setback of 5 feet 8 inches in lieu of the otherwise required 7 feet.
 - b. **Height:** The project shall be permitted a maximum building height of 56 feet in lieu of the 45 feet otherwise permitted.

7. **Parking.**

- a. **Automotive Parking.** The project is permitted to provide a minimum number of automobile parking spaces consistent with LAMC Section 12.22-A,25(d) and California Government Code Section 65915(p)(1). The project is further permitted to replace automobile parking with bicycle parking, consistent with LAMC Section 12.21-A,16.
 - b. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21-A,16. In the event that the number of On-Site Restricted Affordable Units should increase or the composition of such units should change, then no modification of this determination shall be necessary and the number of bicycle parking spaces shall be re-calculated consistent with LAMC Section 12.21-A,16.
 - c. **Adjustments.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e., the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety pursuant to LAMC Section 12.22-A,25 or California Government Code Section 65915.
8. **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. The landscape plan shall indicate landscape points for the project equivalent to 10 percent more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines.

Administrative Conditions

9. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
10. **Rent Stabilization Ordinance.** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from 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.

11. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & 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 & 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.
12. **Notations on Plans.** Plans submitted to the Department of Building & 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.
13. **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.
14. **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.
15. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the LAMC, Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & 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 & 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.
16. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, 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.
17. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
18. **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.
19. **Expedited Processing Section Fee.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
20. **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, of 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.

PROJECT BACKGROUND

The project site is a single interior lot consisting of approximately 5,645 square feet of lot area. The subject property is rectangular-shaped and has a street frontage of approximately 40 feet along the northerly side of Federal Avenue, with an approximate 142-foot depth. The project site is currently vacant but was previously improved with a single-family residence.

The subject site is located within the West Los Angeles Community Plan area and zoned [Q]R3-1 with a corresponding land use designation of Medium Residential. The Qualified “Q” Condition, established pursuant to Ordinance Number 186,249, contains standards relating to building form, orientation, and design, as well as vehicular access and parking. The project site is subject to the West Los Angeles Transportation Improvement and Mitigation Specific Plan (ZI-2485), but not within the boundaries of any other specific plan, community design overlay, or interim control ordinance.

The surrounding area is heavily urbanized with relatively level topography. The neighborhood is developed with primarily multi-family and single-family residential uses. Properties immediately surrounding the subject site are zoned [Q]R3-1 and are developed with one- to three-story multifamily residential structures. Properties located farther to the south and west are zoned [Q]RD1.5-1, RD1.5-1, and R2-1, also developed as a mix of single- and multi-family residential uses ranging from one to four stories in height.

The project proposes to demolish all existing improvement to allow for the construction, use, and maintenance of a new four- to five-story, 56-foot-high apartment building containing 11 units. The proposed building will encompass approximately 10,237 square feet in total building area resulting in a Floor Area Ratio (FAR) of 2.70:1. Of the 11 units proposed, six (6) will be one-bedroom units, four (4) will be two-bedroom units, and one (1) will be a three-bedroom unit. The project proposes to provide 15 automobile parking spaces within a subterranean and an at-grade parking level. The project will also provide a minimum of 11 long-term bicycle parking spaces and two (2) short-term bicycle parking spaces. A total of approximately 1,318 square feet of open space will be provided, divided among private balconies, a third-floor recreational room, and a fifth-floor deck.

As an eligible Housing Development Project, the project is seeking to utilize the provisions of State Density Bonus law and the LAMC. In exchange for setting aside at least 11 percent of the base number of units for Very Low Income households, the project is permitted an increase in density of up to 35 percent. Based on the underlying zone, the project is permitted a base density of eight (8) units; therefore, in exchange for reserving 11 percent of this base density for Very Low Income households, the project is eligible for and is seeking a 35 percent increase in density to allow 11 units. Furthermore, in exchange for setting aside at least ten percent of the base number of units for Very Low Income households, the project is also eligible for up to two development Incentives. The project is seeking the following two Incentives: 1) a maximum reduction of 20 percent in the northerly side yard setback to permit a side yard setback of 5 feet 8 inches in lieu of the otherwise required 7 feet; and 2) an 11-foot increase in building height to permit a maximum

building height of 56 feet in lieu of the 45 feet otherwise permitted. The project is setting aside one (1) unit, equal to approximately 11 percent of the base number of units, for Very Low Income households; accordingly, the project is eligible for a 35 percent Density Bonus to allow up to 11 units, as well as up to two requested Incentives. The project will provide vehicular parking in accordance with the provisions of Assembly Bill 2345 which amends California Government Code Section 65915 to require each residential unit of 0-1 bedrooms to provide 1 on-site parking space and each residential unit of 2-3 bedrooms to provide 1.5 on-site parking spaces. The project will also utilize parking reductions permitted by replacement of a limited amount of vehicle parking with bicycle parking outlined in Section 12.21-A of the LAMC.

Streets and Circulation

Federal Avenue, adjoining the subject property to the west, is a designated Local Street – Standard, dedicated to a width of 60 feet and is improved with asphalt roadway, concrete curb, gutter, and sidewalk.

An Alley, adjoining the subject property to the east, has a variable right-of-way width between 15 and 17 feet and is improved with asphalt roadway.

HOUSING REPLACEMENT

Pursuant to LAMC Section 12.22-A,25, an eligible Housing Development shall be eligible for Density Bonus Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

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.

There is an existing single-family dwelling on a single lot on the subject property. The Department of Housing and Community Investment (HCIDLA) has determined, per the Housing Crisis Act of 2019 (SB 330) Replacement Unit Determination, dated February 3, 2021, that no replacement affordable units are required.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES PROGRAM ON-MENU INCENTIVES ELIGIBILITY CRITERIA

Pursuant to LAMC Section 12.22-A,25(e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria:

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

The proposed project has a street frontage along Federal Avenue. The proposed building provides a variety of architectural materials and building planes along all facades, including those facing the street. Each façade features accent building materials, balconies, roof elements, and variations in building mass, all of which enhance the appearance of the building and provide breaks in the façade plane. Therefore, the façade of any portion of the building that abuts a street is articulated such that the façade is not an entirely flat surface.

- b. *All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street facing elevation.*

The proposed project has a single street frontage along Federal Avenue. Pedestrian access is oriented primary along Federal Avenue with a prominent lobby entrance. The project is served by one driveway which is also located on Federal Avenue due to the narrow dimensions of the lot and constraints posed by the project's urban design. The street-facing building elevation features various architectural details, however, including accent building materials, doors, windows, balconies, and roof elements which highlight the prominence of the façade and the orientation of the building towards the street. The building is also stepped back 15 feet on the fifth floor to decrease the buildings mass when observed from the public street. Therefore, the proposed building will be oriented towards the street.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

The proposed project is not located within a designated Historic Preservation Overlay Zone, and it does not involve a property that is designated as a City Historic-Cultural Monument.

- d. *The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.25.01 of the LAMC.*

The project is not located in either a Hillside Area or Very High Fire Hazard Severity Zone.

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

1. **Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the Director of Planning shall approve a density bonus and requested incentive(s) unless they find that:**

- a. *The Incentive does 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 Director to make a finding that the requested 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.

The project substantially complies with the applicable regulations, standards, and provisions of the State Density Bonus Program. The project includes 11 percent of the project's base density as Very Low Income restricted affordable units, for a total of one (1) residential unit. The project represents an urban in-fill development on an existing multi-family zoned lot in the [Q]R3-1 Zone. No substantial evidence has been entered into the record indicating that any of the requested On-Menu Incentives do not result in identifiable and actual cost reductions to provide for the project's affordable housing costs (as defined in California Health and Safety Code Sections 50052.5 or 50053) and/or accommodate the restricted very low income unit rents.

Additionally, the list of On-Menu Incentives in Section 12.22-A,25 of the LAMC were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the Density Bonus On-Menu Incentives do result in identifiable and actual cost reductions to provide for affordable housing costs because the incentives by their nature increase the scale of the project and thus facilitates the provision of affordable housing units.

Side Yard Setback. The requested On-Menu Incentive for a reduction in the northerly side yard setback only is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an Incentive for a maximum reduction of 20 percent in the side yard setback. Per the underlying R3-1 zone, the project would be required to provide a side yard setback of 7 feet; accordingly, the project is requesting to utilize this Incentive to reduce the proposed side yard setback to 5 feet and 8 inches. The reduction in the side yard setback also realizes economies of scale for the project which enables the expansion of the building footprint, thereby facilitating the creation of useable residential floor area containing additional residential units, including additional affordable units. Thus, the Incentive supports the applicant's decision to reserve one unit for Very Low Income Households and facilitates the creation of affordable housing units.

Height. The requested On-Menu Incentive for an increase in maximum building height is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an Incentive for a maximum 11-foot increase in building height or one additional story, whichever is lower. Per the underlying [Q]R3-1 Zone, the project would be limited to a maximum height of 45 feet. Accordingly, the project is requesting to utilize this Incentive to realize the proposed maximum building height of 56 feet. The increase in building height realizes economies of scale for the project which enables the creation of additional useable residential floor area and residential units, including additional affordable units. Thus, the Incentive supports the applicant's decision to reserve one (1) unit for Very Low Income Households and facilitates the creation of affordable housing units.

Therefore, all requested On-Menu Incentives are necessary to provide for affordable housing costs.

- b. *The Incentive will have a Specific Adverse Impact upon public health and safety or the physical environment or any real property that is listed in the California Register of Historical Resources and for which there is 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 general plan land use designation shall not constitute a specific adverse impact upon the public health or safety.*

There is no evidence that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. 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 project 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. Accordingly, the project will not have a significant impact on any on-site resource or any resource in the surrounding area. The project is not located within any special hazard area; accordingly, the project will not have a specific adverse impact upon public health and safety or the physical environment. The property is not located on a substandard street in a Hillside area or in a Very High Fire Hazard Severity Zone, or any other special hazard area. The project is required to comply with all other pertinent regulations including those governing construction, use, and maintenance, and will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project, and thus the requested incentive, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

- c. *The Incentive is contrary to State/federal law.*

There is no substantial evidence in the record indicating that the requested Incentives are contrary to any State or federal laws.

ADDITIONAL MANDATORY FINDINGS

2. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone X, areas of minimal flood hazard.
3. It has been determined based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1).

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 Sections 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 LAMC. 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 LAMC 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.

TIME LIMIT – OBSERVANCE OF CONDITIONS

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25-A,2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the LAMC, or the approval may be revoked.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa

Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley or the West Los Angeles Office in West Los Angeles. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077, (818) 374-5050, (310) 231-2598 or through the Department of City Planning website at <http://planning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective after August 16, 2021, unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at www.cityplanning.lacity.org.

Planning Department public offices are located at:

Downtown
Figueroa Plaza
201 North Figueroa Street,
Fourth Floor
Los Angeles, CA 90012
(213) 482-7077
planning.figcounter@lacity.org

San Fernando Valley
Marvin Braude San Fernando
Valley Constituent Service
Center
6262 Van Nuys Boulevard,
Room 251
Van Nuys, CA 91401
(818) 374-5050
planning.mbc2@lacity.org

West Los Angeles
West Los Angeles Development
Services Center
1828 Sawtelle Boulevard,
Second Floor
Los Angeles, CA 90025
(310) 231-2598
planning.westla@lacity.org

Pursuant to LAMC Section 12.22 A.25(g)(2)(i)(f), only an applicant, abutting property owners, and abutting tenants can appeal this Determination. Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits, increase in FAR, and the appurtenant parking reductions are not a

discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Sections 12.22-A.25 and 12.22-A.31 of the LAMC, appeals of Density Bonus/Transit Oriented Communities Affordable Housing Incentive Program cases are heard by the City Planning Commission.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:



Heather Bleemers
Senior City Planner

Prepared by:



Esther Ahn
City Planner

Attachments:
Exhibit A: Architectural Plans

EXHIBIT D
Approved Project Plans

PROJECT DIRECTORY

OWNER:
 FEDERAL HOLDINGS 28 LLC (A BERKSH HATHAWAY LLC)
 666 S QUIN STREET
 SUITE #740
 LOS ANGELES, CA 90014
 213 488 8800

ARCHITECT:
 WARREN TEGENIN ARCHITECTURE
 2801 PAVANIAN BLVD
 SUITE 100
 LOS ANGELES, CA 90027
 323 841 4900

STRUCTURAL & CHIMNEY:
 MASOOD BESEMI
 17200 CENTURY BLVD, STE 2134
 FOND DU LAC, CA 91316
 618 784 5571

MECHANICAL, PLUMBING & ELECTRICAL:
 MMS ENGINEERING
 MERRIQUO DRUM
 1760 SAWTELE BLVD
 SUITE 300
 LOS ANGELES, CA 90025
 310 445 8474

ELECTRICAL:
 TONICHI ENGINEERING, INC.
 2550 HOUNDLUM AVE
 MONROE, CA 91020
 #205
 818 975 3888

LANDSCAPE:
 HANNOY GARDENS INC.
 SHELEY SPARKS
 12224 ADDISON ST
 WALLEY WILGAE, CA 91607

CIVIL ENGINEER:
 NICK KAZEM INC.
 4686 TOPANGA CIVIL BLVD
 WOODLAND HILLS, CA 91364
 818 999 8980

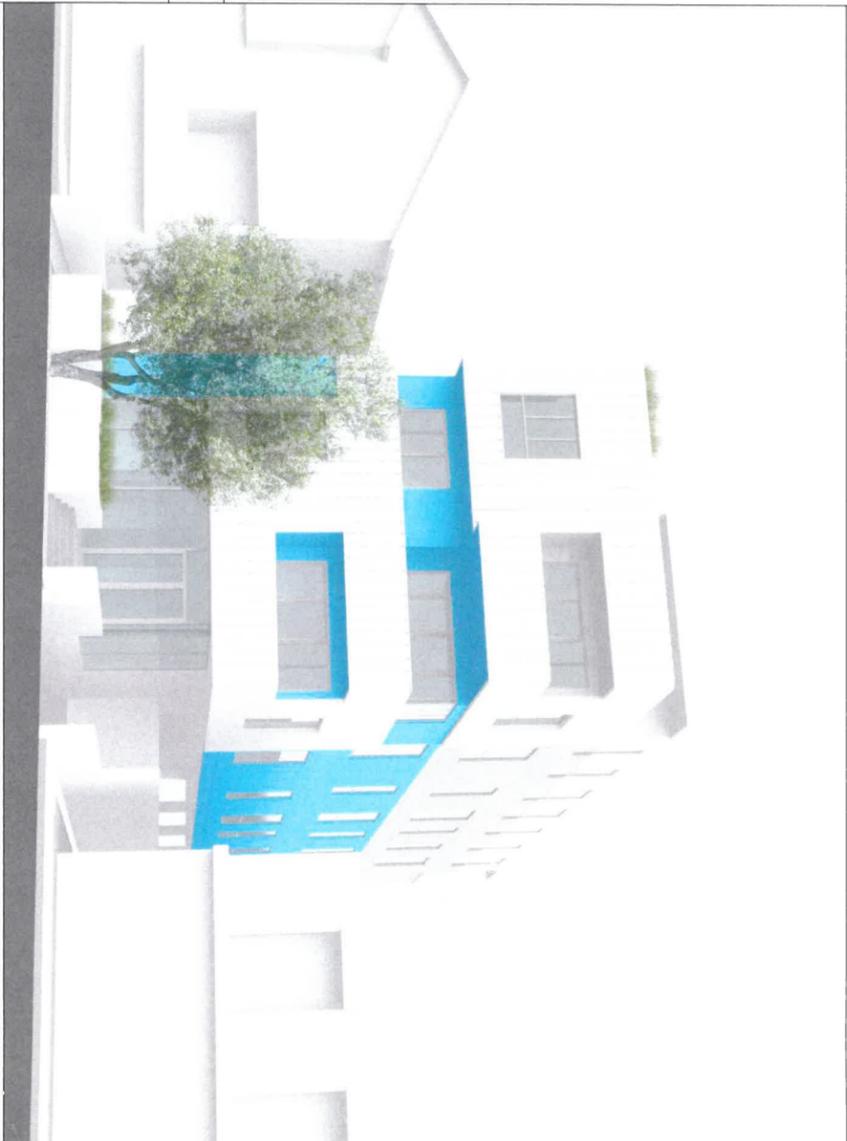
LAND USE CONSULTANT:
 MATTHEW HAYDEN
 HAYDEN PLANNING
 10100 WENDE BLVD
 LOS ANGELES, CA 90022
 310 614 2564

ABBREVIATIONS

A	AS	AS NOTED
B	BL	BUILDING
C	CL	CLEARANCE
D	DR	DRIVEWAY
E	EL	ELEVATION
F	FL	FLOOR FINISH
G	GR	GRADE
H	HT	HEIGHT
I	IN	INCHES
J	JO	JOINT
K	KL	KITCHEN
L	LD	LANDSCAPE
M	MD	MATERIAL
N	ND	NORTH
O	OF	OF
P	PT	POINT
Q	QU	QUANTITY
R	RD	ROAD
S	SD	SECTION
T	TD	TYPICAL
U	UN	UNIT
V	VA	VARIABLE
W	WD	WOOD
X	XX	EXCEPT
Y	YD	YARD
Z	ZD	ZONING

PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 26 OF TRACT 5567
 LOT AREA: 4261-025-027
 ZONE: I0193-1(45 FEET HEIGHT & 3:1 FAR)
CODE:
 2020 LOS ANGELES AMENDMENT BUILDING CODE BASED ON 2020 CALIFORNIA BUILDING CODE 2020 INTERNATIONAL BUILDING CODE AND 2020 LOS ANGELES GREEN BUILDING CODE
CONSTRUCTION TYPE:
 4 STORIES OF TYPE I-A RESIDENTIAL OVER POOL, ONE LEVEL OF AT GRADE AND ONE LEVEL OF SUBTERRANEAN PARKING GARAGE (TYPE I-A), ALL FULLY SPRINKLERED PER NFPA 13
OCCUPANCY:
 R2 OCCUPANCY OVER S2 PARKING
PROJECT FUNDING:
 100% PRIVATELY FUNDED.

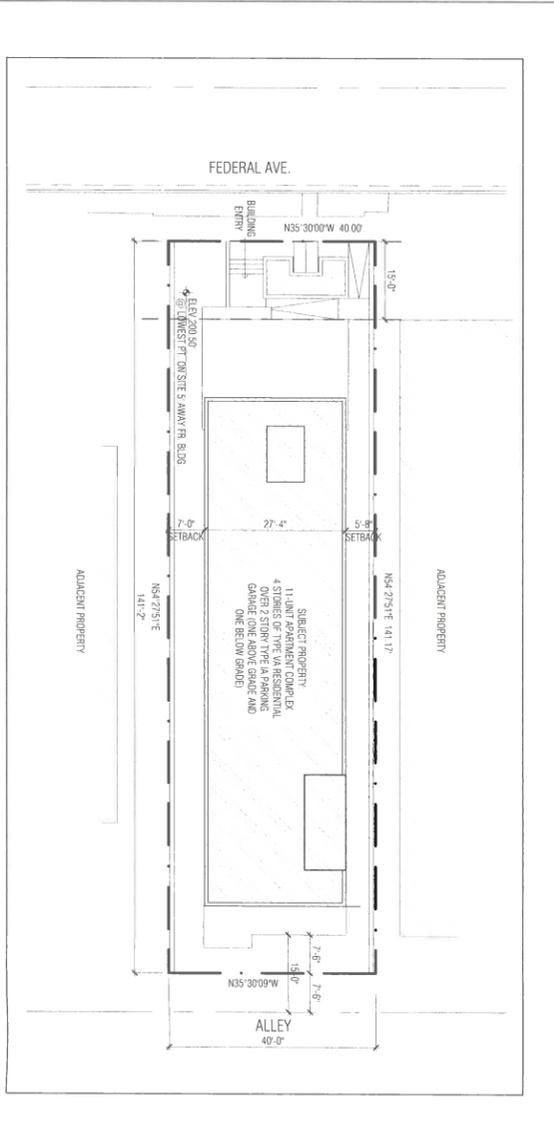


PROJECT DESCRIPTION:

NEW 11-UNIT DENSITY BONUS APARTMENT BUILDING WITH 4 STORIES OF APARTMENT TYPE VA - 1FH (6 ONE BEDROOM, 4 TWO BEDROOM, 1 THREE BEDROOM UNIT) OVER TWO STORES OF PARKING TYPE IA (ONE ABOVE GRADE AND ONE BELOW GRADE)

BASE INCENTIVES:
 1) INCREASE IN NUMBER OF DWELLING UNITS BY 35%
 2) MINIMUM PARKING REQUIREMENTS OF 1 ON-SITE SPACE FOR 1 BEDROOM UNITS, 2 ON-SITE SPACES FOR 2-3 BEDROOM UNITS
 ADDITIONAL (2) TWO INCENTIVES ON-MENU FOR 11% AFFORDABLE UNITS:
 1) REDUCE THE NORTH SIDE YARD BY 20% FROM 7' TO 5'-8" PER SEC. 12.22.A25(0)(1)
 2) TOTAL HEIGHT INCREASE UP TO 11' ADDITIONAL FEET (FROM 45' TO 56') PER SEC. 12.22.A25(0)(5)

SITE PLAN



PROPOSED UNITS:

UNIT TYPE	BEDROOMS	TOTAL UNITS	PARKING	TOTAL
1 BEDROOM	1	6	1	6
2 BEDROOM	2	4	2	8
3 BEDROOM	3	1	2	2
TOTAL		11	11	16

REQUIRED YARDS:
 FRONT YARD AT FEDERAL = 15'-0"
 REAR YARD = 15'-0" (M.C. 7'-6" TO CENTER OF ALLEY PER SEC. 12.22.C(16))
 NORTH SIDE YARD = 5'-9" (PER INCENTIVE)
 SOUTH SIDE YARD = 7'-0" (40 FT LOT REQUIRES 4H SIDE YARD FOR 2 STORY BUILDING AND 7 FT FOR 3 STORY PER SEC. 12.10.C2)
HEIGHT AND AREA LIMITATIONS:
 TOTAL HEIGHT INCREASE UP TO 1 STORY/11' ADDITIONAL FEET (FROM 3 - & 4 STORES/45 TO 4 - & 5 STORES/56) PER SEC. 12.22.A25(0)(5)

ARCHITECTURAL

A-1.0	PROJECT INFORMATION
A-1.1	SURVEY
A-2.0	P1 PARKING PLAN
A-3.0	FIRST FLOOR PLAN
A-3.1	SECOND FLOOR PLAN
A-3.2	THIRD FLOOR PLAN
A-3.3	FOURTH FLOOR PLAN
A-3.4	FIFTH FLOOR PLAN
A-3.5	ROOF FLOOR PLAN
A-3.6	SOUTH ELEVATION
A-4.0	NORTH ELEVATION
A-4.1	WEST & EAST ELEVATIONS
A-4.2	SECTION
A-5.0	SECTION

EXHIBIT "A"
 Page No. 1 of 15
 Case No. ADM-2021-3739-
 DB-RCA

ADM-2021-3739

WTARCH

2801 hyperion ave studio #103
 los angeles, CA 90027
 t: 323.664.4500
 f: 323.664.4544
 www.wtarch.com

OPEN SPACE DIAGRAMS

Floor	Description	Area
1ST FLOOR	Open Space	1,275 SF
2ND FLOOR	Open Space	1,275 SF
3RD FLOOR	Open Space	1,275 SF
4TH FLOOR	Open Space	1,275 SF
5TH FLOOR	Open Space	1,275 SF

FEDERAL AVE.
 1814 Federal Ave., Los Angeles, CA 90025

16 MAR 2021
 PROJECT INFORMATION
A-1.0
 AS NOTED

© WARREN TECHEN
 ALL RIGHTS RESERVED. NO PART
 OF THIS DOCUMENT IS TO BE
 REPRODUCED OR TRANSMITTED
 IN ANY FORM OR BY ANY
 MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING
 PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL
 SYSTEM, WITHOUT THE
 WRITTEN PERMISSION OF
 WARREN TECHEN.

Room No.	Room Name	Area (sq ft)	Volume (cu ft)
1	STO	18'-0"	
2	STO	18'-0"	
3	STO	18'-0"	
4	STO	18'-0"	
5	EVCS	18'-0"	
6	EVCS	18'-0"	
7	COM	19'-0"	
8	COM	19'-0"	
9	EVCS	19'-0"	
10	EVCS	19'-0"	

FEDERAL
 AVE.
 1814 Federal Ave, Los Angeles, CA 90025

16 MAR 2021
 P1 FLOOR PLAN

A-3.0
 AS NOTED

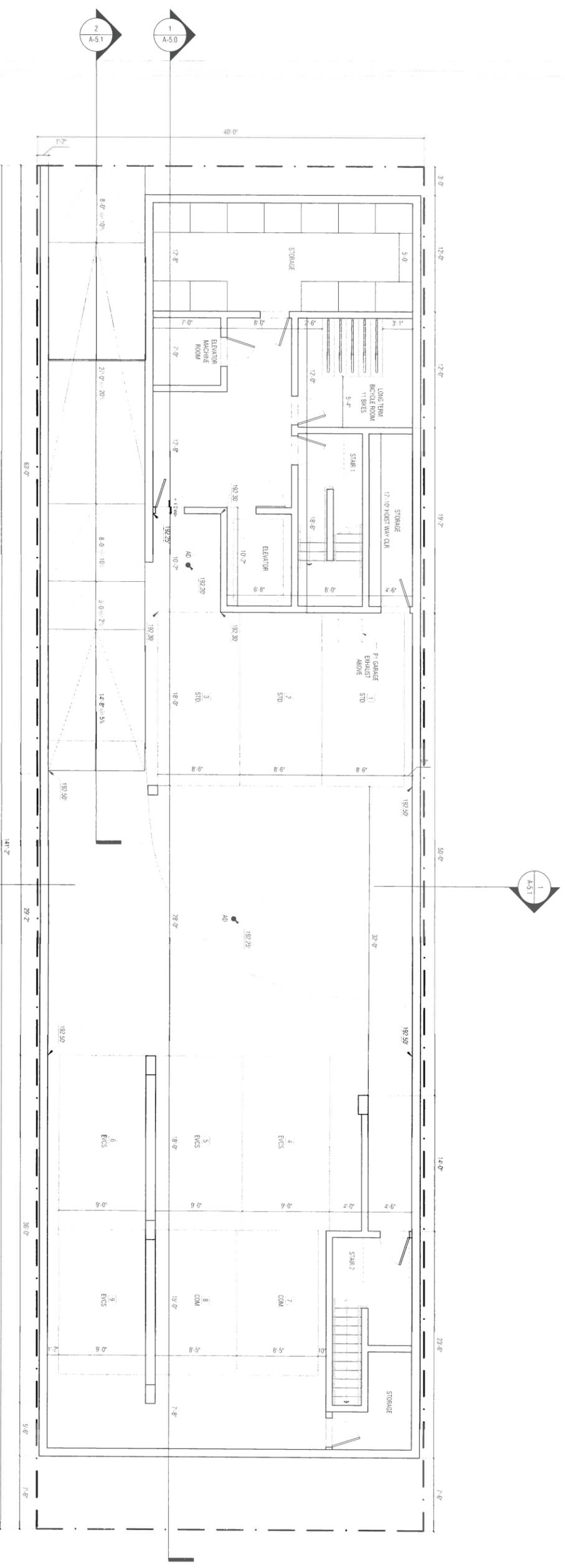


EXHIBIT "A"
 Page No. 3 of 15
 Case No. ADM-2021-2739-D8 HGA

1 P1 FLOOR PLAN
 3/16" = 1'-0"

G. WARREN TECHENIN
 ARCHITECTURE, INC. 2021
 The architectural drawings, specifications, and other documents prepared by the architect for the project are the property of the architect and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of WTARCH.

Drawn by	Checked by	Date	Description

FEDERAL AVE.
 1814 Federal Ave, Los Angeles, CA 90025

16 MAR 2021

SECOND FLOOR PLAN

A-3.2
 AS NOTED

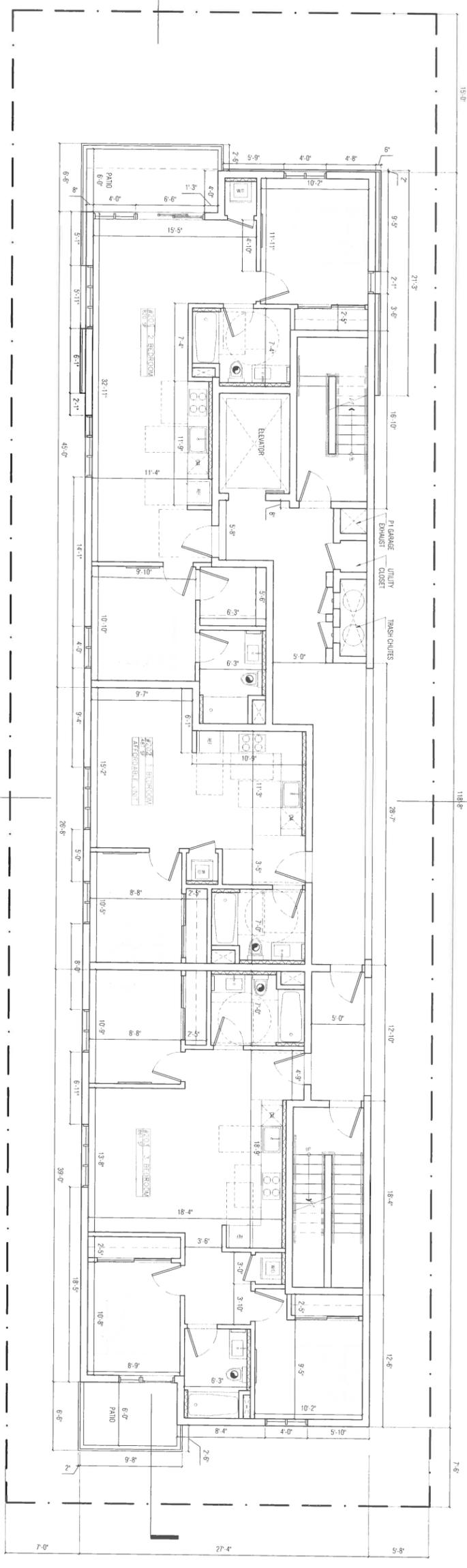


EXHIBIT "A"
 Page No. 5 of 15
 Case No. AHM-2021-3739-08-HCA

1 SECOND FLOOR
 3/16" = 1'-0"

© WARREN TECHENIN ARCHITECTURE, INC. 2020
 All rights reserved. All drawings and data included herein are the property of Warren Techenin Architecture, Inc. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Warren Techenin Architecture, Inc.

Date	Drawn by	Checked by	Issue/Revisions	Description

FEDERAL AVE.
 1814 Federal Ave, Los Angeles, CA 90025

16 MAR 2021

THIRD FLOOR PLAN

A-3.3
 AS NOTED

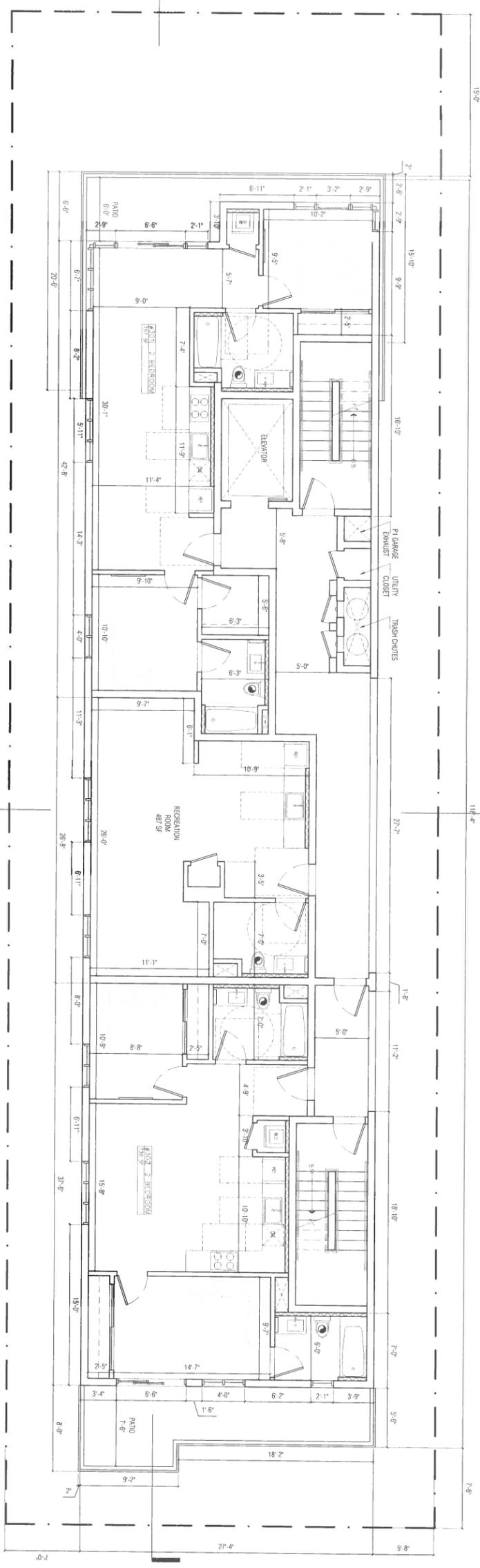


EXHIBIT "A"
 Page No. 6 of 15
 Case No. ADM-2021-3731-08-11CA

THIRD FLOOR
 3/16" = 1'-0"



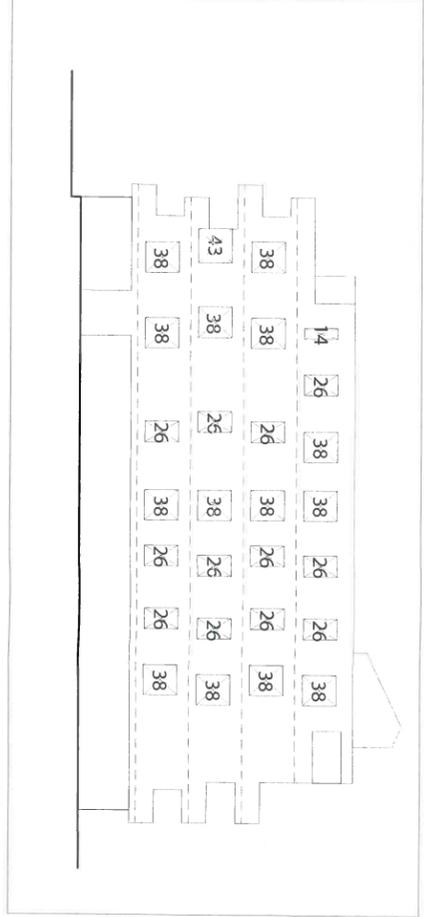
1
 A-50

1
 A-51



1 SOUTH ELEVATION
 3/16" = 1'-0"

	WALL AREA (SF)	U.P.O. (SF)	% OPEN	COMPLIANCE
5TH LEVEL	82,83 X 12.36 = 1060	206	19	OK
4TH LEVEL	82,83 X 10.25 = 1177	230	20	OK
3RD LEVEL	108,67 X 10.25 = 1168	235	20	OK
2ND LEVEL	110,67 X 10.25 = 1196	230	19	OK
1ST LEVEL	11,08 X 20.22 = 240	0	0	OK



2 OPENING ANALYSIS (25% OPEN ALLOWED)
 1/16" = 1'-0"

EXHIBIT "A"
 Page No. 10 of 15
 Case No. APN 01-2011-9139-08-109

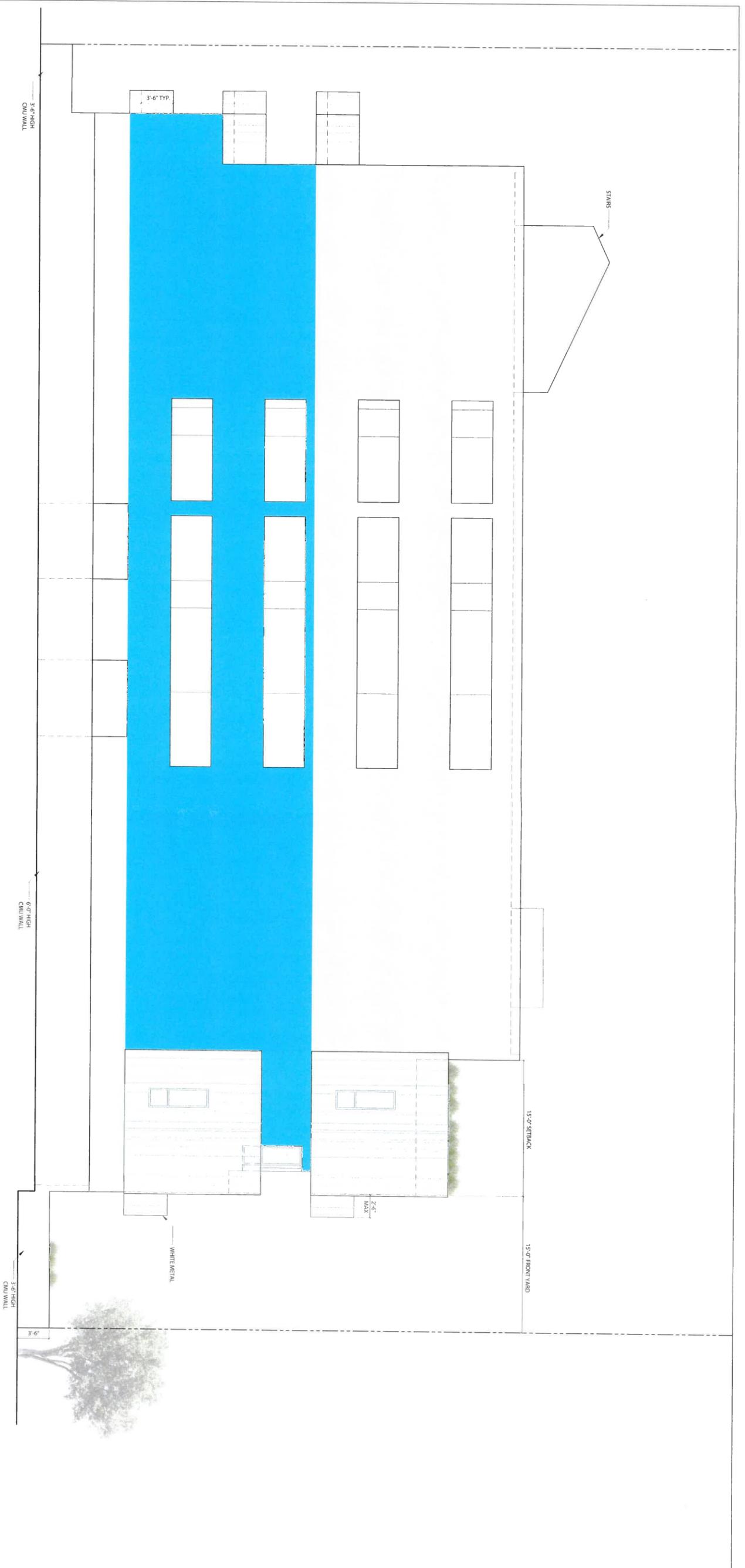
© WARREN TECHTIN ARCHITECTURE, INC. 2020
 All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Warren Tecthin Architecture, Inc. (WTARCH). WTARCH and the WTARCH logo are registered trademarks of Warren Tecthin Architecture, Inc. in the United States and other countries. All other trademarks are the property of their respective owners.

© WARREN TECHNIN ARCHITECTURE, INC. 2020
 All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of WTARCH.

Drawn by	Checked by	Date	Issued to

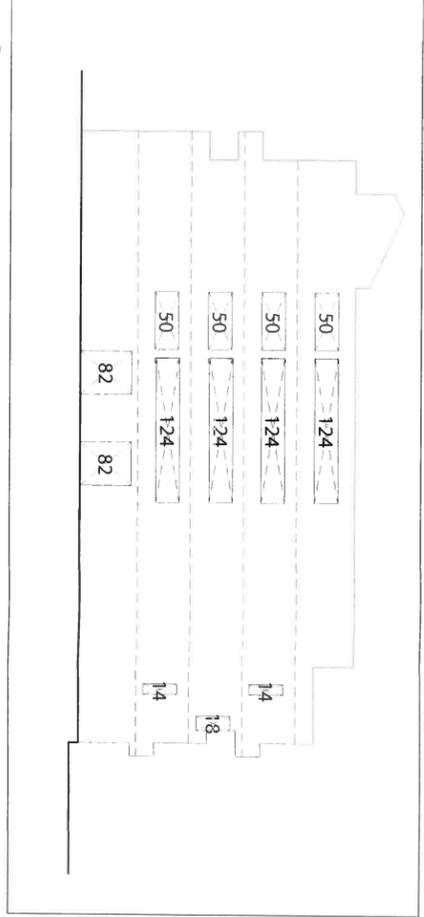
FEDERAL AVE.
 1814 Federal Ave, Los Angeles, CA 90025

16 MAR 2021
 NORTH ELEVATION
A-4.1
 AS NOTED



1 NORTH ELEVATION
 3/16" = 1'-0"

LEVEL	WALL AREA (SF)	U.P.O (SF)	% OPEN	COMPLIANCE
5TH LEVEL	98.17 X 13.30 = 1280	174	14	OK
4TH LEVEL	98.17 X 10.25 = 1188	188	16	OK
3RD LEVEL	108.67 X 10.25 = 1175	192	16	OK
2ND LEVEL	114.17 X 10.25 = 1225	188	15	OK
1ST LEVEL	118 X 11.08 = 1318	164	12	OK



2 OPENING ANALYSIS (25% OPEN ALLOWED)
 1/16" = 1'-0"

EXHIBIT "A"
 Page No. 11 of 15
 Case No. ADM-2021-3739-DB-KCP

© WARREN TECHENTIN
 ARCHITECTURE, INC. 2020
 The adjacent drawings, designs,
 and data enclosed herein are
 the property of Warren Techentin
 Architecture, Inc. (WTARCH) and
 are to be used only for the project
 identified on the title block. No
 part of this document may be
 reproduced or transmitted in
 any form or by any means
 which they have been prepared
 prior without consent of WTARCH

Drawn by	Checked by	Date	Issued to	Description	Revised

FEDERAL
 AVE.
 1814 Federal Ave, Los Angeles, CA 90025



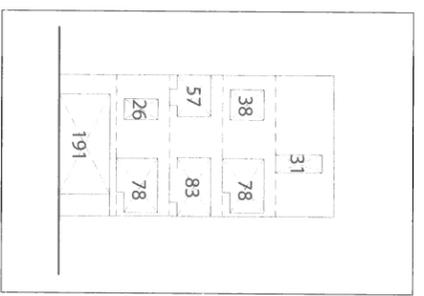
1 WEST ELEVATION
 3/16" = 1'-0"



2 EAST ELEVATION
 3/16" = 1'-0"

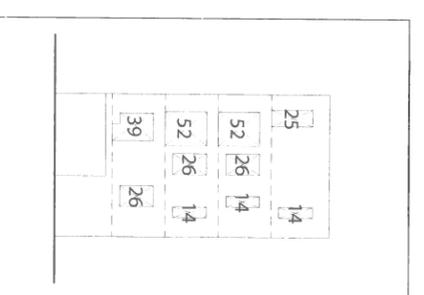
EXHIBIT "A"
 Page No. 12 of 15
 Case No. ADM-2021-3739-08
 HCA

LEVEL	WALL AREA (SF)	U.P.O. (SF)	% OPEN	COMPLIANCE
5TH LEVEL	27.33 X 11.25 = 307	31	10	OK
4TH LEVEL	27.33 X 10.25 = 280	116	41	OK
3RD LEVEL	27.33 X 10.25 = 280	140	50	OK
2ND LEVEL	27.33 X 10.25 = 280	104	37	OK
1ST LEVEL	23.83 X 11.08 = 264	191	72	OK

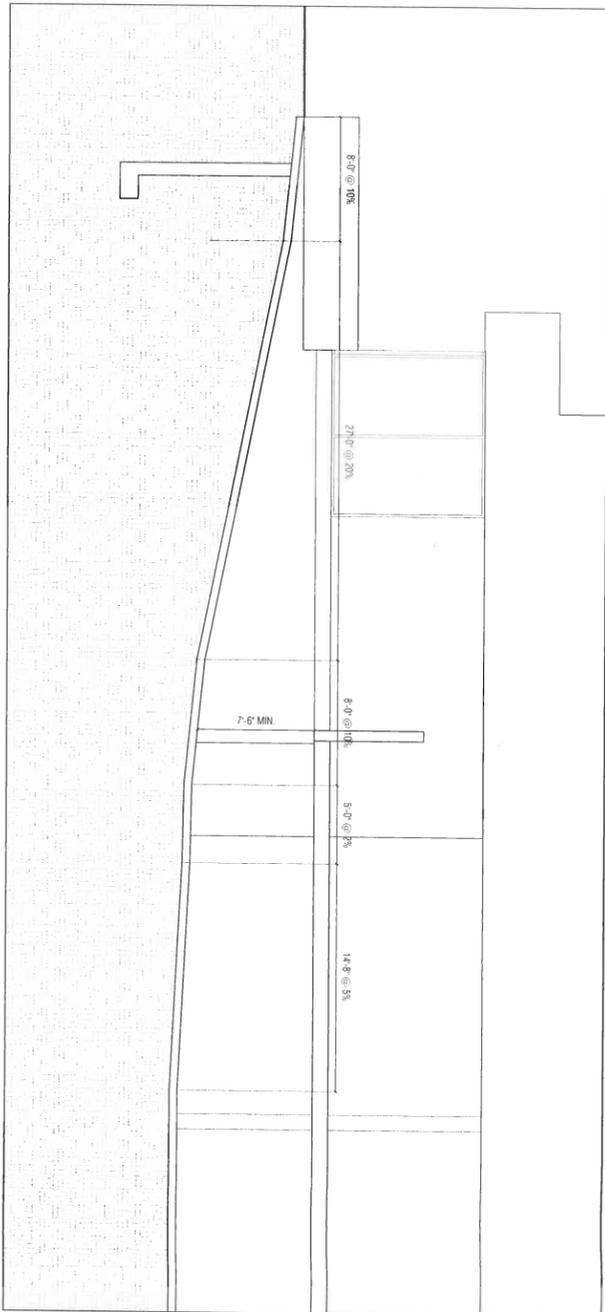


3 WEST ELEVATION OPENING ANALYSIS (UNLIMITED)
 1/16" = 1'-0"

LEVEL	WALL AREA (SF)	U.P.O. (SF)	% OPEN	COMPLIANCE
5TH LEVEL	27.33 X 11.25 = 307	39	13	OK
4TH LEVEL	27.33 X 10.25 = 280	92	33	OK
3RD LEVEL	27.33 X 10.25 = 280	92	33	OK
2ND LEVEL	27.33 X 10.25 = 280	65	23	OK
1ST LEVEL	13.45 X 11.08 = 149	0	0	OK

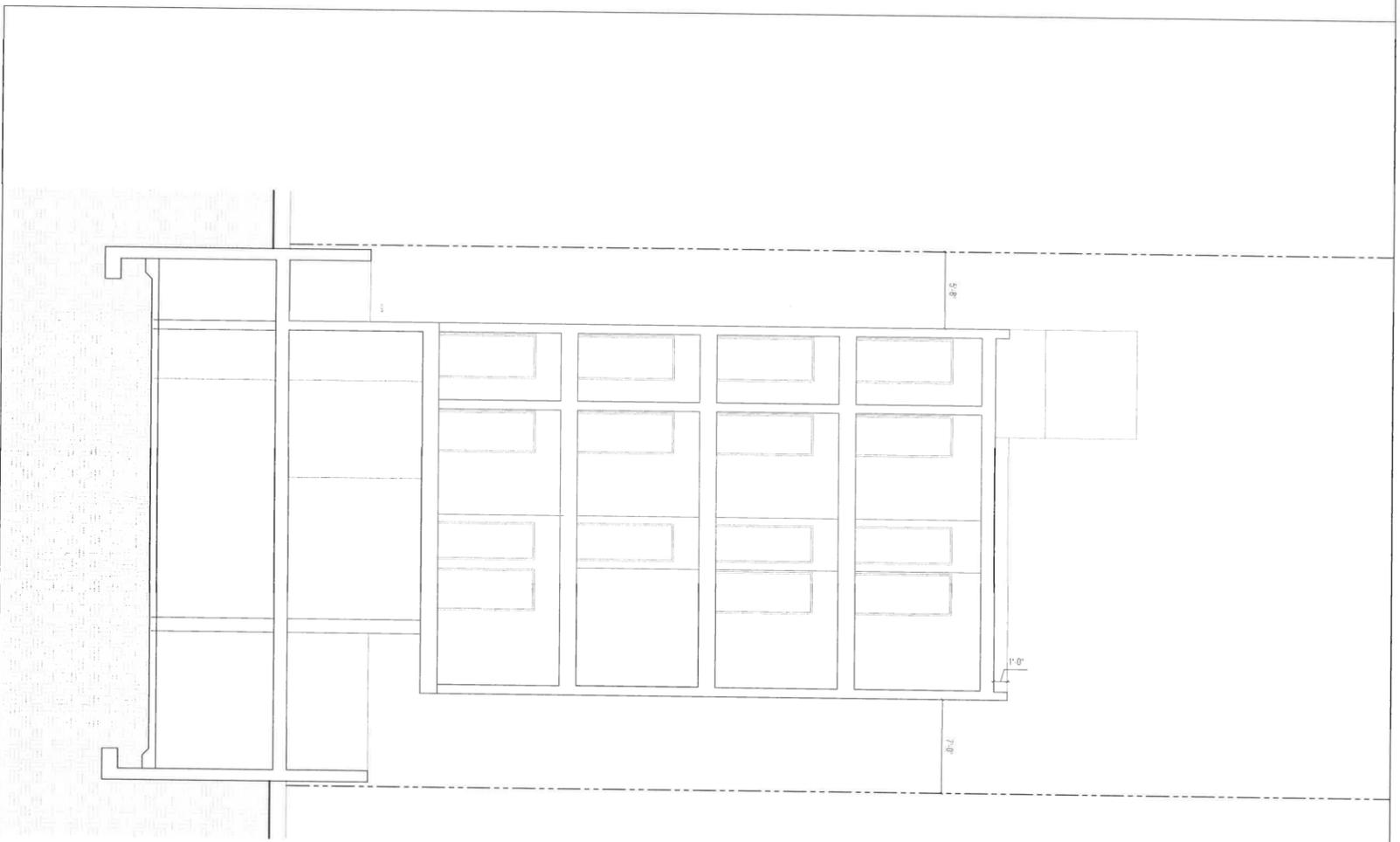


4 EAST ELEVATION OPENING ANALYSIS (UNLIMITED)
 1/16" = 1'-0"



2

SECTION THRU RAMP
3/16" = 1'-0"



J

SECTION
3/16" = 1'-0"

EXHIBIT "A"
Page No. 14 of 15
Case No. AD19-2021-3239-DP-KCH



Abutilon undulato 'Compacta'
Dwarf Strawberry Tree
6-8 H x 5-6 W



Lagerstroemia indica x faurieri 'Natchez'
White Crape Myrtle
20-25 H x 10-15 W



Lippia nodiflora
Kurupia
spec as luri



Nandina domestica 'Gulf Stream'
Gulf Stream Heavenly Bamboo
3-4 H x 1-2 W



Santolina chamaecrista
Gray Lavender Cotton
1-2 H x 3-4 W



Dianella revoluta 'Little Rev'
Little Rev Flax Lily
2-4 H x 1-2 W



Larrea tridentata 'Oro Quest'
Spanish Lavender
1-2 H x 2-3 W



Lonicera japonica 'Halilana'
Japanese Honeysuckle
vine 10-25'



Podocarpus elongatus 'Normal'
Blue Ice Yellowwood
10-12 H x 4-5 W



Tagetes lemmonii
Mexican Marigold
4-6 H x 6-8 W

REQUIRED AND PROVIDED TREES TABLE			
TREES	NUMBER	RATIO	REQ.
EXISTING TO BE REMOVED	0	1 to 1	0
EXISTING PARKWAY TREES TO BE REMOVED*	0	2 to 1	0
TOTAL ON SITE TREES TO BE REPLACED	0		0
PER UNIT	11	1 TREE/4 UNITS	3
		MIN. NO. TREES REQ.	3
TREES PROVIDED			
LOCATION	SHEET	SIZE	QTY.
PLANTING AREAS	11	24" BOX	5
PLANTING AREAS (EXTG)	11		0
PARKWAY	11	24" BOX	0
PARKWAY (EXTG)	11		0
TOTAL TREES			5

LANDSCAPE TABULATIONS	
5th-Floor Deck	COMMON OPEN SPACE PROVIDED
	482 SF
TOTAL:	482 SF
25% LANDSCAPE AREA REQUIRED:	121 SF
LANDSCAPE AREA PROVIDED	
Ground Floor	459 SF
5th-Floor Deck	93 SF
TOTAL:	552 SF
LANDSCAPE TO OPEN SPACE RATIO	
(552/482 = 1.145)	114.5 %

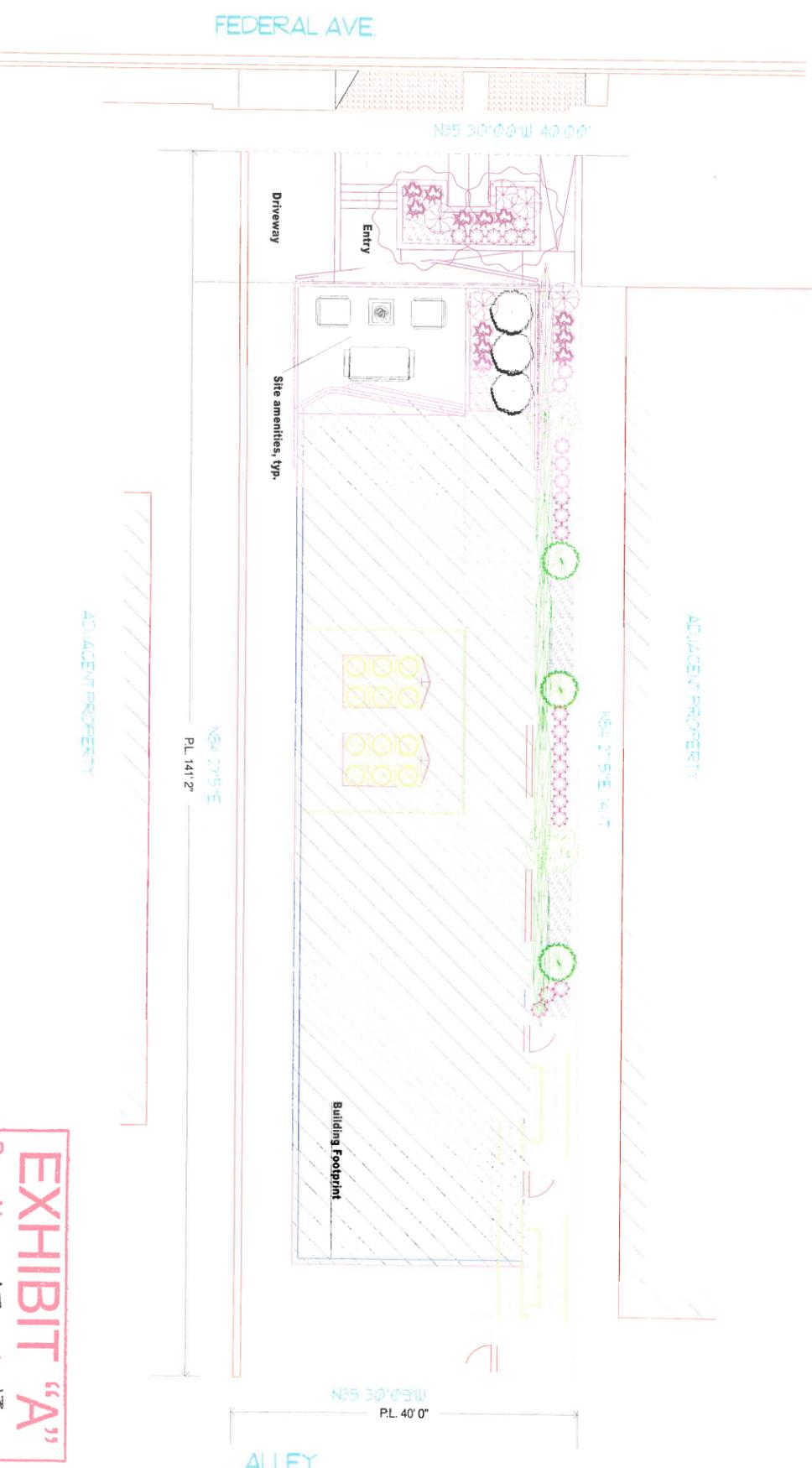


EXHIBIT "A"
Page No. 15 of 15
Case No. ADh-2021-3739-DB-HCA

811
LEGAL DESCRIPTION:
APN: 428101020077
BLOCK: 5567
TRACT: 5567
MAP REF: M B 55-7B

DIG AHEAD

Scale: 1/8" = 1'

0 5 10 20 30 40

Date: 03/23/2021 Scale: 1/8" = 1' Drawn By: DB	PRELIMINARY LANDSCAPE PLAN	OWNER ADDRESS: Federal Holdings 26 LLC c/o 606 S. Olive St. Suite no. 2140 Los Angeles, CA 90014	PROJECT ADDRESS: 1814 Federal Ave. Los Angeles, CA 90025	SUBMITTAL: NO: _____ DATE: _____	REVISION LOG:	Harmony Gardens, Inc. Shelley Sparks, PLA #2896 12224 Addison Street Valley Village, CA 91607 (818) 505-9783 Shelley@Harmonygardens.net	
--	-----------------------------------	--	--	--	---------------	--	--

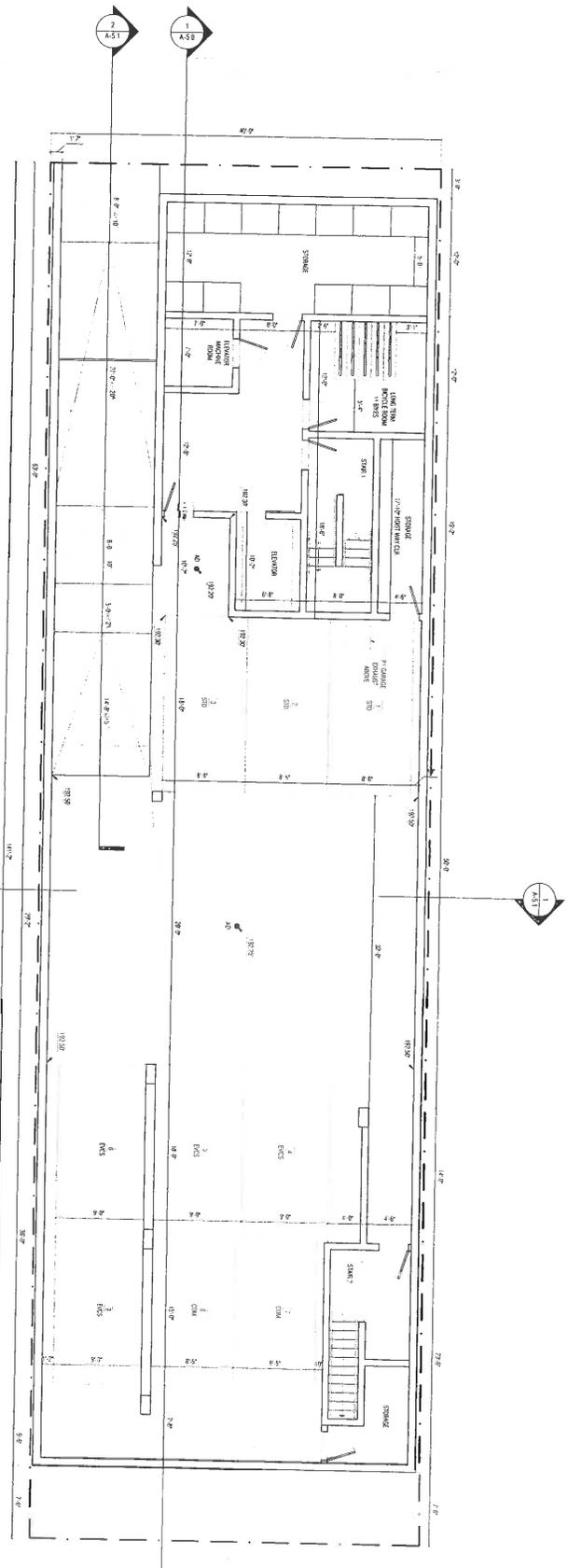


EXHIBIT "A"
 Page No. 3 of 15
 Case No. ADM-2021-3771-08 HGA

1 P1 FLOOR PLAN
 3/18 = 1-10

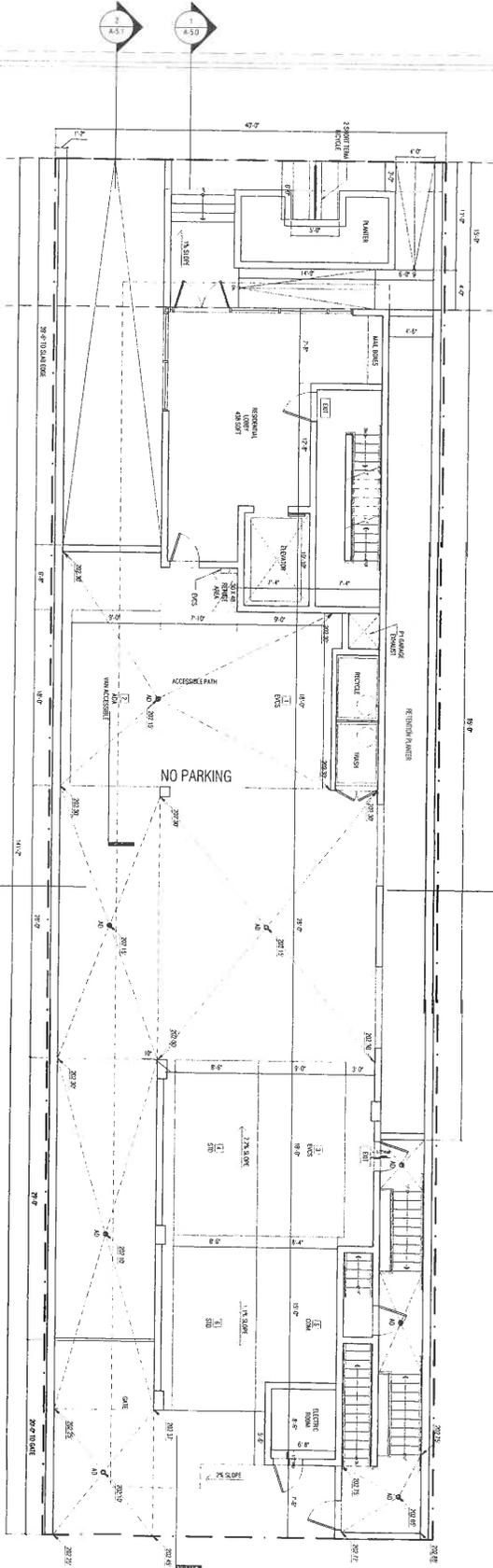


EXHIBIT "A"
 Page No. 4 of 15
 Case No. ADK-241-5757-D8-KCA

① FIRST FLOOR
 3/16" = 1'-0"

NO.	REVISION	DATE

FEDERAL AVE.
 1814 Federal Ave, Los Angeles, CA 90025
 16 MAR 2021
 SECOND FLOOR PLAN

A-3.2
 AS NOTED

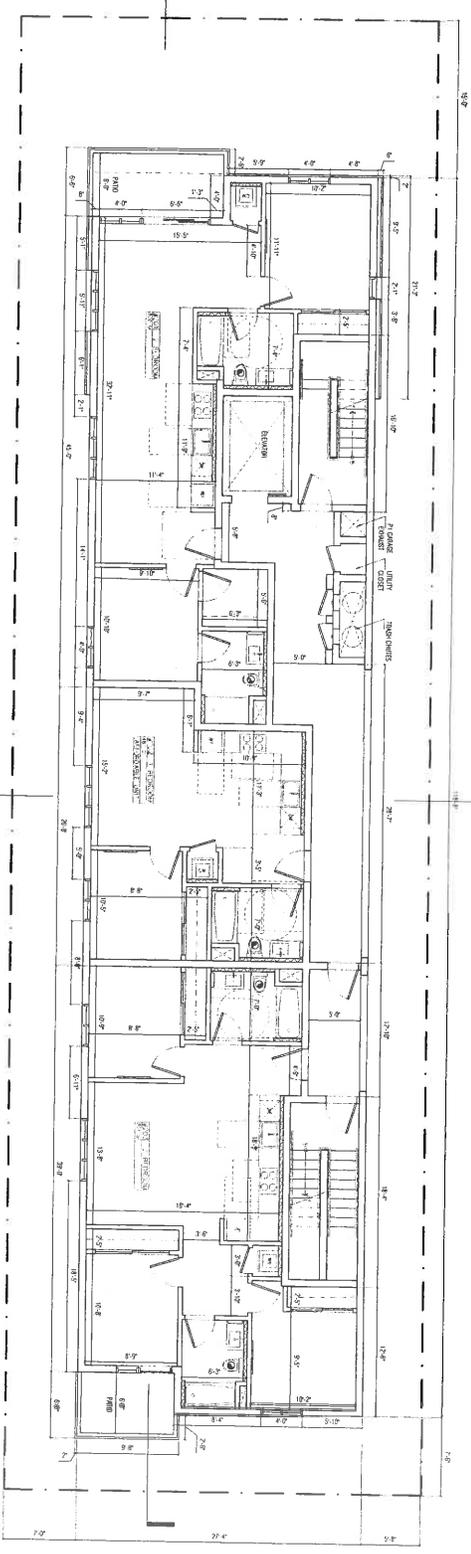


EXHIBIT "A"
 Page No. 5 of 15
 Case No. ABM-2011-7739-98-HCA

1 SECOND FLOOR
 3/16" = 1'-0"

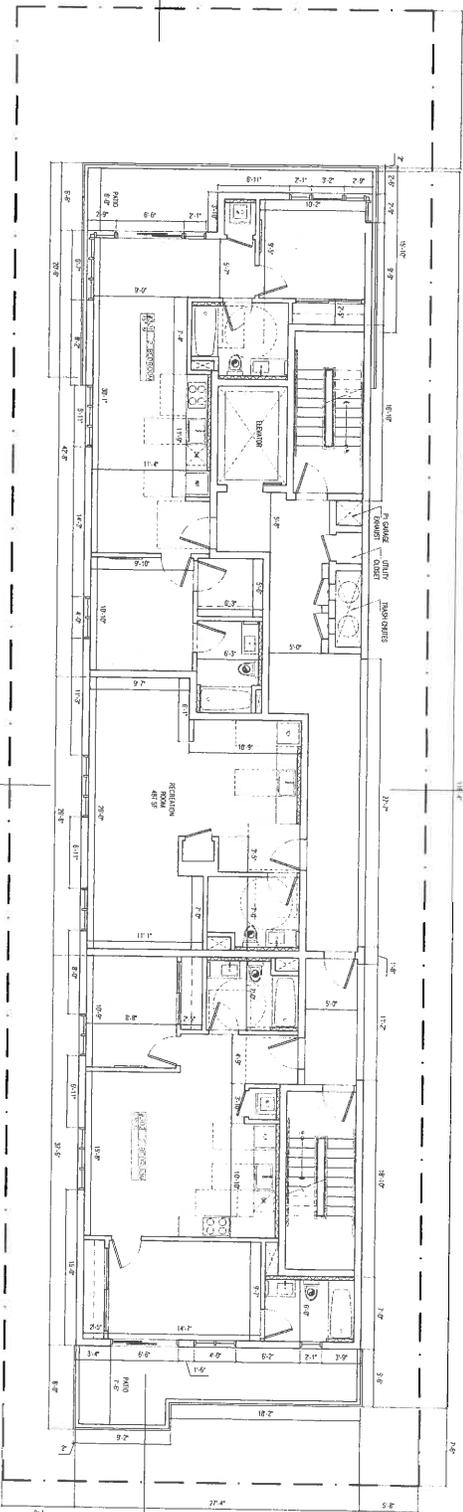


EXHIBIT "A"
 Page No. 6 of 15
 Case No. ADM-2021-3717-08-1CA

1 ——— THIRD FLOOR
 3/16" = 1'-0"

NO.	REVISION	DATE	BY	CHKD.

FEDERAL
 AVE.
 1814 Federal Ave, Los Angeles, CA 90025

10 MAR 2021
 FOURTH FLOOR PLAN
 A-3.4
 AS NOTED

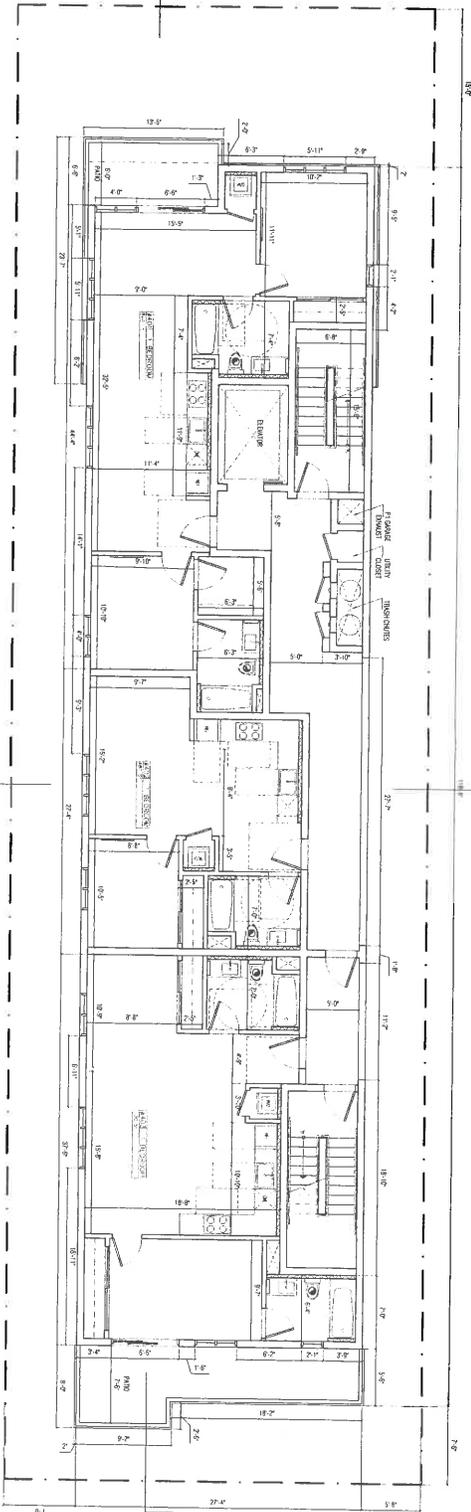


EXHIBIT "A"
 Page No. 7 of 15
 Case No. ADM-2421-3759-0544GA

① ————— ②
 FOURTH FLOOR
 3/7/21 = 1/0

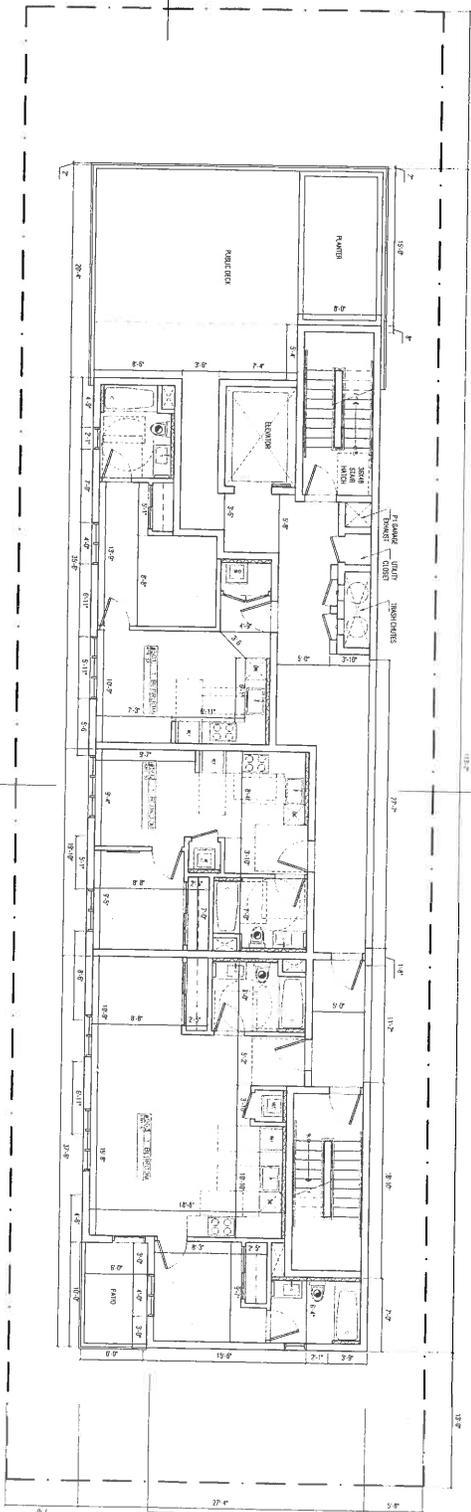
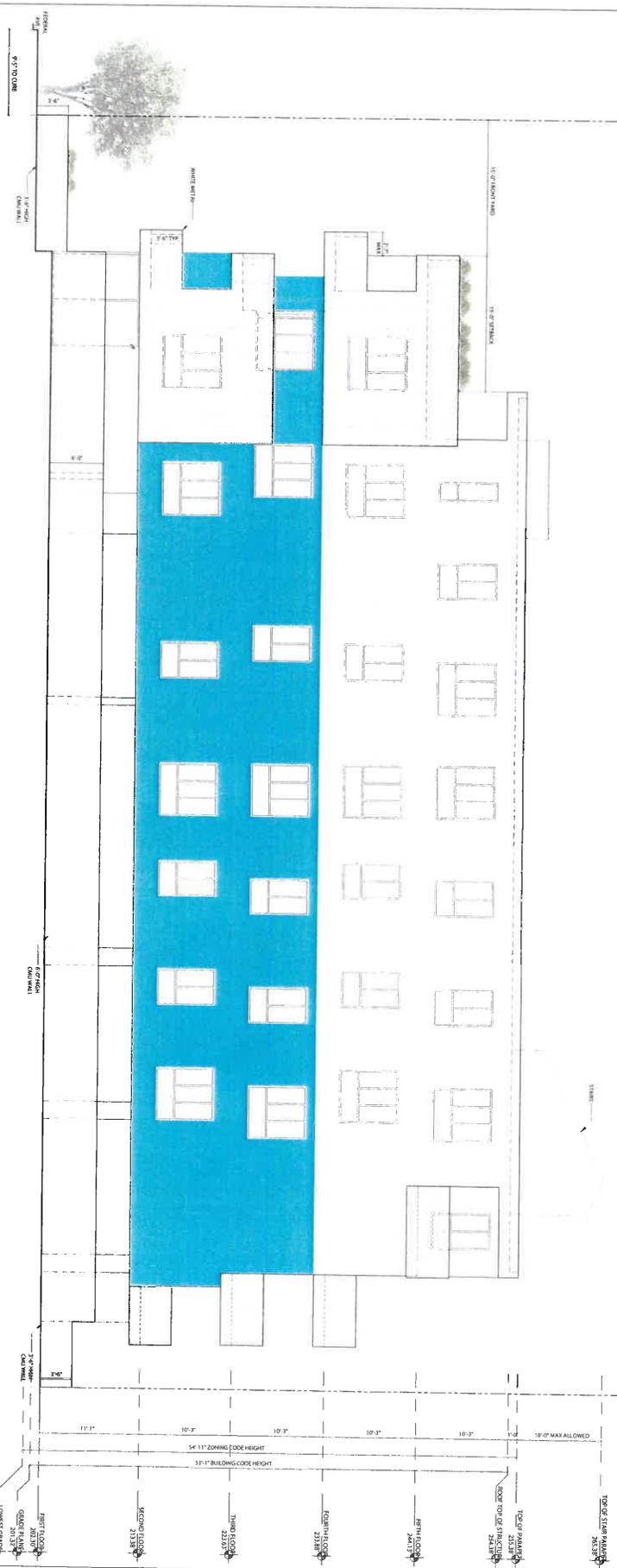


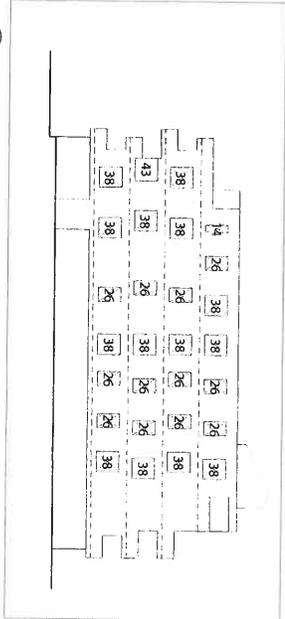
EXHIBIT "A"
 Page No. 9 of 15
 Case No. ADM-241-3735-P-B-44

1 FIFTH FLOOR
 3/16 = 1/3"



1 SOUTH ELEVATION
 3/16" = 1'-0"

LEVEL	WALL AREA (SF)	U.P.O (SF)	% OPEN	COMPLIANCE
5TH LEVEL	82,833 X 12.36 = 1060	206	19	OK
4TH LEVEL	82,833 X 10.25 = 1177	230	20	OK
3RD LEVEL	108,67 X 10.25 = 1168	235	20	OK
2ND LEVEL	110,67 X 10.25 = 1196	230	19	OK
1ST LEVEL	11,068 X 20.22 = 240	0	0	OK

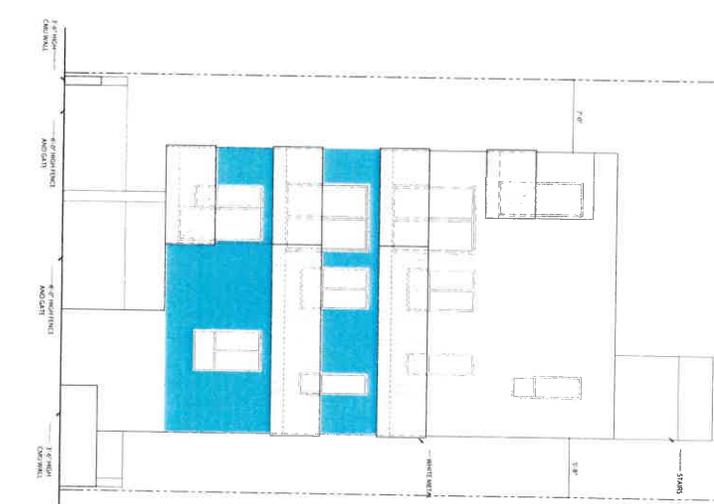


2 OPENING ANALYSIS (85% OPEN ALLOWED)
 1/16" = 1'-0"

EXHIBIT "A"
 Page No. 10 of 15
 Case No. A111-2021-03-004

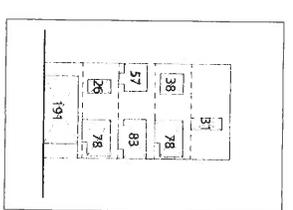


1 WEST ELEVATION
 3/16" = 1'-0"



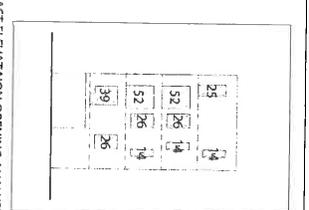
2 EAST ELEVATION
 3/16" = 1'-0"

EXHIBIT "A"
 Page No. 12 of 15
 Case No. ADM-2021-3739-08
 HCA



	WALL AREA (SF)	U.P.O. (SF)	% OPEN	COMPLIANCE
5TH LEVEL	27.33 X 11.25 = 307	31	10	OK
4TH LEVEL	27.33 X 10.25 = 280	116	41	OK
3RD LEVEL	27.33 X 10.25 = 280	140	50	OK
2ND LEVEL	27.33 X 10.25 = 280	104	37	OK
1ST LEVEL	23.83 X 11.08 = 264	191	72	OK

3 WEST ELEVATION OPENING ANALYSIS (UNLIMITED)
 1/16" = 1'-0"



	WALL AREA (SF)	U.P.O. (SF)	% OPEN	COMPLIANCE
5TH LEVEL	27.33 X 11.25 = 307	39	13	OK
4TH LEVEL	27.33 X 10.25 = 280	92	33	OK
3RD LEVEL	27.33 X 10.25 = 280	92	33	OK
2ND LEVEL	27.33 X 10.25 = 280	65	23	OK
1ST LEVEL	13.45 X 11.08 = 149	0	0	OK

4 EAST ELEVATION OPENING ANALYSIS (UNLIMITED)
 1/16" = 1'-0"

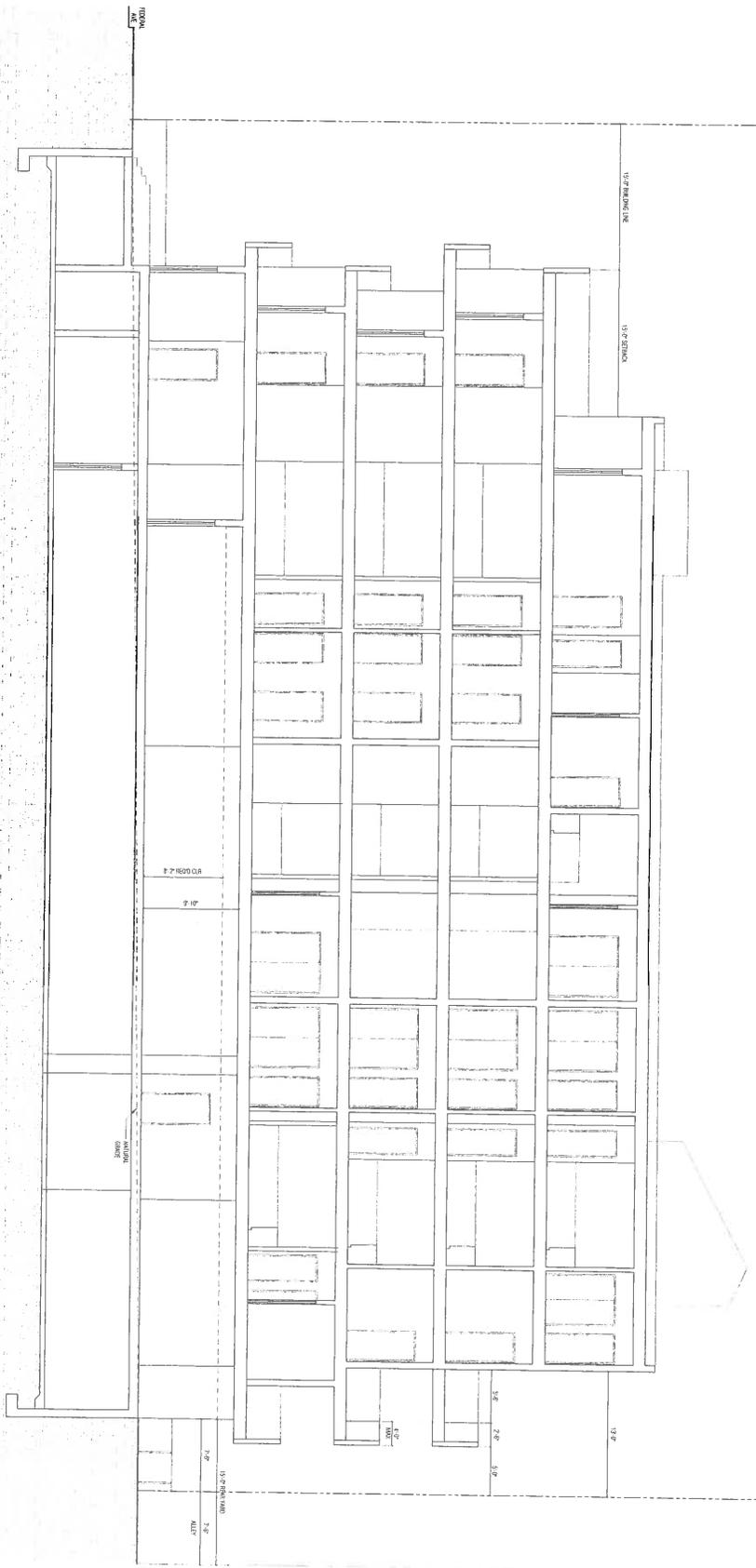


EXHIBIT "A"
 Page No. 13 of 15
 Case No. W/A-2014-3757-DB-KCA

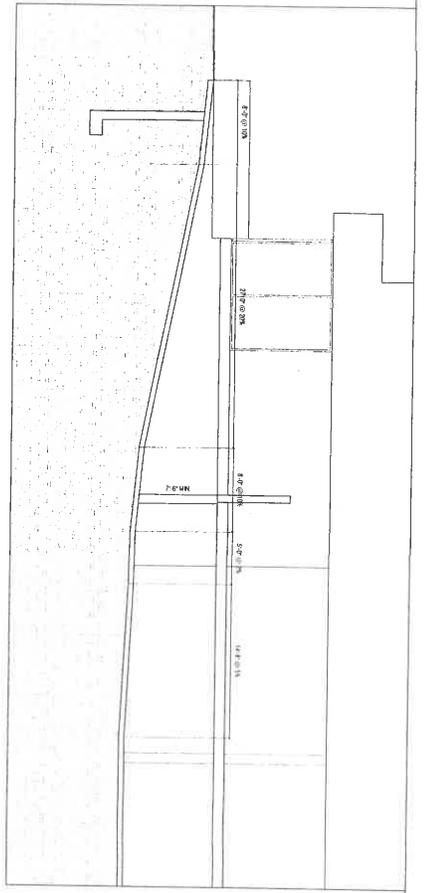
1 SECTION
 3/16" = 1'-0"

16 MAR 2015
 SECTION
A-5.0
 AS NOTED

FEDERAL AVE.
 1814 Federal Ave, Los Angeles, CA 90025

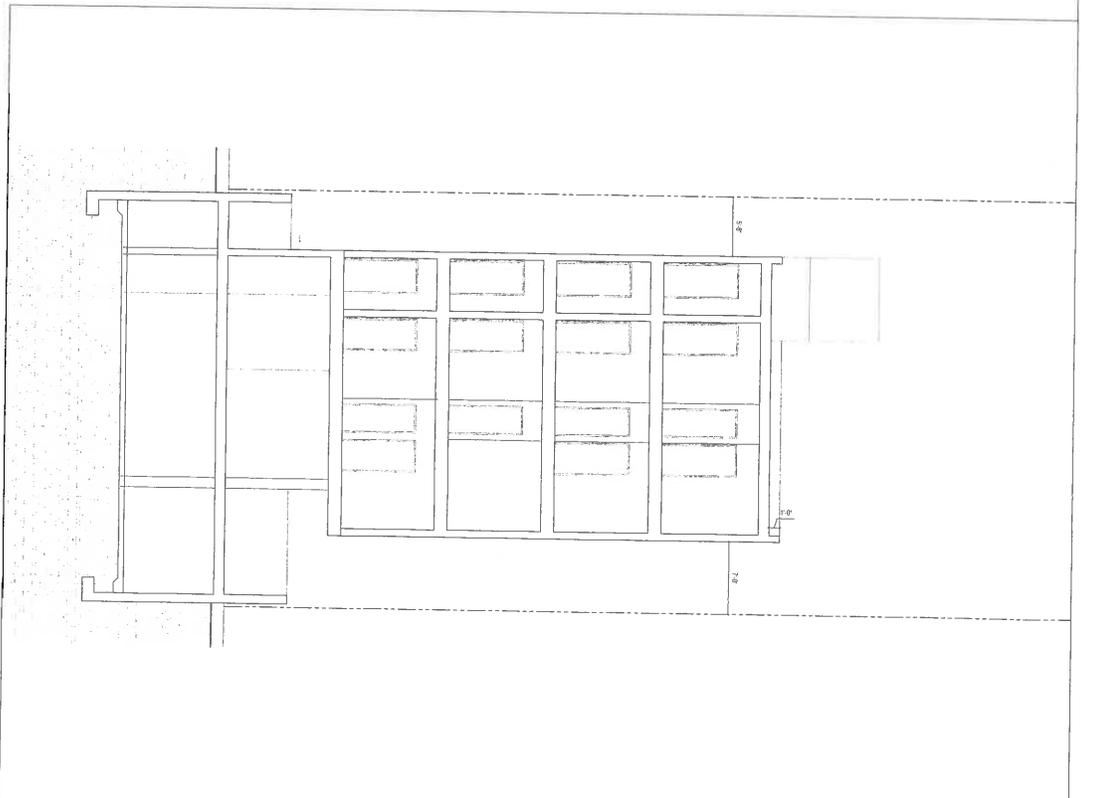
NO.	REVISION	DATE

WTARCH
 WARREN ROBERTS ARCHITECTURE, INC.
 2801 BAYVIEW BLVD. SUITE 103
 LOS ANGELES, CA 90027
 1 323.664.5544
 1 323.664.5500
 WWW.WTARCH.COM



2

SECTION THROUGH
3/16" = 1'-0"



1

SECTION
3/16" = 1'-0"

EXHIBIT "A"
Page No. 14 of 15
Case No. ADM-2024-3737-DP-KCA

EXHIBIT E

Affordable Housing Referral Form



REFERRAL FORMS:

AFFORDABLE HOUSING REFERRAL FORM
LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to the Department of City Planning Development Services Center for affordable housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation) and as a referral to HCIDLA, CRA, LA County, or other City agency for project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to case filing. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited.

CITY STAFF USE ONLY

Referral To:

[X] Planning DSC - Filing [] HCIDLA Funding [] CRA [] LA County [] Other:

NOTES: Per AB 2345, the parking requirement for two and three bedroom units is now 1.5 spaces per unit.

Table with 3 columns: Planning Staff Name and Title (Eric Claros - City Planner), Planning Staff Signature, Date (04/15/2021)

(The Department of City Planning reserves the right to require an updated AHRF for the project if more than 180 days have transpired since the above date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.)

I. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 1814 S Federal Avenue
Project Name:
Applicant Name and Phone/Email: Matthew Hayden: 310-614-2964/matthew@haydenplanning.com
Assessor Parcel Number(s): 4261-025-027
Community Plan: West Los Angeles Number of Lots: 1 Lot Size: 5,645.3 s.f.
Existing Zone: IQIR3-1 Land Use Designation: Medium Residential
[X] Specific Plan [] HPOZ [] DRB [] Enterprise Zone [] CRA
[X] Q-condition/ D-limitation/ T-classification (please specify): Ord 186249 - West LA Multi-family "Q" Conditions
[X] Other pertinent zoning information (please specify): Specific Plan - West LA TIMP
[] Location of Major Transportation Stop or Intersection (please specify):

2. DESCRIPTION OF PROPOSED PROJECT

Proposed construction, use, and maintenance of a new 11-unit apartment building, including 1 VLI units (11%), providing 15 vehicle parking spaces and 13 bicycle parking spaces. Existing improvements/landscaping to be removed/replaced.

1 Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan. Per Sec 12.22.A.25(b) of LAMC, the definition of Transit Stop/Major Employment Center includes: (1) a station stop for a fixed transit guideway or fixed rail system, (2) a Metro Rapid Bus stop or route, (3) the boundaries of three major economic activity areas, and (4) the boundaries of a college or university campus with an enrollment exceeding 10,000 students.

3. EXISTING USE

A. Describe Existing Development: Residential.

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing		To Be Demolished	Proposed ²	
	No. of DU or Guest Rooms	Approximate sq. ft./ea.		No. of DU or Guest Rooms	Approximate sq. ft./ea.
Guest Rooms					
Studio					
One Bedroom				5	462
Two Bedrooms				5	765
Three Bedrooms	SFD	1,100	SFD	1	891
_____ Bedroom					
Commercial / Industrial					
Other:					

B. Previous Cases Filed

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

4. TYPE OF APPLICATION

- Density Bonus (per LAMC Sec. 12.22.A.25) with **no** incentives filed in conjunction with a discretionary approval. If no entitlement case is requested, please contact the Los Angeles Department of Building and Safety (LADBS) at ladbs.org or call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside of the City of Los Angeles.
- Density Bonus per LAMC Sec. 12.22.A.25 with **incentives on the menu** (please specify): Reduced side yard 20% and increased height 11 FT.
- Density Bonus per LAMC Sec. 12.22.A.25 with **incentives off menu** (please specify): _____
- Density Bonus per LAMC Sec. 12.22.A.25 with **on and off menu incentives** (please specify): _____
- Greater Downtown Housing Incentive Area per LAMC Sec. 12.22.A.29, Ordinance 179,076 (Sections 7 and 9 through 11 of this form do not apply)
- Public Benefit Project per LAMC Sec. 14.00.A.2
- Unapproved Dwelling Unit per LAMC Sec. 14.00.A.10
- Agreement for Partnered Housing Between Commercial and Housing Developer:
 - 30% or more of total units provided for low income housing
 - 15% or more of total units provided for very low income housing
- General Plan Amendment per LAMC Sec. 11.5.6. Request: _____
- Zone/Height District Change per LAMC Sec. 12.32. Request: _____
- Conditional Use per LAMC Sec. 12.22.U.26
- Site Plan Review per LAMC Sec. 16.05
- Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
- Community Design Overlay per LAMC Sec. 13.08
- Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
- Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
- Other discretionary incentives requested (please specify): _____

² Replacement units, per AB 2556, shall be equivalent to the number of units, size, and number of bedrooms of the existing development.

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

7 units allowed by right (permitted by LAMC) – 1 existing units = 6 units

- YES, Site Plan Review is required, if Proposed Base Density units minus existing units is equal to or greater than 50⁵
- NO, Site Plan Review is not required, if Base Density units minus existing units is less than 50
- NO, Site Plan Review is not required if Proposed Project is not utilizing a Density Bonus and total Project is less than 50
- Exempt (please specify): _____

II. DENSITY BONUS (LAMC Sec.12.22.A.25, Ordinance 179,681)

9. **DENSITY BONUS OPTIONS** (Please check all that apply)

- Land Donation
- Child Care
- Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- Condominium Conversion

Parking (Please choose only one of the following options):

Parking Option 1: Based on # of bedrooms, inclusive of Handicapped and Guest parking. Fractional numbers are rounded down.

	# of Units	Spaces/Unit	Parking Required	Parking Provided
0-1 Bedroom	5	1	5	
2-3 Bedrooms	6	2 1.5	9	
4 or more Bedrooms		2.5		
TOTALS			14	15

Parking Option 2: Reduced only for Restricted Affordable Units: up to 40% of required parking for Restricted Affordable Units may be compact stalls. Fractional numbers are rounded down.

	# of Units	Spaces/Unit	Parking Required	Parking Provided
Market Rate (Including Senior Market Rate)		Per code		
Restricted Affordable		1		
Very Low/ Low Income Senior or Disabled		.5		
Restricted Affordable in Residential Hotel		.25		
TOTALS				

Parking Option 3: AB 744 - Applies to two types of projects: (A) 100% affordable developments consisting solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families; or (B) mixed-income developments consisting of the maximum number of very low- or low income units, which is 11% and 20% set aside, respectively.

⁵ Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in Sec. 16.05 of the LAMC.

5. ENVIRONMENTAL REVIEW

- Environmental Review Not Required – Project is Ministerial.³ Please explain: _____
- Not filed (please contact the Department of City Planning Development Services Center for more information)
- Filed (indicate case number): _____

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

- For Sale
- For Rent
- Extremely Low Income
- Very Low Income
- Low Income
- Moderate Income
- Market Rate
- Mixed Use Project
- Senior
- Residential Hotel
- Transitional Foster Youth
- Disabled Veteran
- Homeless
- Special Needs (please describe): _____

7. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

Lot size 5,645.3 s.f. (a)
 Density allowable by zone 800 units/s.f. of lot area (b)
 Units allowed by right (Base Density) 8 units (c) [c = a/b, Including fraction and round up to the next whole number]

B. Maximum Allowable Density Bonus: 11 units (d) [d = c x 1.35, include fraction and round up to whole number]

C. Proposed Project: Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org.⁴

	<u>Total</u>	<u>HCD (State)</u>	<u>HUD (TCAC)</u>
Market Rate	<u>10</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s) - Market Rate	<u> </u>	<u>N/A</u>	<u>N/A</u>
Extremely Low Income	<u> </u>	<u> </u>	<u> </u>
Very Low Income	<u>1</u>	<u>1</u>	<u> </u>
Low Income	<u> </u>	<u> </u>	<u> </u>
Moderate Income	<u> </u>	<u> </u>	<u>N/A</u>
Seniors- Market Rate	<u> </u>	<u>N/A</u>	<u>N/A</u>
Seniors- Very Low Income	<u> </u>	<u> </u>	<u> </u>
Seniors- Low Income	<u> </u>	<u> </u>	<u> </u>
Seniors – Moderate Income	<u> </u>	<u> </u>	<u> </u>
Transitional Foster Youth–Very Low Income*	<u> </u>	<u> </u>	<u> </u>
Disabled Veterans – Very Low Income*	<u> </u>	<u> </u>	<u> </u>
Homeless – Very Low Income*	<u> </u>	<u> </u>	<u> </u>
Total # of Units per Category	<u> </u>	<u> </u> (e)	<u> </u> (f)
Percent of Affordable Units by Category	<u> </u>	<u> </u> (g)	<u> </u> (h)
[g = e/c or e/i, whichever is less, c or i] [h = f/c or f/i, whichever is less, c or i]			
TOTAL # of Units Proposed	<u>11</u> (i)		
Number of Density Bonus Units	<u>4</u> (j) [If i>c, then j=i-c; if i<c, then j= 0]		
Percent Density Bonus Requested	<u>35%</u> (k) [k= j/c]		
Percent of Affordable Set Aside	<u>11%</u> (c) x % of affordable housing units provided		

* Per AB 2442, a 10% setaside with Very Low Income units at 20% Density Bonus.

³ Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.

⁴ HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.

A) 100% Affordable Rental Projects

	# of Units	Spaces/Unit	Parking Required	Parking Provided
Located within 1/2 mile of major transit stop		0.5		
Senior having either paratransit service or unobstructed access within 1/2 mile to fixed bus route service that operates at least 8 times/day		0.5		
Special needs having either paratransit service or unobstructed access within 1/2 mile to fixed bus route service that operates at least 8 times/day		0.3		

B) Mixed Income Projects consisting of the maximum number of very low- or low income units, which is 11% and 20% set aside, respectively

	# of Bedrooms	Spaces/Bedroom	Parking Required	Parking Provided
Located within 1/2 mile of major transit stop with unobstructed access to project		0.5		

APPLICABLE TO PARKING OPTION 3 – AB744 ONLY: (1) **Major transit stop** means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan. (2) The maximum 1/2 mile distance to a major transit stop is measured in a straight line (“as the crow flies”). (3) Tandem or uncovered parking is permitted. (4) Fractional numbers are rounded up.

10. INCENTIVES

Please check if you are requesting an incentive from AB 2501 "Development Bonuses From a Mixed Use Development".

A. Project Zoning Compliance & Incentives (Please check all that apply)

	<u>Required/ Allowable</u>	<u>Proposed</u>	<u>ON Menu</u>	<u>OFF Menu</u>
<input checked="" type="checkbox"/> (1) Yard/Setback (each yard counts as 1 incentive)				
<input type="checkbox"/> Front	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Side(s)	<u>7 FT (Northerly)</u>	<u>5 FT 8 IN (Northerly)</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (2) Lot Coverage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (3) Lot Width	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (4) Floor Area Ratio ⁶	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> (5) Height/ # of Stories ⁷	<u>45 FT / Unlimited</u>	<u>56 FT / 4 Stories</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (6) Open Space	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (7) Density Calculation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (8) Averaging (all count as 1 incentive)			<input type="checkbox"/>	<input type="checkbox"/>
FAR	_____	_____	-	-
Density	_____	_____	-	-
Parking	_____	_____	-	-
OS	_____	_____	-	-
Vehicular Access	_____	_____	-	-
<input type="checkbox"/> Other (please specify):	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

TOTAL # of Incentives Requested:

2

⁶ If applicable, provide vicinity map showing 50% of commercially zoned parcel is within 1,500 feet from Transit Stop or Major Employment Center.
⁷ See Sec. 12.22.A.25(f) 5 for additional requirements.

B. Qualification for Incentives On the Menu: (Please check only one)

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input checked="" type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater
3+	<input type="checkbox"/> (Specify):	<input type="checkbox"/> (Specify):	<input type="checkbox"/> (Specify):

11. COVENANT:

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

12. REPLACEMENT UNITS:

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

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

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

13. GREATER DOWNTOWN HOUSING INCENTIVE AREA (LAMC SEC. 12.22.A.29, Ordinance 179,076)

A. ELIGIBILITY FOR FLOOR AREA BONUS

NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

- (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- (2) One of the following shall be provided:
 - 10% of the total number of dwelling units for Low Income households; or
 - 15% of the total number of dwelling units for Moderate Income households; or
 - 20% of the total number of dwelling units for Workforce Income households, and
- (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

B. INCENTIVES (Please check all that apply)

NOTE: Must meet all 3 eligibility requirements from above and provide a Covenant & Agreement (#11).

- (1) A 35% increase in total floor area.
- (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- (3) No parking required for units for households earning less than 50% AMI.
- (4) No more than one parking space required for each dwelling unit.

C. ADDITIONAL INCENTIVES TO PRODUCE HOUSING IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA

- (a) No yard requirements except as required by the Urban Design Standards and Guidelines
- (b) Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- (c) Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.
- (d) No prescribed percentage of the required open space that must be provided as either common open space or private open space.