



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

DIR2017-4384

Env. Case Number

ENV-2017-4385-EAF

Application Type

Case Filed With (Print Name)

Aida Karapetian

Date Filed

10/31/2017

Application includes letter requesting:

Waived hearing

Concurrent hearing
Related Case Number _____

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

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address¹ 12607 W. Pacific Avenue, Los Angeles CA 90066

Unit/Space Number _____

Legal Description² (Lot, Block, Tract) Lot 52 of the Del Mar Tract

Assessor Parcel Number 4235-002-015

Total Lot Area 9,683 sq. ft.

2. PROJECT DESCRIPTION

Present Use One Single-Family Home

Proposed Use Multi-Family Residential

Project Name (if applicable) Pacific Avenue Apartments

Describe in detail the characteristics, scope and/or operation of the proposed project On-Menu Density Bonus for the construction, use, and maintenance of an 18 unit apartment building with a total of 22,250 sq. ft. setting aside 11% (2) of base units for households with Very Low Incomes

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

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

Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits)

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

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- New construction: 22,250 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 1 - Demolish(ed)³ 1 + Adding 18 = Total 17

Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 2 = Total 2

Number of Market Rate Units Existing 0 - Demolish(ed) 0 + Adding 16 = Total 16

Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? 2.5 ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section 12.22.A.25 Section from which relief is requested (if any): _____

Request: On-Menu Density Bonus (Height/FAR) for the construction, use, and maintenance of an 18 unit apartment complex setting aside 11% (two units) for households with Very Low Income

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Authorizing section _____ Section from which relief is requested (if any): _____

Request: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- Condition compliance review
- Modification of conditions
- Revision of approved plans
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use
- Clarification of Q (Qualified) classification
- Clarification of D (Development Limitations) classification
- Amendment to T (Tentative) classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

- Development Services Case Management Number _____
- Building and Safety Plan Check Number _____
- Bureau of Engineering Planning Referral (PCRF) _____
- Bureau of Engineering Hillside Referral _____
- Housing and Community Investment Department Application Number _____
- Bureau of Engineering Revocable Permit Number _____
- Bureau of Sanitation, Low Impact Development (LID) Referral _____
- Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Geneva II, LLC
Company/Firm _____
Address: 1800 Century Park East, Unit/Space Number #600
City Los Angeles State CA Zip Code: 90067
Telephone _____ E-mail: _____
Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) _____
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Agent/Representative name Dana Sayles, AICP
Company/Firm ThreeSixty
Address: 4309 Overland Avenue Unit/Space Number _____
City Culver City State CA Zip: 90232
Telephone (310) 204-3500 E-mail: dana@three6ixty.net

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature Michael H. Lowinger

Date October 27, 2017

Print Name Michael H. Lowinger

Signature Cynthia M. Lowinger

Date 10/27/2017

Print Name Cynthia M. Lowinger

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Colorado DS

County of Arapahoe

On October 27, 2017 before me, Daniel Barthel, state notary
(Insert Name of Notary Public and Title)

personally appeared Michael and Cynthia Lowinger who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Daniel Barthel
Signature

DANIEL BARTHEL
Notary Public - State of Colorado
Notary ID 20174002159
My Commission Expires Jan 17, 2021

(Seal)

APPLICANT

10. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - G. I understand that if this application is denied, there is no refund of fees paid.
 - H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: Michael H. Louinger

Date: October 27, 2017

Print Name: Michael H. Louinger



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: | | |
| <input type="checkbox"/> Planning DSC - Filing <input type="checkbox"/> HCIDLA Funding <input type="checkbox"/> CRA <input type="checkbox"/> LA County <input type="checkbox"/> Other: _____ | | |
| NOTES: | | |
| Planning Staff Name and Title | Planning Staff Signature | Date |
| Aida Karapetian Planning Assistant | <i>[Signature]</i> | 10/24/2017 |

(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: 12607 W. Pacific Avenue, Los Angeles CA 90066
 Project Name: Pacific Avenue Apartments
 Applicant Name and Phone/Email: 9495 Rembert Lane, LLC, (310) 204-3500
 Assessor Parcel Number(s): 4235-002-015
 Community Plan: Palms - Mar Vista - Del Rey Number of Lots: 1 Lot Size: 9,683 s.f.
 Existing Zone: R3-1 Land Use Designation: Medium Residential
 Specific Plan HPOZ DRB Enterprise Zone CRA
 Q-condition/ D-limitation/ T-classification (please specify): _____
 Other pertinent zoning information (please specify): _____
 Location of Major Transportation Stop or Intersection (please specify): 1 Venice/Centinel

9683.6

2. DESCRIPTION OF PROPOSED PROJECT

The construction, use, and maintenance of an 18 unit apartment complex totalling 22,250 square feet, with a maximum height of 56' and 5 stories. 22 parking spaces and 2,168 sq. ft. of onsite open space provided. 35% Density Bonus (On-Menu) for a project setting aside 11% of units for households with Very Low Income.

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

4834-5105810

A. Describe Existing Development: One single-family home with detached garage

| 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 | | | | | |
| Two Bedrooms | | | | | |
| Three Bedrooms | | | | | |
| _____ Bedroom | | | | | |
| Commercial / Industrial | | | | | |
| Other: Single Family Home | 1 | 1,991 | 1,991 | 18 | 22,250 |

B. Previous Cases Filed

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

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): On-menu incentive for height/stories, and FAR for a project setting aside 11% very low income units
- 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.

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 10,163 w/ alley s.f. (a) — 9683.6 + 480.525 = 10,164.125
 Density allowable by zone 1/800 units/s.f. of lot area (b)
 Units allowed by right (Base Density) 13 units (c) [c = a/b, including fraction and round up to the next whole number]

B. Maximum Allowable Density Bonus: 18 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>16</u> | N/A | N/A |
| Managers Unit(s) - Market Rate | _____ | N/A | N/A |
| Extremely Low Income | _____ | _____ | _____ |
| Very Low Income | <input checked="" type="checkbox"/> <u>2</u> | <u>2</u> | _____ |
| Low Income | _____ | _____ | _____ |
| Moderate Income | _____ | _____ | N/A |
| Seniors- Market Rate | _____ | N/A | N/A |
| Seniors- Very Low Income | _____ | _____ | _____ |
| Seniors- Low Income | _____ | _____ | _____ |
| Seniors – Moderate Income | _____ | _____ | _____ |
| Transitional Foster Youth–Very Low Income* | _____ | _____ | _____ |
| Disabled Veterans – Very Low Income* | _____ | _____ | _____ |
| Homeless – Very Low Income* | _____ | _____ | _____ |
| Total # of Units per Category | <u>18</u> | _____ (e) | _____ (f) |
| Percent of Affordable Units by Category | <u>11%</u> | _____ (g) | _____ (h) |
| [g = e/c or e/i, whichever is less, c or i] [h = f/c or f/i, whichever is less, c or i] | | | |
| TOTAL # of Units Proposed | <u>18</u> (i) | | |
| Number of Density Bonus Units | <input checked="" type="checkbox"/> <u>6</u> (j) [If i > c, then j=i-c; if i < c, then j= 0] | | |
| Percent Density Bonus Requested | <input checked="" type="checkbox"/> <u>35%</u> (k) [k= j/c] | | |
| Percent of Affordable Set Aside | <input checked="" type="checkbox"/> <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.

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.

12 units allowed by right (permitted by LAMC) – 1 existing units = ~~11~~ 11 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 | | 1 | | |
| 2-3 Bedrooms | | 2 | | |
| 4 or more Bedrooms | | 2.5 | | |
| TOTALS | | | | |

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.

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 | 29 | 0.5 | 15 | 22 |

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 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 type="checkbox"/> Side(s) | _____ | _____ | <input 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 checked="" type="checkbox"/> (4) Floor Area Ratio ⁶ | 3:1 | 4.05 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> (5) Height/ # of Stories ⁷ | 45/4 stories | 56/5 stories | <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"/> |
| <input type="checkbox"/> | _____ | _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| TOTAL # of Incentives Requested: | | | <u>2</u> | _____ |

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.



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: ENV-2017-4385-EAF
 Related Case Numbers: DIR2017-4384
 Case Filed With (Print Name): Aida Karapetian Date Filed: 10/31/2017
 EAF Accepted By (Print Name): _____ Date Accepted: _____

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

Project Address¹: 12607 W. Pacific Avenue, Los Angeles, CA 90066
 Assessor's Parcel Number: 4235-002-015
 Major Cross Streets: Venice Blvd, Frances Avenue
 Community Plan Area: Palms - Mar Vista - Del Rey Council District: 11

APPLICANT (if not Property Owner)

Name: _____
 Company: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 E-Mail: _____
 Telephone No.: _____

APPLICANT'S REPRESENTATIVE

Name: Dana Sayles, AICP
 Company: Three6ixty
 Address: 4309 Overland Avenue
 City: Culver City State: CA Zip Code: 90232
 E-Mail: dana@three6ixty.net
 Telephone No.: (310) 204-3500

PROPERTY OWNER

Name: Michael Lowinger
 Company: Geneva II, LLC
 Address: 1800 Century Park East, #600
 City: Los Angeles State: CA Zip Code: 90067
 E-Mail: _____
 Telephone No.: _____

ENVIRONMENTAL REVIEW CONSULTANT

Name: _____
 Company: _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 E-Mail: _____
 Telephone No.: _____

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

OVERVIEW

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

1. PROJECT DESCRIPTION

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

On-Menu Density Bonus for the construction, use, and maintenance of an 18 unit multi-family
apartment building with a total of 22,250 square feet, 4.05:1 FAR, and 22 parking spaces in one
level of at grade and one level of subterranean parking. 11% (2 units) set aside for households with
Very Low Income. Categorical Exemption (Class 32) requested.

Additional information or Expanded Initial Study attached: YES NO

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

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 9,764 _____ square feet

Net Acres: _____ Gross Acres: .224 _____

B. Zoning/Land Use.

| | Existing | Proposed |
|--------------------------|--------------------|--------------|
| Zoning | R3-1 | Same |
| Use of Land | Single-Family | Multi-Family |
| General Plan Designation | Medium Residential | Same |

C. Structures.

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

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

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

If YES, provide the number: 1, type: Single Family Home
1, total square footage: 1,991
 and age: 76 of structures to be removed.

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

D. Trees.

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

If YES complete the following:

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

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

Additional information attached: YES NO

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

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

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

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

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

0-500 cubic yards More than 500 cubic yards

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

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

Imported: _____ cubic yards Exported: _____ cubic yards

Location of disposal site: _____

Location of borrow site: _____

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

If YES, a **Haul Route** is required.

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

If YES, describe: _____

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

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

National Register of Historic Places: _____

California Register of Historic Resources: _____

City of Los Angeles Cultural Historic Monument: _____

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

Identified on SurveyLA: _____

Identified in HistoricPlacesLA: _____

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

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO
If YES, describe: _____

_____ and indicate the sheet number on your plans showing the condition: _____.

3. **PROPOSED DEVELOPMENT**

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

A. **ALL PROJECTS**

i. **Parking.**

Vehicular Parking

Required: 15 + Guest: _____

Proposed: 22 + Guest: _____

Bicycle Parking:

Required Long-Term: _____ Required Short-Term: _____

Proposed Long-Term: _____ Proposed Short-Term: _____

ii. **Height.**

Number of stories (not including mezzanine levels): 5 Maximum height: 56'

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: _____

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

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

iii. **Project Size.**

What is the total floor area of the project? 22,250 gross square feet

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

Building footprint: 80 %

Paving/hardscape: 10 %

Landscaping: 10 %

v. **Lighting.** Describe night lighting of project: Site directed, California Building Code compliant

B. RESIDENTIAL PROJECT

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

i. Number of Dwelling Units.

Single Family: _____, Apartment: 18, Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: Common room, roof deck, open space

iii. Open Space.

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

If YES to both, complete the following

| Pursuant to LAMC 12.21.G | Required | Proposed |
|--|----------|----------|
| Common Open Space (Square Feet) | 2,075 | 2,168 |
| Private Open Space (Square Feet) | | |
| Landscaped Open Space Area (Square Feet) | | |
| Number of trees (24 inch box or greater) | | |

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

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: N/A

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

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

i. Type of Use. _____

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

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

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

iv. Days of operation. _____
Hours of operation. _____

v. Special Events. Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? YES NO
If YES, describe events and how often they are proposed _____

vi. Occupancy Limit. Total Fire Department occupancy limit: _____
a. Number of fixed seats or beds _____
b. Total number of patrons/students _____
c. Number of employees per shift _____, number of shifts _____
d. Size of largest assembly area _____ square feet

v. Security. Describe security provisions for the project _____

4. SELECTED INFORMATION

A. Circulation. Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). _____

B. Green building certification. Will the project be LEED-certified or equivalent? YES NO
If YES, check appropriate box:
 Certified Equivalent Silver Gold Platinum Other _____

C. Fire sprinklers. Will the Project include fire sprinklers? YES NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

Check this box if you are requesting a Class 32 Exemption, and:

- You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER

I, (print name) Michael H. Lowinger
Signature Michael H. Lowinger

CONSULTANT/AGENT

I, (print name) _____
Signature _____

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Colorado
County of Arapahoe

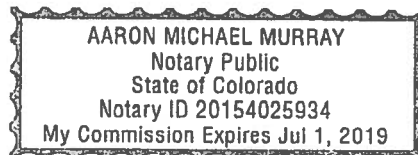
On 10/28/2017 before me, Aaron Murray, Notary
(Insert Name of Notary Public and Title)

personally appeared Michael Harry Lowinger, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Aaron Murray (Seal)
Signature



**APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED**

| PROPERTY OWNER | CONSULTANT/AGENT |
|-----------------------|---------------------------------------|
| I, (print name) _____ | I, (print name) <u>Dana A. Sayles</u> |
| Signature _____ | Signature <u>[Signature]</u> |

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

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State of California
County of Los Angeles

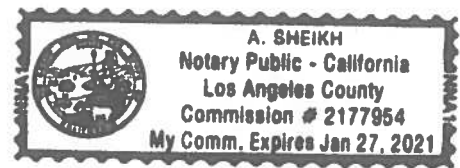
On 09-01-2017 before me, A. Sheikh, NOTARY PUBLIC
(Insert Name of Notary Public and Title)

personally appeared DANA A. SAYLES, who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity ~~(ies)~~, and that by ~~his/her/their~~ signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf on which the person ~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. Sheikh (Seal)
Signature



COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY
City of Los Angeles Department of City Planning COUNCIL DISTRICT
CD 11

PROJECT TITLE
 12607 Pacific Avenue Apartments LOG REFERENCE
 ENV

PROJECT LOCATION
 12607 W. Pacific Avenue, Los Angeles, CA 90066

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
 Density bonus for the development of a new 18-unit apartment building

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:
 Geneva II, LLC - Michael Lowinger

CONTACT PERSON
 Dana Sayles, AICP - three6ixty AREA CODE | TELEPHONE NUMBER | EXT.
 310 | 204-3500

EXEMPT STATUS: (Check One)

| | STATE CEQA GUIDELINES | CITY CEQA GUIDELINES |
|---|---|----------------------------|
| <input type="checkbox"/> MINISTERIAL | Sec. 15268 | Art. II, Sec. 2b |
| <input type="checkbox"/> DECLARED EMERGENCY | Sec. 15269 | Art. II, Sec. 2a (1) |
| <input type="checkbox"/> EMERGENCY PROJECT | Sec. 15269 (b) & (c) | Art. II, Sec. 2a (2) & (3) |
| <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION | Sec. 15300 <i>et seq.</i> | Art. III, Sec. 1 |
| Class <u>32</u> Category _____ (City CEQA Guidelines) | | |
| <input type="checkbox"/> OTHER | (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision. | |

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

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

| | | |
|-----------|-------|------|
| SIGNATURE | TITLE | DATE |
|-----------|-------|------|

| | | | |
|------|-------------|-----------|------|
| FEE: | RECEIPT NO. | REC'D. BY | DATE |
|------|-------------|-----------|------|

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
 Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

Dana A. Sayles
 NAME (PRINTED)


 SIGNATURE

10/30/17
 DATE

DIR2017-4384

0185017-130A

EXHIBIT "A"
CEQA CATEGORICAL EXEMPTION
CLASS 32 – INFILL DEVELOPMENT – FINDINGS

The Class 32 exemption (Section 15332 of the State CEQA Guidelines) is intended to promote infill development within urbanized areas. Class 32 consists of projects characterized as in-fill development meeting the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations:

The site is zoned R3-1 and designated for Medium Residential land uses by the Palms-Mar Vista-Del Rey Community Plan. The R3 zone allows multi-family residential housing as a by-right use. Existing uses in the surrounding area include predominately multi-family residential and neighborhood serving commercial uses. The proposed 18-unit apartment development will provide important new multi-family housing opportunities to the community and will be conveniently located to a variety of community services.

The Palms-Mar Vista-Del Rey Community Plan (a component of the Land Use Element of the General Plan) clearly establishes that one of the many purposes of the Community Plan is to promote the preservation and enhancement of positive characteristics of existing neighborhoods while providing a variety of housing opportunities with compatible new housing.

Additionally, the Community Plan has a stated goal to provide "a safe, secure and high quality residential environment for all community residents" and a policy to "promote greater individual choice in type, quality, price and location of housing." The Housing Element of the General Plan encourages the creation of new and affordable housing stock, with the City's 2013-2021 Draft Housing Element calling for 82,002 new units citywide, with 721 potential development sites and 9,263 net units identified in the Palms-Mar Vista-Del Rey Community Plan area. The proposed project will support the Housing Element policies for new housing.

The proposed project will implement the following goals, objectives, and policies of the Palms-Mar Vista-Del Rey Community Plan:

RESIDENTIAL:

- Objective 1-1 To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.
- Policy 1-1.1 Provide for adequate multi-family residential development.
- Policy 1-1.2 Protect the quality of residential environment and the appearance of

communities with attention to site and building design.

- Policy 1-1.3 Protect existing single family residential neighborhoods from new out-of-scale development and other incompatible uses.
- Policy 1-1.4 Promote neighborhood preservation, particularly in multi-family neighborhoods.
- Objective 1-2 To reduce vehicular trips and congestion by developing new housing in proximity to services and facilities.
- Policy 1-2.1 Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.
- Objective 1-3 To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.
- Policy 1-3.1 Require architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.
- Objective 1-4 To promote the adequacy and affordability of multiple-family housing and increase its accessibility to more segments of the population.
- Policy 1-4.1 Promote greater individual choice in type, quality, price and location of housing.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:

The subject property is located on Pacific Avenue and Francis Avenue, approximately 160 feet southeast of Venice Boulevard in the City of Los Angeles. It is comprised of one legal parcel totaling approximately 9,683 square feet, or 0.22 acres. The subject site is surrounded by R3-1 zoned properties along Frances Avenue, Pacific Avenue, and Venice Boulevard that are improved with multi-level multi-family residential land uses. Properties across Venice Boulevard are zoned R3-1 and C2-1 and are developed with a combination of multi-family residential and commercial land uses.

The property has outstanding access to community resources, parks, and public transportation. There are several bus routes running along Venice Boulevard and Centinela Avenue east of the site with a Metro Rapid 733 bus stop located at Venice Boulevard and

Centinela Avenue approximately 1,250 feet from the project site. There are multiple regular bus routes located approximately 500 feet from the project site including the Metro 3. These transit opportunities provide connections to the greater Los Angeles area.

(c) *The project site has no value as habitat for endangered, rare or threatened species:*

The project is situated in an established, fully-developed, medium density residential and commercial neighborhood adjacent to several commercial corridors, large boulevards and other large employment centers. The project site has no value as a habitat for endangered, rare or threatened species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:*

The Palms-Mar Vista-Del Rey Community Plan has envisioned this area to attain a medium density and has the appropriate infrastructure to support it. The project is adjacent to Venice Boulevard, a Major Highway – Class II, which provides direct access to the 10 Freeway and the 405 Freeway. Several local and rapid bus lines run along Venice Boulevard and Centinela Avenue. As the project is replacing 1 existing unit, the net addition of units proposed is only 17 units. The existing mobility and circulation available in near proximity to the proposed project will result in no traffic impacts as a result of the additional units that are being introduced into the community.

The project must comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574 and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels. The Ordinances cover both operational noise levels (i.e. post-construction), as well as any noise impact during construction. As a result of the project being required to comply with said ordinances, it can be found that the project would not result in any significant noise impacts.

The proposed project for 18 residential dwelling units is not expected to result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainable under an applicable federal or state ambient air quality standard. The operational emissions would be derived from the net increase of 20,259 square feet, as the proposed project is 22,250 square feet that is replacing approximately 1,991 square feet of existing structures. Possible project-related air quality concerns will derive from the mobile source emissions that will be generated from the residential uses for the project site. Operational emissions for the project related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. These sources represent a small percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. The project will not cause the

SCAQMD's recommended threshold levels to be exceeded. Operational emission impacts will be at a less-than-significant level. Construction impacts will also be at less-than-significant levels since Best Available Control Measures must be used where feasible.

Lastly, the project is not adjacent to any water sources and the construction of said project where it is surrounded by very similar and more dense projects will not create any impact to water quality.

(e) The site can be adequately served by all required utilities and public services:

The site is currently being served adequately by the City's Department of Water and Power, the City's Bureau of Sanitation, the SoCal Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, and many others public services. The utilities and public services have been servicing the neighborhood continuously for over 50 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes that are required of all projects, it can be anticipated that the project will not create any impact on existing utilities and public services through the net addition of 17 apartment units.

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

ATTACHMENT "A"
MASTER LAND USE PERMIT APPLICATION SUPPLEMENTAL INFORMATION
12607 W. Pacific Avenue, Los Angeles, California 90066

➤ **SITE INFORMATION:**

- Street Address: 12607 W. Pacific Avenue, Los Angeles, California 90066
- Lot area: Approximately 9,683 square feet / 0.22 acres
- Assessor's Parcel Numbers: 4235-002-015

➤ **ACTION(s) Requested:**

- **A Density Bonus**, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25 to permit new construction of a 18-unit apartment building utilizing a 35% Density Bonus, including 11% Very Low Income Housing Units with the following two on-menu incentives:
 1. An on-menu incentive pursuant to LAMC Section 12.22.A.25 (f)(5) to permit an increase in height from 45 feet to 56 feet;
 2. An on-menu incentive pursuant to LAMC Section 12.22.A.25 (f)(4) to permit an increase in Floor Area Ratio to a maximum of 3.55:1 in lieu of 3.0:1 otherwise permitted.

➤ **PROPERTY / ZONING INFORMATION:**

SUBJECT PROPERTY & SURROUNDNG LAND USES

The subject property is comprised of one legal parcel totaling approximately 9,683 square feet of surface land area, or 0.22 acres. The lot currently contains one single-family home with a detached garage. The subject property is within the jurisdiction of the Palms-Mar Vista-Del Rey Community Plan. The property is a rectangular lot fronting approximately 147 feet along the westerly side of Frances Avenue and 68 feet along the northerly side of Pacific Avenue. The northern edge of the property also fronts 64 feet along a public alley. The site is zoned R3-1 and designated for Medium Residential land uses.

The subject site is surrounded by R3-1 zoned properties along Francis Avenue and Pacific Avenue that are improved with multi-level multi-family residential land uses. Properties along Venice Boulevard to the north of the site are zoned R3-1 and C2-1 and improved with a combination of multi-family residential and commercial land uses.

Zoning Statistics:

| | Required/Permitted (base density/zoning) | Provided (inc. Density Bonus and on-menu incentives) |
|--------------------------------------|---|--|
| Project Site Size | 9,683 sq. ft. | |
| Buildable Area | 6,261 sq. ft. ¹ | |
| Total Units | 12 (1 du/800 sq. ft.)² | 18³ |
| - 1-bedroom | 7 | |
| - 2-bedroom | 11 | |
| F.A.R. | 3.0:1 | 3.55:1 ⁴ |
| Allowable Building Area | 18,783 sq. ft. | 22,250 sq. ft. ⁵ |
| Parking | 15 spaces | 22 spaces |
| Front Yard Setback | 15 ft. | 15 ft. |
| Side Yard Setbacks | 8 ft. | 8 ft. |
| Rear Yard Setback | 15 ft. | 15 ft. |
| Open Space | 2,075 sq. ft. | 2,168 sq. ft. |
| Common OS | | 1,368 sq. ft. |
| Private OS (balconies @ 50 sf) | | 900 sq. ft. |
| Building Height / No. of Stories | 45' / 4 stories | 56' / 5 stories |

¹ Buildable area is calculated by deducting the setback area from the total lot area.

² Minimum lot area per dwelling unit requirements are based on the R3 zone.

³ Utilizing a 35% Density Bonus, rounding up base density.

⁴ Utilizing on-menu incentive for an F.A.R. increase of 3.55:1 in lieu of 3.0:1 as authorized by LAMC 12.22.A.25 (f)(4).

⁵ Provided building area is consistent with F.A.R. increase.

➤ **STREETS AND CIRCULATION**

Pacific Avenue, providing site access and adjoining the subject property to the south, is a designated Local Street - Standard, dedicated to a 30-foot half right-of-way in width, and improved with curb, gutter, and sidewalk. No dedication is required as part of the proposed project.

Frances Avenue, adjoining the subject property to the east, is a designated Local Street - Standard, dedicated to a 30-foot half right-of-way in width, and improved with curb, gutter, and sidewalk. No dedication is required as part of the proposed project.

Alley, providing site access and adjoining the subject property to the north, is a designated Public Alley, dedicated to a 7.5-foot half right-of-way in width, and unimproved. As part of the proposed development a 2.5-foot highway dedication is required by the Bureau of Engineering.

➤ **PROJECT DESCRIPTION:**

The Applicant proposes to redevelop the subject property with a new 5-story, 56-foot high building with 18 apartment units. The floor area of the building is 22,250 square feet, with a Floor Area Ratio (F.A.R.) of 3.55 to 1. Utilizing the Density Bonus ordinance, the project is taking advantage of two on-menu incentives for additional F.A.R. and increased height (see Density Bonus discussion below).

The building contains 7 one-bedroom units ranging from 672 to 724 square feet and 11 two-bedroom units ranging from 928 to 1,088 square feet. An open plan concept is employed in the common areas of the units to maximize interior space and flexibility. This unit plan layout maximizes the natural light in all common areas offering a visual connection to the outside from the living, kitchen, and dining areas.

All units feature a minimum 50 square feet of private balcony space off the living room providing private open space for relaxing and living. The kitchens are generously sized with storage space and featuring energy star rated appliances including; refrigerator, dishwasher and ranges. The bedrooms are also generously sized with ample closet space and natural light. All bathroom and plumbing fixtures will be water-conserving fixtures.

The building contains 22 on-site parking spaces split between one level of at-grade parking accessed off of Frances Avenue and one level of subterranean parking accessible from the adjoining public alley. In compliance with Ordinance No. 182,416, the project also provides a total of 20 bicycle parking spaces (of which 18 will be reserved for long-term use and 2 for short-term use). There also storage, electrical, and trash/recycling areas designated for exclusive use by the residents.

The project includes approximately 2,168 square feet of usable private and common open space areas. There is 518 square feet of common open space located in a community recreation room and a 750 square foot 5th floor terrace.

In accordance with the spirit and intent of the Palms-Mar Vista-Del Rey Community Plan and Residential Citywide Design Guidelines, the building provides a variety of architectural materials and building planes, with special attention to create a pedestrian-scaled project at the street level. The architectural design of the building incorporates clean lines, warm, refined materials, and an open, inviting presence. The design alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. Landscaping around the building will include a mix of ground cover and trees to complement the architecture. Plant material has been selected for temperature hardiness and low water use.

The building will be sustainably designed to meet and/or exceed all City of Los Angeles current building code and Title 24 requirements. As such, the project will incorporate eco-friendly building materials, systems, and features wherever feasible, including Energy Star appliances, water saving/low flow fixtures, non-VOC paints/adhesives, drought tolerant planting, and high performance building envelopment.

12607 W. Pacific Avenue, Los Angeles, California 90066

October 31st, 2017

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The property has outstanding access to community resources, parks, and public transportation. There are several bus routes running along Venice Boulevard to the north of the site with a rapid bus stop less than 1,000 feet from the project site at Venice Boulevard and Centinela Avenue. These transit opportunities provide connections to the greater Los Angeles area.

DENSITY BONUS - ADDITIONAL INFORMATION

The Applicant is proposing new construction of an 18-unit residential building, utilizing a 35% Density Bonus, including 11% Very Low Income Housing Units. 16 of the 18 units will be rented at market rate, and two will be reserved for Very Low Income households. The Applicant is eligible to take advantage of two on-menu incentives, including 1) a density bonus and increase in F.A.R. from 3.0:1 to 3.55:1 per 12.22.A.25 (f)(4) and 2) an increase in height from 45 feet to 56 feet.¹

Consistent with the City's Density Bonus Ordinance, the Applicant has also selected the AB 744 parking option, which requires one parking space per studio, one space per 1-bedroom unit, and two spaces per two-bedroom unit for a total of 15 required residential parking spaces. The Applicant is providing a total of 22 vehicular parking spaces.

As permitted by Section 12.22 A.25(e), the Applicant is requesting two on-menu incentives to facilitate the provision of affordable housing at the site. The project is eligible to receive the incentive to increase the maximum allowable F.A.R. by up to 4.05:0:1 per LAMC 12.22.A.25 (f)(4). In this case, even though the Applicant is eligible to increase the F.A.R. to 4.05 to 1, the proposed F.A.R. increase is only 3.55 to 1. The proximity to a Transit Stop makes the project a prime candidate for higher density, transit-oriented development. The increased F.A.R. is necessary to produce a project that is consistent with the surrounding area, which contains a number of higher density multi-family developments.

The project is also eligible to utilize an incentive for an 11 foot increase in height from 45 feet to 56 feet pursuant to LAMC Section 12.22.A.25 (f)(5). The Project substantially complies with all applicable provisions of LAMC Section 12.22.A.25 and Ordinance No. 179,681.

1. The project complies with the following criteria required by Section 12.22.A 25 (e)(2) of the LAMC for Housing Development Projects requesting on-menu incentives:

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 City of Los Angeles Residential Design Guidelines indicate that projects should alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.

The architectural design of the building incorporates clean lines, warm, refined materials, and an open, inviting presence. The design alternates different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades. Landscaping around the building will include a mix of ground cover and trees to complement the architecture.

¹ Properties in the R3 Zone and Height District 1 are limited only as to height, not stories.

In accordance with the Palms – Mar Vista – Del Rey Community Plan and Citywide Design Guidelines, the building provides a variety of architectural materials and building planes, with special attention to ground level façade transparency creating a pedestrian-scaled project at the street level. The building is designed with individual unit balconies and ground floor residential entrances along Pacific Avenue, which provide substantial breaks in the building wall.

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 building façade at the ground floor along the Frances Avenue and Pacific Avenue street frontages is designed to maximize transparency through the use of glass and inviting architectural materials. Private balconies for apartment units above the first floor are oriented toward the street and designed to provide façade variation to reduce an imposing street wall along the project street frontages. The project has been carefully designed to minimize the appearance of driveways and parking areas at the ground level by locating the driveway off of the alley and Pacific Avenue. There is a well-defined pedestrian entrance to enhance the pedestrian experience on Pacific Avenue. Lush landscaping surrounds the project to enhance the pedestrian and ground floor experience along Pacific Avenue and Frances Avenue.

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 project is not located within a designated Historic Preservation Overlay Zone, nor does it involve a property that is designated as a City Historic-Cultural Monument. The project complies with this requirement.

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 57.25.07 of the LAMC.

The project is not located in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone. The project complies with this requirement.

2. The incentives are necessary 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.

In order for the project to be economically feasible for the developer, a Density Bonus with the two on-menu incentives listed above is required in order to incorporate the highest-quality new housing in the surrounding neighborhood. The requested incentives are necessary to support the goals and policies of the Palms-Mar Vista-Del Rey Community Plan.

- **Floor Area Ratio.** Pursuant to the California Government Code and LAMC, relief from FAR limits is allowable as an on-menu incentive to help alleviate the costs of providing affordable housing,

which permits increasing the development's FAR from 3.0:1 to 4.05:1 in the R3 Zone. The proposed Project is requesting a maximum permitted FAR of 3.55:1. With this incentive, the subject Property would be eligible for a maximum of 25,357 square feet of floor area for the 6,261 net square foot site (less deductions for required setbacks). The total proposed floor area of 22,250 square feet for the 5-story building represents an approximate FAR of 2.55:1.

The requested project FAR of 3.55 is comparable to, and in many ways less than the typical FAR of many high-density developments throughout greater Los Angeles. In order to provide 11% Very Low Income affordable housing units, it is impossible to achieve the permissible density allowed by the underlying zoning without additional floor area.

Additionally, the higher FAR will facilitate the provision of housing more comparable in size to the existing housing in the area, which will help the Project to remain economically feasible while providing the restricted affordable units.

- **Building Height.** Pursuant to the California Government Code and LAMC, relief from building height limits is allowable as an on-menu incentive to help alleviate the costs of providing affordable housing, which will permit increasing the development's allowable building height by 11 feet from 45 feet to 56 feet. Projects in the R3 Zone are not limited by stories in the 1 height district.

The height incentive would increase the height 11 feet above the 45 foot height limit permitted by LAMC Section 12.21.1.A.1 for an R3 property in Height District 1. There is no additional limitation of stories for the subject Property if the building contains only residential uses in the R3 Zone. The increased height would allow the project to provide the number of residential units permitted by the zone as well as providing 11% Very Low Income Units on a parcel that would otherwise limit the ability to achieve this density following the provision of required setbacks. The project cannot feasibly provide the proposed affordable housing without the additional 11 feet requested which will permit an additional story of residential units.

Therefore, for the reasons stated above, the incentives for increased F.A.R., height, and stories are necessary to provide for affordable housing costs for rents for the affordable unit and support the goals and policies of the Palms-Mar Vista-Del Rey Community Plan.



RESIDENTIAL CITYWIDE DESIGN GUIDELINES

Multi-Family Residential & Commercial Mixed-Use
Projects

Checklist for Project Submittal

Submit a completed copy of this checklist with the Master Land Use Application if the project meets all of the following criteria:

A discretionary Planning Department application that:

- 1) Requires a building permit, and
- 2) The building or structure is visible from the public right-of-way, and
- 3) The project involves the construction of, addition to or exterior alteration of any building or structure.

Single-family homes are exempt. Small lot subdivisions will be exempt when the Small Lot Design Guidelines are issued.

Refer to the Residential Citywide Design Guidelines when filling out this checklist. The Residential Citywide Design Guidelines are available on www.cityplanning.lacity.org or at www.UrbanDesignLA.com. It is important to remember they are performance goals, not zoning regulations or development standards and therefore do not supersede regulations in the municipal code.

Complete this checklist with respect to the proposed project. **For any "No" or "N/A" marks, applicant must supply a written justification at the end of the checklist or as an attachment. Applications that do not meet specific guidelines applicable to the project should provide rationale for the design and explain how the project will meet the overall intent of the objective.**

If an adopted and required community-specific guideline such as the Community Plan Urban Design chapter, specific plan, or Downtown Design Guideline varies from the Citywide Design Guidelines, then the community-specific guideline shall prevail.

See the Notes section at the end of the checklist for applicability and compliance.

Case Number: _____

DIR2017-4384

OBJECTIVE 1: Consider Neighborhood Context & Linkages in Building & Site Design

Indicate which (if any) of the following methodologies you applied in your project.

1.1 Site Planning:

| YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|----------------------------------|---|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Works with the natural topography of the site to avoid dramatic and unnecessary grade changes by utilizing landform grading. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | On hillside lots, uses smaller terraced retaining walls to avoid massive blank wall faces. Uses the site's natural topography to terrace the structure along the hillside. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Creates a strong street wall by locating building frontages at the front property line where no setback requirement exists, or at the required setback. Where additional setback is necessary or a prevailing setback exists, activates the area with a courtyard or "outdoor room" adjacent to the street by incorporating residential amenities such as seating or water features, for example. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | In small lot subdivisions where there is an existing average prevailing setback, applies the setback to provide continuity along the street edge. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Locates a majority of code-required open space at the ground level in a manner that is equally accessible to all residential units to promote safety and the use of outdoor areas. In mid- and high-rise buildings, podiums between buildings and rooftop areas can be used as common areas. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Uses 50 percent lot coverage ratio as a rule of thumb for low-rise housing developments and townhomes, especially in primarily residential, low- and low medium-density areas. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Provides direct paths of travel for pedestrian destinations within large developments. Especially near transit lines, creates primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | In dense neighborhoods, incorporates passageways or paseos into mid-block developments, particularly on through blocks, to facilitate pedestrian access to commercial amenities nearby, such that pedestrians will not need to walk the perimeter of a block in order to access the middle of the next parallel street or alley. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Activates mid-block passageways or paseos using water features, pedestrian-level lighting, artwork, benches, landscaping; or special paving so that they are safe and visually interesting spaces. | <input type="checkbox"/> |

- Incorporates transitions such as landscaping, paving, porches, stoops, and canopies at individual entrances, and from the sidewalk to the front door. These methods should not protrude into required yards or negatively impact the overall street wall.

1.2 Building Orientation

| YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|-----------------------|---|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Design small lot subdivisions, low-rise townhomes and apartment buildings to ensure that all street-fronting units have a primary entrance facing the street. Alternatively for Medium and High-Median density buildings without ground floor entrances for individual units, create a prominent ground or first floor entry, such as a highly visible lobby or atrium. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Locate gathering spaces such as gyms, recreation rooms, and community space at the ground level and accessible to the street. | <input type="checkbox"/> |

1.3 Entrances

| YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|----------------------------------|---|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Incorporate transitions such as landscaping, paving, porches, stoops, and canopies at individual entrances to residences, and from the sidewalk to the front door. These methods should not protrude into required yards or negatively impact the overall street wall. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Entries should be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Design entries in proportion to the number of units being accessed. Ensure that pedestrian entries provide shelter year-round. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Ensure that the main entrance and entry approach can accommodate persons of all mobility levels. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Promote pedestrian activity by placing entrances at grade level or slightly above, and unobstructed from view from the public right-of-way. Entryways below street level should be avoided. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | If stairs are used in common areas, such as an atrium or lobby, they should be highly visible and integrated with the predominant architectural design elements of the main building. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Maintain an active street presence for ground floor retail establishments in mixed-use projects by incorporating at least one usable street-facing entrance with doors unlocked during regular business hours. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | In mixed-use projects, ensure that ground floor uses maintain a high degree of transparency and maximize a visual connection to the street by providing clear and unobstructed windows, free of reflective glass coatings, exterior mounted gates, or security grills. | <input type="checkbox"/> |

1.4 Relationship to Adjacent Buildings

| YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|----------------------------------|---|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhood. In older neighborhoods, new developments should likewise respect the character of existing buildings with regards to height, scale, style, and architectural materials. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | For RD1.5, RD2, R3, R4, RAS3, and RAS4 developments, apply additional setbacks in side and rear yards abutting single-family and/or R2 zoned lots. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Where multi-family projects are adjacent to single-family zones, provide a sensitive transition by maintaining a height compatible with adjacent buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | When designing small lot subdivisions or projects built over two or more lots, provide sufficient space between buildings, articulation along the street frontage, and visual breaks to diminish the scale and massing. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Plant trees, shrubs, and vines to screen walls between property lines. Use decorative walls that include a change in color, material and texture. | <input type="checkbox"/> |

**Does the project meet the overall intent of Objective 1:
Consider Neighborhood Context & Linkages in Building and Site Design?**

| | | | |
|----------------------------------|-----------------------|-------------------------------|----------------|
| YES | NO | | STAFF INITIALS |
| <input checked="" type="radio"/> | <input type="radio"/> | (See page 13 for explanation) | _____ |

OBJECTIVE 2: Employ Distinguishable and Attractive Building Design

Indicate which (if any) of the following methodologies you applied in your project.

2.1 Building Façade:

| YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|-----------------------|--|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Add architectural details to enhance scale and interest on the building façade by breaking it up into distinct planes that are offset from the main building façade. Porches and stoops can be used to orient housing towards the street and promote active and interesting neighborhood streetscapes. | <input type="checkbox"/> |

- Design multi-family buildings to convey individual residential uses, even when applying a modern aesthetic. Modulated facades can prevent residential buildings from appearing commercial.
- Layer building architectural features to emphasize certain features of the building such as entries, corners, and organization of units.
- Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.
- Utilize windows and doors as character-defining features to reflect an architectural style or theme consistent with other façade elements. Windows should project or be inset from the exterior building wall and incorporate well-designed trims and details.
- Treat all facades of the building with an equal level of detail, articulation, and architectural rigor.
- Integrate varied roof lines through the use of sloping roofs, modulated building heights, gables, dormers, or innovative architectural solutions.
- Reinforce existing facade rhythm along the street where it exists by using architectural elements such as trim, material changes, paved walkways, and other design treatments consistent with surrounding buildings.
- Include overhead architectural features such as eaves, awnings, canopies, trellises, or cornice treatments at entrances and windows that provide shade, provide passive cooling, and reduce daytime heat gain.
- Orient windows on street facing units toward public streets, rather than inward, to contribute to neighborhood safety and provide design interest.
- Orient interior unit spaces so that larger windows for more public rooms, such as living and dining areas, face onto the street.
- Design balconies such that their size and location maximize their intended use for open space. Avoid “tacked on” balconies with limited purpose or function.

2.2 Building Materials:

| YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|-----------------------|--|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Approach character-defining details in a manner that is true to a style of Architecture or common theme. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Apply trim, metal- and woodwork, lighting, and other details in a harmonious manner, consistent with the proportions and scale of the building(s). | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Select building materials, such as architectural details and finishes that convey a sense of permanence. Quality materials should be used to withstand weather and wear regardless of architectural style. | <input type="checkbox"/> |

- Apply changes in material purposefully and in a manner corresponding to variations in building mass.
- Long expanses of fences should incorporate openings, changes in materials, texture, and/or landscaping. Avoid materials such as chain link, wrought iron spears, and barbed wire.
- Exterior bars on windows convey an environment of hostility and are therefore strongly discouraged.

**Does the project meet the overall intent of Objective 2:
Employ Distinguishable and Attractive Building Design?**

YES NO

STAFF INITIALS

- (See page 13 for explanation)

OBJECTIVE 3: Provide Pedestrian Connections Within and Around the Project

Indicate which (if any) of the following methodologies you applied in your project.

3.1 Sidewalks:

| YES | NO | N/A | | STAFF REVIEW |
|-----------------------|-----------------------|----------------------------------|---|--------------------------|
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | For new multi-family residential projects where a sidewalk does not currently exist, establish a new sidewalk along the length of the public street frontage. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | On Major and Secondary Highways, provide a comfortable sidewalk and parkway; at least 10 feet in width to accommodate pedestrian flow and activity, but wider if possible. Sidewalks and parkway widths on Local and Collector streets may be narrower, but generally not less than nine feet wide. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Create continuous and predominantly straight sidewalks and open space. Reconstruct abandoned driveways as sidewalks. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Plant parkways separating the curb from the sidewalk with ground cover, low-growing vegetation or permeable materials that accommodate both pedestrian movement and the use of car doors. Brick work, pavers, gravel, and wood chips are examples of suitable permeable materials. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Create a buffer zone between pedestrians, moving vehicles, and other transit modes by the use of landscape and street furniture. Examples include street trees, benches, newspaper racks, pedestrian information kiosks, bicycle racks, bus shelters, and pedestrian lighting. | <input type="checkbox"/> |

- | | | | | |
|----------------------------------|-----------------------|----------------------------------|--|--------------------------|
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Plant street trees at the minimum spacing permitted by the Division of Urban Forestry, typically one tree for every 20 feet of street frontage, to create a consistent rhythm. Broad-leaf evergreen and deciduous trees should be used to maintain a continuous tree canopy. Shade producing street trees may be interspersed with an occasional non-shade tree. In high pedestrian use areas, install tree guards to protect tree trunks from damage. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Provide lights on sidewalks to encourage and extend safe pedestrian activities into the evening. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Utilize pedestrian lighting, seating areas, special paving, or landscaping. Ensure that new developments adjacent to transit stops invest in pedestrians amenities such as trash receptacles and sheltered benches or seating areas for pedestrian that do not intrude into the accessible route. | <input type="checkbox"/> |

3.2 Crosswalks/Street Crossings for Large-Scale Developments

| YES | NO | N/A | | STAFF REVIEW |
|-----------------------|-----------------------|----------------------------------|--|--------------------------|
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Incorporate features such as white markings, signage, and lighting so that pedestrian crossings are visible to moving vehicles during the day and at night. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Improve visibility for pedestrians in crosswalks by installing curb extensions/bump outs and advance stop bars, and eliminating on-street parking spaces adjacent to the crossing. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Emphasize pedestrian safety and comfort at crosswalks with devices such as pedestrian crossing signals, visible and accessible push buttons for pedestrian activated signals, and dual sidewalk ramps that are directed to each crosswalk. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Create the shortest possible crossing distance at pedestrian crossings on wide streets. Devices that decrease the crossing distance may include a mid-street crossing island, an area of refuge between a right-turn lane and through lane, a curb extension/bump out, or a minimal curb radius. | <input type="checkbox"/> |

3.3 On-Street Parking:

| YES | NO | N/A | | STAFF REVIEW |
|-----------------------|-----------------------|----------------------------------|---|--------------------------|
| <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | Locate curb cuts in a manner that does not reduce on-street parking and replace any unused curb cuts and driveways with sidewalks to maintain continuity for pedestrians. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Provide angled or parallel on-street parking to maximize the safety of bicyclists and other vehicular traffic. | <input type="checkbox"/> |

**Does the project meet the overall intent of Objective 3:
Provide Pedestrian Connections Within and Around the Project?**

YES NO

STAFF INITIALS

(See page 13 for explanation)

OBJECTIVE 4: Minimize the Appearance of Driveways and Parking Areas

Indicate which (if any) of the following methodologies you applied in your project.

4.1 Off-Street Parking and Driveways

| YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|----------------------------------|--|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public right-of-way. On corner lots, parking should be oriented as far from the corner as possible. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways and utilizing alleys for access and egress. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Provide drop-off areas for large-scale residential projects to the side or rear of the building. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | When a driveway in a front yard cannot be avoided, locate the driveway at the edge of the parcel rather than the center. Ensure that the street-facing driveway width is minimized to 20 feet or less. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Wrap structured parking with active uses such as housing units or retail spaces on the ground floor. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Blend parking structure facades with nearby buildings by incorporating architectural treatments such as arches or other architectural openings and varied building materials, decorative screening, climbing vines, or green walls to provide visual interest. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Mitigate the impact of parking visible to the street with the use of planting and landscape walls tall enough to screen headlights. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Illuminate all parking areas and pedestrian walkways to improve safety. Avoid unintended spillover impacts onto adjacent properties. | <input type="checkbox"/> |

- Where openings occur due to driveways or other breaks in the sidewalk or building wall, use architectural features such as decorative gates and pergolas in combination with landscaping to provide a continuous visual presence at the street level.
- When multiple units share a common driveway lined with individual garages, provide distinguishable pedestrian paths to connect parking areas to individual or common entries.

**Does the project meet the overall intent of Objective 4:
Minimize the Appearance of Driveways and Parking Areas?**

YES NO

STAFF INITIALS

- (See page 13 for explanation)

OBJECTIVE 5: Utilize Open Areas and Landscape Opportunities to their Full Potential

Indicate which (if any) of the following methodologies you applied in your project.

5.1 On-Site Landscaping:

- | YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|-----------------------|---|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Retain mature and healthy vegetation and trees when developing a site. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Design landscaping to be architecturally integrated with the building and suitable to the functions of the space while selecting plant materials that complement the architectural style and form of the building. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Design open areas to maintain a balance of landscaping and paved area. | <input type="checkbox"/> |
| YES | NO | N/A | | STAFF REVIEW |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Select drought tolerant, native landscaping to limit irrigation needs and conserve water. Mediterranean and other local climate-friendly plants may be used alongside native species. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Facilitate sustainable water use by using automated watering systems and drip irrigation to water landscaped areas. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation. | <input type="checkbox"/> |

In addition to street trees, provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.

Use landscape features to screen any portion of a parking level or podium that is above grade. Trees, shrubbery, planter boxes, climbing plants, vines, green walls, or berms can be used to soften views from the public right-of-way.

5.2 Open Space and Recreational Activities:

| YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|-----------------------|---|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Activate all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities with landscaping. Landscaping may include any practicable combination of shrubs, trees, ground cover, minimal lawns, planter boxes, flowers, or fountains that reduce dust and other pollutants and promote outdoor activities, especially for children and seniors. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | For buildings with six units or more, cluster code-required common open space areas in a central location, rather than dispersing smaller less usable areas throughout the site. | <input type="checkbox"/> |

5.2 Open Space and Recreational Activities (continued):

| YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|-----------------------|---|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Provide balconies to augment, rather than substitute for actively used common open spaces and recreational areas. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Provide common amenities such as community gardens and tot lots. | <input type="checkbox"/> |

| | | |
|---|---|----------------|
| Does the project meet the overall intent of Objective 5: Utilize Open Areas and Landscaping Opportunities to their Full Potential? | | |
| YES | NO | STAFF INITIALS |
| <input checked="" type="radio"/> | <input type="radio"/> (See page 13 for explanation) | _____ |

OBJECTIVE 6: Improve the Streetscape Experience by Reducing Visual Clutter

Indicate which (if any) of the following methodologies you applied in your project.

6.1 Building Signage:

| YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|----------------------------------|---|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Place signs so they do not dominate or obscure the architectural elements of the building design. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Include signage at a height and of a size that is visible to pedestrians and facilitates access to the building entrance. In residential-only buildings, permanent signs affixed to the building solely for the purpose of communicating the name of a business or entity, or for advertising rentals are inappropriate in residential areas. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | For mixed-use projects, incorporate an overall sign program for the building, including business identification signs, directional and informational signs, and residential signage to maintain a common graphic character and theme. | <input type="checkbox"/> |

6.2 Lighting and Security:

| YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|-----------------------|--|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Use ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances. Ensure that all parking areas and pedestrian walkways are illuminated. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Install lighting fixtures to accent and complement architectural details at night to establish a façade pattern and animate a building's architectural features. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage. | <input type="checkbox"/> |

6.3 Utilities:

| YES | NO | N/A | | STAFF REVIEW |
|----------------------------------|-----------------------|-----------------------|---|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Place utilities such as gas, electric, and water meters in side yard setbacks or in landscaped areas and out of the line-of-sight from crosswalks or sidewalks. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Utilities such as power lines, transformers, and wireless facilities should be placed underground or on rooftops when appropriately screened by a parapet. Otherwise, any mechanical or electrical equipment should be buffered by planting materials in a manner that contributes to the quality of the existing landscaping on the property and the public streetscape. | <input type="checkbox"/> |

- Screen rooftop equipment such as air conditioning units, antennas and communication equipment, mechanical equipment, and vents from the public right-of-way.
- Hide trash enclosures within parking garages so that they are not visible to passersby. Screen outdoor standalone trash enclosures using walls consistent with the architectural character of the main building and locate them so that they are out of the line-of-sight from crosswalks or sidewalks.
- Locate noise and odor-generating functions in enclosed structures so as not to create a nuisance for building residents or adjacent neighbors.

**Does the project meet the overall intent of Objective 6:
Improve the Streetscape Experience by Reducing Visual Clutter?**

YES NO

STAFF INITIALS

(See page 13 for explanation)

Notes

Many neighborhoods in Los Angeles have adopted guidelines as part of a Community Plan Urban Design chapter, or special zoning designations such as specific plans, community design overlay districts, designated historic properties and historic districts. This policy applies to all areas, but is particularly applicable to those areas within the City that do not currently have adopted design guidelines.

Proposed projects must substantially comply with the Citywide Design Guidelines through either the methods listed in the guidelines or through alternative methods that achieve the same objective. Applications that do not meet the specific guidelines applicable to that project should provide rationale for the design and explain how the project will meet the intent of the General Plan, the Municipal Code, and these Guidelines objectives.

In cases where site characteristics, existing improvements, or special circumstances make substantial adherence impractical, substantial compliance may not be possible. The Citywide Design Guidelines will be used to condition an approved project and not as the basis for decision makers to approve or deny it. Conditions imposed by the initial decision maker may be appealed.

WRITTEN JUSTIFICATION

STAFF
REVIEW

Objective 1: Consider Neighborhood Context & Linkages in Building and Site Design

Objective 2: Employ Distinguishable and Attractive Building Design

Objective 3: Provide Pedestrian Connections Within and Around the Project

Objective 4: Minimize the Appearance of Driveways and Parking Areas

Objective 5: Utilize Open Areas and Landscaping Opportunities to their Full Potential

Objective 6: Improve the Streetscape Experience by Reducing Visual Clutter



City of Los Angeles Department of City Planning

5/22/2017

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

12607 W PACIFIC AVE

ZIP CODES

90066

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2005-8252-CA

CPC-1984-226-SP

ORD-183497

ORD-168999

ENV-2005-8253-ND

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 111B153 527 |
| Lot/Parcel Area (Calculated) | 9,683.6 (sq ft) |
| Thomas Brothers Grid | PAGE 672 - GRID C4 |
| Assessor Parcel No. (APN) | 4235002015 |
| Tract | DEL MAR |
| Map Reference | M B 10-76 |
| Block | None |
| Lot | 52 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 111B153 |

Jurisdictional Information

| | |
|--------------------------|-----------------------------|
| Community Plan Area | Palms - Mar Vista - Del Rey |
| Area Planning Commission | West Los Angeles |
| Neighborhood Council | Mar Vista |
| Council District | CD 11 - Mike Bonin |
| Census Tract # | 2722.01 |
| LADBS District Office | West Los Angeles |

Planning and Zoning Information

| | |
|---|--|
| Special Notes | None |
| Zoning | R3-1 |
| Zoning Information (ZI) | ZI-2452 Transit Priority Area in the City of Los Angeles |
| General Plan Land Use | Medium Residential |
| General Plan Footnote(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | Los Angeles Coastal Transportation Corridor |
| Special Land Use / Zoning | None |
| Design Review Board | No |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Other Historic Survey Information | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | None |
| District | None |
| Subarea | None |
| CUGU: Clean Up-Green Up | None |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| SN: Sign District | No |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Ellis Act Property | No |
| Rent Stabilization Ordinance (RSO) | No |
| CRA - Community Redevelopment Agency | None |
| Central City Parking | No |

DIR2017-4384

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

| | |
|--------------------|------|
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | No |
| 500 Ft Park Zone | No |

Assessor Information

| | |
|------------------------------|--|
| Assessor Parcel No. (APN) | 4235002015 |
| APN Area (Co. Public Works)* | 0.226 (ac) |
| Use Code | 0300 - Residential - Three Units (Any Combination) - 4 Stories or Less |
| Assessed Land Val. | \$86,799 |
| Assessed Improvement Val. | \$33,774 |
| Last Owner Change | 04/12/2001 |
| Last Sale Amount | \$0 |
| Tax Rate Area | 67 |
| Deed Ref No. (City Clerk) | 8-738 |
| | 698789 |
| | 318961-2 |
| | 0-366 |

Building 1

| | |
|-------------------------|------------------------|
| Year Built | 1941 |
| Number of Units | 2 |
| Number of Bedrooms | 3 |
| Number of Bathrooms | 2 |
| Building Square Footage | 1,991.0 (sq ft) |
| Building 2 | No data for building 2 |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |

Additional Information

| | |
|---|-----------------|
| Airport Hazard | None |
| Coastal Zone | None |
| Farmland | Area Not Mapped |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | None |
| Watercourse | No |
| Hazardous Waste / Border Zone Properties | No |
| Methane Hazard Site | None |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Oil Wells | None |

Seismic Hazards

Active Fault Near-Source Zone

| | |
|--------------------------------|---|
| Nearest Fault (Distance in km) | 5.0691288 |
| Nearest Fault (Name) | Santa Monica Fault |
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 1.00000000 |
| Slip Geometry | Left Lateral - Reverse - Oblique |
| Slip Type | Moderately / Poorly Constrained |
| Down Dip Width (km) | 13.00000000 |
| Rupture Top | 0.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | -75.00000000 |
| Maximum Magnitude | 6.60000000 |

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| | |
|--------------------------------------|----|
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | No |
| Tsunami Inundation Zone | No |

Economic Development Areas

| | |
|----------------------------------|------|
| Business Improvement District | None |
| Promise Zone | No |
| Renewal Community | No |
| Revitalization Zone | None |
| State Enterprise Zone | None |
| Targeted Neighborhood Initiative | None |

Public Safety

Police Information

| | |
|--------------------|---------|
| Bureau | West |
| Division / Station | Pacific |
| Reporting District | 1445 |

Fire Information

| | |
|-----------------------------|------|
| Bureau | West |
| Batallion | 4 |
| District / Fire Station | 62 |
| Red Flag Restricted Parking | No |

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-2005-8252-CA

Required Action(s): CA-CODE AMENDMENT

Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

Case Number: CPC-1984-226-SP

Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

Project Descriptions(s): Data Not Available

Case Number: ENV-2005-8253-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE

ORD-183497

ORD-168999

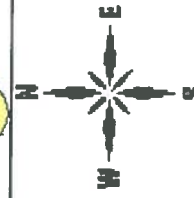
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Address: 12607 W PACIFIC AVE
 APN: 4235002015
 PIN #: 111B153 527

Tract: DEL MAR
 Block: None
 Lot: 52
 Arb: None

Zoning: R3-1
 General Plan: Medium Residential





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DIR2017-4384

VICINITY MAP

SITE : 12607 PACIFIC AVENUE

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

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