



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

## SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT

# Montecito II Senior Housing Project

**Case Number: ENV-2017-1504-SCEA**

**Project Location:** 6650-6668 Franklin Avenue, 1855 N. Cherokee Avenue, Los Angeles, California, 90028

**Community Plan Area:** Hollywood Community Plan Area

**Council District:** 13 – Mitch O’Farrell

### Project Description:

The Proposed Project is a senior residential housing development at 6650-6668 Franklin Avenue, 1855 N. Cherokee Avenue in the Hollywood Community Plan Area of the City of Los Angeles. The 33,750 square-foot corner site (0.77 acres) is bounded by Franklin Avenue to the north, North Cherokee Avenue to the east, the Las Palmas Senior Center and Canyon Co-Op School to the west, and a multi-family residential building to the south. Existing development on the site includes the Montecito Apartments and an outdoor courtyard.

The Proposed Project would include 68 new multi-family residential units (67 affordable senior units and one on-site-manager’s unit) and ancillary spaces, totaling approximately 53,370 square feet of new building area, approximately 7,000 square feet of recreation/open space areas, and 57 new parking spaces on two subterranean levels, for a total of 104 on-site parking spaces. The Proposed Project would be six stories tall, up to a maximum of 76’-8” feet in height. The new building would be physically connected by a new common lobby to the existing Montecito Apartments Building, providing the residents access to both facilities and the amenities within. Up to 27 trees may be removed and replaced under the Proposed Project; no trees to be removed are within the public right-of-way.

The applicant is requesting: (1) A Density Bonus (DB) pursuant to CA Government Code Section 65915(f)(3) and LAMC Section 12.22.A.25 to permit a Senior Residential Housing Development Project with 118 existing non-conforming units and 68 new units, dedicating 99% of proposed units restricted to Low and Very Low Income Households in exchange for the following incentives: (a) An On-Menu Incentive for an increase in height to permit a new building with 76-feet, 8-inches in height in lieu of the otherwise permitted 72-foot height limit pursuant to Ordinance 165,656 and LAMC 12.21.1 B.2 for a site with more than 20 feet of grade change; (b) An Off-Menu Incentive for a decrease in yards to permit a 4-foot, 6-inch northerly side yard fronting Franklin Boulevard in lieu of the otherwise required 9-foot front yard for a 6-story building pursuant to LAMC 12.11 C.2; (c) An Off-Menu Incentive for a decrease in yards to permit a 10-foot rear yard in lieu of the otherwise required 18-foot rear yard for a 6-story building pursuant to LAMC 12.11 C.3; (2) A Conditional Use Permit to permit pursuant to 12.24 U.26, to permit a housing development project with a density increase greater than the maximum permitted in LAMC 12.22 A.25, for a total of 186 units; (3) Site Plan Review (SPR) pursuant to LAMC 16.05 C, to permit the construction, use, and maintenance of more than 50 new residential units; (4) Preliminary Parcel Map (PMLA) pursuant to LAMC 17.50, a to permit the merger and re-subdivision of five (5) ground lots into one (1) ground lot and two (2) air space lots; (5) Approval of other permits, ministerial or discretionary, in order to execute and implement the Project such as: landscaping approvals, exterior approvals, storm water discharge permits, grading permits, haul route permits, and installation and hookup approvals for public utilities and related permits; and (6) Adoption of the Sustainable Communities Environmental Assessment (SCEA).

### PREPARED FOR:

City of Los Angeles  
Department of City Planning

### PREPARED BY:

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### APPLICANT:

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