



DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

City Planning Commission

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

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

Case No.: DIR-2020-2956-DB-PSH-SIP-PHP-1A
CEQA No.: N/A
Incidental Cases: None
Related Cases: None
Council No.: 11 – Bonin
Plan Area: Palms – Mar Vista – Del Rey
Plan Overlay: Exposition Corridor Transit Neighborhood Plan
Certified NC: West Los Angeles Sawtelle
GPLU: Low Medium Residential
Zone: RD1.5-1
Applicant: Barry Family Housing, L.P.
Representative: Tim Moran
Appellant: David Maman

Public Hearing: Required
Appeal Status: Not further appealable
Expiration Date: October 26, 2020
Multiple Approval: No

PROJECT LOCATION: 2444-2456 S. Barry Avenue

PROPOSED PROJECT: The project is for the construction, use, and maintenance of a 6-story, 78-foot tall residential building containing 61 residential dwelling units (including 32 Very Low Income Supportive Housing units and 28 Low Income units). The building will be approximately 39,790 square feet of floor area, with a Floor Area Ratio ("FAR") of 4.05:1. The project proposes a total of 12 vehicle parking spaces located at the ground floor level. The existing multi-family structures are proposed to be demolished.

REQUEST: Appeal of the Director of Planning's determination conditionally approving a Density Bonus Compliance Review, pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25.

RECOMMENDED ACTIONS:

1. **Deny** the appeal of Case No. DIR-2020-2956-DB-PSH-SIP-PHP.
2. **Determine** that, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1), based on the whole of the record, that the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.
3. **Sustain** the action of the Director of Planning to approve Case No. DIR-2020-2956-DB-PSH-SIP-PHP.
4. **Adopt** the Director of Planning's Conditions of Approval, Findings, and Exhibit "A".

VINCENT P. BERTONI, AICP
Director of Planning



Maya E. Zaitzevsky, Principal City Planner



Sarah Molina-Pearson, Senior City Planner



Eric Claros, City Planner
Telephone: (213) 202-5448

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language Interpreters, assistive listening devices, or other auxilliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

APPELLATE DECISION BODY

Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (“LAMC”), appeals of Density Bonus Compliance Review are heard by the City Planning Commission. The appellate decision of the City Planning Commission is final and effective as provided in Charter Section 245.

PROJECT SUMMARY

On August 13, 2020, the Director of Planning approved a Density Bonus / Affordable Housing Incentive Program Compliance Review for a project totaling 61 dwelling units, reserving 32 units for Very Low Income Supportive Housing and 28 units for Low Income household occupancy for a period of 55 years, with three (3) On-Menu Density Bonus Incentives to allow an increase in the Floor Area Ratio (“FAR”), a reduction in the rear yard setback, and a decrease of the open space requirement.

The proposed project is a 6-story, 78-foot tall residential building containing 61 residential dwelling units (including 32 Very Low Income Supportive Housing units and 28 Low Income units). The building will be approximately 39,790 square feet of floor area, with a FAR of 4.05:1. The project proposes a total of 12 vehicle parking spaces and 54 bicycle parking spaces located at the ground floor level. The existing multi-family structures are proposed to be demolished. The Determination is provided in Exhibit C herein, and the appeal period ended on August 28, 2020.

Pursuant to the Density Bonus / Affordable Housing Incentives Program, the project is eligible for and requests the following three (3) On-Menu Density Bonus Incentives to construct the proposed project:

1. **Floor Area Ratio.** A 35% increase to the allowable Floor Area Ratio (FAR) to allow a FAR of 4.05:1 in lieu of the otherwise allowed 3:1 FAR;
2. **Yard/Setback.** A 20% decrease in the required rear yard setback to allow 12 feet in lieu of the otherwise required 15 feet; and
3. **Open Space.** A 20% decrease from the open space requirement to allow 5,240 square feet in lieu of the otherwise required 6,550 square feet.

In addition, pursuant to California Government Code Section 65915 and Assembly Bill (“AB”) 1763, a ministerial review of a Density Bonus Compliance Review, for a supportive housing development project totaling 61 dwelling units, 100% affordable, exclusive of one market-rate manager’s unit, for a period of 55 years, located within one-half mile of a Major Transit Stop, with the following:

1. **Density.** Pursuant to California Government Code Section 65915 (f)(3)(D)(ii), a 455% increase in density to 61 dwelling units in lieu of 11 dwelling units otherwise permitted by the RD1.5-1 Zone; and
2. **Height.** Pursuant to California Government Code Section 65915 (d)(2)(D), a height increase of 33 feet, or up to three additional stories, to allow a building height of 78 feet in lieu of the 45 feet otherwise permitted by the RD1.5-1 Zone.

BACKGROUND

Subject Property

The subject site is located in the Palms – Mar Vista – Del Rey Community Plan approximately 120 feet to the southeast of the intersection of Barry Avenue and Ayres Avenue. The project site consists of three (3) contiguous lots totaling approximately 16,200 square feet, with approximately 135 feet of frontage along the east side of Barry Avenue. The site is currently improved with two single-story structures each with three units, and a single-story duplex for a total of eight existing units (see site photos in Exhibit D). The existing multi-family structures are proposed to be demolished. There are five existing trees on the subject site or the adjacent public right-of-way. There are no known designated historic resources or cultural monuments on the subject site.

The applicant submitted a building permit application with the Los Angeles Department of Building and Safety (“LADBS”) on May 11, 2020 for the construction of a new 61-unit 6-story apartment building (Permit No. 20010-10001-00637). On May 27, 2020, LADBS issued corrections which are pending. A building permit has not yet been issued.

Zoning and Land Use Designation

The project site is located in the Palms – Mar Vista – Del Rey Community Plan, which designates the site for Low Medium Residential land uses with RD1.5 as the corresponding zone. The subject site is zoned RD1.5, with a Height District No. 1 limitation that restricts building height to 45 feet and FAR to 3:1. The site is also within the Exposition Corridor Transit Neighborhood Plan.

Surrounding Uses / Transit

Abutting as well as adjacent properties north and west of the subject property are zoned RD1.5-1, all of which are improved with either multi-family or single-family residential buildings. Abutting as well as adjacent properties south and east of the subject property are zoned R3-1, all of which are improved with multi-family residential buildings. Properties further north of the site, fronting Pico Boulevard, are zoned C2-1VL and are improved with commercial uses.

The site is within one-half mile of a Major Transit Stop located at the entrance to the Bundy Station of the Metro Exposition Line. The site is also within 700 feet of bus stops located along Pico Boulevard that serve the Big Blue Bus 7 bus line.

APPEAL ANALYSIS

One appeal was filed in a timely manner within the appeal period ending on August 28, 2020 by an abutting property owner, David Maman¹.

The following is a summary of the appeal points (provided in Exhibit B) and staff’s response. Appeal points are organized by appeal point topic (1, 2, 3, etc.). Similar appeal points are grouped for staff response.

¹ The appeal application received from David Maman (dated August 26, 2020) is for part of the decision of the Director, specifically for the number of units, height of the building, setbacks, and parking which are described in Conditions 2, 6, 8, and 17, respectively.

APPEAL POINT 1: HEIGHT / MASSING

Appeal Point 1-A: *This small neighborhood consist [sic] of 25 lots which includes about 100 units, with buildings ranging from 1 to 3 stories in height, approximately 35 feet, the proposed project is 78 feet in height.*

The setback reduction and the increase of the height of the building will also impact the buildings abutting the property.

Staff Response: As provided in the Director's Determination (Exhibit C) and Project Background above, the project site is located in the Palms – Mar Vista – Del Rey Community Plan, which designates the site for Low Medium Residential land uses with a zoning designation of RD1.5-1 with Height District No. 1. The site's zoning would allow a base density of 11 dwelling units, building height of 45 feet, with a maximum 3:1 FAR by-right. The site's RD1.5 Zone would also require front and rear yard setbacks of 15 feet pursuant to LAMC Section 12.09.1 B.3.

The applicant has requested three (3) On-Menu Incentives under the Density Bonus / Affordable Housing Incentive Program pursuant to LAMC Section 12.22 A.25 to allow:

1. **Floor Area Ratio.** A 35% increase to the allowable Floor Area Ratio (FAR) to allow a FAR of 4.05:1 in lieu of the otherwise allowed 3:1 FAR;
2. **Yard/Setback.** A 20% decrease in the required rear yard setback to allow 12 feet in lieu of the otherwise required 15 feet; and
3. **Open Space.** A 20% decrease from the open space requirement to allow 5,240 square feet in lieu of the otherwise required 6,550 square feet.

In addition, the site is within one-half mile of a Major Transit Stop² as defined in subdivision (b) of Section 21155 of the Public Resources Code, which is located at the entrance to the Bundy Station of the Metro Exposition Line, as identified in the Affordable Housing Referral Form dated April 22, 2020. The site is approximately 2,525 feet away from the entrance to the Bundy Station of the Metro Exposition Line. Assembly Bill 1763 (AB 1763) amended Section 65915 of the Government Code, Density Bonuses and Other Incentives, and went into effect on January 1, 2020. AB 1763 includes additional allowances for 100% affordable housing projects that utilize the Density Bonus Program. All 100% affordable housing projects may request up to four incentives in lieu of three incentives. Projects that are located within one-half mile of a Major Transit Stop are exempt from any maximum controls on density. Therefore, pursuant to California Government Code 65915(f)(3)(D)(ii), the project shall receive a 455% increase to density because the project is not subject to any maximum controls on density. In addition, projects that are located within one-half mile of a Major Transit Stop shall receive a height increase of up to three additional stories, or 33 feet. Therefore, pursuant to California Government Code Section 65915(d)(2)(D), the project shall receive a height increase of 33 feet because the project is located within one-half mile of a Major Transit Stop.

Under the Density Bonus / Affordable Housing Incentives Program, LAMC Section 12.22 A.25, and the findings required therein, the Commission must approve a Density Bonus and requested incentives unless the Commission makes a finding based on substantial evidence that the

² "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. This also includes major transit stops that are included in the applicable regional transportation plan.

incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs. The record does not contain substantial evidence that would allow the Commission to deny the incentive by making a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income Households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of incentives in LAMC Section 12.22 A.25 was pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project. The requested incentives, an increase in FAR, a decrease in the rear yard setback, and a decrease in open space, are expressed in the Menu of Incentives per LAMC Section 12.22 A.25(f) and, as such, permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentives allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside 32 Very Low Income Supportive Housing units and 28 Low Income dwelling units for 55 years.

APPEAL POINT 2: PARKING / TRAFFIC / TRANSIT

Appeal Point 2-A: *The parking is very limited in the neighborhood, taking under consideration that this is not a highly commuted street, with the additional number of units and a major reduction of parking requirements they are creating a very difficult living environment for the entire neighborhood.*

The approval of this project doesn't take the impact on the neighborhood and its residing tenants under consideration.

Staff Response: As provided under Appeal Point 1, the site is within one-half mile of a Major Transit Stop as defined in subdivision (b) of Section 21155 of the Public Resources Code, which is located at the entrance to the Bundy Station of the Metro Exposition Line, as identified in the Affordable Housing Referral Form dated April 22, 2020. Therefore, the site is within a Transit Priority Area³ as defined by Public Resources Code Section 21099.

Assembly Bill 1763 (AB 1763) amended Section 65915 of the California Government Code, Density Bonuses and Other Incentives, and went into effect on January 1, 2020. The bill includes additional allowances for 100% affordable housing projects that utilize the Density Bonus Program. Pursuant to California Government Code Section 65915, an applicant may request that a city not impose any minimum vehicular parking requirement for supportive housing projects, as defined in Section 50675.14 of the Health and Safety Code. Therefore, pursuant to California Government Section 65915(p)(4) and Assembly Bill 1763, as a supportive housing project, the project is permitted to eliminate any minimum vehicular parking requirement. The project is providing 12 parking spaces as provided in Exhibit "A". Therefore, the project is exceeding the parking required by state law.

³ "Transit priority area" means an area within one-half mile of a major transit stop that is existing or planned.

In addition, Senate Bill 743 and Public Resources Code Section 21099(d)(1) precludes a lead agency from finding that a project will result in parking impacts when a project is located within a Transit Priority Area. Therefore, as the project is located in a Transit Priority Area, parking impacts are statutorily determined to not be significant.

APPEAL POINT 3: NUMBER OF UNITS

Appeal Point 3-A: *The proposed project includes 3 lots with 61 units which is more than 60% of the entire neighborhood.*

Staff Response: As provided under Appeal Points 1 and 2, the site is within one-half mile of a Major Transit Stop⁴ as defined in subdivision (b) of Section 21155 of the Public Resources Code, which is located at the entrance to the Bundy Station of the Metro Exposition Line, as identified in the Affordable Housing Referral Form dated April 22, 2020.

Assembly Bill 1763 (AB 1763) amended Section 65915 of the California Government Code, Density Bonuses and Other Incentives, and went into effect on January 1, 2020. The bill includes additional allowances for 100% affordable housing projects that utilize the Density Bonus Program. Projects that are located within one-half mile of a Major Transit Stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, may receive a waiver from any maximum controls in density. Therefore, pursuant to California Government Code Section 65915(f)(3)(D)(ii) and Assembly Bill 1763, the project is not subject to any maximum controls on density which means the applicant may develop 61 units.

CONCLUSION

In consideration of the foregoing, it is submitted that the Director of Planning acted reasonably in approving Case No. DIR-2020-2956-DB-PSH-SIP-PHP. Upon in-depth review and analysis of the issues raised by the appellant for the proposed project at 2444 South Barry Avenue, no errors or abuse of discretion by the Director of Planning or his/her designees were found in regards to the appeal points raised. For the reasons stated herein, and as provided in the Findings in the Director's Determination, the proposed project does comply with the applicable provisions of the Density Bonus Affordable Housing Incentive Program and the California Environmental Quality Act. The appeal of the Director's Determination cannot be substantiated and therefore should be denied.

Staff recommends that the City Planning Commission deny the appeal; sustain the Director of Planning's Determination approving a Density Bonus Affordable Housing Incentive Program for a project totaling 61 dwelling units, reserving 32 units for Very Low Income Supportive Housing and 28 units for Low Income Household occupancy for a period of 55 years, with the incentives for an increase in the Floor Area Ratio ("FAR"), a reduction in the rear yard setback, and a decrease of the open space requirement; determine, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080; and adopt the Director of Planning's Conditions of Approval, Findings, and Exhibit "A".

⁴ "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. This also includes major transit stops that are included in the applicable regional transportation plan.

EXHIBIT A

PROJECT PLANS

DIR-2020-2956-DB-PSH-SIP-PHP



2444 BARRY AVENUE
LOS ANGELES, CALIFORNIA

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ARCHITECTURAL

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- 0.6

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- 3.2

BUILDING ELEVATION
- 3.3

BUILDING ELEVATION
- 3.4

BUILDING ELEVATION
- 3.5

BUILDING SECTION
- 3.6

BUILDING SECTION
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UNIT PLANS
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PODIUM LEVEL 2
- L.04

ROOFTOP TERRACE
- L.05

LANDSCAPE POINTS AND PLANT PALETTE

PROJECT TEAM:

DEVELOPER

AFFIRMED HOUSING

ADDRESS: 13520 EVENING CREEK DRIVE
NORTH SUITE 160.
SAN DIEGO, CA 92128

CONTACT: JONATHAN TAYLOR

PHONE: 858.386.5168

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ARCHITECT

WITHEE MALCOLM ARCHITECTS, LLP

ADDRESS: 2251 WEST 190TH STREET
TORRANCE, CA 90504

CONTACT: DIRK THELEN

PHONE: 424.266.6935

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CODE CONSULTANT

IRVINE & ASSOCIATES, INC.

ADDRESS: 2251 WEST 190TH STREET
TORRANCE, CA 90504

CONTACT: JONATHAN YANG

PHONE: 213.437.3403

EMAIL: jonathan@irvineassoc.com

LANDSCAPE ARCHITECT

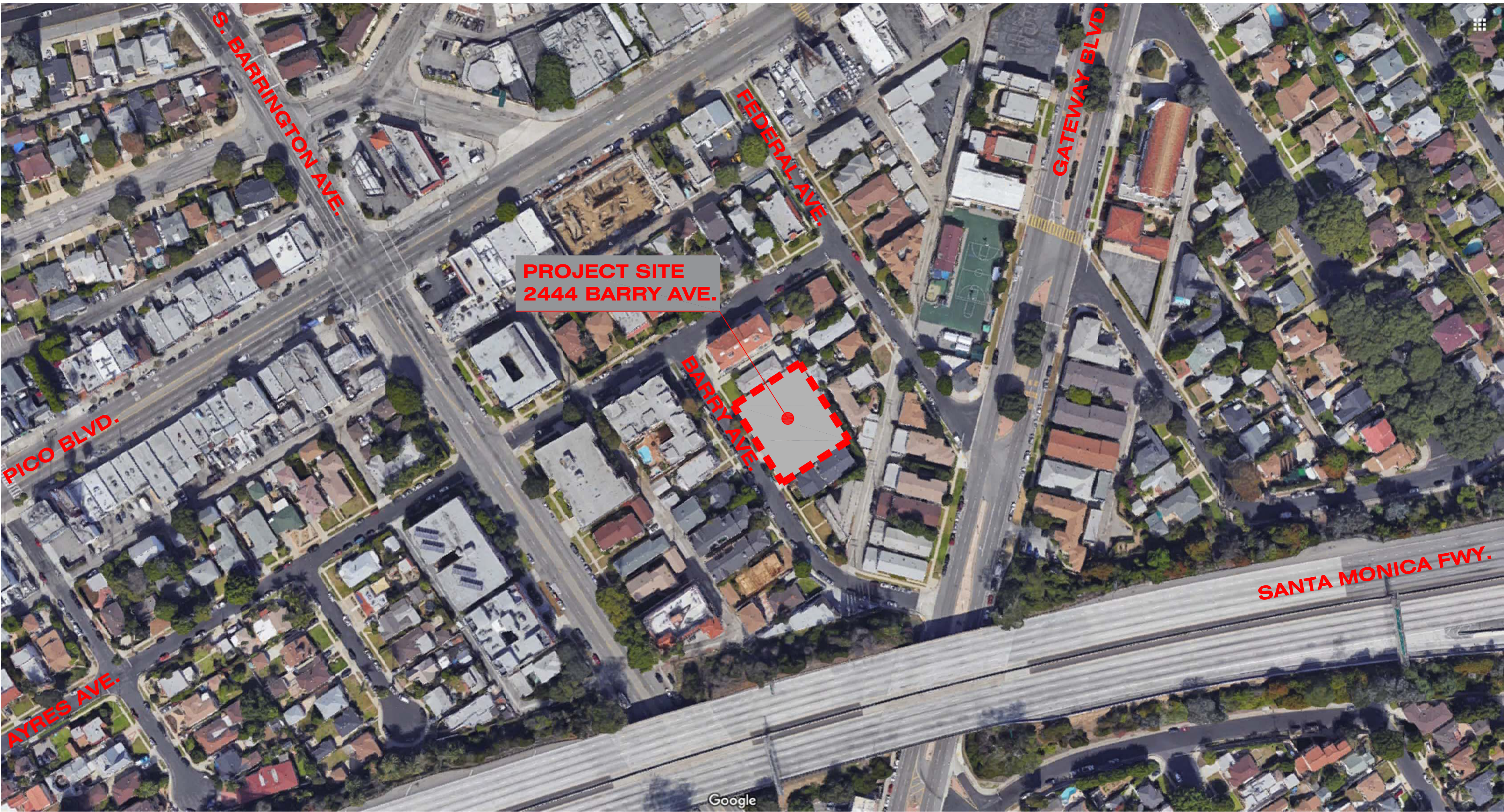
MJS LANDSCAPE ARCHITECTURE

ADDRESS: 507 30TH STREET
NEWPORT BEACH, CA 92663

CONTACT: DAN DELLE

PHONE: 949.675.9964

EMAIL: dan@mjs-la.com



VICINITY MAP N.T.S.

SHEET INDEX / VICINITY MAP

2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064

ZONING SUMMARY:

COMPLY WITH THE PROVISION OF THE PALMS - MAR VISTA - DELREY COMMUNITY PLAN

SITE INFORMATION

| APN# | ADDRESS | ZONE | LOT AREA(S.F.) | LOT AREA (AC) |
|------------------|--|--------|----------------|---------------|
| 4260-032-036 | 2444 BARRY AVENUE, LOS ANGELES CA. 90064 | RD-1.5 | 5,400 | 0.12 |
| 4260-032-035 | 2452 BARRY AVENUE, LOS ANGELES CA. 90064 | RD-1.5 | 5,400 | 0.12 |
| 4260-032-034 | 2454 BARRY AVENUE, LOS ANGELES CA. 90064 | RD-1.5 | 5,400 | 0.12 |
| TOTAL SITE AREA: | | | 16,200 S.F. | 0.37 AC |

BUILDABLE AREA: 10,944 S.F.

PROJECT CONSTRUCTION TYPE: FIVE LEVEL TYPE III OVER ONE LEVEL TYPE I

| SETBACK | ALLOWED | PROPOSED | NOTES |
|---|---------|----------|----------------------|
| BARRY AVE. (WEST)-FRONT | 15'-0" | 12'-0" | SECTION 12.09.1B1 |
| NORTH-SIDE | 9'-0" | 10'-6" | SECTION 12.09.1B2(a) |
| SOUTH-SIDE | 9'-0" | 10'-6" | SECTION 12.09.1B2(a) |
| EAST-REAR | 15'-0" | 12'-0" | SECTION 12.09.1B3 |
| (PREVAILING SETBACK IS 16.28 -SEE SHEET 5.4 - PREVAILING SETBACK EXHIBIT. FRONT SETBACK IS WITHIN 5' OF PREVAILING SETBACK) | | | |

| DENSITY | ALLOWED | PROPOSED | NOTES |
|-----------------|---------------|-----------|---|
| NUMBER OF UNITS | 11 UNITS | 61 UNITS | SECTION 12.09.1B4 |
| DENSITY | 1,500 S.F./DU | 164 DU/AC | UNLIMITED DENSITY INCREASE - PER AB1763 |

| F.A.R | ALLOWED | PROPOSED | NOTES |
|--|---------|----------|--|
| F.A.R | 4.05:1 | 3.64:1 | FLOOR AREA INCREASE FROM 3.1:1 - INCENTIVE |
| NET FLOOR AREA EXCLUDING STAIRS AND SHAFTS (39,790 S.F.) / BUILDABLE AREA (10,944 S.F.)=3.64 | | | |

| BUILDING HEIGHT | ALLOWED | PROPOSED | NOTES |
|-----------------|---------|----------|----------------------------------|
| | 78'-0" | 69'-6" | 33' HEIGHT INCREASE - PER AB1763 |

| NUMBER OF STORIES | ALLOWED | PROPOSED | NOTES |
|-------------------|----------|----------|-----------------|
| | 6 LEVELS | 6 LEVELS | SECTION 12.21.1 |

| OPEN SPACE | REQUIRED | PROPOSED | NOTES |
|------------|------------|------------|-----------------|
| | 6,550 S.F. | 5,246 S.F. | SECTION 12.21.G |

AFTER 20% DEDUCTION REQUIRED OPEN SPACE WILL BE 5,240 S.F. (SEE SHEET 5.1 OPEN SPACE EXHIBIT)

OPEN SPACE BREAKDOWN:

COMMUNITY ROOM: 1,310 S.F.

EQUAL BY 25% OF TOTAL REQUIRED SPACE CALCULATED TOWARDS PROPOSED OPEN SPACE.

COURTYARD AT PODIUM LEVEL: 1,773 S.F.

ROOF DECK: 2,163 S.F.

| PARKING | REQUIRED | PROPOSED | NOTES |
|---|----------|----------|------------|
| AUTOMOBILE | 0 | 12 | PER AB1763 |
| PROPOSED PARKING INCLUDED 9 STANDARD, 2 COMPACT, AND 1 ACCESSIBLE STALL. | | | |
| NO REQUIRED PARKING FOR RESIDENTIAL UNIT WITHIN 1/2 MILE OF MAJOR TRANSIT STOP PER AB1763 | | | |

| | | |
|---------|--------------|--------------|
| BICYCLE | 5 SHORT TERM | 5 SHORT TERM |
| | 49 LONG TERM | 49 LONG TERM |

| ON SITE SUPPORTIVE SERVICE | REQUIRED | PROPOSED | NOTES |
|----------------------------|----------|------------|--------------------------|
| | 115 S.F. | 2,850 S.F. | SECTION 65651 OF AB 2162 |

3% OF TOTAL NONE RESIDENTIAL FLOOR AREA - FIRST LEVEL: 4,832 S.F.X 0.03 = 115 S.F.

SEE SHEET 5.3 - SUPPORTIVE SERVICE EXHIBIT

SUPPORTIVE SERVICE INCLUDED:

CASE MANAGER OFFICES: 985 S.F.

COMMUNITY ROOM: 1,419 S.F.

COMPUTER ROOM: 173 S.F.

LAUNDRY: 273 S.F.

TOTAL : 2,850 S.F.

| LOT WIDTH | REQUIRED | PROPOSED | NOTES |
|-----------|----------|----------|-------------------|
| | 50'-0" | 135'-0" | SECTION 12.09.1B4 |

2444 BARRY AVENUE

PROJECT INFORMATION

| UNIT PLAN | DESCRIPTION | QUANTITY | NET AREA | SUB-TOTAL | GROSS AREA | SUB-TOTAL | PRIVATE DECK |
|--------------|---------------|-------------|----------|-------------|------------|-------------|--------------|
| S-1 | STUDIO/1 BATH | 24 DU | 340 S.F. | 8,160 S.F. | 375 S.F. | 9,000 S.F. | 0 |
| S-2 | STUDIO/1 BATH | 2 DU | 340 S.F. | 680 S.F. | 375 S.F. | 750 S.F. | 0 |
| S-3 | STUDIO/1 BATH | 4 DU | 330 S.F. | 1,320 S.F. | 368 S.F. | 1,472 S.F. | 0 |
| S-4 | STUDIO/1 BATH | 2 DU | 360 S.F. | 720 S.F. | 405 S.F. | 810 S.F. | 0 |
| TOTAL STUDIO | | 32 DU - 52% | | 10,880 S.F. | | 12,032 S.F. | |

| | | | | | | | |
|-----------------|---------------|-------------|----------|------------|----------|------------|----------|
| 1-1 | 1 BDR./1 BATH | 12 DU | 500 S.F. | 6,000 S.F. | 550 S.F. | 6,600 S.F. | 600 S.F. |
| 1-2 | 1 BDR./1 BATH | 3 DU | 550 S.F. | 1,650 S.F. | 600 S.F. | 1,800 S.F. | 247 S.F. |
| 1-3 | 1 BDR./1 BATH | 2 DU | 480 S.F. | 960 S.F. | 540 S.F. | 1,080 S.F. | 0 S.F. |
| TOTAL 1 BEDROOM | | 17 DU - 28% | | 8,610 S.F. | | 9,480 S.F. | 847 S.F. |

| | | | | | | | |
|-----------------|---------------|------------|----------|------------|----------|------------|----------|
| 2-1 | 2 BDR./1 BATH | 6 DU | 770 S.F. | 4,620 S.F. | 845 S.F. | 5,070 S.F. | 622 S.F. |
| 2-2 | 2 BDR./1 BATH | 3 DU | 791 S.F. | 2,373 S.F. | 845 S.F. | 2,535 S.F. | 186 S.F. |
| TOTAL 2 BEDROOM | | 9 DU - 15% | | 6,993 S.F. | | 7,605 S.F. | 808 S.F. |

| | | | | | | | |
|-----------------|---------------|-----------|------------|------------|------------|------------|----------|
| 3-1 | 3 BDR./1 BATH | 3 DU | 1,105 S.F. | 3,315 S.F. | 1,185 S.F. | 3,555 S.F. | 270 S.F. |
| TOTAL 3 BEDROOM | | 3 DU - 5% | | 3,315 S.F. | | 3,555 S.F. | 270 S.F. |

TOTAL UNITS: 61 DU 29,798 TOTAL NET AREA 32,672 TOTAL GROSS AREA 1,925 TOTAL DECK AREA

| BUILDING PLAN | NET AREA RESIDENTIAL | GROSS AREA RESIDENTIAL | VERTICAL CIRCULATION/SHAFT | CORRIDOR, MECH. STORAGE, LEASING, COMMUNITY | PRIVATE DECK PODIUM | NET FLOOR AREA EXCLUDED CIRCULATION | GROSS FLOOR AREA INCLUDED CIRCULATION |
|---------------|-------------------------|---------------------------|-------------------------------|---|------------------------|--|--|
| ROOF | 0 | 0 | 529 S.F. | 0 | 0 | 0 | 529 |
| LEVEL 6 | 5,986 S.F. | 6,520 S.F. | 529 S.F. | 912 S.F. | 1,004 S.F. | 6,898 S.F. | 7,961 S.F. |
| LEVEL 5 | 5,986 S.F. | 6,520 S.F. | 529 S.F. | 912 S.F. | 1,004 S.F. | 6,898 S.F. | 7,961 S.F. |
| LEVEL 4 | 5,986 S.F. | 6,520 S.F. | 529 S.F. | 912 S.F. | 921 S.F. | 6,898 S.F. | 7,961 S.F. |
| LEVEL 3 | 5,920 S.F. | 6,556 S.F. | 529 S.F. | 1,212 S.F. | | 6,792 S.F. | 7,922 S.F. |
| LEVEL 2 | 5,920 S.F. | 6,556 S.F. | 529 S.F. | 1,212 S.F. | 1,773 S.F. | 6,792 S.F. | 7,922 S.F. |
| LEVEL 1 | | | 588 S.F. | 4,832 S.F. | | 4,832 S.F. | 5,420 S.F. |
| TOTAL | 29,798 S.F. | 32,672 S.F. | 3,762 S.G. | 9,992 S.F. | 3,698 S.F. | 39,790 S.F. | 46,426 S.F. |

FLOOR AREA FOR F.A.R. CALCULATION = NET RESIDENTIAL AREA (29,798 S.F.) + CORRIDORS (9,992 S.F.) = 39,790 S.F.

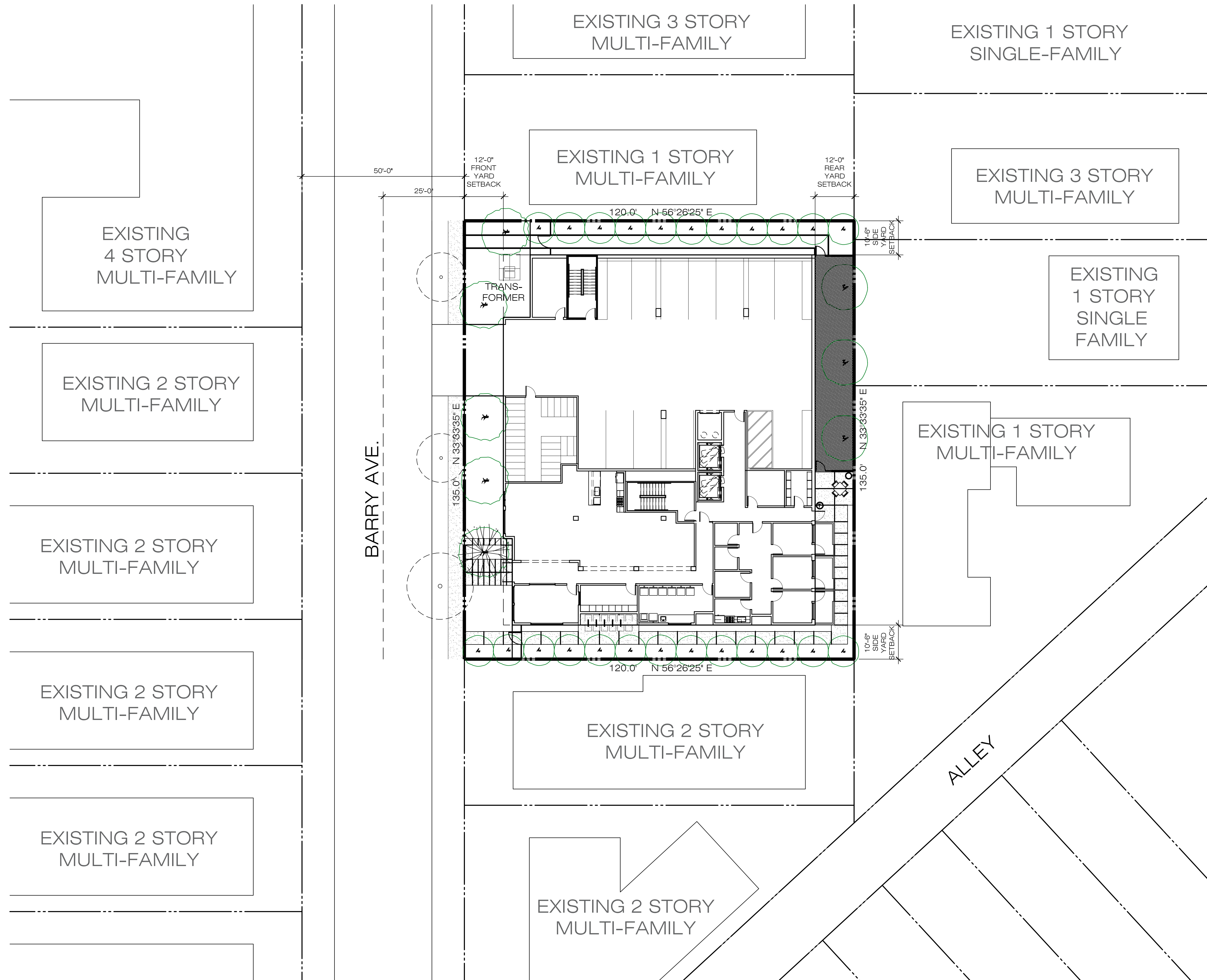
INCENTIVES:

Affirmed Housing Group, Inc , ("the Applicant"), on behalf of (Barry Housing, LP), requests the following approvals to allow for the demolition of three existing multi-family residential buildings and construction of a 6-story residential building containing 61 housing units, consisting of 32 permanent supportive housing units restricted for Very Low Income households, 28 units restricted for Low Income households, and 1 manager's unit (the "Project"). The Project is a Density Bonus/Affordable Housing Incentive Program project and a Permanent Supportive Housing Development pursuant to Assembly Bill 2162 (Government Code 65583.2).

- Pursuant to Assembly Bill 2162 (AB 2162) and California Government Code (Government Code) Section 65583.2, the Applicant is requesting the Project be approved as a Permanent Supportive Housing Development.
- Pursuant to Assembly Bill 1763 (AB1763) and California Government Code (Government Code Section 65915)
 - Exemption of the housing development from any maximum controls on density if it is located within ½ miles of a major transit stop.
 - Housing development to receive a height increase of up to 3 additional stories of 33 feet.
 - Housing development receive 4 incentives or concessions if located within ½ mile of a major transit stop.
 - First Incentive:** The Applicant is requesting a reduction in the rear yard setback to permit 12 feet in lieu of 15 feet.
 - Second Incentive:** The Applicant is requesting a 20% reduction in the open space requirement
 - Third Incentive:** The applicant is requesting an 35% increase of FAR from 3:1 to 4.05:1. The Project is proposing a FAR of 3.64:1.

PROJECT SUMMARY

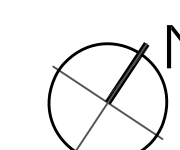
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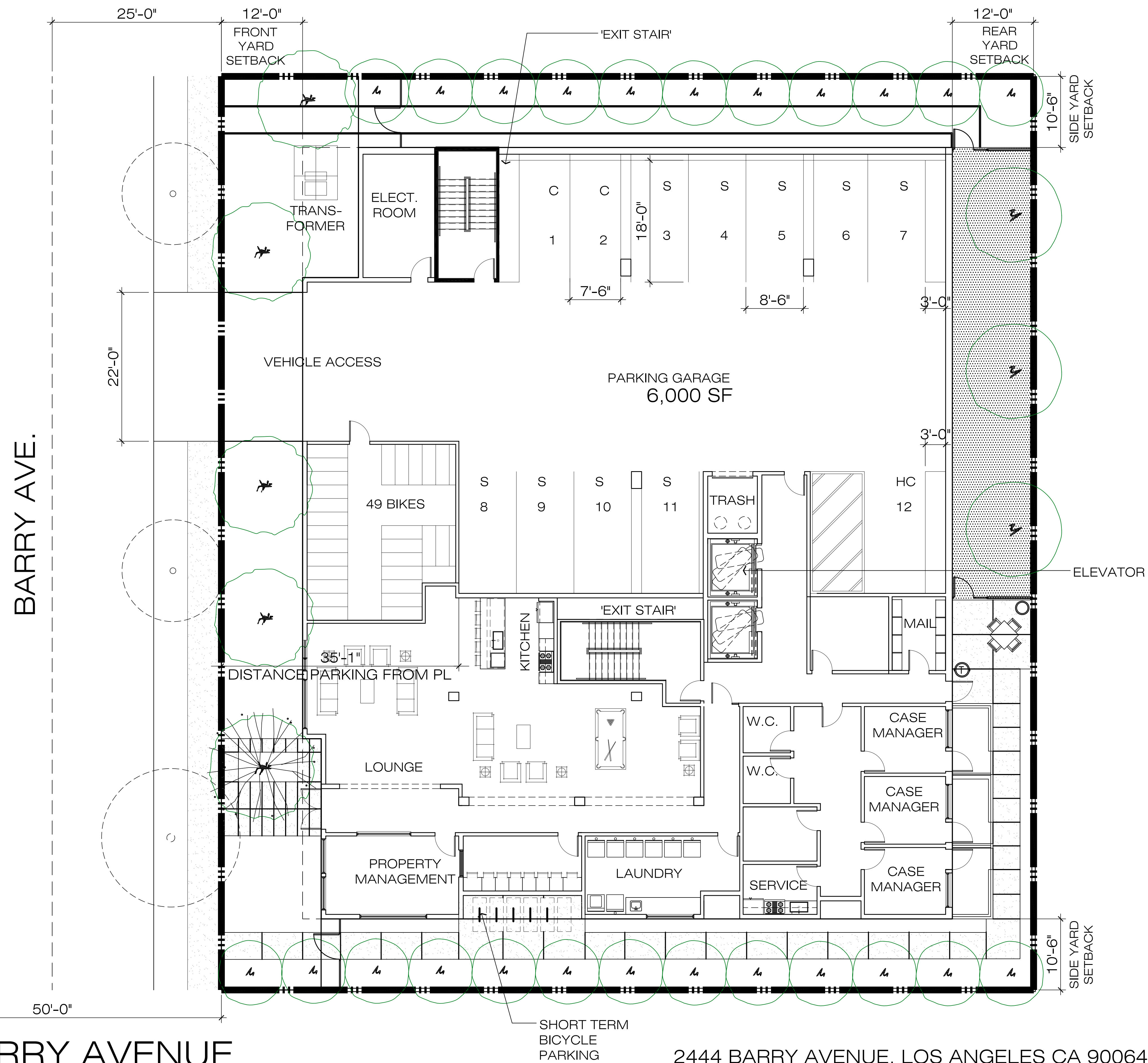


SITE PLAN

2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064





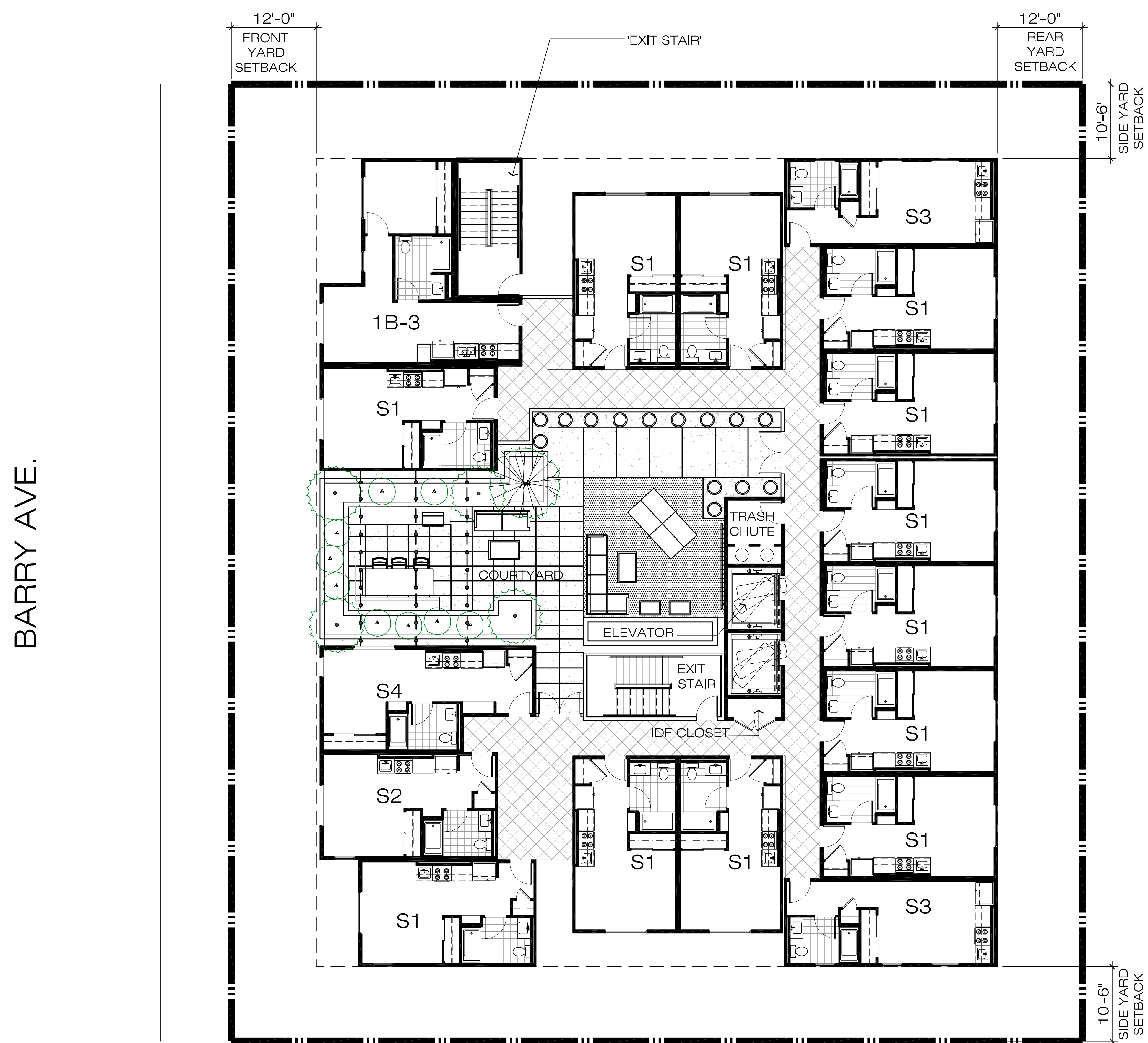
NOTE: DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5

LEGEND:
 C COMPACT
 S STANDARD
 HC ACCESSIBLE

GROUND LEVEL PLAN

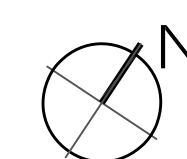
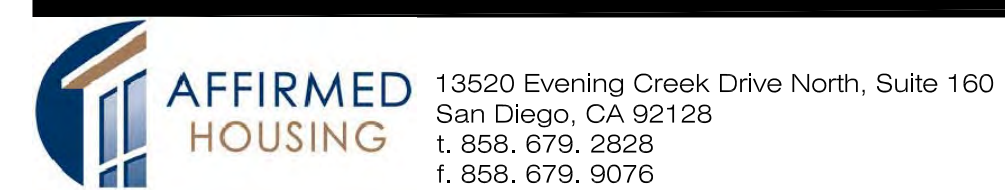
2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064



2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064



scale: $1/8" = 1'-0"$



WITHEE MALCOLM ARCHITECTS, LLP

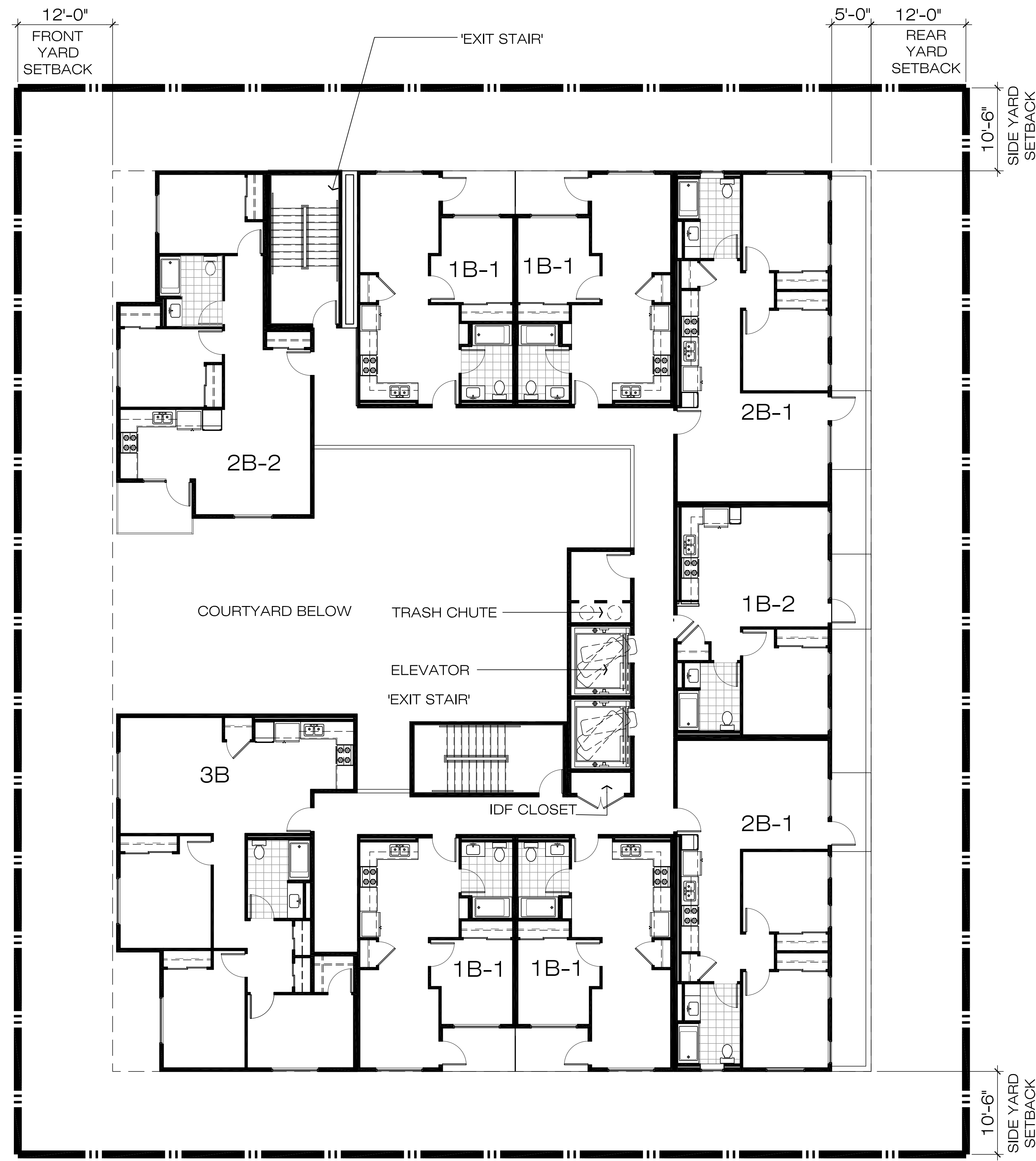
2251 West 190th Street Torrance, CA 90504

t. 310. 217. 6885
f. 310. 217. 0425

JOB. B9017 June 29, 2019
PRINTED: June 28, 2020

2.2

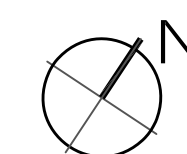
BARRY AVE.



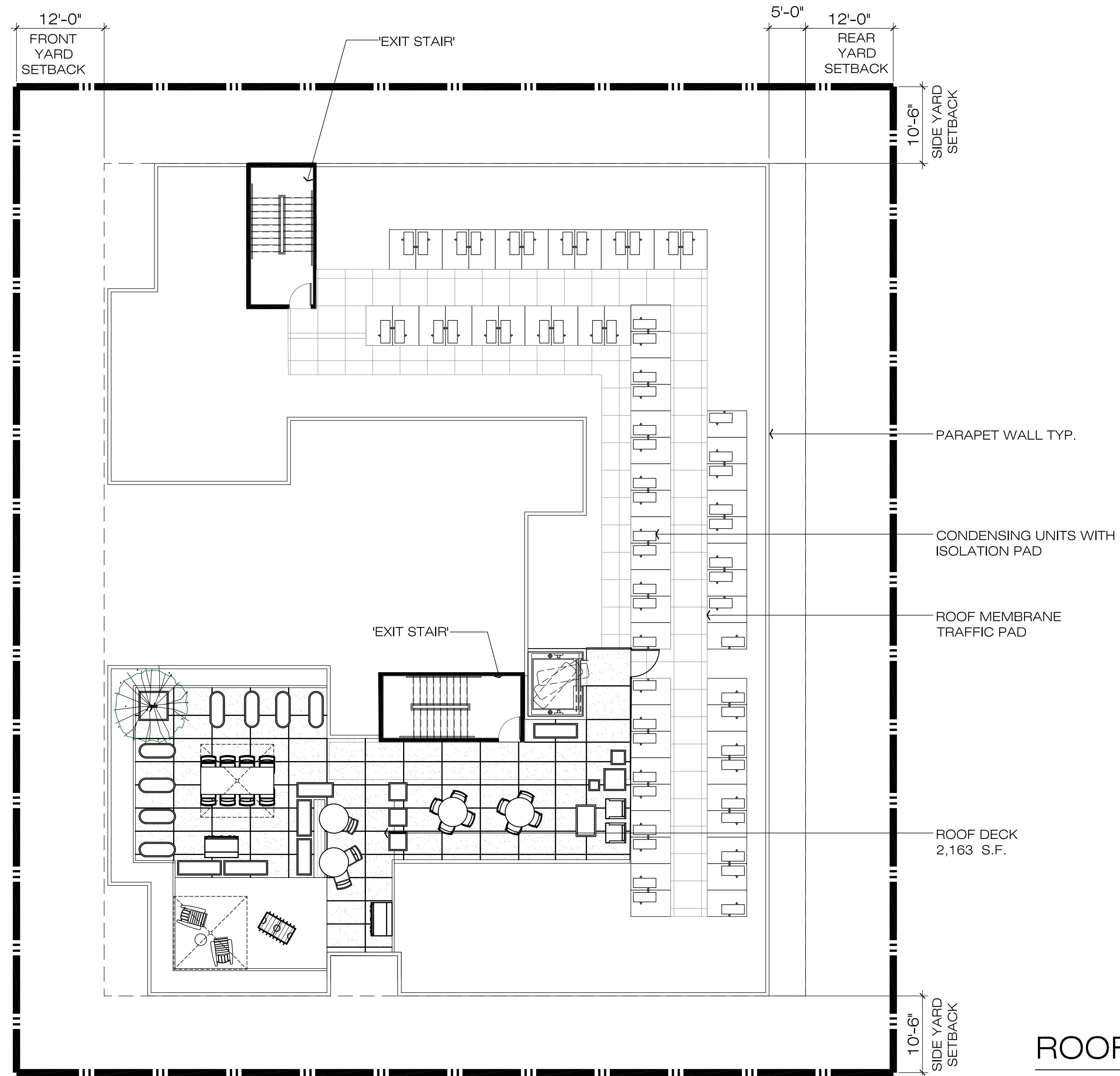
LEVEL 04-06 PLANS

2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064



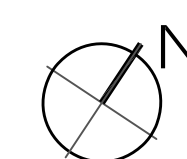
BARRY AVE.



ROOF PLAN

2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064





WINDOWS AND DOORS VISIBLE FROM THE STREET WILL BE RECESSED AT LEAST 2" FROM THE BUILDING FACADE, THIS RECESS WILL NOT ACCOMPLISHED BY THE USE OF PLANT-ON MOLDING AROUND THE WINDOW OR DOOR.

BUILDING ELEVATION

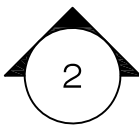
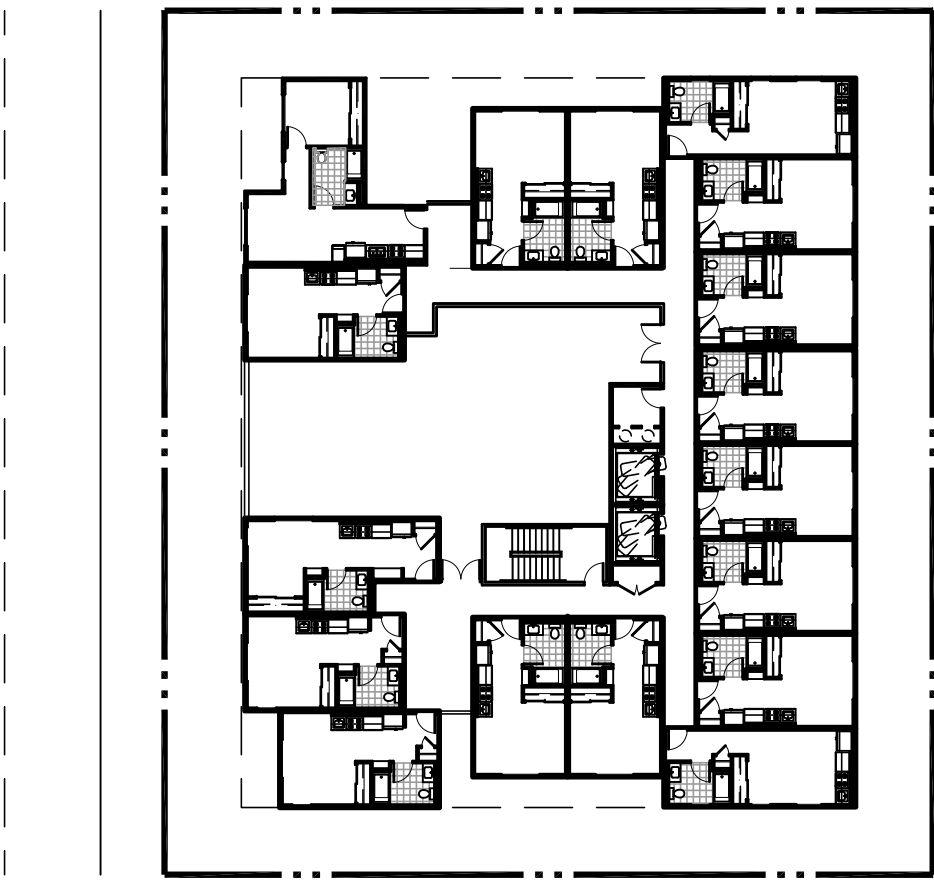
2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064



LEGEND

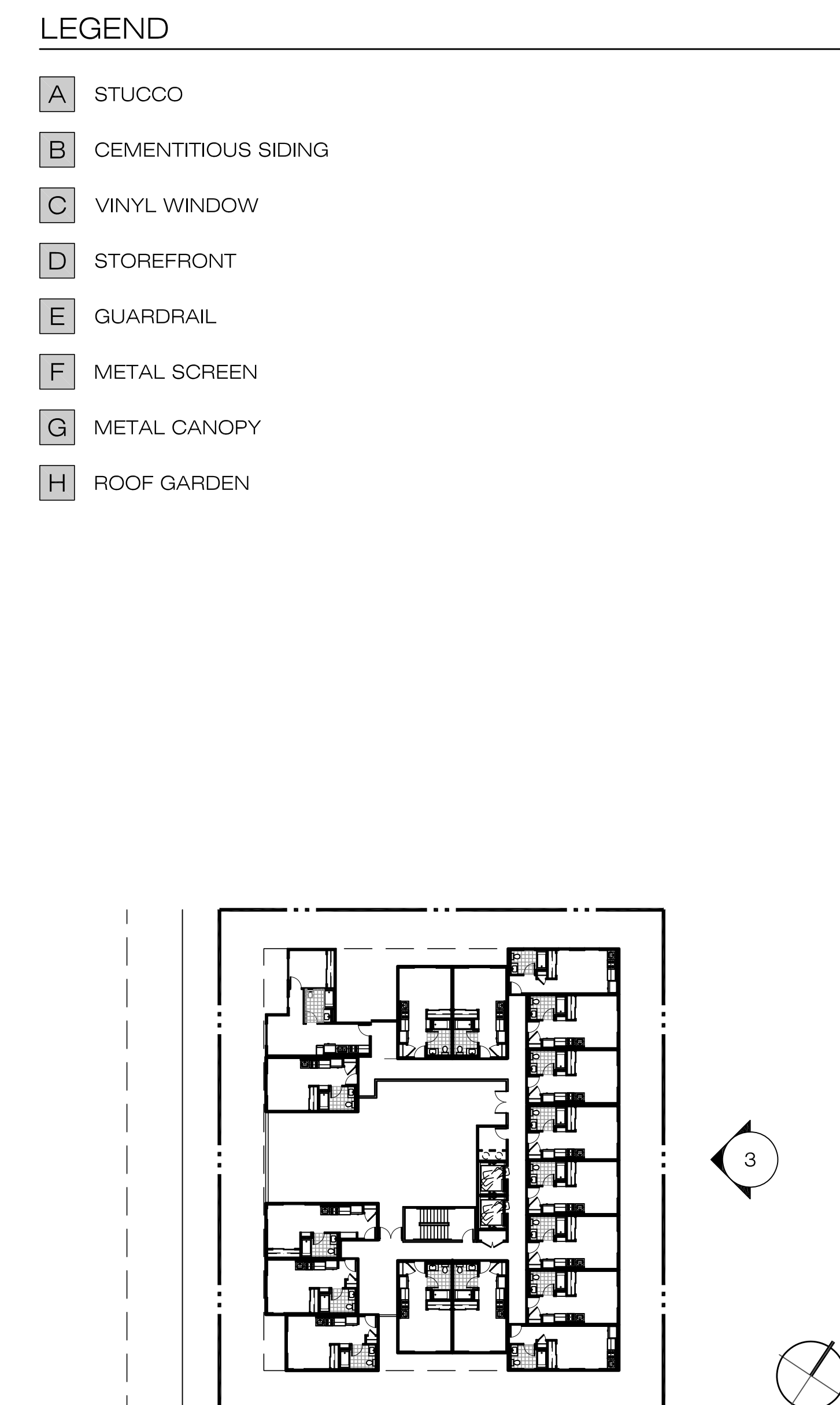
- A STUCCO
- B CEMENTITIOUS SIDING
- C VINYL WINDOW
- D STOREFRONT
- E GUARDRAIL
- F METAL SCREEN
- G METAL CANOPY
- H ROOF DECK



BUILDING ELEVATION

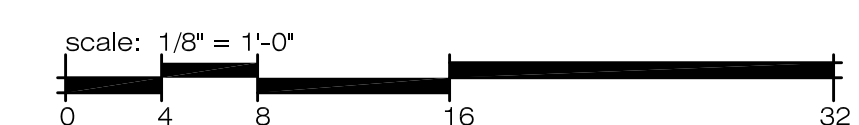
2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064



2444 BARRY AVENUE

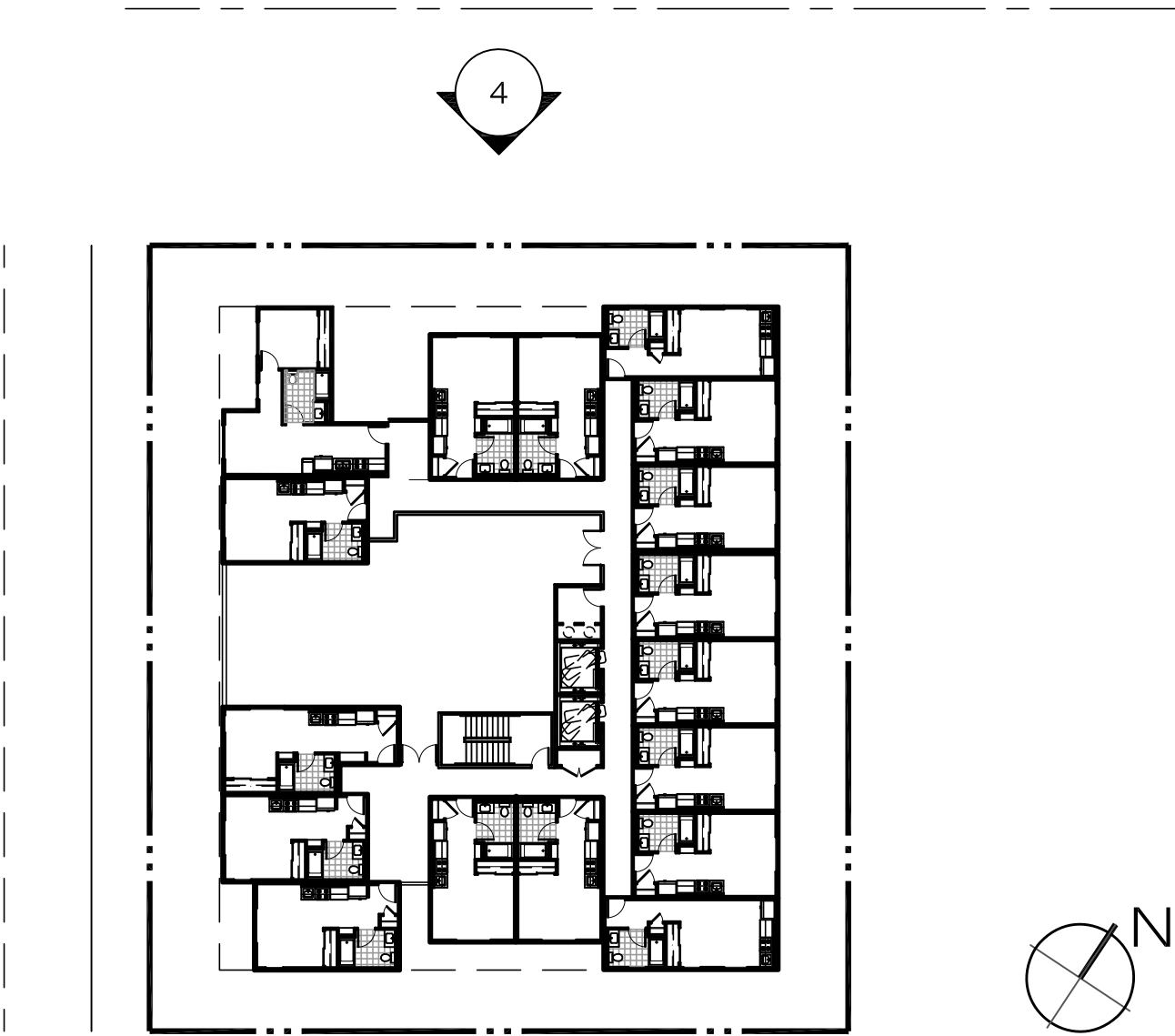
2444 BARRY AVENUE, LOS ANGELES CA 90064





LEGEND

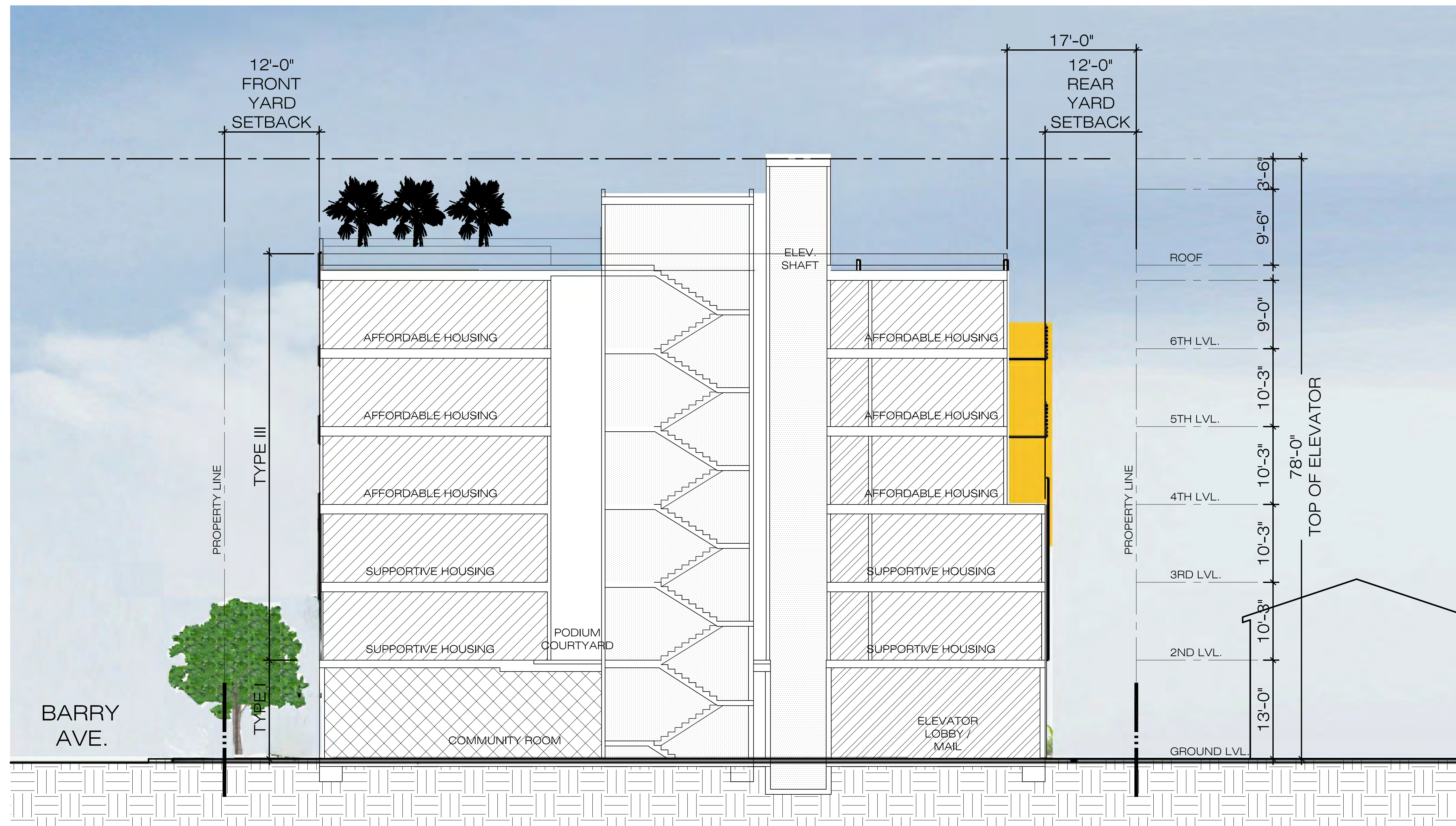
- A STUCCO
- B CEMENTITIOUS SIDING
- C VINYL WINDOW
- D STOREFRONT
- E GUARDRAIL
- F METAL SCREEN
- G METAL CANOPY



BUILDING ELEVATION

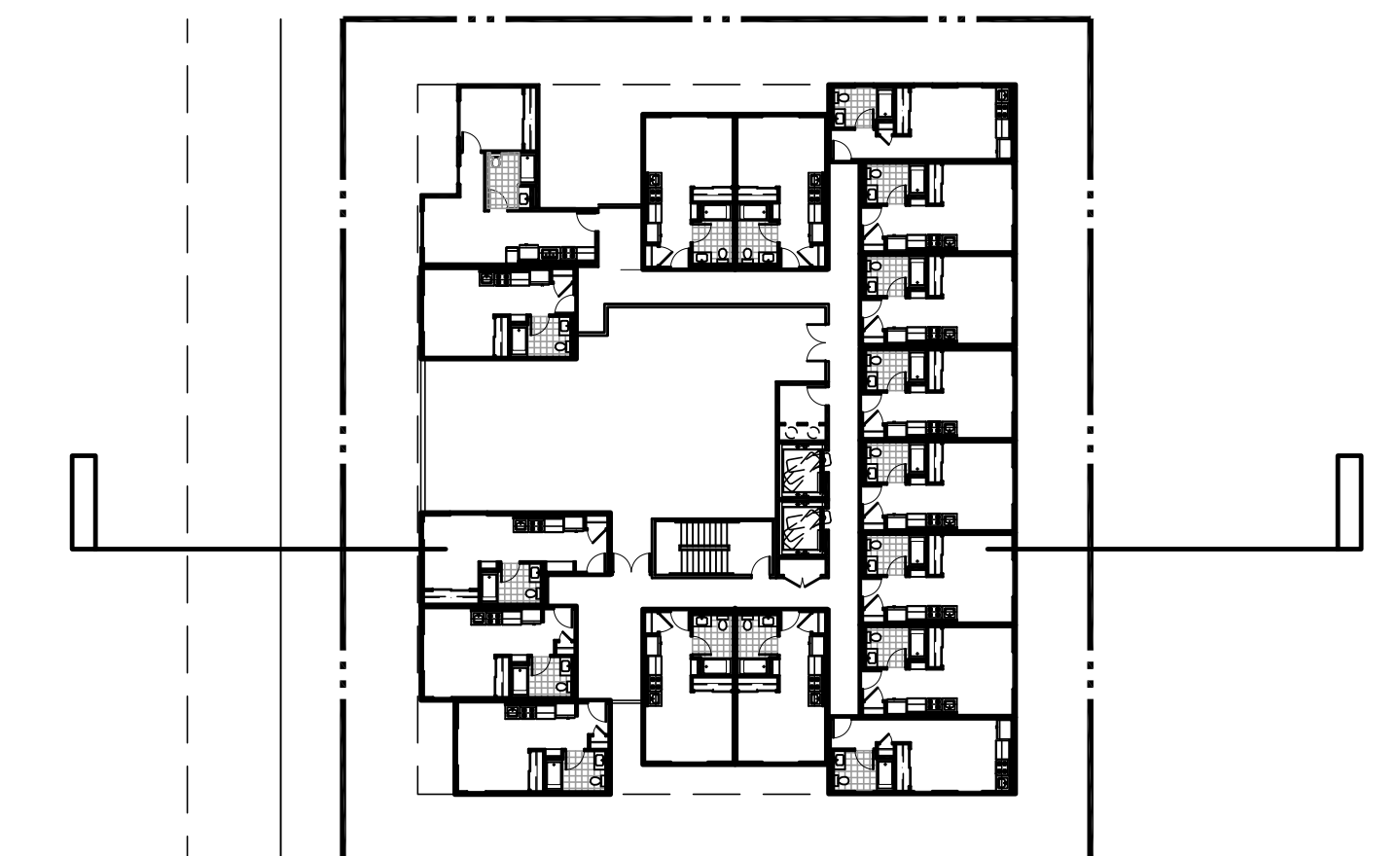
2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064



LEGEND:

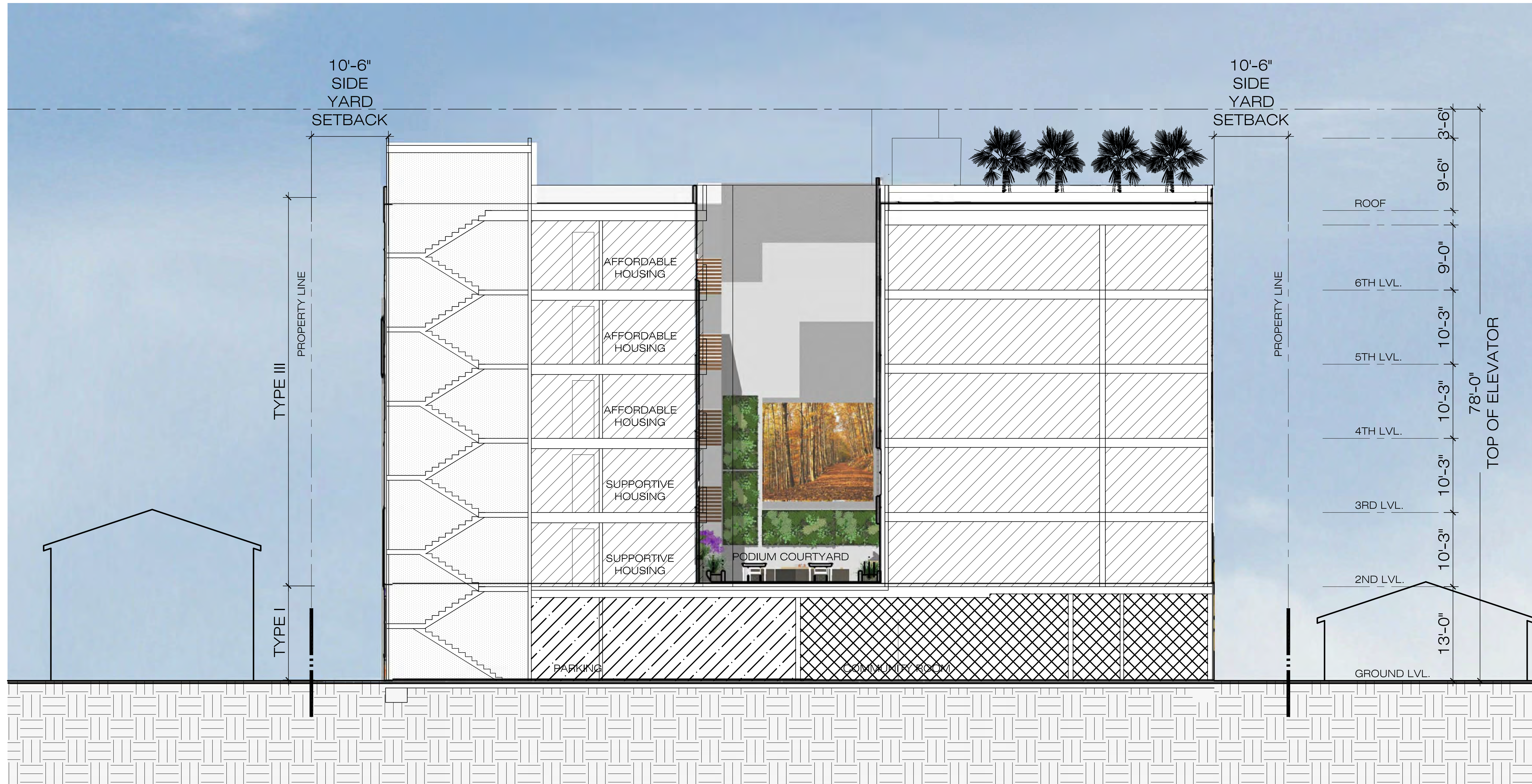
- RESIDENTIAL
- COMMUNITY ROOM
- VERTICAL CIRCULATION
- PARKING
- CIRCULATION



BUILDING SECTION

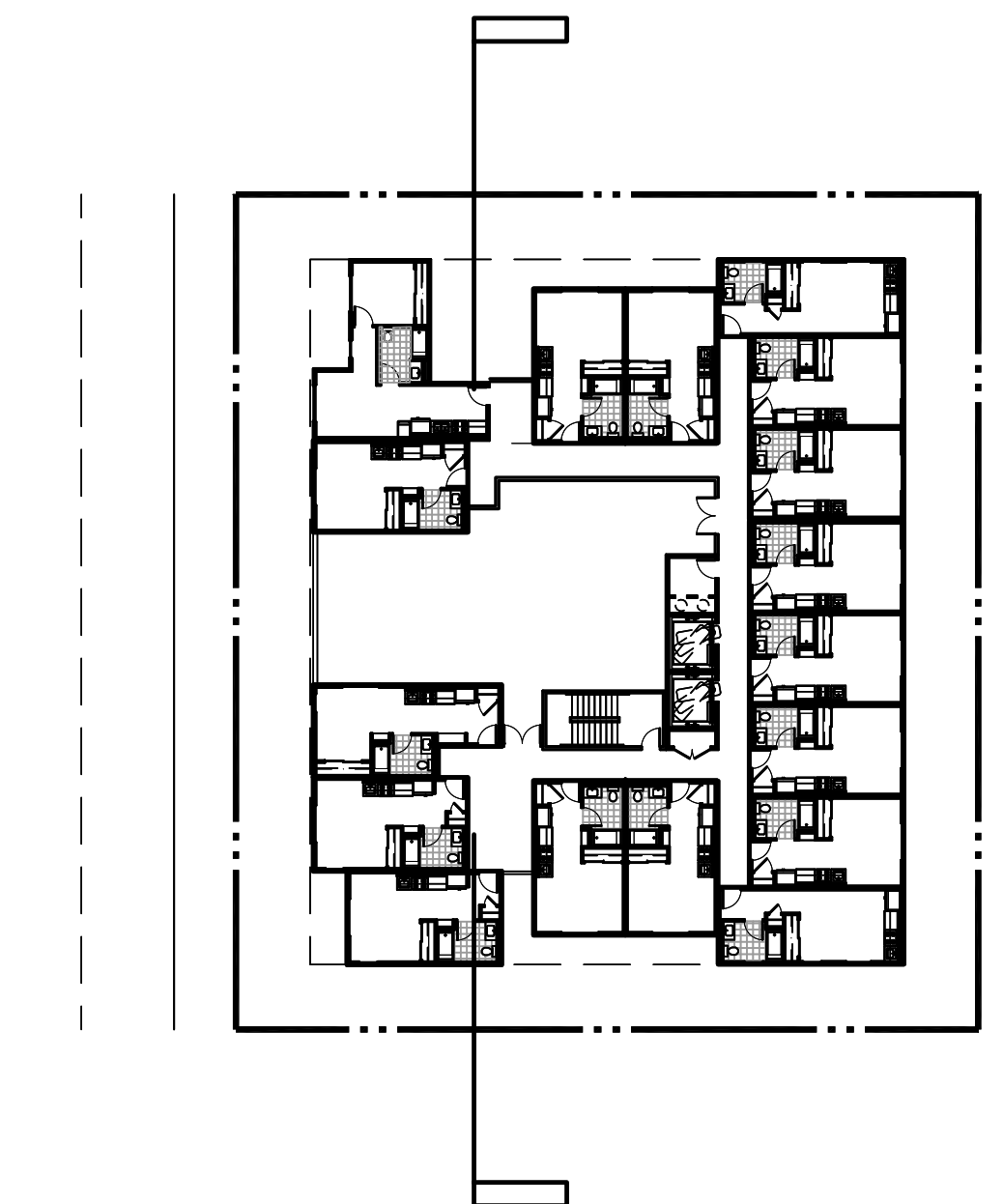
2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064



LEGEND:

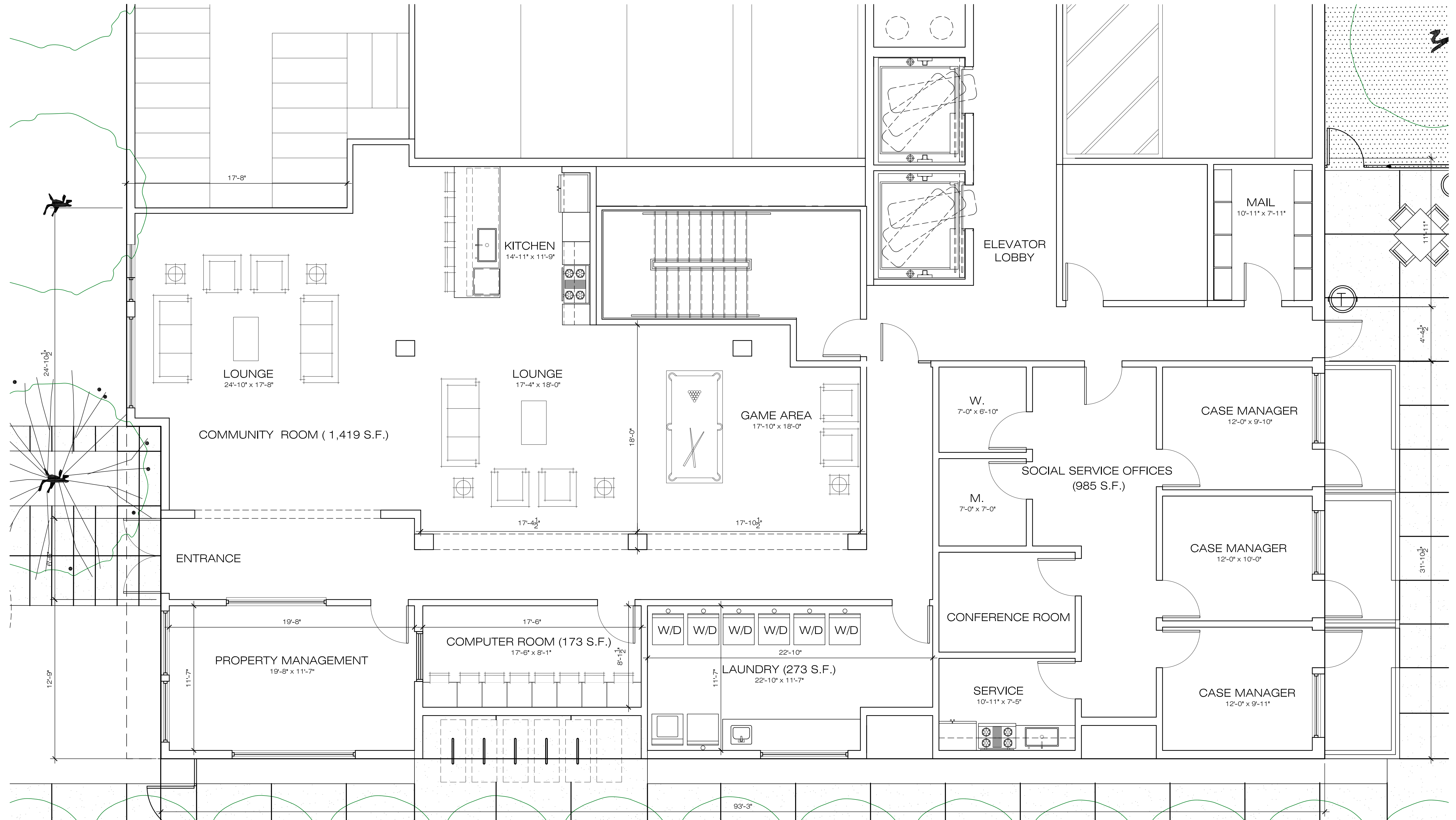
-  RESIDENTIAL
-  COMMUNITY ROOM
-  VERTICAL CIRCULATION
-  PARKING



BUILDING SECTION

2444 BARRY AVENUE

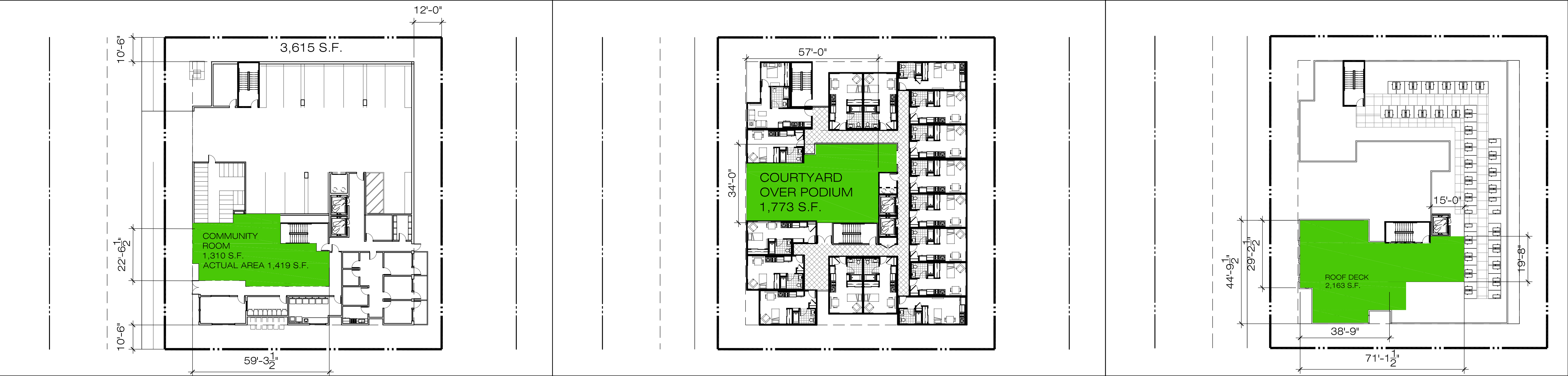
2444 BARRY AVENUE, LOS ANGELES CA 90064



COMMUNITY ROOM

2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064



COMMUNITY SPACE: ACTUAL AREA 1,419 S.F.
RECREATION ROOM - 600 SF. MIN. (25% OF TOTAL REQUIRED MAX)
 $5,240 \times 0.25 = 1,310$ S.F.
TOTAL COMMUNITY ROOM COUNTED TOWARDS OPEN SPACE: 1,310 S.F.

PODIUM @ 2ND LEVEL: 1,773 S.F.

ROOF DECK: 2,163 S.F.

| | | |
|--------------------------|---|------------------------------|
| OPEN SPACE REQUIREMENTS: | 100 S.F. FOR LESS THAN THREE HABITABLE ROOM | $49 \times 100 = 4,900$ S.F. |
| | 125 S.F. FOR THREE HABITABLE ROOM | $9 \times 125 = 1,125$ S.F. |
| | 175 S.F. FOR MORE THAN THREE HABITABLE ROOM | $3 \times 175 = 525$ S.F. |
| TOTAL | 6,550 S.F. | |

TOTAL REQUIRED OPEN SPACE AFTER 20% REDUCTION: 5,240 S.F.

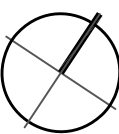
PROVIDED OPEN SPACE: $1,310 + 1,773 + 2,163 = 5,246$ S.F.

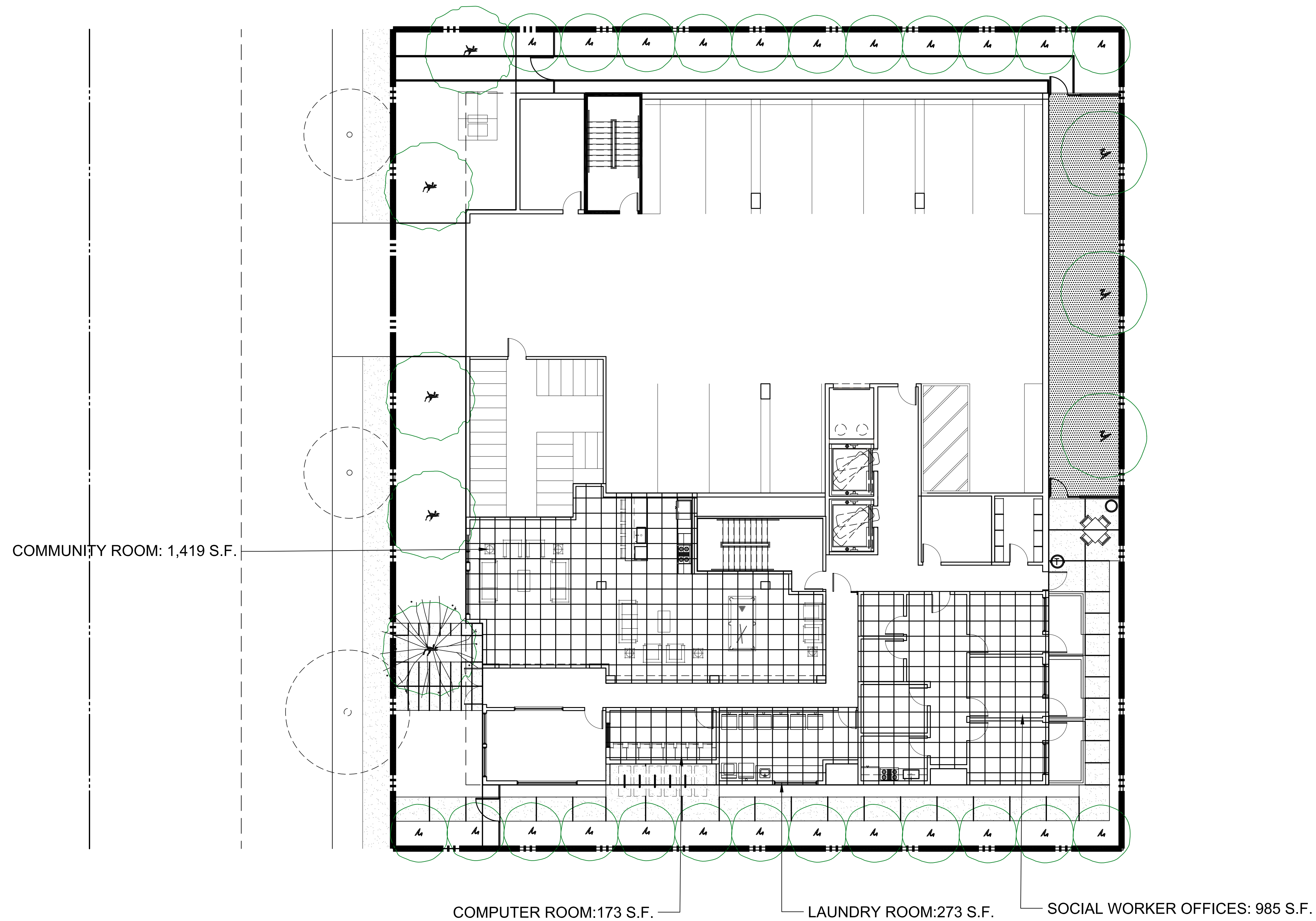
PRIVATE OPEN SPACE ARE NOT INCLUDED IN PROVIDED OPEN SPACE (BALCONY WIDTHS ARE LESS THAN 8')

OPEN SPACE EXHIBIT

2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064





GROSS RESIDENTIAL AREA - FIRST LEVEL : 4,832 S.F.
 3% OF TOTAL RESIDENTIAL AREA: 4,832 X 0.03=115 S.F.

ONSITE SUPPORTIVE SERVICES: 1,419+173+273+985 = 2,850 S.F.

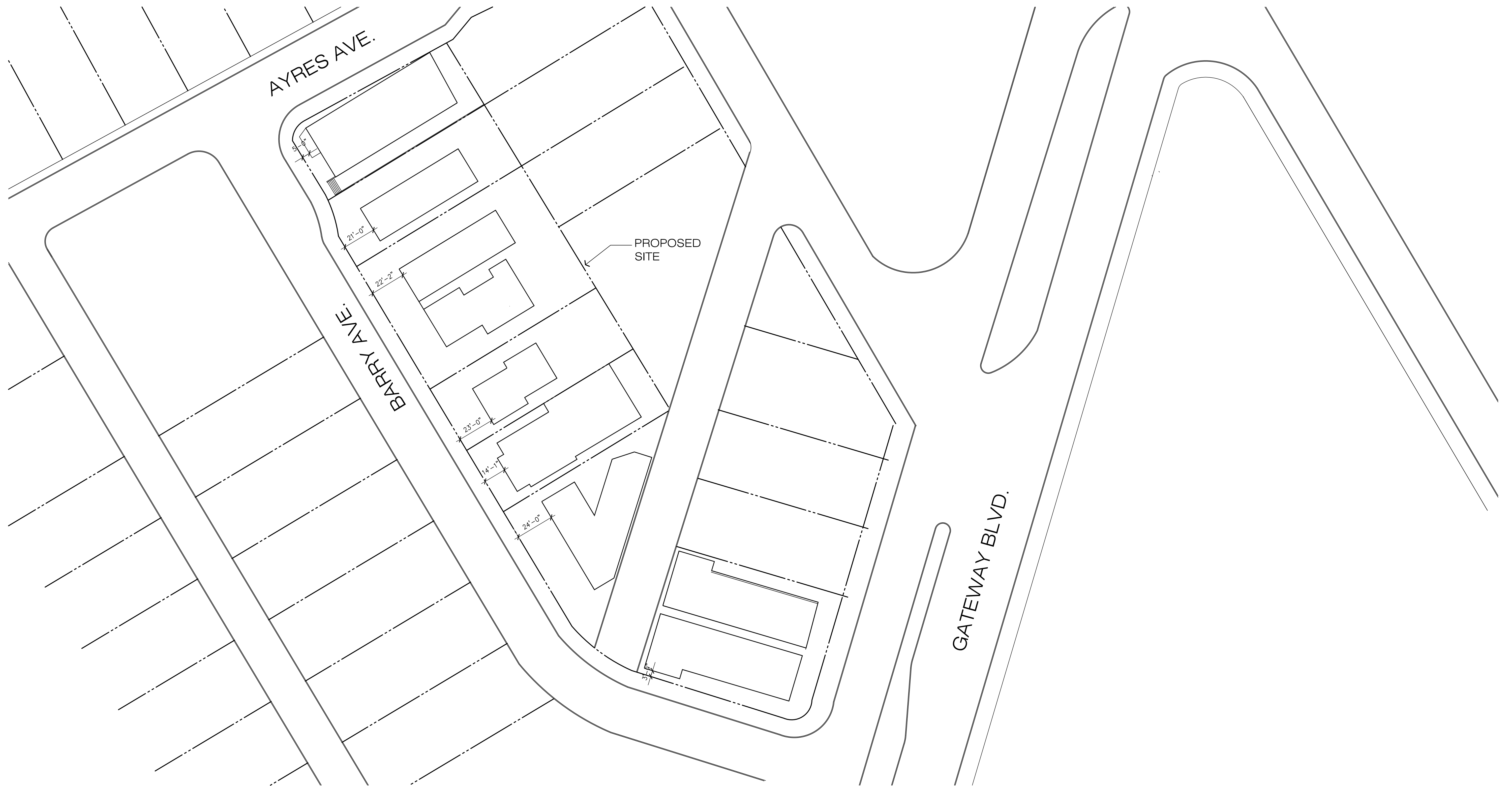
SUPPORTIVE SERVICES ARE INCLUDED: SOCIAL WORKER OFFICES, COMMUNITY ROOM, COMPUTER ROOM, AND LAUNDRY ROOM

SUPPORTIVE SERVICES EXHIBIT

2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064





Pursuant to Exposition Corridor Transit Neighborhood Specific Plan 4.3.1.A.2

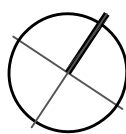
- Projects fronting all other streets shall be set back within 5 feet of the Prevailing Front Setback of the block face on which the property is located as defined in this Specific Plan, with the exception of the R3(EC) zone and properties fronting Exposition Boulevard located west of Barrington Avenue which shall comply with the Setback requirements of the R3 zone as set forth in LAMC Section 12.10 C.1 (therein referred to as "Yards")

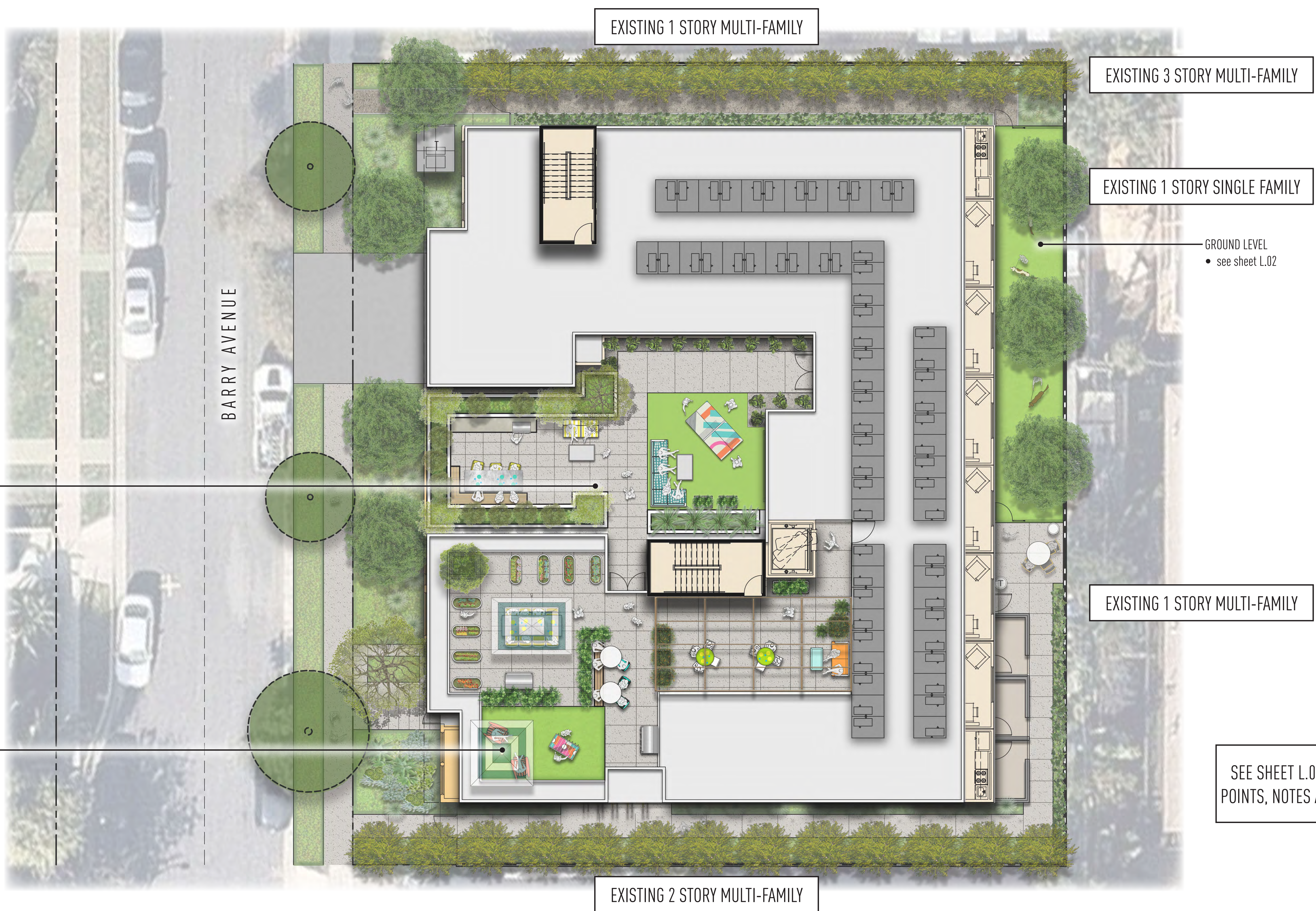
PREVAILING SETBACK ALONG BARRY AVENUE:
 $5'-0" + 22'-0" + 22'-2" + 23'-0" + 14'-1" + 24'-0" + 3'-9" = 114'$
 $114' / 7 = 16.28'$ PREVAILING SETBACK

PREVAILING SETBACK

2444 BARRY AVENUE

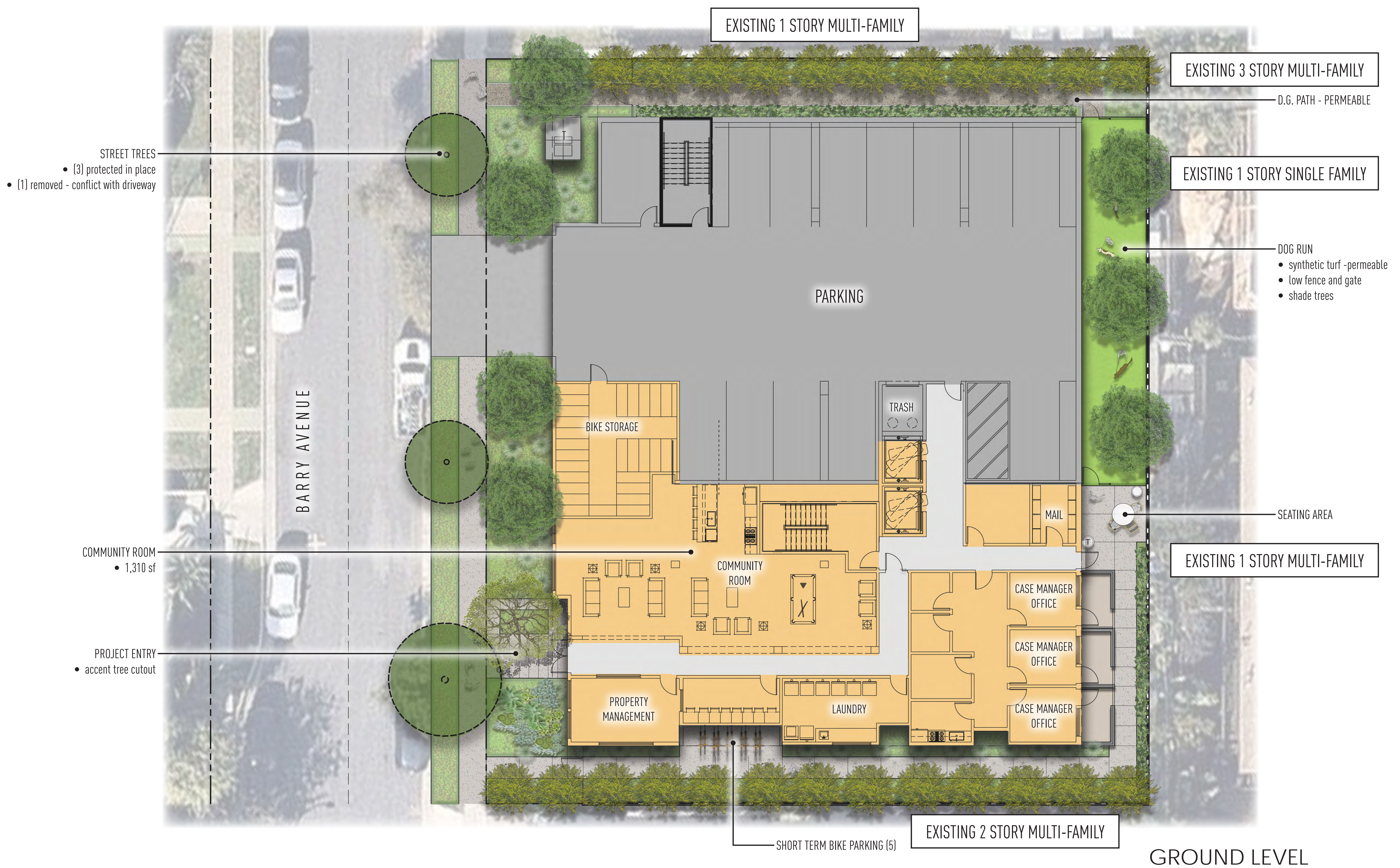
2444 BARRY AVENUE, LOS ANGELES CA 90064





2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064



2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064



PODIUM LEVEL 2

2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064



ROOFTOP TERRACE

2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064

Preliminary Plant Palette

BARRY AVE. - CITY OF LOS ANGELES

The objective of the overall landscaping concept is to provide a distinct visual impression and community identity, soften the urban experience, provide the highest level of aesthetic standards complimented by the quality of the building materials that will assure an attractive environment enhancing the quality of life among its residents and visitors.

The landscape irrigation concept for the site will be designed to provide the most efficient and conserving means to distribute irrigation water and provide the Property Manager with the latest technology for water conservation.

The following plant material as selected is compliant with City of Los Angeles Green Initiatives or Cal Green equivalent including consideration for water conservation and non-invasive species.

A minimum of 80% of the shrubs and groundcover planted must be drought tolerant. Drought tolerant plant material has been identified with a (*).

TREES:

| Botanical Name | Common Name | Size: |
|----------------|-------------|-------|
|----------------|-------------|-------|

BARRY AVE.:

Protect in Place existing street tree
1 street tree to be removed due to driveway conflict.

GROUND LEVEL AND PODIUM COURTYARD (in raised planters and pottery):

| | | |
|----------------------------|------------------------------|---------|
| Acacia stenophylla | Shoestring Acacia | 24" box |
| Aloe barberae | Tree Aloe | 24" box |
| Arbutus 'Marina' | Hybrid Strawberry Tree | 24" box |
| Citrus species | Thornless Citrus | 24" box |
| Draceana draco | Dragon Tree | 24" box |
| Eriobotrya deflexa | Bronze Loquat | 24" box |
| Juniperus torulosa | Hollywood Juniper | 24" box |
| Olea e. "Swan Hill" | Fruitless Olive | 24" box |
| Magnolia 'Little Gem' | Little Gem Southern Magnolia | 24" box |
| Prunus c.'Bright 'n Tight' | Compact Carolina Cherry | 24" box |
| Tristania conferta | Brisbane Box | 24" box |

TURF AT GROUND LEVEL DOG RUN:

Synthetic K-9 turf

TURF AT PODIUM AND ROOFTOP TERRACE:

Synthetic Imperial Rye Fescue 90 oz. turf

Line of Sight Note:

Maintain shrubs at 24" high inside of Line of Sight at street intersections and alley.

SHRUBS and GROUNDCOVERS:

| Botanical Name | Common Name |
|----------------|-------------|
|----------------|-------------|

Large shrubs (minimum 5 gallon size at 3' o.c.)

- | | |
|-------------------------|--------------------------------------|
| * Arbutus Unedo | Strawberry Tree |
| * Chamaerops humilis | Mediterranean Fan Palm - multi trunk |
| * Feijoa sellowiana | Pineapple Guava |
| * Photinia x fraserii | Red-tipped Photinia |
| * Tecoma stans | Yellow Bells |
| * Westringia fruiticosa | Coast Rosemary |

Medium Shrubs (minimum 5 gallon size)

- | | |
|------------------------------|---------------------|
| * Callistemon 'Little John' | Dwarf Bottlebrush |
| * Bougainvillea species | Bougainvillea |
| Dietes vegeta | Fortnight Lily |
| * Grevillia species | Grevillia |
| * Hemerocallis hybrids | Evergreen Daylilies |
| Pittosporum species | Mock Orange |
| * Raphiolepis indica species | India Hawthorn |
| * Rosemarinus 'Tuscan Blue' | Upright Rosemary |

Medium shrubs (minimum 5 gallon size at 3' o.c.)

- | | |
|--------------------|-------------------|
| * Salvia greggi | Autumn Sage |
| * Salvia leucantha | Mexican Sage Bush |
| Streltzia reginae | Bird of Paradise |

Low Shrubs and Groundcovers (minimum 1 gallon size)

- | | |
|-----------------------------|------------------|
| * Carissa M. 'Horizontalis' | Natal Plum |
| Carex species | Sedge |
| Ceanothus g. 'Horizontalis' | Carmel Creeper |
| Mahonia repens | Creeping Mahonia |
| * Myoporum parvifolium | Myoporum |
| * Rosmarinus o. prostratus | Dwarf Rosemary |

Accent/color shrubs (minimum 5 gallon size)

- | | |
|-------------------------|----------------|
| * Aeonium x floribundum | Aeonium Hybrid |
| * Aloe species | Aloe |
| * Agave species | Agave |
| Cycas revoluta | Sago |
| * Dasylirion wheelerii | Desert Spoon |
| * Hesperaloe parvifola | Red Yucca |
| * Muhlenbergia species | Deer Grass |
| Rosa 'Iceberg' | Iceberg Rose |

CITY of LOS ANGELES - LANDSCAPE ORDINANCE

WATER MANAGEMENT POINT SYSTEM

(per Guideline "AA" - City of L.A.)

| | |
|--|---|
| AREA OF PROJECT SITE: | POINTS REQUIRED |
| 16,200 s.f. (0.37 acres) | 300 POINTS (15,001 - 40,000 s.f.) |
| ZONING DESIGNATION: | RD-I.5 |
| ITEMS PER TABLE II | |
| #1 DRIP/TRICKLE/MICRO IRRIGATION | 15 POINTS (5 points per circuit x 3) |
| #3 AUTOMATIC IRRIGATION CONTROLLER (with cycling capacity & watering schedule) | 5 POINTS |
| #4 SOIL MOISTURE SENSOR/ANEMOMETER/ RAIN MEASURING DEVICE or SENSING SYSTEM/ EVAPOTRANSPIRATION DATA USED with AUTOMATIC CONTROLLER | 10 POINTS |
| #6 PLANTS with MONTHLY WATERING | 200 POINTS (50 plants at 2 pts. ea.) (30 plants at 2 pts. ea.) (20 plants at 2 pts. ea.) |
| AGAVE | |
| ALOE | |
| SALVIA | |
| #9 LANDSCAPE METER | 75 POINTS (25% of req'd 300 pts.) |
| TOTAL POINTS: | 305 |

POTENTIAL LANDSCAPE AREA

POTENTIAL LANDSCAPE AREA = (SITE) 16,200 - (BUILDING) 10,702 S.F. = 5,498 S.F.

PARKING LOT TREE NOTE:

NO SURFACE PARKING PROPOSED. CONDITION OF 1 TREE PER 4 PARKING SPACES NOT APPLICABLE.

SOLAR ACCESS/CONDITIONS OF APPROVAL NOTE:

SOLAR ACCESS REPORT AND THE TENTATIVE TRACT CONDITIONS OF APPROVAL WILL BE REVIEWED PRIOR TO PREPARING THE LANDSCAPE PLAN. THE LANDSCAPE PLAN SATISFIES TENTATIVE TRACT CONDITIONS.

FRONT YARD TREE REQUIREMENTS

(PER LA CITY ZONING CODE, SECTION 12.21C1(G))
1 TREE PER 500 S.F. OF UNPAVED FRONT YARD
TOTAL FRONT YARD S.F. = 1,142 S.F.

TREES PROVIDED - 15 GAL. OR GREATER

4 TOTAL TREES

TREES REQUIRED:

3 TREES

1 TREES EXCESS

CITY of L.A. LANDSCAPE NOTES

1. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
2. SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
3. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
4. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN NOTES:

4.3.4 A.1. - DROUGHT TOLERANT PLANTS - AT LEAST 80% OF THE PROJECTS' NEWLY LANDSCAPE AREA SHALL BE PLANTED WITH DROUGHT TOLERANT SHRUBS AND GROUNDCOVER.
- SEE ADJACENT PLANTING PALETTE AND NOTES IDENTIFYING THE DROUGHT TOLERANT PLANT MATERIAL.

4.3.4 A.2. - PERMEABLE PAVING - AT LEAST 50% OF THE HARDSCAPE AREAS SHALL INCLUDE PERMEABLE PAVING, EXCEPT WHERE NOT FEASIBLE DUE TO WATER TABLE LEVELS, CONTAMINATION, OR PERMEABILITY OF THE SOIL.

| | | |
|--------------------------|---------------------------|-------------|
| TOTAL HARDSCAPE ON GRADE | TOTAL PERMEABLE HARDSCAPE | % PERMEABLE |
| 2,292 S.F. | 1,245 S.F. | 54% |
| | SYNTHETIC TURF AND D.G. | |

OPEN SPACE REQUIREMENTS

PER LA CITY ZONING CODE, SECTION 12.21G - ZONE RD-I.5

| | | |
|--|-------|---------------|
| OPEN SPACE REQUIREMENTS: | UNITS | QTY. |
| 100 S.F. FOR UNITS = < 3 HABITABLE ROOMS | 49 | = 4,900 S.F. |
| 125 S.F. FOR UNITS = 3 HABITABLE ROOMS | 9 | = 1,125 S.F. |
| 175 S.F. FOR UNITS = > 3 HABITABLE ROOMS | 3 | = 525 S.F. |
| LESS 20% REDUCTION PER INCENTIVE | | = -1,485 S.F. |

| | |
|---|--------------|
| TOTAL OPEN SPACE REQUIRED | = 5,240 S.F. |
| TOTAL LANDSCAPE SF REQUIRED (25% OF REQ. OUTDOOR) | = 1,310 S.F. |

| | |
|-----------------------------|--------------|
| OUTDOOR OPEN SPACE PROVIDED | QTY. |
| GROUND LEVEL | = 0 S.F. |
| PODIUM COURTYARD | = 1,773 S.F. |
| ROOFTOP TERRACE | = 2,163 S.F. |

| | |
|----------------------------------|--------------|
| TOTAL PROPOSED INDOOR OPEN SPACE | = 1,310 S.F. |
|----------------------------------|--------------|

| | |
|---------------------------|--------------|
| TOTAL OPEN SPACE PROVIDED | = 5,246 S.F. |
|---------------------------|--------------|

| | |
|-----------------------------------|--------------|
| TOTAL OUTDOOR OPEN SPACE PROVIDED | = 3,936 S.F. |
|-----------------------------------|--------------|

TREE QUANTITY REQUIREMENTS - MINIMUM 24" BOX

ALL TREES PLANTED IN MINIMUM 30" SOIL DEPTH

| | |
|--------------------|-----------------|
| 61 UNITS | TREES REQUIRED: |
| 1 TREE PER 4 UNITS | - UNITS/4 = 16 |

TREES PROVIDED - 24" BOX OR GREATER

LOCATION QUANTITY

GROUND LEVEL 32

TOTAL TREES:

32

CITY of LOS ANGELES LANDSCAPE ORDINANCE

- Ordinance no. 170,978 (as amended)

CITY of LOS ANGELES LANDSCAPE ORDINANCE

Ordinance no. 170,978 (as amended)

LANDSCAPE POINT RECAP

(per Guideline "O")

| | |
|-----------------------|-----------------|
| AREA OF PROJECT SITE: | POINTS REQUIRED |
|-----------------------|-----------------|

16,200 s.f. (0.37 acres) 20 POINTS (15,001 - 40,000 s.f.)

| | |
|---------------------|--------|
| ZONING DESIGNATION: | RD-I.5 |
|---------------------|--------|

ITEMS PER TABLE II

STREET TREES

| | |
|---|------------|
| CONSERVATION OF EXISTING TREE (3 per tree) | 15 POINTS |
| CONTINUOUSLY PLANTING PARKWAY - 113 LINEAR FEET | 113 POINTS |

TOTAL POINTS: 128

EXISTING TREE NOTE:

NO EXISTING TREES TO REMAIN ON SITE.

2444 BARRY AVENUE

2444 BARRY AVENUE, LOS ANGELES CA 90064



13520 Evening Creek Drive North, Suite 160
San Diego, CA 92128
t. 858. 679. 2828
f. 858. 679. 9076



PRINTED: June 29, 2020

EXHIBIT B

APPEAL APPLICATION

B1 – David Maman



APPLICATIONS:

APPEAL APPLICATION

Instructions and Checklist

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

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

A. APPELLATE BODY/CASE INFORMATION

1. APPELLATE BODY

- ☒ Area Planning Commission ☒ City Planning Commission ☐ City Council ☒ Director of Planning
☒ Zoning Administrator

Regarding Case Number: DIR-2020-2956-DB-PSH-SIP-PHP

Project Address: 2444-2456 South Barry Avenue. Los Angeles, CA.

Final Date to Appeal: 08/26/2020

2. APPELLANT

Appellant Identity:
(check all that apply)

- ☐ Representative ☒ Property Owner
☒ Applicant ☐ Operator of the Use/Site

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

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

- ☐ Representative ☒ Owner ☐ Aggrieved Party
☒ Applicant ☐ Operator

3. APPELLANT INFORMATION

Appellant's Name: David Maman

Company/Organization: _____

Mailing Address: 8721 W Sunset Blvd. Suite 208

City: W Hollywood State: California Zip: 90069

Telephone: (310) 387-9897 E-mail: david@davidmaman.com

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

☒ Self ☐ Other: _____

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

4. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Guillermo Ramos

Company: _____

Mailing Address: 8721 W Sunset Blvd. Suite 208

City: W Hollywood State: California Zip: 90069

Telephone: (323) 217-6658 E-mail: memo@davidmaman.com

5. JUSTIFICATION/REASON FOR APPEAL

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

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

If Yes, list the condition number(s) here: Height of the building, set back, number of units, parking

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

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

6. APPLICANT'S AFFIDAVIT

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

Appellant Signature: 

Date: 8-26-2020

GENERAL APPEAL FILING REQUIREMENTS

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

1. Appeal Documents

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

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

b. Electronic Copy

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

c. Appeal Fee

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

d. Notice Requirement

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

SPECIFIC CASE TYPES - APPEAL FILING INFORMATION

C. DENSITY BONUS / TRANSIT ORIENTED COMMUNITIES (TOC)

1. Density Bonus/TOC

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

NOTE:

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

D. WAIVER OF DEDICATION AND OR IMPROVEMENT

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

NOTE:

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

E. TENTATIVE TRACT/VESTING

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

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

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

F. BUILDING AND SAFETY DETERMINATION

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

a. Appeal Fee

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

b. Notice Requirement

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

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

a. Appeal Fee

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

b. Notice Requirement

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

G. NUISANCE ABATEMENT

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

NOTE:

- Nuisance Abatement is only appealable to the City Council.

a. Appeal Fee

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

2. Plan Approval/Compliance Review

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

a. Appeal Fee

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

NOTES

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

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

| This Section for City Planning Staff Use Only | | |
|---|---------------------------------------|---|
| Base Fee: | Reviewed & Accepted by (DSC Planner): | Date: |
| Receipt No: | Deemed Complete by (Project Planner): | Date: |
| <input type="checkbox"/> Determination authority notified | | <input type="checkbox"/> Original receipt and BTC receipt (if original applicant) |

August 26th 2020

To whom it may concern,

This small neighborhood consist of 25 lots which includes about 100 units, with buildings ranging from 1 to 3 stories in height, approximately 35 feet, the proposed project is 78 feet in height. The proposed project includes 3 lots with 61 units which is more than 60% of the entire neighborhood. The parking is very limited in the neighborhood, taking under consideration that this is not a highly commuted street, with the additional number of units and a major reduction of parking requirements they are creating a very difficult living environment for the entire neighborhood.

The setback reduction and the increase of the height of the building will also impact the buildings abutting the property.

The approval of this project doesn't take the impact on the neighborhood and its residing tenants under consideration.

David Maman
(310)387-9897

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE

HELEN LEUNG

KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

**CITY OF LOS ANGELES
CALIFORNIA**



ERIC GARCETTI
MAYOR

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

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

**DIRECTOR'S DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES**

August 13, 2020

Applicant/Owner

Barry Family Housing, L.P.
Affirmed Housing Group
13520 Evening Creek Drive North
San Diego, CA 92128

Representative

Tim Moran
Irvine & Associates, Inc.
660 S. Figueroa Street, #1780
Los Angeles, CA 90017

Case No.: DIR-2020-2956-DB-PSH-SIP-
PHP

CEQA: N/A

Location: 2444-2456 South Barry
Avenue

Council District: 11 – Mike Bonin
Neighborhood Council: West Los Angeles Sawtelle

Community Plan Area: Palms - Mar Vista - Del Rey

Land Use Designation: Low Medium Residential

Zone: RD1.5-1

Legal Description: Lots 308-310, Tract 5498

Last Day to File an

Appeal: August 28, 2020

DETERMINATION

I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determined, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1), based on the whole of the record, that the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project;

Determined, pursuant to California Government Code Section 65650 through 65654, that The Project is a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653;

Determined, pursuant to Public Resources Code Section 21080.27, that the Project is a Supportive Housing Project that meets all of the requirements of PRC Section 21080.27(a)(3);

Approve with Conditions, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(2)(i)b, a ministerial review of a Density Bonus Compliance Review, the following incentives requested by the applicant for a project totaling 61 dwelling units, reserving thirty-two (32) units for Very Low Income Supportive Housing occupancy for a period of 55 years and twenty-eight (28) units for Low Income Housing occupancy for a period of 55 years:

1. **Floor Area Ratio.** A 35% increase to the allowable Floor Area Ratio (FAR) to allow an FAR of 4.05:1 in lieu of the otherwise allowed 3:1 FAR.
2. **Yard/Setback.** A 20% decrease in the required rear yard setback to allow 12 feet in lieu of the otherwise required 15 feet.
3. **Open Space.** A 20% decrease from the open space requirement to allow 5,240 square feet in lieu of the otherwise required 6,550 square feet;

Approve with Conditions, pursuant to California Government Code Section 65915, a ministerial review of a Density Bonus Compliance Review, for a supportive housing development project totaling 61 dwelling units, 100% affordable, exclusive of one market-rate manager's unit, for a period of 55 years, located within one-half mile of a Major Transit Stop, with the following:

1. **Density.** A 455% increase in density to 61 dwelling units in lieu of 11 dwelling units otherwise permitted by the RD1.5-1 Zone; and
2. **Height.** A height increase of 33 feet, or up to three additional stories, to allow a building height of 78 feet in lieu of the 45 feet otherwise permitted by the RD1.5-1 Zone.

Adopt the attached Findings.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Housing Services Unit, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 61 residential units including Density Bonus Units.
3. **Affordable Units.** A minimum of sixty (60) units shall be reserved for Lower Income Households, as defined by Section 50079.5 of the Health and Safety Code, for a period of 55 years. In addition to the affordable units pursuant to Density Bonus, the applicant must comply with the Determination made by HCIDLA for replacement units. Affordable units required as replacement units, per Assembly Bill 2556, shall be an equivalent type as those units being replaced.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (a-d), Assembly Bill 2162, and Assembly Bill 1763.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make thirty-two (32) units available to Very Low Income Supportive Housing residents and twenty-eight (28) units available for Low Income Housing residents, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
6. **Height.** The project may observe a 78 foot height limit in lieu of the 45 foot height limit otherwise allowed.
7. **Floor Area Ratio.** The project may utilize a Floor Area Ratio of 4.05:1 in lieu of the 3:1 Floor Area Ratio otherwise allowed.
8. **Rear Yard Setback.** The project may observe a 12 foot setback along the rear yard in lieu of the 15 feet otherwise required.
9. **Open Space.** The project may provide 5,240 square feet of open space in lieu of the 6,550 square feet otherwise required.
10. **Zoning.** The project shall comply with all other requirements of the RD1.5-1 zone.
11. **Exposition Corridor Transit Neighborhood Plan.** The project shall comply with all other requirements of the Exposition Corridor Transit Neighborhood Plan.

12. **Assembly Bill 2162.** The project shall comply with all state requirements of Assembly Bill 2162 and Government Code Sections 65650 through Section 65654.
13. **Assembly Bill 1763.** The project shall comply with all state requirements of Assembly Bill 1763 and Government Code Section 65915.
14. **Supportive Services Plan.** The applicant shall submit a plan for providing supportive services, to the satisfaction of the Department of City Planning, with documentation demonstrating that supportive services will be provided onsite to residents in the project. The description of those services shall include all of the following:
 - a. The name of the proposed entity or entities that will provide supportive services.
 - b. The proposed funding source or sources for the provided onsite supportive services.
 - c. Proposed staffing levels.
15. **Onsite Supportive Services.** At least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services. The project is proposing 2,850 square feet for supportive services which is approximately 7 percent of the total floor area in the project.
16. **Unit Requirements.** All units within the development, excluding manager's units shall include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
17. **Automobile Parking for Residential Uses.** The development shall provide parking consistent with Assembly Bill 1763. Based upon the number and/or type of dwelling units proposed, zero automobile parking spaces are required for the residential units in this project.
18. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the number of Restricted Affordable Supportive Housing Units made available to individuals of the target population should decrease, or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.
19. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16. Long-term bicycle parking shall be provided at a rate of one per dwelling unit for the first 25 dwelling units and a rate of one per every 1.5 dwelling units for the remaining 36 units. Additionally, short-term bicycle parking shall be provided at a rate of one per ten dwelling units for the first 25 dwelling units and a rate of one per 15 dwelling units for the remaining 36 units, with a minimum of two short-term bicycle parking spaces. Based upon the number of dwelling units, forty-nine (49) long-term and five (5) short-term bicycle parking spaces shall be provided onsite for residential uses.
20. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and

maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

Administrative Conditions

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

29. Indemnification and Reimbursement of Litigation Costs. Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

PROJECT BACKGROUND

The subject property consists of three lots totaling approximately 16,200 square feet in size with a frontage of approximately 135 feet along the eastern side of Barry Avenue and a depth of 120 feet. The site is zoned RD1.5-1 and designated for Low Medium Residential uses in the Palms - Mar Vista - Del Rey Community Plan Area. The site is located within the Exposition Corridor Transit Neighborhood Plan. The site is approximately 2,525 feet from the entrance to the Bundy Station of the Metro Exposition Line, which is a qualified Major Transit Stop.

Abutting as well as adjacent properties north and west of the subject property are zoned RD1.5-1, all of which are improved with either multi-family or single family residential buildings. Abutting as well as adjacent properties south and east of the subject property are zoned R3-1, all of which are improved with multi-family residential buildings. Properties further north of the site, fronting Pico Boulevard, are zoned C2-1VL and are improved with commercial uses.

The proposed project includes the demolition of three structures with a total of 8 dwelling units that are subject to the Rent Stabilization Ordinance; and the construction, use, and maintenance of a new six-story residential building containing 61 dwelling units, of which sixty (60) will be set aside for Very Low Income Supportive Housing and Low Income Housing.

The site's RD1.5-1 zoning permits a height of 45 feet, a floor area ratio ("FAR") of 3:1, and density at a rate of one dwelling unit per 1,500 square feet of lot area. With a lot area of approximately 16,200 square feet, the site's zoning would permit a base density of 11 units by-right. The proposed building will have a maximum height of 78 feet with approximately 39,790 square feet of floor area and 12 at-grade, non-required, automobile parking spaces. The project will also provide 54 bicycle parking spaces. In addition, the project will provide 5,240 square feet of open space with a courtyard at podium level, a roof deck, and a community room.

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 1763, 2162, 2280, 2222, and 2556), the applicant is proposing to utilize Section 12.22 A.25 (Density Bonus) of the Los Angeles Municipal Code (LAMC), which permits a density bonus of 35 percent. This allows for 61 total dwelling units in lieu of the otherwise maximum density limit of 11 dwelling units on the property. A density bonus is automatically granted in exchange for the applicant setting aside a portion of dwelling units, in this case 32, for habitation by Very Low Income Special Needs households for a period of 55 years and 28 for habitation by Low Income households.

Consistent with Assembly Bill 1763 and Government Code 65915, an Applicant may request that a city not impose any minimum vehicular parking requirement for supportive housing developments, as defined in Section 50675.14 of the Health and Safety Code. No automobile parking is required for the proposed project because it is a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. However, the applicant is proposing to provide 12, non-required, automobile parking spaces.

Pursuant to Assembly Bill 1763 and California Government Code Section 65915, a project located within one-half mile of a Major Transit Stop, as defined in subdivision (b) of Section 21155 of the Public Resources code, may receive a waiver from any maximum controls on density. In addition, projects that are located within one-half mile of a Major Transit Stop shall also receive a height increase of up to three additional stories, or up to 33 feet. The project site is approximately 2,525 feet from the entrance to Bundy Station of the Metro Exposition Line, which is a qualified Major Transit Stop. The project is utilizing a density increase of 455% and a height increase of 33 feet.

Housing Replacement

With Assembly Bill 2222 as amended by AB 2556, applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Low or Very Low Income; subject to any other form of rent or price control; or occupied by Low or Very Low Income households. Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated June 22, 2020, the proposed project will be required to provide four (4) units for Very Low Income households and two (2) units for Low Income households. This is reflected in the Conditions of Approval where 32 units will be provided for Very Low Income Supportive Housing and 28 units will be provided for Low Income Housing. Refer to the Density Bonus Legislation Background section of this determination for additional information.

LAMC Criteria

As permitted by LAMC Section 12.22 A.25, the applicant is requesting three (3) incentives that will facilitate the provision of affordable housing at the site: (a) a 35% increase in FAR to allow an FAR of 4.05:1 in lieu of the 3:1 FAR otherwise allowed; (b) a 20% decrease in the required rear yard setback to allow 12 feet in lieu of the otherwise required 15 feet; (c) a 20% reduction to the open space requirement to allow 5,240 square feet in lieu of the otherwise required 6,550 square feet. Pursuant to LAMC Section 12.22 A.25(e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

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

The proposed building provides façade relief through changes in material, including stucco and cementitious siding, and architectural details, including metal screens and canopies. The portion of the building that abuts the street will provide distinct architectural features such as horizontal and vertical breaks in plane.

- 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 subject property has one street-facing façade on the west elevation fronting on Barry Avenue. The building is oriented to the street with a main entrance and stairway facing the street, providing access to the community room, computer room, laundry room, and the property management office. The proposed building will also include balconies and storefront windows on the street-facing façade.

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

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

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

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

SUPPORTIVE HOUSING PROJECT FINDINGS – AB 1197

In accordance with Assembly Bill ("AB") 1197 (PRC Section 21080.27), a supportive housing project that qualifies for the following eligibility requirements in accordance with PRC Section 21080.27(a)(3) is statutorily exempt from CEQA:

- 1. The supportive housing development meets the eligibility requirements of any of the following:**
 - a) Government Code Section 65650 (AB 2162); or**
 - b) An Interim Motel Housing Project pursuant to Los Angeles Municipal Code (LAMC) Section 14.00 A.12; or**
 - c) Qualified Permanent Supportive Housing pursuant to LAMC Section 14.00 A.13.**

The project meets the eligibility requirements of Government Code Section 65650 (AB 2162), which refers to the following definition of "supportive housing" in Section 50675.14 of the California Health and Safety Code ("HSC"):

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The project is a supportive housing project with no limit on length of stay, and will be restricted to occupancy by the target population as defined by HSC Section 50675.14(b)(3) for qualifying homeless individuals. On-site supportive services will be provided in conformance with the requirements of Proposition HHH funds.

In addition, the project complies with the eligibility requirements of Government Code Section 65650 (AB 2162) as provided under Finding Nos. 3 through 9 below.

- 2. The supportive housing development is funded, in whole or in part, by any of the following:**
 - a) The No Place Like Home Program (Part 3.9 (commencing with Section 5849.1) of Division 5 of the Welfare and Institutions Code); or**
 - b) The Building Homes and Jobs Trust Fund (Health and Safety Code Section 50470); or**
 - c) County of Los Angeles Measure H funds; or**
 - d) City of Los Angeles Measure HHH funds; or**
 - e) The City of Los Angeles Housing Impact Trust Fund.**

The applicant has submitted a letter of funding commitment from the Los Angeles Housing + Community Investment Department dated August 20, 2019, demonstrating that the project will receive funds from the Proposition HHH Permanent Supportive Housing Loan Program.

Therefore, as a supportive housing project that meets the eligibility requirements of Government Code Section 65650 and has received funding from the City of Los Angeles Proposition HHH funds, the project qualifies for the CEQA exemption under AB 1197.

SUPPORTIVE HOUSING PROJECT FINDINGS – AB 2162

In accordance with Assembly Bill (“AB”) 2162, a Supportive Housing Project will be considered a use by-right where multifamily and mixed uses are permitted if the proposed housing development meets specified criteria. The specified criteria of AB 2162 are as follows:

3. Units within the development are subject to a recorded affordability restriction for 55 years.

There will be 61 dwelling units in the project and all of them, except for one manager’s unit, will be restricted to Very Low Income Supportive Housing and Low Income Housing.

4. One hundred percent of the units, excluding managers’ units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, “lower income households” has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

There will be 61 dwelling units in the project and all of them, except for one manager’s unit, will be restricted to Very Low Income Supportive Housing and Low Income Housing. The housing development will also receive public funding to provide rental subsidies to all of the affordable units.

5. At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers’ units, in the development shall be restricted to residents in supportive housing.

The development will restrict 32 out of 61 total dwelling units for residents in supportive housing. This means that approximately 52% of all units in the development will be restricted for supportive housing residents.

6. The developer provides the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project describing those services, which shall include the name of the proposed entity or entities that will provide supportive services, the proposed funding source or sources for the provided onsite supportive services, and proposed staffing levels.

The developer has provided the Department of City Planning with a plan for providing supportive services. The plan identifies an organization called Homeless Health Care Los Angeles as the provider of supportive services. The Los Angeles County Department of Public Health Services will provide funding for the services. The staffing levels will be provided at a ratio of one supportive service staff member per 20 residents.

7. **Nonresidential floor area shall be used for onsite supportive services. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.**

The 61 dwelling unit project is required to provide at least three percent (3%) of the total nonresidential floor area for supportive services. The project is proposing 2,850 square feet for supportive services which is approximately seven percent (7%) of the total floor area in the project. The project will provide 985 square feet for case management offices, a 1,419 square foot community room, a 173 square foot computer room, and a 273 square foot laundry room.

8. **The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.**

Per the AB 2556 Determination completed by the Los Angeles Housing and Community Investment Department, the project is required to restrict four (4) units for Very Low Income households and two (2) units for Low Income households. The supportive housing development will restrict 32 units for Very Low Income Supportive Housing and 28 units for Low Income Housing.

9. **Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.**

All 61 dwelling units in the development include at least one bathroom and a kitchen. All kitchens feature a stovetop, sink, and refrigerator.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

Pursuant to Section 12.22 A.25(c) of the LAMC, the Director shall approve a density bonus and requested incentive(s) unless the director finds that:

- a. ***The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units***

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in 12.22 A.25 was pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the density bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

The requested incentives, an increase in the allowed FAR, a decrease in the required rear yard setback, and a reduction in the required open space are expressed in the Menu of Incentives per LAMC 12.22 A.25(f) and, as such, permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentives allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside 32 Very Low Income Supportive Housing dwelling units and 28 Low Income Housing dwelling units for 55 years.

Floor Area Ratio: The Project would be allowed to provide a Floor Area Ratio of 3:1. The requested incentive allows for a 35% increase to the allowable floor area ratio, which results in an allowable Floor Area Ratio of 4.05:1. The proposed Project is utilizing a Floor Area Ratio of 3.64:1. This requested increase of the Floor Area Ratio allows for an expanded building envelope.

Rear Yard Setback: The Project would be required to provide a 15 foot rear yard setback. The requested incentive allows for a 20% decrease of the rear yard setback requirement, which results in a 12 foot rear yard setback. The proposed Project is providing a 12 foot rear yard setback. This requested reduction of the rear yard setback allows for an expanded building envelope.

Open Space Reduction: The Project would be required to provide 6,550 square feet of open space. The requested incentive allows for a 20% reduction of the open space requirement, or 1,310 square feet. This results in 5,240 square feet of open space. The proposed Project is providing 5,246 square feet of open space. This requested reduction of open space allows for an expanded building envelope.

- b. The incentive(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Government Code Section 65915(d)(1)(B) and 65589.5(d)).***

There is no substantial evidence in the record that the proposed incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentive(s) will have a specific adverse impact on public health and safety.

- c. The incentive(s) are contrary to state or federal law.***

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

CEQA FINDINGS

Pursuant to Assembly Bill ("AB") 2162 and California Government Code (Gov.) Sections 65583 and 65650 through 65654, a project that satisfies all of the objective planning standards of Gov. Section 65651(a) and (b) is subject to the streamlined, ministerial approval process provided by Gov. Section 65653(a) and (b). In addition, pursuant to AB 1197, the project is a Supportive Housing Project that meets all of the requirements of PRC Section 21080.27(a)(3). Therefore, pursuant to Gov. Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

DENSITY BONUS LEGISLATION BACKGROUND

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

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

California State Assembly Bill ("AB") 2222 went into effect January 1, 2015 and was amended by AB 2556 on August 19, 2016, stating that Density Bonus projects filed as of that date must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control (including Rent Stabilization Ordinance); or is occupied by Low or Very Low Income Households (i.e., income levels less than 80 percent of the area median income [AMI]). The replacement units must be equivalent in size, type, or both and be made available at affordable rent/cost to, and occupied by, households of the same or lower income category as those meeting the occupancy criteria. Prior to the issuance of any Director's Determination for Density Bonus and Affordable Housing Incentives, the Housing and Community Investment Department (HCIDLA) is responsible for providing the Department of City Planning, along with the applicant, a determination letter addressing replacement unit requirements for individual projects. The City also requires a Land Use Covenant recognizing the conditions be filed with the County of Los Angeles prior to granting a building permit on the project.

AB 2222 also increases covenant restrictions from 30 to 55 years for projects approved after January 1, 2015. This determination letter reflects these 55 year covenant restrictions

Under Government Code Sections 65915(a), 65915(d)(2)(C) and 65915(d)(3) the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A.25 of the Los Angeles Municipal Code. Section 12.22 A.25 creates a procedure to waive or modify Zoning Code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

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

AB 2162 LEGISLATION BACKGROUND

Assembly Bill 2162 (AB 2162) amended Section 65583 of the Government Code, and went into effect on January 1, 2019. The bill requires that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The local government is required to complete the review of a supportive housing development that complies with the specified criteria within specified time periods. For projects with 50 or fewer units, the review shall be complete within 60 days after the application is complete. For projects with more than 50 units, the review shall be complete within 120 days after the application is complete. In addition, AB 2162 clearly states that the developer is not precluded or limited in seeking a density bonus for the supportive housing development.

Pursuant to AB 2162 and Government Code Section 65651, a Supportive Housing Project that satisfies all of the requirements of Government Code Section 65651(a) shall be a use by right and subject to the approval process provided in Government Code Section 65653(b). The term "use by right" shall have the same meaning as defined in subdivision (i) of Section 65583.2. Therefore, pursuant to Government Code Section 65651 and Public Resources Code Section 21080(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

AB 1763 LEGISLATION BACKGROUND

Assembly Bill 1763 (AB 1763) amended Section 65915 of the Government Code, and went into effect on January 1, 2020. The bill includes additional allowances for 100% affordable housing projects that utilize the Density Bonus Program. All 100% affordable housing projects are allowed

to request up to four incentives or concessions in lieu of three incentives or concessions. In addition, all 100% affordable housing projects can request an 80% increase to density. Projects that are located within one-half mile of a Major Transit Stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, may receive a waiver from any maximum controls in density. In addition, projects that are located within one-half mile a Major Transit Stop shall also receive a height increase of up to three additional stories, or 33 feet. However, any project receiving a waiver from any maximum controls on density is prohibited from receiving a waiver of development standards pursuant to existing law, other than as expressly provided in the bill.

Pursuant to California Government Code Section 65915, an applicant may request that a city not impose any minimum vehicular parking requirement for supportive housing projects, as defined in Section 50675.14 of the Health and Safety Code. The project proposes twelve (12) parking spaces despite not being required to provide any automobile parking spaces.

TIME LIMIT – OBSERVANCE OF CONDITIONS

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

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

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

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing (August 14, 2020) of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>.

Planning Department public offices are located at:

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal the Density Bonus Compliance Review Determination. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Affordable Housing Incentives Program Review cases are heard by the City Planning Commission.

The project entitlements are being applied for under the timelines and procedures of Assembly Bill 2162 (Gov. Code Section 65650 through 65655), which requires the City to complete its review of the application within 120 days after the application is complete for a project with more than 50 units. The applicant submitted an application for the development on May 6, 2020, but was the applicant was informed that they were missing materials on June 4, 2020. The applicant submitted additional materials on July 1, 2020 and were notified that their application was complete as of July 30, 2020. Consequently, the City must complete its review within 120 days from July 30, 2020, or by November 27, 2020.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at Figueroa Plaza in Downtown Los Angeles, Marvin Braude Constituent Service Center in the Valley, or in West Los Angeles. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org>; or by calling (213) 482-7077, (818) 374-5050, or (310) 231-2901. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

VINCENT P. BERTONI, AICP
Director of Planning

Approved and Reviewed by:

Sarah Molina Pearson
Sarah Molina-Pearson, Senior City Planner

Prepared by:


Eric Claros, City Planner

EXHIBIT C

DIRECTOR OF PLANNING'S

LETTER OF DETERMINATION

DIR-2019-2956-DB-PSH-SIP-PHP

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

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KAREN MACK
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VERONICA PADILLA-CAMPOS
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ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

VACANT
DEPUTY DIRECTOR

**DIRECTOR'S DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES**

August 13, 2020

Applicant/Owner

Barry Family Housing, L.P.
Affirmed Housing Group
13520 Evening Creek Drive North
San Diego, CA 92128

Representative

Tim Moran
Irvine & Associates, Inc.
660 S. Figueroa Street, #1780
Los Angeles, CA 90017

Case No.: DIR-2020-2956-DB-PSH-SIP-
PHP

CEQA: N/A

Location: 2444-2456 South Barry
Avenue

Council District: 11 – Mike Bonin

Neighborhood Council: West Los Angeles Sawtelle

Community Plan Area: Palms - Mar Vista - Del Rey

Land Use Designation: Low Medium Residential

Zone: RD1.5-1

Legal Description: Lots 308-310, Tract 5498

Last Day to File an

Appeal: August 28, 2020

DETERMINATION

I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determined, pursuant to California Government Code Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1), based on the whole of the record, that the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project;

Determined, pursuant to California Government Code Section 65650 through 65654, that The Project is a Supportive Housing Project that satisfies all of the requirements and objective planning standards of Government Code Section 65651(a) and (b), and is therefore subject to the streamlined, ministerial approval process provided by Government Code Section 65653;

Determined, pursuant to Public Resources Code Section 21080.27, that the Project is a Supportive Housing Project that meets all of the requirements of PRC Section 21080.27(a)(3);

Approve with Conditions, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(2)(i)b, a ministerial review of a Density Bonus Compliance Review, the following incentives requested by the applicant for a project totaling 61 dwelling units, reserving thirty-two (32) units for Very Low Income Supportive Housing occupancy for a period of 55 years and twenty-eight (28) units for Low Income Housing occupancy for a period of 55 years:

1. **Floor Area Ratio.** A 35% increase to the allowable Floor Area Ratio (FAR) to allow an FAR of 4.05:1 in lieu of the otherwise allowed 3:1 FAR.
2. **Yard/Setback.** A 20% decrease in the required rear yard setback to allow 12 feet in lieu of the otherwise required 15 feet.
3. **Open Space.** A 20% decrease from the open space requirement to allow 5,240 square feet in lieu of the otherwise required 6,550 square feet;

Approve with Conditions, pursuant to California Government Code Section 65915, a ministerial review of a Density Bonus Compliance Review, for a supportive housing development project totaling 61 dwelling units, 100% affordable, exclusive of one market-rate manager's unit, for a period of 55 years, located within one-half mile of a Major Transit Stop, with the following:

1. **Density.** A 455% increase in density to 61 dwelling units in lieu of 11 dwelling units otherwise permitted by the RD1.5-1 Zone; and
2. **Height.** A height increase of 33 feet, or up to three additional stories, to allow a building height of 78 feet in lieu of the 45 feet otherwise permitted by the RD1.5-1 Zone.

Adopt the attached Findings.

The project approval is based upon the attached Findings, and subject to the attached Conditions of Approval:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Housing Services Unit, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 61 residential units including Density Bonus Units.
3. **Affordable Units.** A minimum of sixty (60) units shall be reserved for Lower Income Households, as defined by Section 50079.5 of the Health and Safety Code, for a period of 55 years. In addition to the affordable units pursuant to Density Bonus, the applicant must comply with the Determination made by HCIDLA for replacement units. Affordable units required as replacement units, per Assembly Bill 2556, shall be an equivalent type as those units being replaced.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25 (a-d), Assembly Bill 2162, and Assembly Bill 1763.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make thirty-two (32) units available to Very Low Income Supportive Housing residents and twenty-eight (28) units available for Low Income Housing residents, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. Refer to the Density Bonus Legislation Background section of this determination.
6. **Height.** The project may observe a 78 foot height limit in lieu of the 45 foot height limit otherwise allowed.
7. **Floor Area Ratio.** The project may utilize a Floor Area Ratio of 4.05:1 in lieu of the 3:1 Floor Area Ratio otherwise allowed.
8. **Rear Yard Setback.** The project may observe a 12 foot setback along the rear yard in lieu of the 15 feet otherwise required.
9. **Open Space.** The project may provide 5,240 square feet of open space in lieu of the 6,550 square feet otherwise required.
10. **Zoning.** The project shall comply with all other requirements of the RD1.5-1 zone.
11. **Exposition Corridor Transit Neighborhood Plan.** The project shall comply with all other requirements of the Exposition Corridor Transit Neighborhood Plan.

12. **Assembly Bill 2162.** The project shall comply with all state requirements of Assembly Bill 2162 and Government Code Sections 65650 through Section 65654.
13. **Assembly Bill 1763.** The project shall comply with all state requirements of Assembly Bill 1763 and Government Code Section 65915.
14. **Supportive Services Plan.** The applicant shall submit a plan for providing supportive services, to the satisfaction of the Department of City Planning, with documentation demonstrating that supportive services will be provided onsite to residents in the project. The description of those services shall include all of the following:
 - a. The name of the proposed entity or entities that will provide supportive services.
 - b. The proposed funding source or sources for the provided onsite supportive services.
 - c. Proposed staffing levels.
15. **Onsite Supportive Services.** At least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services. The project is proposing 2,850 square feet for supportive services which is approximately 7 percent of the total floor area in the project.
16. **Unit Requirements.** All units within the development, excluding manager's units shall include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
17. **Automobile Parking for Residential Uses.** The development shall provide parking consistent with Assembly Bill 1763. Based upon the number and/or type of dwelling units proposed, zero automobile parking spaces are required for the residential units in this project.
18. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the number of Restricted Affordable Supportive Housing Units made available to individuals of the target population should decrease, or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.
19. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16. Long-term bicycle parking shall be provided at a rate of one per dwelling unit for the first 25 dwelling units and a rate of one per every 1.5 dwelling units for the remaining 36 units. Additionally, short-term bicycle parking shall be provided at a rate of one per ten dwelling units for the first 25 dwelling units and a rate of one per 15 dwelling units for the remaining 36 units, with a minimum of two short-term bicycle parking spaces. Based upon the number of dwelling units, forty-nine (49) long-term and five (5) short-term bicycle parking spaces shall be provided onsite for residential uses.
20. **Landscaping.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and

maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

Administrative Conditions

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

29. Indemnification and Reimbursement of Litigation Costs. Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

PROJECT BACKGROUND

The subject property consists of three lots totaling approximately 16,200 square feet in size with a frontage of approximately 135 feet along the eastern side of Barry Avenue and a depth of 120 feet. The site is zoned RD1.5-1 and designated for Low Medium Residential uses in the Palms - Mar Vista - Del Rey Community Plan Area. The site is located within the Exposition Corridor Transit Neighborhood Plan. The site is approximately 2,525 feet from the entrance to the Bundy Station of the Metro Exposition Line, which is a qualified Major Transit Stop.

Abutting as well as adjacent properties north and west of the subject property are zoned RD1.5-1, all of which are improved with either multi-family or single family residential buildings. Abutting as well as adjacent properties south and east of the subject property are zoned R3-1, all of which are improved with multi-family residential buildings. Properties further north of the site, fronting Pico Boulevard, are zoned C2-1VL and are improved with commercial uses.

The proposed project includes the demolition of three structures with a total of 8 dwelling units that are subject to the Rent Stabilization Ordinance; and the construction, use, and maintenance of a new six-story residential building containing 61 dwelling units, of which sixty (60) will be set aside for Very Low Income Supportive Housing and Low Income Housing.

The site's RD1.5-1 zoning permits a height of 45 feet, a floor area ratio ("FAR") of 3:1, and density at a rate of one dwelling unit per 1,500 square feet of lot area. With a lot area of approximately 16,200 square feet, the site's zoning would permit a base density of 11 units by-right. The proposed building will have a maximum height of 78 feet with approximately 39,790 square feet of floor area and 12 at-grade, non-required, automobile parking spaces. The project will also provide 54 bicycle parking spaces. In addition, the project will provide 5,240 square feet of open space with a courtyard at podium level, a roof deck, and a community room.

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 1763, 2162, 2280, 2222, and 2556), the applicant is proposing to utilize Section 12.22 A.25 (Density Bonus) of the Los Angeles Municipal Code (LAMC), which permits a density bonus of 35 percent. This allows for 61 total dwelling units in lieu of the otherwise maximum density limit of 11 dwelling units on the property. A density bonus is automatically granted in exchange for the applicant setting aside a portion of dwelling units, in this case 32, for habitation by Very Low Income Special Needs households for a period of 55 years and 28 for habitation by Low Income households.

Consistent with Assembly Bill 1763 and Government Code 65915, an Applicant may request that a city not impose any minimum vehicular parking requirement for supportive housing developments, as defined in Section 50675.14 of the Health and Safety Code. No automobile parking is required for the proposed project because it is a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. However, the applicant is proposing to provide 12, non-required, automobile parking spaces.

Pursuant to Assembly Bill 1763 and California Government Code Section 65915, a project located within one-half mile of a Major Transit Stop, as defined in subdivision (b) of Section 21155 of the Public Resources code, may receive a waiver from any maximum controls on density. In addition, projects that are located within one-half mile of a Major Transit Stop shall also receive a height increase of up to three additional stories, or up to 33 feet. The project site is approximately 2,525 feet from the entrance to Bundy Station of the Metro Exposition Line, which is a qualified Major Transit Stop. The project is utilizing a density increase of 455% and a height increase of 33 feet.

Housing Replacement

With Assembly Bill 2222 as amended by AB 2556, applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Low or Very Low Income; subject to any other form of rent or price control; or occupied by Low or Very Low Income households. Pursuant to the Determination made by the Los Angeles Housing and Community Investment Department (HCIDLA) dated June 22, 2020, the proposed project will be required to provide four (4) units for Very Low Income households and two (2) units for Low Income households. This is reflected in the Conditions of Approval where 32 units will be provided for Very Low Income Supportive Housing and 28 units will be provided for Low Income Housing. Refer to the Density Bonus Legislation Background section of this determination for additional information.

LAMC Criteria

As permitted by LAMC Section 12.22 A.25, the applicant is requesting three (3) incentives that will facilitate the provision of affordable housing at the site: (a) a 35% increase in FAR to allow an FAR of 4.05:1 in lieu of the 3:1 FAR otherwise allowed; (b) a 20% decrease in the required rear yard setback to allow 12 feet in lieu of the otherwise required 15 feet; (c) a 20% reduction to the open space requirement to allow 5,240 square feet in lieu of the otherwise required 6,550 square feet. Pursuant to LAMC Section 12.22 A.25(e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria, which it does:

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

The proposed building provides façade relief through changes in material, including stucco and cementitious siding, and architectural details, including metal screens and canopies. The portion of the building that abuts the street will provide distinct architectural features such as horizontal and vertical breaks in plane.

- 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 subject property has one street-facing façade on the west elevation fronting on Barry Avenue. The building is oriented to the street with a main entrance and stairway facing the street, providing access to the community room, computer room, laundry room, and the property management office. The proposed building will also include balconies and storefront windows on the street-facing façade.

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

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

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

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

SUPPORTIVE HOUSING PROJECT FINDINGS – AB 1197

In accordance with Assembly Bill (“AB”) 1197 (PRC Section 21080.27), a supportive housing project that qualifies for the following eligibility requirements in accordance with PRC Section 21080.27(a)(3) is statutorily exempt from CEQA:

- 1. The supportive housing development meets the eligibility requirements of any of the following:**
 - a) Government Code Section 65650 (AB 2162); or**
 - b) An Interim Motel Housing Project pursuant to Los Angeles Municipal Code (LAMC) Section 14.00 A.12; or**
 - c) Qualified Permanent Supportive Housing pursuant to LAMC Section 14.00 A.13.**

The project meets the eligibility requirements of Government Code Section 65650 (AB 2162), which refers to the following definition of “supportive housing” in Section 50675.14 of the California Health and Safety Code (“HSC”):

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

The project is a supportive housing project with no limit on length of stay, and will be restricted to occupancy by the target population as defined by HSC Section 50675.14(b)(3) for qualifying homeless individuals. On-site supportive services will be provided in conformance with the requirements of Proposition HHH funds.

In addition, the project complies with the eligibility requirements of Government Code Section 65650 (AB 2162) as provided under Finding Nos. 3 through 9 below.

- 2. The supportive housing development is funded, in whole or in part, by any of the following:**
 - a) The No Place Like Home Program (Part 3.9 (commencing with Section 5849.1) of Division 5 of the Welfare and Institutions Code); or**
 - b) The Building Homes and Jobs Trust Fund (Health and Safety Code Section 50470); or**
 - c) County of Los Angeles Measure H funds; or**
 - d) City of Los Angeles Measure HHH funds; or**
 - e) The City of Los Angeles Housing Impact Trust Fund.**

The applicant has submitted a letter of funding commitment from the Los Angeles Housing + Community Investment Department dated August 20, 2019, demonstrating that the project will receive funds from the Proposition HHH Permanent Supportive Housing Loan Program.

Therefore, as a supportive housing project that meets the eligibility requirements of Government Code Section 65650 and has received funding from the City of Los Angeles Proposition HHH funds, the project qualifies for the CEQA exemption under AB 1197.

SUPPORTIVE HOUSING PROJECT FINDINGS – AB 2162

In accordance with Assembly Bill (“AB”) 2162, a Supportive Housing Project will be considered a use by-right where multifamily and mixed uses are permitted if the proposed housing development meets specified criteria. The specified criteria of AB 2162 are as follows:

3. Units within the development are subject to a recorded affordability restriction for 55 years.

There will be 61 dwelling units in the project and all of them, except for one manager’s unit, will be restricted to Very Low Income Supportive Housing and Low Income Housing.

4. One hundred percent of the units, excluding managers’ units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, “lower income households” has the same meaning as defined in Section 50079.5 of the Health and Safety Code.

There will be 61 dwelling units in the project and all of them, except for one manager’s unit, will be restricted to Very Low Income Supportive Housing and Low Income Housing. The housing development will also receive public funding to provide rental subsidies to all of the affordable units.

5. At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers’ units, in the development shall be restricted to residents in supportive housing.

The development will restrict 32 out of 61 total dwelling units for residents in supportive housing. This means that approximately 52% of all units in the development will be restricted for supportive housing residents.

6. The developer provides the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project describing those services, which shall include the name of the proposed entity or entities that will provide supportive services, the proposed funding source or sources for the provided onsite supportive services, and proposed staffing levels.

The developer has provided the Department of City Planning with a plan for providing supportive services. The plan identifies an organization called Homeless Health Care Los Angeles as the provider of supportive services. The Los Angeles County Department of Public Health Services will provide funding for the services. The staffing levels will be provided at a ratio of one supportive service staff member per 20 residents.

7. **Nonresidential floor area shall be used for onsite supportive services. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.**

The 61 dwelling unit project is required to provide at least three percent (3%) of the total nonresidential floor area for supportive services. The project is proposing 2,850 square feet for supportive services which is approximately seven percent (7%) of the total floor area in the project. The project will provide 985 square feet for case management offices, a 1,419 square foot community room, a 173 square foot computer room, and a 273 square foot laundry room.

8. **The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.**

Per the AB 2556 Determination completed by the Los Angeles Housing and Community Investment Department, the project is required to restrict four (4) units for Very Low Income households and two (2) units for Low Income households. The supportive housing development will restrict 32 units for Very Low Income Supportive Housing and 28 units for Low Income Housing.

9. **Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.**

All 61 dwelling units in the development include at least one bathroom and a kitchen. All kitchens feature a stovetop, sink, and refrigerator.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

Pursuant to Section 12.22 A.25(c) of the LAMC, the Director shall approve a density bonus and requested incentive(s) unless the director finds that:

- a. ***The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units***

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of on-menu incentives in 12.22 A.25 was pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the density bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

The requested incentives, an increase in the allowed FAR, a decrease in the required rear yard setback, and a reduction in the required open space are expressed in the Menu of Incentives per LAMC 12.22 A.25(f) and, as such, permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentives allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside 32 Very Low Income Supportive Housing dwelling units and 28 Low Income Housing dwelling units for 55 years.

Floor Area Ratio: The Project would be allowed to provide a Floor Area Ratio of 3:1. The requested incentive allows for a 35% increase to the allowable floor area ratio, which results in an allowable Floor Area Ratio of 4.05:1. The proposed Project is utilizing a Floor Area Ratio of 3.64:1. This requested increase of the Floor Area Ratio allows for an expanded building envelope.

Rear Yard Setback: The Project would be required to provide a 15 foot rear yard setback. The requested incentive allows for a 20% decrease of the rear yard setback requirement, which results in a 12 foot rear yard setback. The proposed Project is providing a 12 foot rear yard setback. This requested reduction of the rear yard setback allows for an expanded building envelope.

Open Space Reduction: The Project would be required to provide 6,550 square feet of open space. The requested incentive allows for a 20% reduction of the open space requirement, or 1,310 square feet. This results in 5,240 square feet of open space. The proposed Project is providing 5,246 square feet of open space. This requested reduction of open space allows for an expanded building envelope.

- b. The incentive(s) will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Government Code Section 65915(d)(1)(B) and 65589.5(d)).***

There is no substantial evidence in the record that the proposed incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. Therefore, there is no substantial evidence that the proposed incentive(s) will have a specific adverse impact on public health and safety.

- c. The incentive(s) are contrary to state or federal law.***

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

CEQA FINDINGS

Pursuant to Assembly Bill ("AB") 2162 and California Government Code (Gov.) Sections 65583 and 65650 through 65654, a project that satisfies all of the objective planning standards of Gov. Section 65651(a) and (b) is subject to the streamlined, ministerial approval process provided by Gov. Section 65653(a) and (b). In addition, pursuant to AB 1197, the project is a Supportive Housing Project that meets all of the requirements of PRC Section 21080.27(a)(3). Therefore, pursuant to Gov. Section 65651 and Public Resources Code Section 21080(b)(1) and 21080.27(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

DENSITY BONUS LEGISLATION BACKGROUND

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

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

California State Assembly Bill ("AB") 2222 went into effect January 1, 2015 and was amended by AB 2556 on August 19, 2016, stating that Density Bonus projects filed as of that date must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control (including Rent Stabilization Ordinance); or is occupied by Low or Very Low Income Households (i.e., income levels less than 80 percent of the area median income [AMI]). The replacement units must be equivalent in size, type, or both and be made available at affordable rent/cost to, and occupied by, households of the same or lower income category as those meeting the occupancy criteria. Prior to the issuance of any Director's Determination for Density Bonus and Affordable Housing Incentives, the Housing and Community Investment Department (HCIDLA) is responsible for providing the Department of City Planning, along with the applicant, a determination letter addressing replacement unit requirements for individual projects. The City also requires a Land Use Covenant recognizing the conditions be filed with the County of Los Angeles prior to granting a building permit on the project.

AB 2222 also increases covenant restrictions from 30 to 55 years for projects approved after January 1, 2015. This determination letter reflects these 55 year covenant restrictions

Under Government Code Sections 65915(a), 65915(d)(2)(C) and 65915(d)(3) the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A.25 of the Los Angeles Municipal Code. Section 12.22 A.25 creates a procedure to waive or modify Zoning Code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

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

AB 2162 LEGISLATION BACKGROUND

Assembly Bill 2162 (AB 2162) amended Section 65583 of the Government Code, and went into effect on January 1, 2019. The bill requires that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The local government is required to complete the review of a supportive housing development that complies with the specified criteria within specified time periods. For projects with 50 or fewer units, the review shall be complete within 60 days after the application is complete. For projects with more than 50 units, the review shall be complete within 120 days after the application is complete. In addition, AB 2162 clearly states that the developer is not precluded or limited in seeking a density bonus for the supportive housing development.

Pursuant to AB 2162 and Government Code Section 65651, a Supportive Housing Project that satisfies all of the requirements of Government Code Section 65651(a) shall be a use by right and subject to the approval process provided in Government Code Section 65653(b). The term "use by right" shall have the same meaning as defined in subdivision (i) of Section 65583.2. Therefore, pursuant to Government Code Section 65651 and Public Resources Code Section 21080(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

AB 1763 LEGISLATION BACKGROUND

Assembly Bill 1763 (AB 1763) amended Section 65915 of the Government Code, and went into effect on January 1, 2020. The bill includes additional allowances for 100% affordable housing projects that utilize the Density Bonus Program. All 100% affordable housing projects are allowed

to request up to four incentives or concessions in lieu of three incentives or concessions. In addition, all 100% affordable housing projects can request an 80% increase to density. Projects that are located within one-half mile of a Major Transit Stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, may receive a waiver from any maximum controls in density. In addition, projects that are located within one-half mile a Major Transit Stop shall also receive a height increase of up to three additional stories, or 33 feet. However, any project receiving a waiver from any maximum controls on density is prohibited from receiving a waiver of development standards pursuant to existing law, other than as expressly provided in the bill.

Pursuant to California Government Code Section 65915, an applicant may request that a city not impose any minimum vehicular parking requirement for supportive housing projects, as defined in Section 50675.14 of the Health and Safety Code. The project proposes twelve (12) parking spaces despite not being required to provide any automobile parking spaces.

TIME LIMIT – OBSERVANCE OF CONDITIONS

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

TRANSFERABILITY

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

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

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

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

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

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing (August 14, 2020) of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://planning.lacity.org>.

Planning Department public offices are located at:

Figueroa Plaza
201 North Figueroa Street
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
1828 Sawtelle Boulevard
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal the Density Bonus Compliance Review Determination. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Affordable Housing Incentives Program Review cases are heard by the City Planning Commission.

The project entitlements are being applied for under the timelines and procedures of Assembly Bill 2162 (Gov. Code Section 65650 through 65655), which requires the City to complete its review of the application within 120 days after the application is complete for a project with more than 50 units. The applicant submitted an application for the development on May 6, 2020, but was the applicant was informed that they were missing materials on June 4, 2020. The applicant submitted additional materials on July 1, 2020 and were notified that their application was complete as of July 30, 2020. Consequently, the City must complete its review within 120 days from July 30, 2020, or by November 27, 2020.

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at Figueroa Plaza in Downtown Los Angeles, Marvin Braude Constituent Service Center in the Valley, or in West Los Angeles. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org>; or by calling (213) 482-7077, (818) 374-5050, or (310) 231-2901. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

VINCENT P. BERTONI, AICP
Director of Planning

Approved and Reviewed by:

Sarah Molina Pearson
Sarah Molina-Pearson, Senior City Planner

Prepared by:


Eric Claros, City Planner

EXHIBIT D

MAPS AND PHOTOS

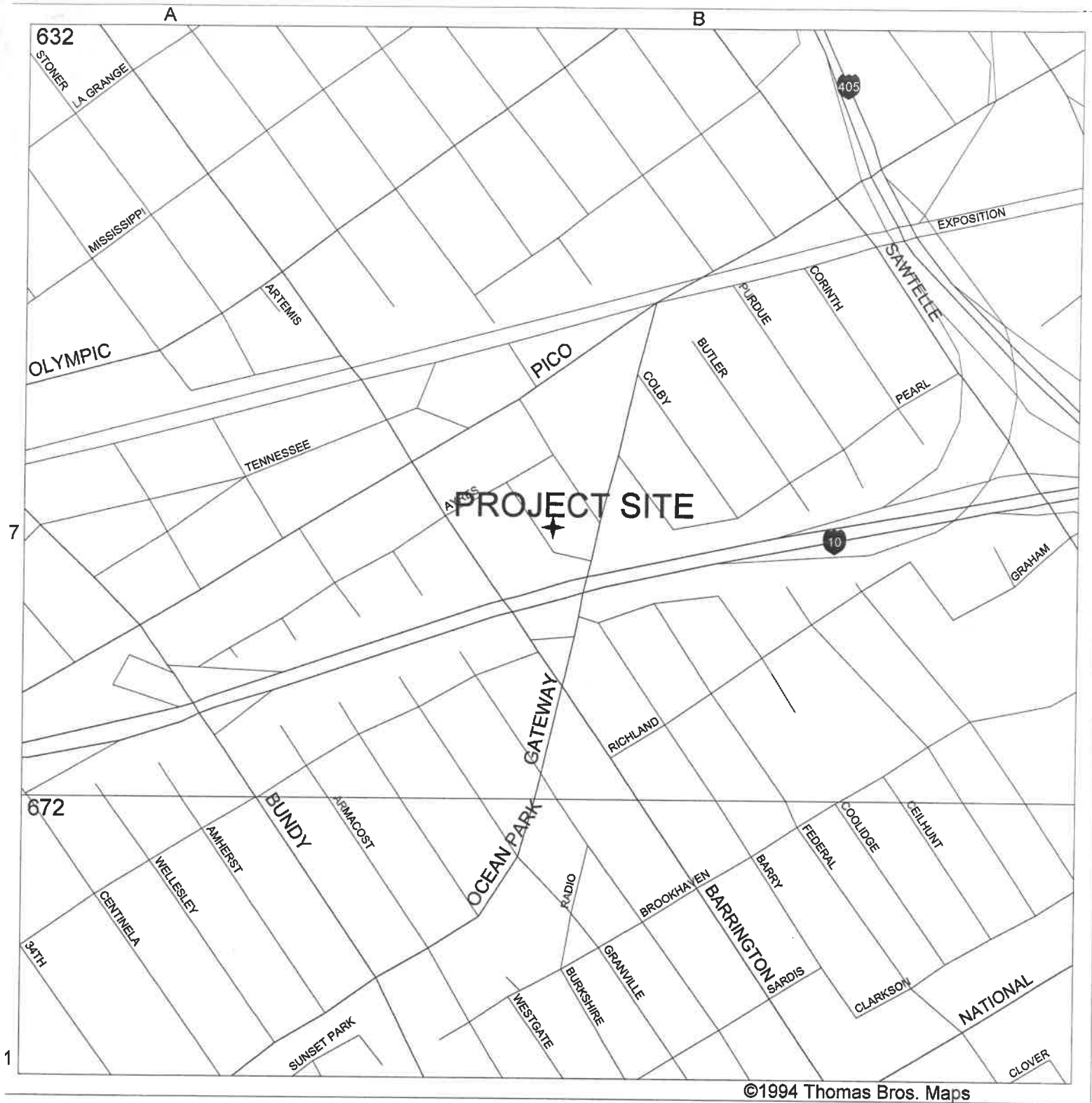
D1 – Vicinity Map

D2 – Abutting Owners Map

D3 – ZIMAS Parcel Profile Report

D4 – Aerial Photo

D5 – Site Photos



VICINITY MAP

SITE : 2444-2456 S. BARRY AVENUE

DIR-2020-2956

GC MAPPING SERVICE, INC.

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

| | | |
|---|---|---|
| <p>GC MAPPING SERVICE, INC. 3055 WEST VALLET BOULEVARD ALHAMBRA CA 91803 (626) 441-1080, FAX (626) 441-8850 gcmapping@radiusmaps.com</p> | <p>LEGEND</p> <p>22. OWNERSHIP NO.</p> <p>➤ OWNERSHIP HOOK</p> | <p>CASE NO. DATE: 11 - 25 - 2019 SCALE: 1" = 100' D.M. 123 B 153</p> <p>ADJACENT MAP</p> |
|---|---|---|

3055 WEST VALLET BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080, FAX (626) 441-8850
gcmapping@radiusmaps.com

22. OWNERSHIP NO.

➤ OWNERSHIP HOOK

ADJACENT MAP

DIR-2020-2956



City of Los Angeles Department of City Planning

9/15/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2444 S BARRY AVE
2446 S BARRY AVE
2448 S BARRY AVE

ZIP CODES

90064

RECENT ACTIVITY

DIR-2020-2956-DB-PSH-SIP-PHP

CASE NUMBERS

CPC-2018-7547-CPU
CPC-2014-1457-SP
CPC-2013-621-ZC-GPA-SP
CPC-2005-8252-CA
CPC-1986-256-GPC
ORD-186402
ORD-186108
ORD-171492
ORD-171227
ORD-164177-SA240
ORD-163205
DIR-2020-2956-DB-PSH-SIP-PHP
ENV-2014-1458-EIR-SE-CE
ENV-2013-622-EIR
ENV-2005-8253-ND

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 123B153 812 |
| Lot/Parcel Area (Calculated) | 5,400.1 (sq ft) |
| Thomas Brothers Grid | PAGE 632 - GRID B7 |
| Assessor Parcel No. (APN) | 4260032036 |
| Tract | TR 5498 |
| Map Reference | M B 90-10/11 |
| Block | None |
| Lot | 310 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 123B153 |

Jurisdictional Information

| | |
|--------------------------|-----------------------------|
| Community Plan Area | Palms - Mar Vista - Del Rey |
| Area Planning Commission | West Los Angeles |
| Neighborhood Council | West Los Angeles Sawtelle |
| Council District | CD 11 - Mike Bonin |
| Census Tract # | 2712.00 |
| LADBS District Office | West Los Angeles |

Planning and Zoning Information

| | |
|---|--|
| Special Notes | None |
| Zoning | RD1.5-1 |
| Zoning Information (ZI) | ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan |
| General Plan Land Use | Low Medium Residential |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN |
| Subarea | None |
| Specific Plan Area | WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION |
| Subarea | None |
| Special Land Use / Zoning | None |
| 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 |
| Subarea | None |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RFA: Residential Floor Area District | None |

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

| | |
|--|--|
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | High |
| Non-Residential Market Area | High |
| Transit Oriented Communities (TOC) | Tier 3 |
| RPA: Redevelopment Project Area | None |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | Active: Citizens of the World Charter Mar Vista |
| 500 Ft Park Zone | No |
| Assessor Information | |
| Assessor Parcel No. (APN) | 4260032036 |
| APN Area (Co. Public Works)* | 0.124 (ac) |
| Use Code | 0300 - Residential - Three Units (Any Combination) - 4 Stories or Less |
| Assessed Land Val. | \$882,043 |
| Assessed Improvement Val. | \$0 |
| Last Owner Change | 08/30/2019 |
| Last Sale Amount | \$2,900,029 |
| Tax Rate Area | 67 |
| Deed Ref No. (City Clerk) | 5-614 |
| | 440609 |
| | 2323429 |
| | 2078918 |
| | 2-157 |
| | 1378629 |
| | 1321669 |
| | 1318592,93 |
| | 1073823 |
| | 1073822 |
| Building 1 | |
| Year Built | 1950 |
| Building Class | D6 |
| Number of Units | 3 |
| Number of Bedrooms | 3 |
| Number of Bathrooms | 3 |
| Building Square Footage | 1,518.0 (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 |
| Rent Stabilization Ordinance (RSO) | Yes [APN: 4260032036] |
| Additional Information | |
| Airport Hazard | None |
| Coastal Zone | None |
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | Outside Flood Zone |
| Watercourse | No |
| Hazardous Waste / Border Zone Properties | No |

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

| | |
|---|------|
| Methane Hazard Site | None |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Wells | None |

Seismic Hazards

| | |
|--------------------------------------|---|
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 1.78637184 |
| 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 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | Yes |
| Preliminary Fault Rupture Study Area | No |
| Tsunami Inundation Zone | No |

Economic Development Areas

| | |
|-------------------------------|---------------|
| Business Improvement District | None |
| Hubzone | Not Qualified |
| Opportunity Zone | No |
| Promise Zone | None |
| State Enterprise Zone | None |

Housing

| | |
|------------------------------------|---|
| Direct all Inquiries to | Housing+Community Investment Department |
| Telephone | (866) 557-7368 |
| Website | http://hcidla.lacity.org |
| Rent Stabilization Ordinance (RSO) | Yes [APN: 4260032036] |
| Ellis Act Property | No |

Public Safety

| | |
|-----------------------------|------------------|
| Police Information | |
| Bureau | West |
| Division / Station | West Los Angeles |
| Reporting District | 892 |
| Fire Information | |
| Bureau | West |
| Batallion | 9 |
| District / Fire Station | 59 |
| Red Flag Restricted Parking | No |

CASE SUMMARIES

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

| | |
|--------------------------|--|
| Case Number: | CPC-2018-7547-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING. |
| Case Number: | CPC-2014-1457-SP |
| Required Action(s): | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS) |
| Project Descriptions(s): | SPECIFIC PLAN AMENDMENT |
| Case Number: | CPC-2013-621-ZC-GPA-SP |
| Required Action(s): | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS) GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE |
| Project Descriptions(s): | ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN. |
| 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-1986-256-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | GENERAL PLANNING/ZONING CONSISTENCY PROGRAM |
| Case Number: | DIR-2020-2956-DB-PSH-SIP-PHP |
| Required Action(s): | SIP-STREAMLINED INFILL PROCESS (SB35) PSH-PERMANENT SUPPORTIVE HOUSING DB-DENSITY BONUS PHP-PRIORITY HOUSING PROJECT |
| Project Descriptions(s): | THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF THREE (E) MULTI-FAMILY BUILDINGS AND THE CONSTRUCTION, USE & MAINTENANCE OF A 6-STORY, 78 FT HT. APPROX. 39,000 SF AFFORDABLE HOUSING PROJECT WITH PERMANENT SUPPORTIVE HOUSING (PSH) SERVICES AND 61 RESIDENTIAL DWELLING UNITS. ENTITLEMENT REQUESTS DENSITY BONUS (DB), PURSUANT TO LAMC SECTION 12.22 A.25, A DENSITY BONUS APPROVAL FOR A PROJECT TOTALING 61 DWELLING UNITS, INCLUDING 32 UNITS FOR PERMANENT SUPPORTIVE HOUSING FOR VERY LOW INCOME HOUSEHOLDS, 28 UNITS FOR LOW INCOME HOUSEHOLDS AND 1 MARKET-RATE MANAGER'S UNIT, WITH TWO ON-MENU INCENTIVE: FOR A 35% INCREASE IN THE ALLOWABLE FLOOR AREA RATIO (FAR) FROM 3.0:1 UP TO 4.05:1, A REAR YARD SETBACK REDUCTION FROM THE REQUIRED 15 FEET TO 12 FEET, AND A REDUCTION IN OPEN SPACE FROM THE REQUIRED 7,425 SF TO 6,238 SF. ASSEMBLY BILL 2162 STREAMLINING (SIP), PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65650 THROUGH 65654, A MINISTERIAL REVIEW OF A SUPPORTIVE HOUSING PROJECT FOR A DEVELOPMENT PROJECT THAT SATISFIES ALL OF THE REQUIREMENTS AND OBJECTIVE PLANNING STANDARDS OF GOVERNMENT CODE SECTION 65651(A) AND (B), AND IS THEREFORE SUBJECT TO THE STREAMLINED, MINISTERIAL APPROVAL PROCESS PROVIDED BY GOVERNMENT CODE SECTION 65653. NO PARKING REQUIREMENT FOR THE PSH UNITS. PURSUANT TO ASSEMBLY BILL 1763 AN EXEMPTION FROM THE DENSITY CONTROLS AS THE PROJECT IS LOCATED WITHIN A HALF MILE OF A MAJOR TRANSIT STOP. PURSUANT TO PUBLIC RESOURCES CODE ("PRC") SECTION 21080.27, THAT THE PROJECT IS A SUPPORTIVE HOUSING PROJECT THAT MEETS ALL OF THE REQUIREMENTS OF PRC SECTION 21080.27(A)(3). |
| Case Number: | ENV-2014-1458-EIR-SE-CE |
| Required Action(s): | SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | ENVIRONMENTAL IMPACT REPORT |
| Case Number: | ENV-2013-622-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN. |
| 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. |

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

DATA NOT AVAILABLE

ORD-186402

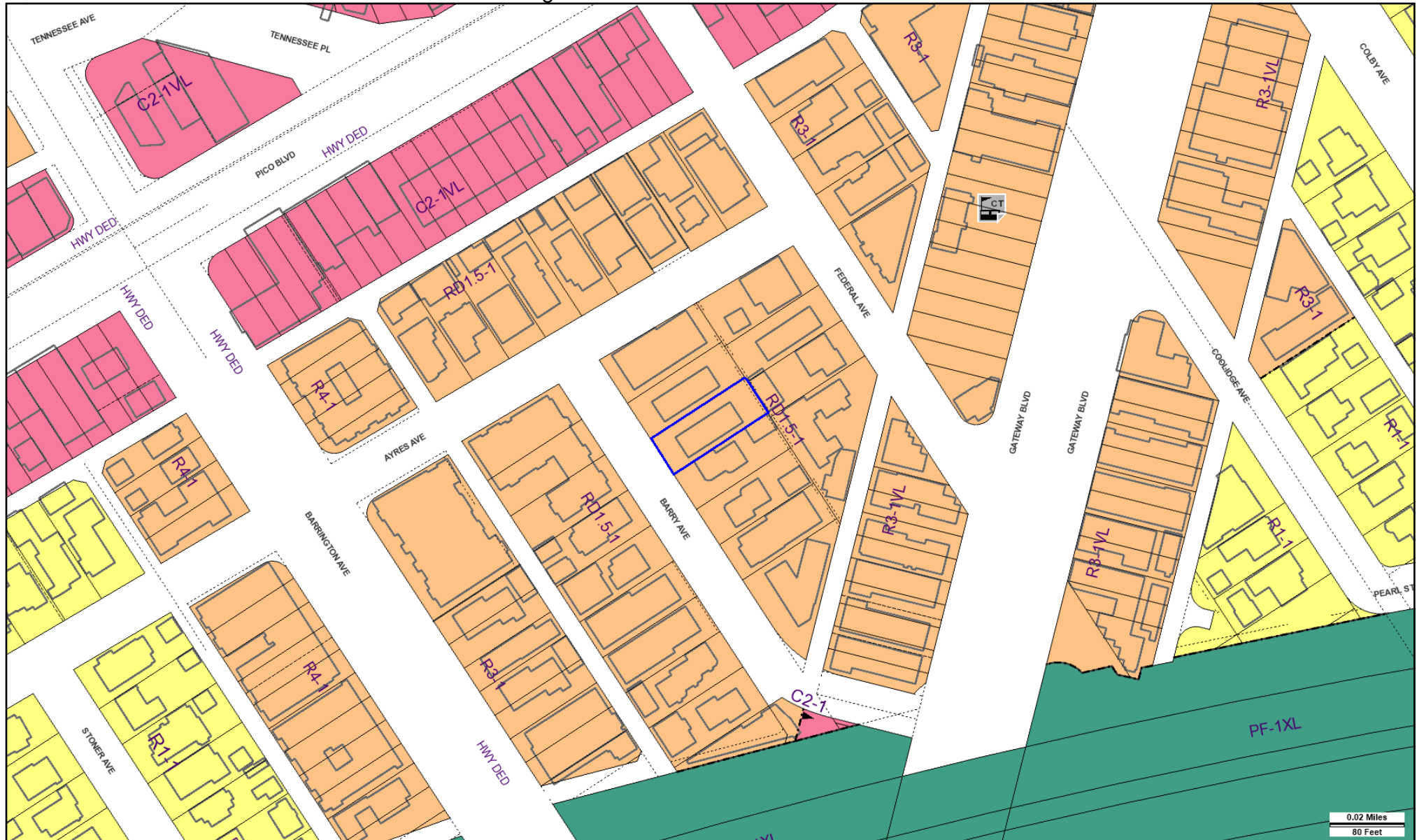
ORD-186108

ORD-171492

ORD-171227

ORD-164177-SA240

ORD-163205



Address: 2444 S BARRY AVE

APN: 4260032036

PIN #: 123B153 812

Tract: TR 5498

Block: None

Lot: 310

Arb: None

Zoning: RD1.5-1

General Plan: Low Medium Residential





Address: 2444 S BARRY AVE

APN: 4260032036

PIN #: 123B153 812

Tract: TR 5498

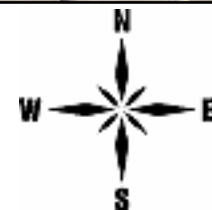
Block: None

Lot: 310

Arb: None

Zoning: RD1.5-1

General Plan: Low Medium Residential





City of Los Angeles Department of City Planning

9/15/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2450 S BARRY AVE
2452 S BARRY AVE
2452 1/2 S BARRY AVE

ZIP CODES

90064

RECENT ACTIVITY

DIR-2020-2956-DB-PSH-SIP-PHP

CASE NUMBERS

CPC-2018-7547-CPU
CPC-2014-1457-SP
CPC-2013-621-ZC-GPA-SP
CPC-2005-8252-CA
CPC-1986-256-GPC
ORD-186402
ORD-186108
ORD-171492
ORD-171227
ORD-164177-SA240
ORD-163205
DIR-2020-2956-DB-PSH-SIP-PHP
ENV-2014-1458-EIR-SE-CE
ENV-2013-622-EIR
ENV-2005-8253-ND

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 123B153 829 |
| Lot/Parcel Area (Calculated) | 5,400.1 (sq ft) |
| Thomas Brothers Grid | PAGE 632 - GRID B7 |
| Assessor Parcel No. (APN) | 4260032035 |
| Tract | TR 5498 |
| Map Reference | M B 90-10/11 |
| Block | None |
| Lot | 309 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 123B153 |

Jurisdictional Information

| | |
|--------------------------|-----------------------------|
| Community Plan Area | Palms - Mar Vista - Del Rey |
| Area Planning Commission | West Los Angeles |
| Neighborhood Council | West Los Angeles Sawtelle |
| Council District | CD 11 - Mike Bonin |
| Census Tract # | 2712.00 |
| LADBS District Office | West Los Angeles |

Planning and Zoning Information

| | |
|---|--|
| Special Notes | None |
| Zoning | RD1.5-1 |
| Zoning Information (ZI) | ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan |
| General Plan Land Use | Low Medium Residential |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN |
| Subarea | None |
| Specific Plan Area | WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION |
| Subarea | None |
| Special Land Use / Zoning | None |
| 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 |
| Subarea | None |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RFA: Residential Floor Area District | None |

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

| | |
|--|--|
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | High |
| Non-Residential Market Area | High |
| Transit Oriented Communities (TOC) | Not Eligible |
| RPA: Redevelopment Project Area | None |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | Active: Citizens of the World Charter Mar Vista |
| 500 Ft Park Zone | No |
| Assessor Information | |
| Assessor Parcel No. (APN) | 4260032035 |
| APN Area (Co. Public Works)* | 0.124 (ac) |
| Use Code | 0300 - Residential - Three Units (Any Combination) - 4 Stories or Less |
| Assessed Land Val. | \$276,448 |
| Assessed Improvement Val. | \$0 |
| Last Owner Change | 08/30/2019 |
| Last Sale Amount | \$2,900,029 |
| Tax Rate Area | 67 |
| Deed Ref No. (City Clerk) | 616471-2 |
| | 187591 |
| | 187588 |
| | 1290552 |
| | 1115376 |
| | 1-504 |
| | 0892274 |
| Building 1 | |
| Year Built | 1940 |
| Building Class | D6 |
| Number of Units | 3 |
| Number of Bedrooms | 3 |
| Number of Bathrooms | 3 |
| Building Square Footage | 1,567.0 (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 |
| Rent Stabilization Ordinance (RSO) | Yes [APN: 4260032035] |
| Additional Information | |
| Airport Hazard | None |
| Coastal Zone | None |
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | Outside Flood Zone |
| Watercourse | No |
| Hazardous Waste / Border Zone Properties | No |
| Methane Hazard Site | None |
| High Wind Velocity Areas | No |

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Special Grading Area (BOE Basic Grid Map A- 13372) No

Wells None

Seismic Hazards

Active Fault Near-Source Zone

| | |
|--------------------------------|---|
| Nearest Fault (Distance in km) | 1.79993544 |
| 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 |

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction Yes

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None

Hubzone Not Qualified

Opportunity Zone No

Promise Zone None

State Enterprise Zone None

Housing

Direct all Inquiries to Housing+Community Investment Department

Telephone (866) 557-7368

Website <http://hcidla.lacity.org>

Rent Stabilization Ordinance (RSO) Yes [APN: 4260032035]

Ellis Act Property No

Public Safety

Police Information

Bureau West

Division / Station West Los Angeles

Reporting District 892

Fire Information

Bureau West

Batallion 9

District / Fire Station 59

Red Flag Restricted Parking No

CASE SUMMARIES

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

| | |
|--------------------------|--|
| Case Number: | CPC-2018-7547-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING. |
| Case Number: | CPC-2014-1457-SP |
| Required Action(s): | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS) |
| Project Descriptions(s): | SPECIFIC PLAN AMENDMENT |
| Case Number: | CPC-2013-621-ZC-GPA-SP |
| Required Action(s): | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS) GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE |
| Project Descriptions(s): | ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN. |
| 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-1986-256-GPC |
| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
| Project Descriptions(s): | GENERAL PLANNING/ZONING CONSISTENCY PROGRAM |
| Case Number: | DIR-2020-2956-DB-PSH-SIP-PHP |
| Required Action(s): | SIP-STREAMLINED INFILL PROCESS (SB35) PSH-PERMANENT SUPPORTIVE HOUSING DB-DENSITY BONUS PHP-PRIORITY HOUSING PROJECT |
| Project Descriptions(s): | THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF THREE (E) MULTI-FAMILY BUILDINGS AND THE CONSTRUCTION, USE & MAINTENANCE OF A 6-STORY, 78 FT HT. APPROX. 39,000 SF AFFORDABLE HOUSING PROJECT WITH PERMANENT SUPPORTIVE HOUSING (PSH) SERVICES AND 61 RESIDENTIAL DWELLING UNITS. ENTITLEMENT REQUESTS DENSITY BONUS (DB), PURSUANT TO LAMC SECTION 12.22 A.25, A DENSITY BONUS APPROVAL FOR A PROJECT TOTALING 61 DWELLING UNITS, INCLUDING 32 UNITS FOR PERMANENT SUPPORTIVE HOUSING FOR VERY LOW INCOME HOUSEHOLDS, 28 UNITS FOR LOW INCOME HOUSEHOLDS AND 1 MARKET-RATE MANAGER'S UNIT, WITH TWO ON-MENU INCENTIVE: FOR A 35% INCREASE IN THE ALLOWABLE FLOOR AREA RATIO (FAR) FROM 3.0:1 UP TO 4.05:1, A REAR YARD SETBACK REDUCTION FROM THE REQUIRED 15 FEET TO 12 FEET, AND A REDUCTION IN OPEN SPACE FROM THE REQUIRED 7,425 SF TO 6,238 SF. ASSEMBLY BILL 2162 STREAMLINING (SIP), PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65650 THROUGH 65654, A MINISTERIAL REVIEW OF A SUPPORTIVE HOUSING PROJECT FOR A DEVELOPMENT PROJECT THAT SATISFIES ALL OF THE REQUIREMENTS AND OBJECTIVE PLANNING STANDARDS OF GOVERNMENT CODE SECTION 65651(A) AND (B), AND IS THEREFORE SUBJECT TO THE STREAMLINED, MINISTERIAL APPROVAL PROCESS PROVIDED BY GOVERNMENT CODE SECTION 65653. NO PARKING REQUIREMENT FOR THE PSH UNITS. PURSUANT TO ASSEMBLY BILL 1763 AN EXEMPTION FROM THE DENSITY CONTROLS AS THE PROJECT IS LOCATED WITHIN A HALF MILE OF A MAJOR TRANSIT STOP. PURSUANT TO PUBLIC RESOURCES CODE ("PRC") SECTION 21080.27, THAT THE PROJECT IS A SUPPORTIVE HOUSING PROJECT THAT MEETS ALL OF THE REQUIREMENTS OF PRC SECTION 21080.27(A)(3). |
| Case Number: | ENV-2014-1458-EIR-SE-CE |
| Required Action(s): | SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | ENVIRONMENTAL IMPACT REPORT |
| Case Number: | ENV-2013-622-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN. |
| 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. |

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DATA NOT AVAILABLE

ORD-186402

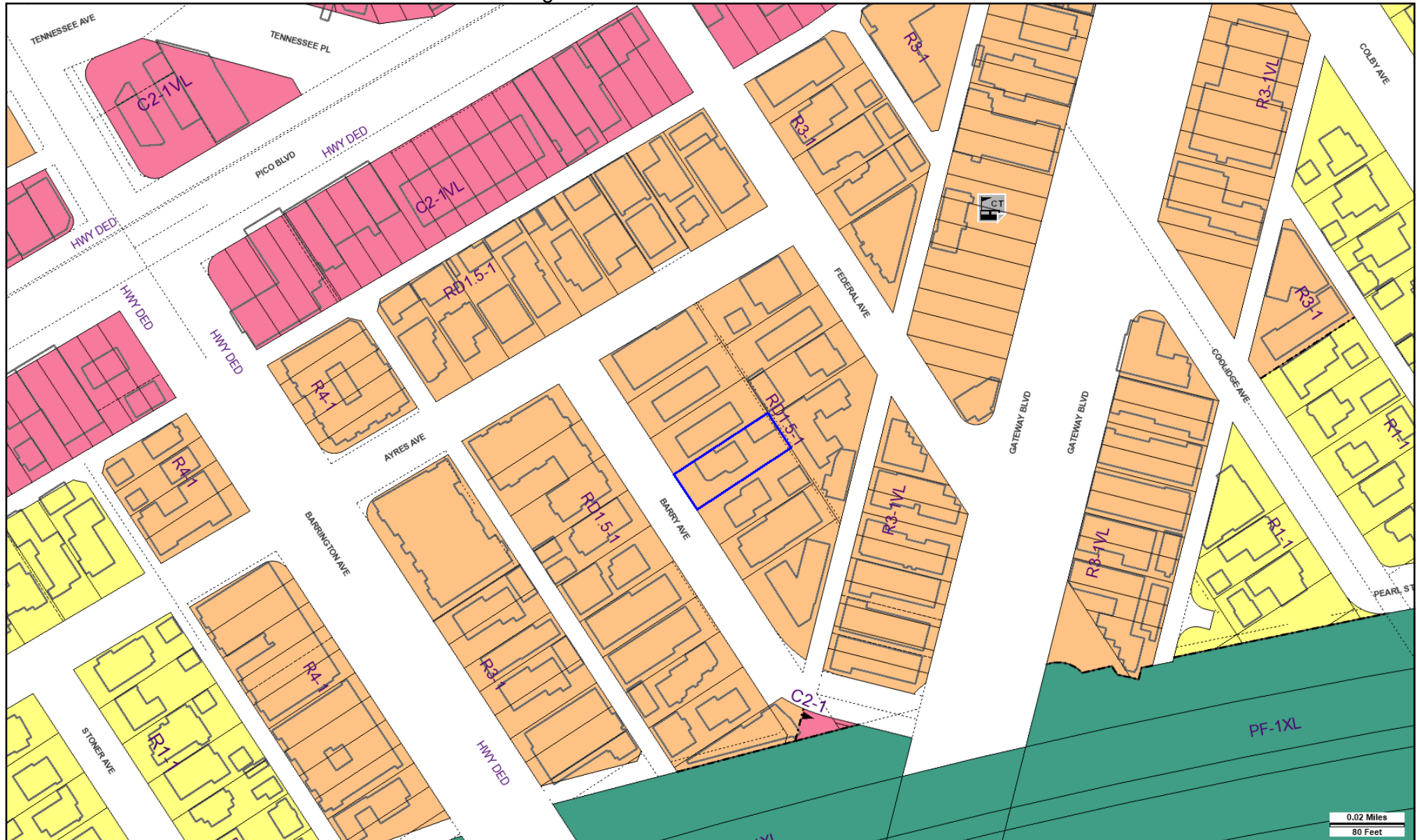
ORD-186108

ORD-171492

ORD-171227

ORD-164177-SA240

ORD-163205



Address: 2450 S BARRY AVE

APN: 4260032035

PIN #: 123B153 829

Tract: TR 5498

Block: None

Lot: 309

Arb: None

Zoning: RD1.5-1

General Plan: Low Medium Residential





Address: 2450 S BARRY AVE

APN: 4260032035

PIN #: 123B153 829

Tract: TR 5498

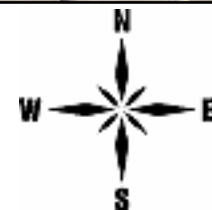
Block: None

Lot: 309

Arb: None

Zoning: RD1.5-1

General Plan: Low Medium Residential





City of Los Angeles Department of City Planning

9/15/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2454 S BARRY AVE
2456 S BARRY AVE

ZIP CODES

90064

RECENT ACTIVITY

DIR-2020-2956-DB-PSH-SIP-PHP

CASE NUMBERS

CPC-2018-7547-CPU
CPC-2014-1457-SP
CPC-2013-621-ZC-GPA-SP
CPC-2005-8252-CA
CPC-1986-256-GPC
ORD-186402
ORD-186108
ORD-171492
ORD-171227
ORD-164177-SA240
ORD-163205
DIR-2020-2956-DB-PSH-SIP-PHP
ENV-2014-1458-EIR-SE-CE
ENV-2013-622-EIR
ENV-2005-8253-ND

Address/Legal Information

| | |
|------------------------------|--------------------|
| PIN Number | 123B153 845 |
| Lot/Parcel Area (Calculated) | 5,400.1 (sq ft) |
| Thomas Brothers Grid | PAGE 632 - GRID B7 |
| Assessor Parcel No. (APN) | 4260032034 |
| Tract | TR 5498 |
| Map Reference | M B 90-10/11 |
| Block | None |
| Lot | 308 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 123B153 |

Jurisdictional Information

| | |
|--------------------------|-----------------------------|
| Community Plan Area | Palms - Mar Vista - Del Rey |
| Area Planning Commission | West Los Angeles |
| Neighborhood Council | West Los Angeles Sawtelle |
| Council District | CD 11 - Mike Bonin |
| Census Tract # | 2712.00 |
| LADBS District Office | West Los Angeles |

Planning and Zoning Information

| | |
|---|--|
| Special Notes | None |
| Zoning | RD1.5-1 |
| Zoning Information (ZI) | ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2192 Specific Plan: West Los Angeles Transportation Improvement and Mitigation ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan |
| General Plan Land Use | Low Medium Residential |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN |
| Subarea | None |
| Specific Plan Area | WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION |
| Subarea | None |
| Special Land Use / Zoning | None |
| 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 |
| Subarea | None |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RFA: Residential Floor Area District | None |

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| | |
|--|---|
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | High |
| Non-Residential Market Area | High |
| Transit Oriented Communities (TOC) | Not Eligible |
| RPA: Redevelopment Project Area | None |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | None |
| 500 Ft School Zone | Active: Citizens of the World Charter Mar Vista |
| 500 Ft Park Zone | No |
| Assessor Information | |
| Assessor Parcel No. (APN) | 4260032034 |
| APN Area (Co. Public Works)* | 0.124 (ac) |
| Use Code | 0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less |
| Assessed Land Val. | \$494,012 |
| Assessed Improvement Val. | \$459,000 |
| Last Owner Change | 08/30/2019 |
| Last Sale Amount | \$1,450,014 |
| Tax Rate Area | 67 |
| Deed Ref No. (City Clerk) | 72580 |
| | 5-165 |
| | 3368622 |
| | 2542306 |
| | 125291-92 |
| | 1068906 |
| | 0892273 |
| Building 1 | |
| Year Built | 1940 |
| Building Class | D6 |
| Number of Units | 2 |
| Number of Bedrooms | 2 |
| Number of Bathrooms | 2 |
| Building Square Footage | 1,237.0 (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 |
| Rent Stabilization Ordinance (RSO) | Yes [APN: 4260032034] |
| Additional Information | |
| Airport Hazard | None |
| Coastal Zone | None |
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | Outside Flood Zone |
| Watercourse | No |
| Hazardous Waste / Border Zone Properties | No |
| Methane Hazard Site | None |
| High Wind Velocity Areas | No |

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Special Grading Area (BOE Basic Grid Map A-13372) No

Wells None

Seismic Hazards

Active Fault Near-Source Zone

| | |
|--------------------------------|---|
| Nearest Fault (Distance in km) | 1.81346856 |
| 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 |

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction Yes

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None

Hubzone Not Qualified

Opportunity Zone No

Promise Zone None

State Enterprise Zone None

Housing

Direct all Inquiries to Housing+Community Investment Department

Telephone (866) 557-7368

Website <http://hcidla.lacity.org>

Rent Stabilization Ordinance (RSO) Yes [APN: 4260032034]

Ellis Act Property No

Public Safety

Police Information

Bureau West

Division / Station West Los Angeles

Reporting District 892

Fire Information

Bureau West

Battalion 9

District / Fire Station 59

Red Flag Restricted Parking No

CASE SUMMARIES

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| Required Action(s): | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS) |
| Project Descriptions(s): | SPECIFIC PLAN AMENDMENT |
| Case Number: | CPC-2013-621-ZC-GPA-SP |
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| Required Action(s): | GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283) |
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| Case Number: | DIR-2020-2956-DB-PSH-SIP-PHP |
| Required Action(s): | SIP-STREAMLINED INFILL PROCESS (SB35) PSH-PERMANENT SUPPORTIVE HOUSING DB-DENSITY BONUS PHP-PRIORITY HOUSING PROJECT |
| Project Descriptions(s): | THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF THREE (E) MULTI-FAMILY BUILDINGS AND THE CONSTRUCTION, USE & MAINTENANCE OF A 6-STORY, 78 FT HT. APPROX. 39,000 SF AFFORDABLE HOUSING PROJECT WITH PERMANENT SUPPORTIVE HOUSING (PSH) SERVICES AND 61 RESIDENTIAL DWELLING UNITS. ENTITLEMENT REQUESTS DENSITY BONUS (DB), PURSUANT TO LAMC SECTION 12.22 A.25, A DENSITY BONUS APPROVAL FOR A PROJECT TOTALING 61 DWELLING UNITS, INCLUDING 32 UNITS FOR PERMANENT SUPPORTIVE HOUSING FOR VERY LOW INCOME HOUSEHOLDS, 28 UNITS FOR LOW INCOME HOUSEHOLDS AND 1 MARKET-RATE MANAGER'S UNIT, WITH TWO ON-MENU INCENTIVE: FOR A 35% INCREASE IN THE ALLOWABLE FLOOR AREA RATIO (FAR) FROM 3.0:1 UP TO 4.05:1, A REAR YARD SETBACK REDUCTION FROM THE REQUIRED 15 FEET TO 12 FEET, AND A REDUCTION IN OPEN SPACE FROM THE REQUIRED 7,425 SF TO 6,238 SF. ASSEMBLY BILL 2162 STREAMLINING (SIP), PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65650 THROUGH 65654, A MINISTERIAL REVIEW OF A SUPPORTIVE HOUSING PROJECT FOR A DEVELOPMENT PROJECT THAT SATISFIES ALL OF THE REQUIREMENTS AND OBJECTIVE PLANNING STANDARDS OF GOVERNMENT CODE SECTION 65651(A) AND (B), AND IS THEREFORE SUBJECT TO THE STREAMLINED, MINISTERIAL APPROVAL PROCESS PROVIDED BY GOVERNMENT CODE SECTION 65653. NO PARKING REQUIREMENT FOR THE PSH UNITS. PURSUANT TO ASSEMBLY BILL 1763 AN EXEMPTION FROM THE DENSITY CONTROLS AS THE PROJECT IS LOCATED WITHIN A HALF MILE OF A MAJOR TRANSIT STOP. PURSUANT TO PUBLIC RESOURCES CODE ("PRC") SECTION 21080.27, THAT THE PROJECT IS A SUPPORTIVE HOUSING PROJECT THAT MEETS ALL OF THE REQUIREMENTS OF PRC SECTION 21080.27(A)(3). |
| Case Number: | ENV-2014-1458-EIR-SE-CE |
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| Project Descriptions(s): | ENVIRONMENTAL IMPACT REPORT |
| Case Number: | ENV-2013-622-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN. |
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| Project Descriptions(s): | AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE. |

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DATA NOT AVAILABLE

ORD-186402

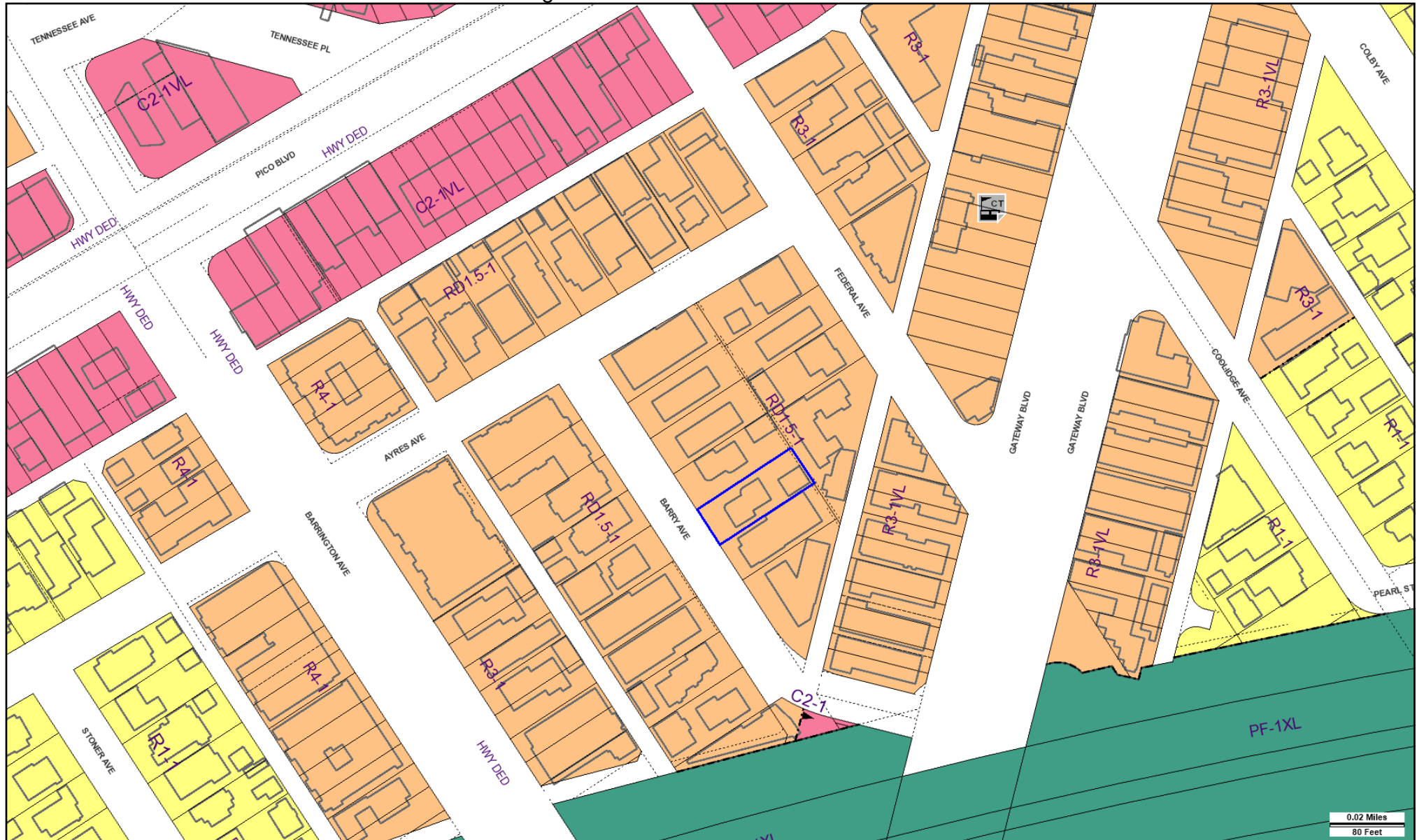
ORD-186108

ORD-171492

ORD-171227

ORD-164177-SA240

ORD-163205



Address: 2454 S BARRY AVE

APN: 4260032034

PIN #: 123B153 845

Tract: TR 5498

Block: None

Lot: 308

Arb: None

Zoning: RD1.5-1

General Plan: Low Medium Residential





Address: 2454 S BARRY AVE

APN: 4260032034

PIN #: 123B153 845

Tract: TR 5498

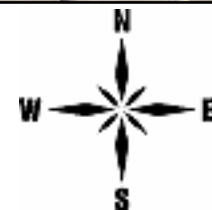
Block: None

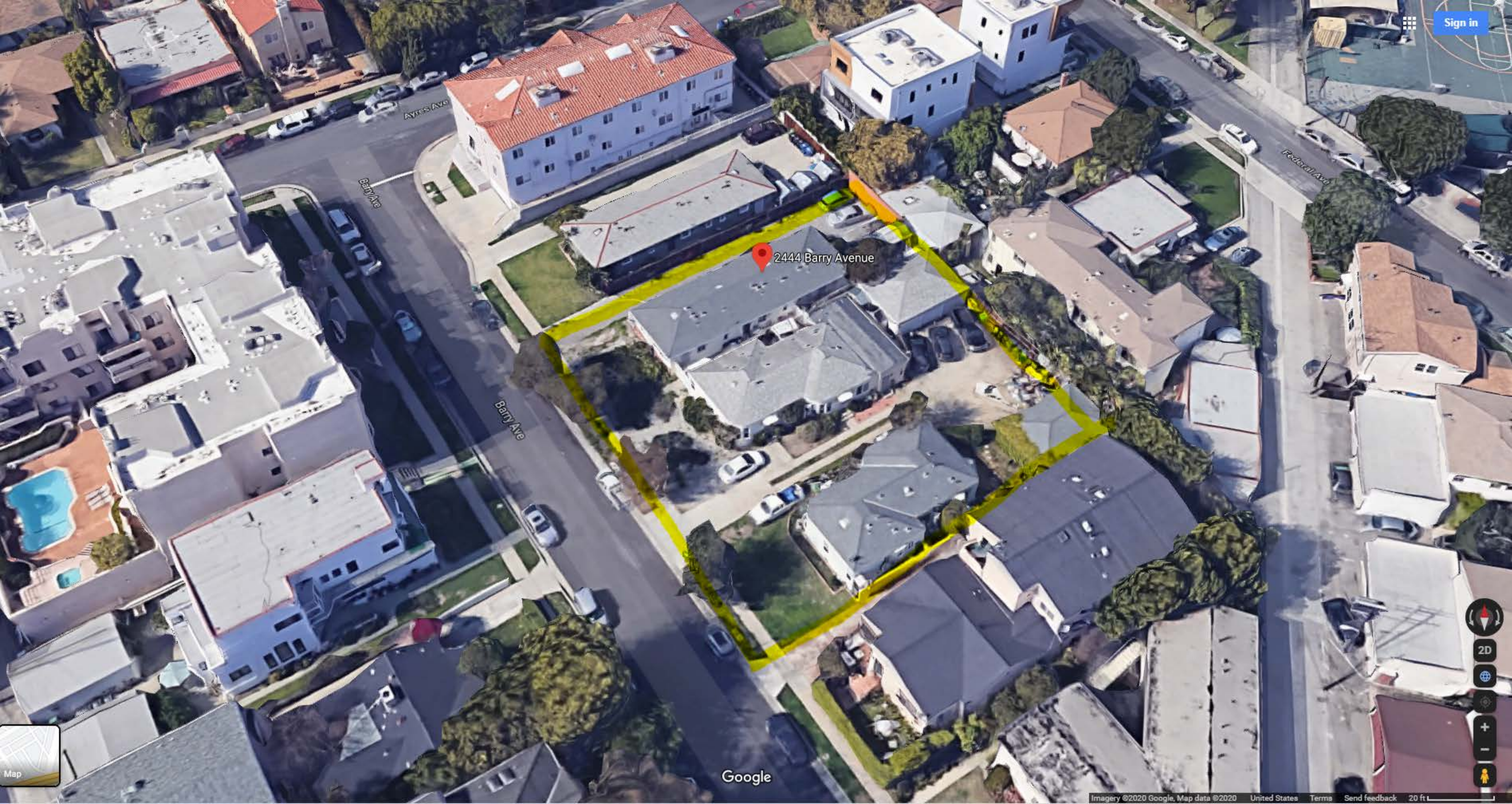
Lot: 308

Arb: None

Zoning: RD1.5-1

General Plan: Low Medium Residential





Site Photo Exhibit
2444-2456 S Barry Ave.

DIR 2020-2956



Site Photo Exhibit - 2444-2456 S Barry Ave.



1. View of project site looking northeast across Barry Ave.



2. View of project site looking northeast across Barry Ave.

Site Photo Exhibit - 2444-2456 S Barry Ave.



3. View from project site looking southwest across Barry Ave.



4. View from project site looking southwest across Barry Ave.



5. View northwest down Barry Ave.



6. View southeast down Barry Ave.



7. View southwest down Ayres Ave.



8. View northeast down Ayres Ave.



9. View northwest down Federal Ave.



10. View southeast down Federal Ave.



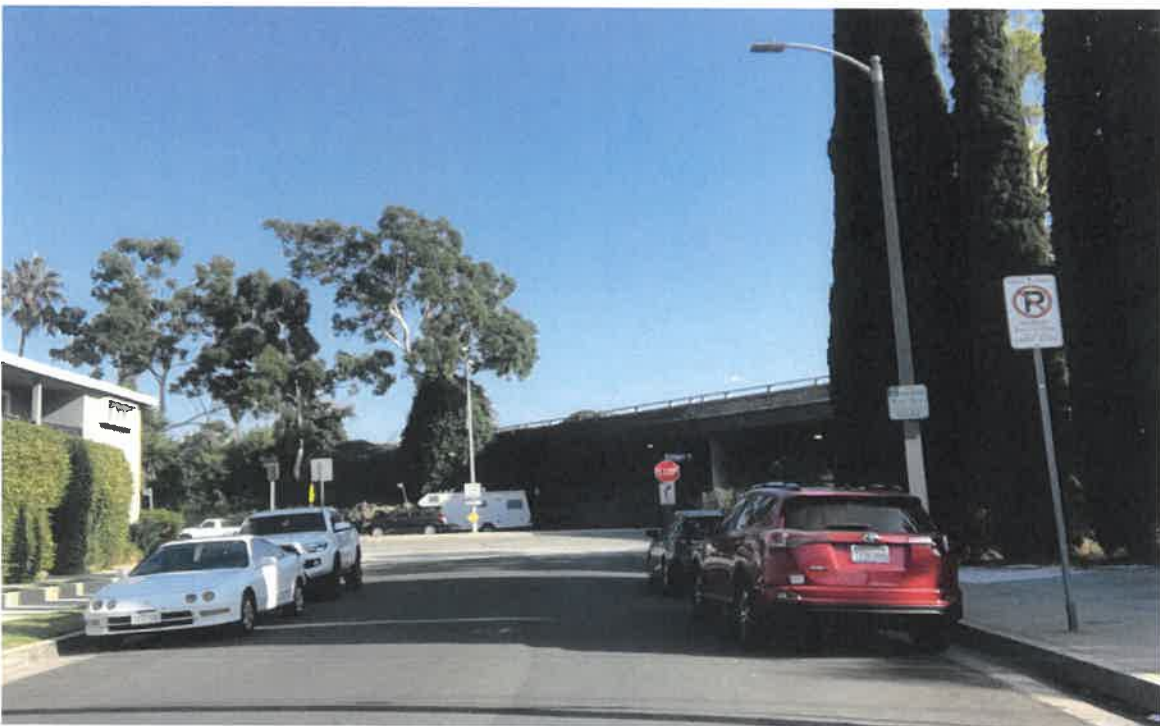
11. View of structures to the rear of project site.



12. View south down alley.



13. View north down alley



14. View east down Barry Ave.

EXHIBIT E

AGENCY CORRESPONDENCE

E1 – DCP Housing Unit Affordable Housing
Referral Form

E2 – HCIDLA AB 2556 Determination



REFERRAL FORMS:

AFFORDABLE HOUSING REFERRAL FORM
 LOS ANGELES CITY PLANNING DEPARTMENT

PHP

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:

☒ Planning DSC - Filing ☐ HCIDLA Funding ☐ CRA ☐ LA County ☐ Other: _____

NOTES: Utilizing AB 1763 and AB 2162

Planning Staff Name and Title

Norali Martinez, City Planning Associate

Planning Staff Signature

Norali Martinez

Date

4/22/2020

(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: 2444-2456 Barry Avenue

Project Name: _____

Applicant Name and Phone/Email: Tim Moran, 213-437-3403 / tim@irvineassoc.com

Assessor Parcel Number(s): 4260-032-034, -035, -036

Community Plan: Palms - Mar Vista - Del Rey

Number of Lots: 3

Lot Size: 16,200

s.f.

Existing Zone: RD1.5-1

Land Use Designation: Low-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 Bundy/ Exposition (Expo Line - Bundy)

2. DESCRIPTION OF PROPOSED PROJECT

Demolition of three existing multi-family residential buildings and construction of a 6-story residential building containing 61 housing units, consisting of 32 permanent supportive housing unit restricted for Very Low Income households, 28 units restricted for Low Income households, and 1 manager's unit. The Project is a Density Bonus/Affordable Housing Incentive Program project and a Permanent Supportive Housing Development pursuant to Assembly Bill 2162 (Government Code 65583.2).

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

3. EXISTING USE

A. Describe Existing Development: Three existing single-story multi-family housing units

| 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 | | | | 32 | 350 |
| One Bedroom | 8 | unk. | 8 | 17 | 525 |
| Two Bedrooms | | | | 9 | 785 |
| Three Bedrooms | | | | 3 | 1,065 |
| _____ Bedroom | | | | | |
| Commercial / Industrial | | | | | |
| Other: | | | | | |

B. Previous Cases Filed

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

4. TYPE OF APPLICATION

- ☐ Density Bonus (per LAMC Sec. 12.22.A.25) with no incentives filed in conjunction with a discretionary approval. If no entitlement case is requested, please contact the Los Angeles Department of Building and Safety (LADBS) at ladbs.org or call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside of the City of Los Angeles.
- ☒ Density Bonus per LAMC Sec. 12.22.A.25 with incentives on the menu (please specify): Reduction in rear setback and reduction in open space, increase in FAR
- ☐ 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: Project will be filed in accordance with AB 2162 which exempts the project from CEQA.
- ☐ 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):

- | | | |
|---|---|---|
| <input type="checkbox"/> For Sale | <input type="checkbox"/> Moderate Income | <input type="checkbox"/> Transitional Foster Youth |
| <input checked="" type="checkbox"/> For Rent | <input checked="" type="checkbox"/> Market Rate | <input type="checkbox"/> Disabled Veteran |
| <input type="checkbox"/> Extremely Low Income | <input type="checkbox"/> Mixed Use Project | <input type="checkbox"/> Homeless |
| <input checked="" type="checkbox"/> Very Low Income | <input type="checkbox"/> Senior | <input type="checkbox"/> Special Needs (please describe): _____ |
| <input checked="" type="checkbox"/> Low Income | <input type="checkbox"/> Residential Hotel | |

7. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

| | | |
|---------------------------------------|---------------|---|
| Lot size | <u>16,200</u> | s.f. (a) |
| Density allowable by zone | <u>1,500</u> | units/s.f. of lot area (b) |
| Units allowed by right (Base Density) | <u>11</u> | units (c) [c = a/b, including fraction and round up to the next whole number] |

B. Maximum Allowable Density Bonus: 15 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 | | N/A | N/A |
| Managers Unit(s) - Market Rate | <u>1</u> | N/A | N/A |
| Extremely Low Income | | | |
| Very Low Income | | <u>32</u> | |
| Low Income | | <u>28</u> | |
| 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>1</u> | <u>60</u> (e) | (f) |
| Percent of Affordable Units by Category | | (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>61</u> (i) | | |
| Number of Density Bonus Units | <u>50</u> (j) [If i>c, then j=i-c; if i<c, then j= 0] | | |
| Percent Density Bonus Requested | <u>45.5%</u> (k) [k= j/c] | | |
| Percent of Affordable Set Aside | <u>100</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.

11 units allowed by right (permitted by LAMC) – 8 existing units = 3 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 ½ mile of major transit stop | | 0.5 | | |
| Senior having either paratransit service or unobstructed access within ½ 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 ½ 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 ½ mile of major transit stop with unobstructed access to project | | 0.5 | | |

APPLICABLE TO PARKING OPTION 3 – AB744 ONLY: (1) **Major transit stop** means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan. (2) The maximum ½ mile distance to a major transit stop is measured in a straight line ("as the crow flies"). (3) Tandem or uncovered parking is permitted. (4) Fractional numbers are rounded up.

10. INCENTIVES

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

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

| | <u>Required/ Allowable</u> | <u>Proposed</u> | <u>ON Menu</u> | <u>OFF Menu</u> |
|--|----------------------------|-----------------|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> (1) Yard/Setback (each yard counts as 1 incentive) | | | | |
| <input type="checkbox"/> Front | | | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Rear | 15ft. | 12 ft. | <input checked="" 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 | 3.57:1 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (5) Height/ # of Stories ⁷ | | | <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> (6) Open Space | 7425 | 6238 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (7) Density Calculation | | | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> (8) Averaging (all count as 1 incentive) | | | <input type="checkbox"/> | <input type="checkbox"/> |
| FAR | | | - | - |
| Density | | | - | - |
| Parking | | | - | - |
| OS | | | - | - |
| Vehicular Access | | | - | - |
| <input type="checkbox"/> Other (please specify): | | | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | | | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | | | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | | | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | | | <input type="checkbox"/> | <input type="checkbox"/> |

TOTAL # of Incentives Requested:

3

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 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 checked="" type="checkbox"/> (Specify): | <input checked="" 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? N/A
- 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? N/A
- C. Units subject to the Rent Stabilization Ordinance not already listed above? 8
- D. Units that have been vacated or demolished in the last 5 years? N/A
- 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.



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

DATE: June 22, 2020

TO: BARRY FAMILY HOUSING, L.P., a California limited partnership, Owner

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

SUBJECT: **AB 2556 (DB/AB 2162) Determination for
2444-2456 South Barry Avenue, Los Angeles, CA 90064**

Based on the Application for an Affordable Unit Determination (Application) submitted by BARRY FAMILY HOUSING, L.P., a California limited partnership (Owner), the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that eight (8) units (as detailed below) are subject to replacement under AB 2556 (formerly AB 2222).

Information about the existing property for the five (5) years prior to the date of the Application is required in order to make a determination. HCIDLA received the Application on or about December 10, 2019, so HCIDLA must collect data from December 2014 to December 2019.

Owner acquired the property commonly known as:
2444-2456 S. Barry Ave., under APNs 4260-032-034, 4260-032-035 and 4260-032-036, Lots 308-310 on August 30, 2019 per Grant Deeds.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database indicate a use code of "0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less" and "0300 - Residential - Three Units (Any Combination) - 4 Stories or Less". Google Earth, Google Street View, an internet search on the Property and the Rent Stabilization Ordinance (RSO) Unit all confirm that the property contains multi-family dwelling structures.

The Los Angeles Department of Building and Safety database indicates that the Owner has not applied for a new Demolition Permit, but has applied for a new Building Permit (20010-10000-00637).

Per the Application received by HCIDLA on or about December 10, 2019, the Owner plans to construct a sixty-one (61) unit apartment building, pursuant to Density Bonus (DB) guidelines.

| ADDRESS | BEDROOM TYPE |
|----------------------|--------------|
| 2444 S. Barry Ave. | 1 Bedroom |
| 2446 S. Barry Ave. | 1 Bedroom |
| 2448 S. Barry Ave. | 1 Bedroom |
| 2450 S. Barry Ave. | 1 Bedroom |
| 2452 S. Barry Ave. | 1 Bedroom |
| 2452 ½ S. Barry Ave. | 1 Bedroom |
| 2454 S. Barry Ave. | 1 Bedroom |

If you have any questions regarding this determination, please contact Jacob Comer at Jacob.comer@lacity.org.

cc: Los Angeles Housing and Community Investment Department File
BARRY FAMILY HOUSING, L.P., a California limited partnership, Owner
Ulises Gonzalez, Case Management Section, City Planning Department

MAC:jc

EXHIBIT F

PUBLIC CORRESPONDENCE



Eric Claros <eric.claros@lacity.org>

2444 S. Barry Ave., WLA supportive housing status4 messages

Jay Ross <jayr@westlasawtelle.org>
To: Eric.Claros@lacity.org

Thu, Aug 6, 2020 at 11:35 AM

Hi Mr. Claros,

Has the city determined this project, or is it still in process?
I just found the packet.
Does our NC have time to review it during August?

Jay Ross
310 979 9255

Eric Claros <eric.claros@lacity.org>
To: Jay Ross <jayr@westlasawtelle.org>

Thu, Aug 6, 2020 at 4:26 PM

Hi Jay,

I just called both your cell and office number. Let me when you have time to discuss your questions.

- Eric
[Quoted text hidden]

LOS ANGELES
CITY PLANNING

Eric Claros
City Planner
Los Angeles City Planning

201 N. Figueroa St., Room 525
Los Angeles, CA 90012
Planning4LA.org
T: (213) 202-5448



Jay Ross <jayr@westlasawtelle.org>
To: Eric Claros <eric.claros@lacity.org>

Sun, Aug 9, 2020 at 8:03 AM

Hi Eric,
I'll be in my office Monday morning... 818 706 0694 x128.
I can try to call you too.
[Quoted text hidden]

Eric Claros <eric.claros@lacity.org>
To: Jay Ross <jayr@westlasawtelle.org>

Tue, Aug 11, 2020 at 9:29 AM

Hi Jay,

I was not available yesterday. Do you have any time today or tomorrow? I'm free at 4 pm either day.

- Eric

9/15/2020

City of Los Angeles Mail - 2444 S. Barry Ave., WLA supportive housing status

[Quoted text hidden]



Eric Claros <eric.claros@lacity.org>

Disproval of 2444 S. Barry LA, Ca. 90064

1 message

Kenneth Scott <kenwpsscott@gmail.com>

Tue, Aug 18, 2020 at 10:23 AM

To: Eric.Claros@lacity.org

Mr. Kenneth Scott, Resident
[2457 Barry Ave](#)
[Los Angeles, CA 90064](#)

[West Los Angeles Sawtelle](#) Neighborhood
Council Board Members
Attn: Jay Ross, PLUM Committee Chair
[1645 Corinth Ave](#)
[Los Angeles, CA 90025](#)
JayR@WestLASawtelle.org
(310) 979 – 9255

Dear Mr.Eric Claros,

I wanted to provide you with a letter sharing my disapproval for the 61 dwelling units proposed at [2444 S. Barry Ave, Los Angeles, CA](#) located in the West LA Sawtelle district. I support multifamily, affordable housing within our neighborhoods but not at the expense of triple the amount of density that is permitted by code. This density increase of 455% request is appalling and grossly out of character to Barry Ave.

The Transit-Oriented Communities (TOC) ordinance is not intended to be used this way and 2444 S. Barry is asking for a 455% increase in density compared to what is currently permitted by code. Asking for 61 units compared to 11 units approved by code is ridiculous. A project this size is not within a mile of Barry Ave or even along Barrington. Why does the project need to be this large, to make the deal work financially and forget about how it impacts the character of the neighborhood? I feel like that is asking for a huge amount of increase only to go from 6 to 5 floors and the residences take this as a win.

We need to realistic with reasonable expectations and develop our neighborhoods in positive ways. 455% increase with only 12 parking spaces it not realistic, reasonable, or positive. We currently do not have enough parking on Barry Ave, and the scale to this project is grossly out of character. I am asking for this project's dwelling and density request to be cut to meet city code standards, nothing near us is even close to this large.

Sincerely,
Ken Scott



Eric Claros <eric.claros@lacity.org>

2444 Barry Avenue

1 message

Vic Pacheco <vicpacheco@aol.com>

Tue, Aug 18, 2020 at 3:29 PM

Reply-To: Vic Pacheco <vicpacheco@aol.com>

To: "JayR@WestLASawtelle.org" <JayR@westlasawtelle.org>, "Jamie@WestLASawtelle.org" <Jamie@westlasawtelle.org>, "Eric.Claros@LACity.org" <Eric.Claros@lacity.org>, "Sara.molina-pearson@LACity.org" <Sara.molina-pearson@lacity.org>, "Len.Nguyen@LACity.org" <Len.Nguyen@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>

Vic Pacheco
 2463 Barry Avenue #2
 Los Angeles, CA 90064

Attn: Jay Ross, PLUM Committee Chair
 West Los Angeles Sawtelle Neighborhood
 Council Board Members
 1645 Corinth Ave
 Los Angeles, CA 90025
 (310) 979 – 9255
JayR@WestLASawtelle.org

Dear Mr. Jay Ross,

I am concerned about the proposed development at [2444 Barry Avenue](#), which is on tonight's agenda.

I live across the street from this development and I wonder if you could consider some info that I was given? About 6 months ago, my neighbor mentioned that the 3 buildings which are to be demolished for this project were posted with a notice, which stated that the results of soil tests were negative and that excavation for underground parking was not feasible.

I don't have a copy of this notice, but this discussion occurred well before the scope of this project was apparent, and I have no reason to doubt the source.

I notice that there are only 12 parking spaces for the 61 units; I'm not sure if this is because of TOC allowances, or if less parking is required for affordable housing and very low-income supportive housing. My worry is that a 6-story building is proposed and there may be concerns about the stability of the site.

I wanted to contact you to voice disapproval and greatest concerns about the twenty eight (28) affordable housing units and thirty-two (32) very low-income supportive housing units (total of 61 dwelling units) proposed at [2444 S. Barry Ave, Los Angeles, CA](#) located in the West LA Sawtelle district. We are all for affordable housing developments, but I would ask for you to please vote "no" for the following reasons:

- 455% density increase is totally out of character to the neighborhood and Barry Ave.
- Asking for 61 units compared to 11 units as permitted by code. This is a grossly large project that would negatively impact Barry Avenue's character.
- This proposed 6 story building at 78 feet in height will be a gigantic project compared to other adjacent buildings heights. The zoning only permits 45 feet in height. There is not one existing multifamily building or commercial building that is more than a 4-story, 45 feet in height building located on a side street like Barry Ave or even located on the main adjacent street such as Pico or Barrington within a mile radius. The proposed 2444 Barry Ave, 7 stories, 61-unit housing development does not belong on Barry Ave.
- In addition to the height of the building, 1.) what are the proposed height of the fire rooftop hatch, 2.) what is height for rooftop HVAC units, 3.) what is the height for the parapet or the roof screening? Are these additional items added to the 6 story, 78 foot building height? The proposed building size and scale is massive compared to the adjacent buildings and does not fit within the character.
- Even with Transit stop within .7 miles, (Bundy and Olympic nearest LA Metro Stop), a proposed 61-unit housing with more than one resident per unit, 12 parking spaces is not adequate parking. Barry Avenue is already overcrowded and is currently permitted, with not enough parking for its existing residents.
- What are LADWP requirements, the transformer, where is this going to be located, along Barry Ave sidewalk?

- If you are building 61 units, what is the landscape and green scape proposal?

I am asking you to please reconsider the massive scale to the project and reduce it substantially to fit within the code and Barry Ave character. Thank you for your consideration.

Sincerely,

Vic Pacheco

vicpacheco@aol.com
424.239.8305

cc:

PLUM, Jay Ross, JayR@WestLASawtelle.org

PLUM, Jamie Keeton, Jamie@WestLASawtelle.org

City of LA Planning, City Planner, Eric Claros, Eric.Claros@LACity.org

City of LA Planning, Senior Planner, Sara Molin-Pearson, Sara.molina-pearson@LACity.org

City of LA Planning, Planning Deputy, Len Nguyen, Len.Nguyen@LACity.org

City of LA 11th District Councilmember Mike Bonin's Office, councilmember.bonin@lacity.org



Eric Claros <eric.claros@lacity.org>

Re: Disproval of 2444 S. Barry LA, Ca. 90064

9 messages

Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Tue, Aug 18, 2020 at 1:46 PM

To: Kenneth Scott <kenwpscott@gmail.com>

Cc: Eric Claros <eric.claros@lacity.org>

Hi Mr. Scott,

Thank you for your email, we will make sure that a copy is included in the case file. If you have any specific questions regarding the project, please reach out to Eric Claros, cc'd on this email. He can explain the state legislation that allows for this development, including the density increase.

Thank you,



LOS ANGELES
CITY PLANNING

Sarah Molina Pearson

Senior City Planner

Los Angeles City Planning

201 N. Figueroa, Room 1030

Los Angeles, CA 90012

Planning4LA.org

T: (213) 482-0376



On Tue, Aug 18, 2020 at 10:41 AM Kenneth Scott <kenwpscott@gmail.com> wrote:

Mr. Kenneth Scott, Resident

[2457 Barry Ave](#)

[Los Angeles, CA 90064](#)

[West Los Angeles Sawtelle](#) Neighborhood

Council Board Members

Attn: Jay Ross, PLUM Committee Chair

[1645 Corinth Ave](#)

[Los Angeles, CA 90025](#)

JayR@WestLASawtelle.org

(310) 979 – 9255

Dear Mrs. Sara Molin-Pearson,

I wanted to provide you with a letter sharing my disapproval for the 61 dwelling units proposed at [2444 S. Barry Ave, Los Angeles, CA](#) located in the West LA Sawtelle district. I support multifamily, affordable housing within our neighborhoods but not at the expense of triple the amount of density that is permitted by code. This density increase of 455% request is appalling and grossly out of character to Barry Ave.

The Transit-Oriented Communities (TOC) ordinance is not intended to be used this way and 2444 S. Barry is asking for a 455% increase in density compared to what is currently permitted by code. Asking for 61 units compared to 11 units approved by code is ridiculous. A project this size is not within a mile of Barry Ave or even along Barrington. Why does the project need to be this large, to make the deal work financially and forget about how it impacts the character of the neighborhood? I feel like that is asking for a huge amount of increase only to go from 6 to 5 floors and the residences take this as a win.

We need to realistic with reasonable expectations and develop our neighborhoods in positive ways. 455% increase with only 12 parking spaces it not realistic, reasonable, or positive. We currently do not have enough parking on Barry Ave, and the scale to this project is grossly out of character. I am asking for this project's dwelling and density request to be cut to meet city code standards, nothing near us is even close to this large.

Sincerely,

| Ken Scott

kenneth scott <kenwpescott@gmail.com>
To: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>
Cc: Eric Claros <eric.claros@lacity.org>

Tue, Aug 18, 2020 at 3:38 PM

Thank you Sarah.

Dear Eric,

Could you please point me to the code and legislation that allows for this incredible density increase?

Thanks,

Ken Scott
310-666-0035
<https://www.linkedin.com/in/kenwpescott/>

On Aug 18, 2020, at 1:46 PM, Sarah Molina-Pearson <sarah.molina-pearson@lacity.org> wrote:

[Quoted text hidden]

Kenneth Scott <kenwpescott@gmail.com>
To: Eric Claros <eric.claros@lacity.org>
Cc: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Mon, Aug 24, 2020 at 4:15 PM

Hi Eric,

I wanted to follow up on my email and am interested in having you explain the state legislation that allows a complex of this magnitude to be built on a side street such as ours.

Sincerely,

Ken Scott
310-666-0035
<https://www.linkedin.com/in/kenwpescott/>

[Quoted text hidden]

kenneth scott <kenwpescott@gmail.com>
To: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>
Cc: Eric Claros <eric.claros@lacity.org>

Tue, Aug 25, 2020 at 12:29 PM

Hi Sarah,

Unfortunately Eric is out of this office this week and the vote with the neighborhood is taking place tomorrow, Wednesday. Could you please share the legislation that allows for such project to be built with me? The more I look along pico blvd we don't even see something this large, let alone a side street.

Thanks,

Ken Scott
310-666-0035
<https://www.linkedin.com/in/kenwpescott/>

On Aug 18, 2020, at 1:46 PM, Sarah Molina-Pearson <sarah.molina-pearson@lacity.org> wrote:

[Quoted text hidden]

Eric Claros <eric.claros@lacity.org>
To: kenneth scott <kenwpsscott@gmail.com>
Cc: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Tue, Aug 25, 2020 at 12:30 PM

Hi Kenneth,

I am back in the office today. Are you free now to discuss?

- Eric

[Quoted text hidden]

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Eric Claros
City Planner
Los Angeles City Planning

201 N. Figueroa St., Room 525
Los Angeles, CA 90012
Planning4LA.org
T: (213) 202-5448



kenneth scott <kenwpsscott@gmail.com>
To: Eric Claros <eric.claros@lacity.org>

Tue, Aug 25, 2020 at 12:57 PM

Hi Eric,

Thank you for your call today. Please send along links to the legislation when you can.

Thanks,

Ken Scott
310-666-0035
<https://www.linkedin.com/in/kenwpsscott/>

On Aug 25, 2020, at 12:31 PM, Eric Claros <eric.claros@lacity.org> wrote:

[Quoted text hidden]

Eric Claros <eric.claros@lacity.org>
To: kenneth scott <kenwpsscott@gmail.com>
Cc: Sarah Molina-Pearson <sarah.molina-pearson@lacity.org>

Tue, Aug 25, 2020 at 12:59 PM

Hi Kenneth,

Per our discussion, I am providing you with links to the state legislation utilized in this project. You may find the links to [AB 1763](#), [AB 2162](#), and [AB 1197](#) by merely clicking on the hyperlinks. Let me know if you have any questions.

- Eric

[Quoted text hidden]

Kenneth Scott <kenwpescott@gmail.com>
To: Eric Claros <eric.claros@lacity.org>

Wed, Aug 26, 2020 at 8:21 PM

Hi Eric,

I attended the Sawtelle neighborhood counsel PLUM meeting tonight and although there weren't enough board members to have another vote we did discuss the Barry Ave project with the developer and some concerned neighborhood residents. The developer mentioned that there was a letter of determination approved by the city, could you please provide me a copy of it? Could you please provide me a link for an application and the process to file an appeal? I understand that there is state legislation in place to encourage affordable housing however I don't think that this legislation's intent to build projects of this scale in neighborhoods of *our scale*. Looking at the other HHH projects that are slated to secure the funding it seems like they are being built in denser commercial areas. They told us tonight at 7 pm that the appeal deadline was this Friday (Aug 28th) not leaving me a lot of time to take action. I believe that another neighbor either was or has filed an appeal as well.

Sincerely,

Ken Scott
310-666-0035
<https://www.linkedin.com/in/kenwpescott/>

[Quoted text hidden]

Eric Claros <eric.claros@lacity.org>
To: Kenneth Scott <kenwpescott@gmail.com>

Thu, Aug 27, 2020 at 10:55 AM

Hi Kenneth,

I have attached the Letter of Determination as well as the instructions for appeals. Please note that only owners or tenants of properties abutting, across the street or alley from, or having a common corner with the subject property may file an appeal for this project.

- Eric

[Quoted text hidden]

2 attachments



202004_AppealFilingOptions_COVID-19_v4 (1) (1).pdf
206K



Approved & Signed LOD (4).pdf
1265K



Eric Claros <eric.claros@lacity.org>

2444 Barry Ave. Project

1 message

Chris Strickland <chrisstrickland@hotmail.com>

Tue, Aug 18, 2020 at 7:11 PM

To: "JayR@WestLASawtelle.org" <JayR@westlasawtelle.org>

Cc: "Jamie@WestLASawtelle.org" <Jamie@westlasawtelle.org>, "Eric.Claros@LACity.org" <Eric.Claros@lacity.org>, "Sara.molina-pearson@LACity.org" <Sara.molina-pearson@lacity.org>, "Len.Nguyen@LACity.org" <Len.Nguyen@lacity.org>, "councilmember.bonin@lacity.org" <councilmember.bonin@lacity.org>

Chris Strickland
2463 Barry Ave., Unit 1
Los Angeles, CA 90064

Attn: Jay Ross, PLUM Committee Chair
West Los Angeles Sawtelle Neighborhood
Council Board Members
1645 Corinth Ave
Los Angeles, CA 90025
(310) 979 – 9255
JayR@WestLASawtelle.org

Dear Mr. Jay Ross,

I wanted to contact you to voice disapproval and greatest concerns about the twenty eight (28) affordable housing units and thirty-two (32) very low-income supportive housing units (total of 61 dwelling units) proposed at [2444 S. Barry Ave, Los Angeles, CA](#) located in the West LA Sawtelle district. We are all for affordable housing developments, but I would ask for you to please vote “no” for the following reasons:

- 455% density increase is totally out of character to the neighborhood and Barry Ave.
- Asking for 61 units compared to 11 units as permitted by code. This is a grossly large project that would negatively impact Barry Avenue’s character.
- This proposed 6 story building at 78 feet in height will be a gigantic project compared to other adjacent buildings heights. The zoning only permits 45 feet in height. There is not one existing multifamily building or commercial building that is more than a 4-story, 45 feet in height building located on a side street like Barry Ave or even located on the main adjacent street such as Pico or Barrington within a mile radius. The proposed [2444 Barry Ave](#), 7 stories, 61-unit housing development does not belong on Barry Ave.
- In addition to the height of the building, 1.) what are is the proposed height of the fire rooftop hatch, 2.) what is height for rooftop HVAC units, 3.) what is the height for the parapet or the roof screening? Are these additional items added to the 6 story, 78 foot building height? The proposed building size and scale is massive compared to the adjacent buildings and does not fit within the character.
- Even with Transit stop within .7 miles, (Bundy and Olympic nearest LA Metro Stop), a proposed 61-unit housing with more than one resident per unit, 12 parking spaces is not adequate parking. Barry Avenue is already overcrowded and is currently permitted, with not enough parking for its existing residents.
- What are LADWP requirements, the transformer, where is this going to be located, along Barry Ave sidewalk?
- If you are building 61 units, what is the landscape and green scape proposal?

I am asking you to please reconsider the massive scale to the project and reduce it substantially to fit within the code and Barry Ave character. Thank you for your consideration.

Sincerely,

Chris Strickland
chrisstrickland@hotmail.com

9/15/2020

City of Los Angeles Mail - 2444 Barry Ave. Project

(310) 339-3505

**Eric Claros** <eric.claros@lacity.org>

2444 Barry project - appeal filed?

2 messages

Jay Ross <jayr@westlasawtelle.org>
To: Eric Claros <Eric.Claros@lacity.org>

Thu, Aug 27, 2020 at 9:40 AM

Eric,
A neighbor last night said he filed an appeal.
Did you receive it?
Is it properly filed?

Let me know. If an appeal is accepted, our NC will consider this project next month, since we missed the deadline to submit a comment for the original submittal.

Thank you,

Jay

Eric Claros <eric.claros@lacity.org>
To: Jay Ross <jayr@westlasawtelle.org>

Thu, Aug 27, 2020 at 12:55 PM

Hi Jay,

I have not seen an appeal filed as of yet. I did send the instructions on how to file appeals to a community member earlier today.

- Eric

[Quoted text hidden]

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Eric Claros
City Planner
Los Angeles City Planning

201 N. Figueroa St., Room 525
Los Angeles, CA 90012
Planning4LA.org
T: (213) 202-5448

