

Case ZA-2018-3419-

ELD-1A continued

from July 17, 2019

West Los Angeles Area

Planning Commission

meeting.



# NOTICE OF PUBLIC HEARING

## RE-SCHEDULING OF PUBLIC HEARING

**To Owners:**     Within a 100-Foot Radius  
                   Within a 500-Foot Radius  
                   Abutting a Proposed Development Site

**And Occupants:**     Within a 100-Foot Radius  
                              Within a 500-Foot Radius  
**And:**                    Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an appeal from a Department action was filed with the Department of City Planning. All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, if applicable, will be among the matters considered at the hearing. The Commission may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional.**

**Project Site:** 1122 South Roxbury Drive; 1112 – 1136 South Roxbury Drive

Case No.        ZA-2018-3419-ELD-1A  
CEQA No.        ENV-2018-3420-CE (Class 32)  
Held By:        West Los Angeles Area Planning Commission  
Date:            ~~June 19, 2019~~    **JULY 17, 2019**  
Time:            **After 4:30 P.M.**  
Place:            Henry Medina West L.A.  
                      Parking Enforcement Facility  
                      2nd Floor, Roll Call Room  
                      11214 West Exposition Boulevard  
                      Los Angeles, CA 90064  
Staff Contact:  Michelle Carter, City Planning Associate  
                      200 North Spring Street, Room 763  
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Council No:     5 - Koretz  
Related Cases:  ZA-2018-3419-ELD  
Plan Area:        West Los Angeles  
Zone:            [Q]R3-1-O  
Plan Overlay:    West Los Angeles Transportation Improvement and  
                      Mitigation Specific Plan  
Land Use:        Medium Residential  
Applicant:       Leonard Rosenblatt, Lenmar Roxbury, LLC  
Representative: Daniel Ahadian, nur - Development Consulting  
Appellant:       Leonard Rosenblatt, Lenmar Roxbury, LLC  
Representative: Jonathan Riker, Ervin Cohen & Jessup, LLC

### PROPOSED PROJECT:

The proposed project involves the demolition of four (4) existing two-story residential buildings and associated parking garages and the construction, use and maintenance of a new 73,482 square foot, four-story eldercare facility with 57 units, with 56 units reserved for Senior Independent Housing, one (1) unit reserved for Assisted Living Care Housing, and two (2) levels subterranean parking. The project would provide a total of 100 parking spaces on-site. The project also involves the export of approximately 16,500 cubic yards of soil.

### APPEAL:

Appeal of the Zoning Administrator's denial of an Eldercare Facility Unified Permit for an Eldercare Facility with 57 units, with 56 units reserved for Senior Independent Housing, one (1) unit reserved for Assisted Living Care Housing, and with the following deviations from the LAMC: 1) Allow 57 dwelling units in lieu of the 25 dwelling units stipulated by the Q condition; 2) Allow an increase in building height of 47' in lieu of the 36' restricted by the "Q" condition; 3) Allow a front yard setback of 5' for the center garden, and 12' for the building along Roxbury Drive in lieu of the required 15'; 4) Allow a side yard setback of 5' along Bedford Drive in lieu of the 7' required for a 4-story building; and 5) Allow balconies on all floors with a 50 square foot minimum to count towards open space in lieu of the ground-floor only and 150 square foot minimum required by the Q condition.

## GENERAL INFORMATION

**FILE REVIEW** - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

**AGENDAS AND REPORTS**- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at [planning.lacity.org](http://planning.lacity.org) by selecting "Commissions & Hearings" and selecting the specific Commission.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - 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 agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**ACCOMMODATIONS** - 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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

**DETERMINATION BY  
ZONING  
ADMINISTRATOR**

ESTINEH MAILIAN  
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG  
HENRY CHU  
THEODORE L. IRVING  
ALETA D. JAMES  
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CHARLES J. RAUSCH JR.  
FERNANDO TOVAR  
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March 22, 2019

Leonard Rosenblatt (A)(O)  
Lenmar Roxbury, LLC  
127 North Robertson Boulevard  
Beverly Hills, CA 90211

Daniel Ahadian (R)  
nur – Development Consulting  
1601 South Genesee Avenue  
Los Angeles, CA 90019

CASE NO. ZA-2018-3419-ELD  
ELDERCARE FACILITY UNIFIED PERMIT  
1122 South Roxbury Drive; 1112-1136 South  
Roxbury Drive  
West Los Angeles Community Plan Area  
Zone : [Q]R3-1-O  
D. M. : 132A165  
C. D. : 5  
CEQA : ENV-2018-3420-CE  
Legal Description: Lots 43 - 47; Tract 11106

Pursuant to Los Angeles Municipal Code Section 14.3.1-B, I hereby DENY:

an Eldercare Facility Unified Permit for the construction, use, and maintenance of an Eldercare Facility consisting of Senior Independent Housing and Assisted Living Care Housing;

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the statements made at the public hearing on December 10, 2018, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing an Eldercare Facility Unified Permit under the provisions of LAMC Section 14.3.1 have been established by the following facts:

BACKGROUND

The project site is comprised of eight (8) irregular shaped lots that encompasses the entire block totaling approximately 28,269 square feet (0.64 acre). Other addresses on the subject site includes 1112-1136 South Roxbury Drive. The subject site has a frontage of approximately 371 square feet along Roxbury Drive, a 101-foot frontage along Bedford Drive and an approximate frontage of 350-foot along the public alley.

The property is zoned [Q]R3-1-O with a land use designation of Medium Residential. The property is located within the West Los Angeles Community Plan Area, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan Area, which requires "new developments mitigate Significant Transportation Impacts caused by development in the R3 and less restrictive zones; and provide a mechanism to fund specific transportation improvements due

to transportation impacts generated by the projected new development within the WLA TAMP Area". The site is not located within a flood zone, a liquefaction area or a landslide area. However, the subject site is located in a Methane Zone, and a special grading area. The subject site is 1.469 kilometers to the nearest fault, the Santa Monica Fault.

The proposed project involves the demolition of four (4) existing two-story residential buildings built in 1937 and 1938 and associated parking garages and the construction, use and maintenance of a new 73,482 square foot, four-story eldercare facility with 57 units, with 56 units reserved for Senior Independent Housing, one (1) unit reserved for Assisted Living Care Housing, and two levels subterranean parking. The project would provide a total of 100 parking spaces on-site.

As stipulated by Ordinance No. 165,987, that became effective July 28, 1990, density is limited to one dwelling unit per 1,200 square feet of lot area, height is limited to a maximum of 36 feet and the requirement of a minimum of 150 square feet of private patio per dwelling unit. The ordinance does not address floor area ratio or senior housing. The request is for an Eldercare Facility Unified Permit, pursuant to Section 14.3.1, the applicant requested several deviations from the zoning regulations in conjunction with the Eldercare Unified Permit to allow a substantial increase in density and floor area and to allow reduced yards. The request includes a Permit an Eldercare Facility in the R3 Zone. To allow 57 dwelling units in lieu of the 25 dwelling units stipulated by the Q condition, an increase in building height of 47' in lieu of the 36' restricted by the "Q" condition, a front yard setback of 5' for the center garden, and 12' for the building along Roxbury Drive in lieu of the required 15', a side yard setback of 5' along Bedford Drive in lieu of the 7' required for a 4-story building and to allow balconies on all floors with a 50 square foot minimum to count towards open space in lieu of the ground-floor only and 150 square foot minimum required by the Q condition.

All living units in the proposed development are designed to include kitchens. The one-bedroom unit for the Assisted Living Care is approximately 785 square feet, the one-bedroom units range from 725 square feet to 884 square feet, the two-bedroom units range from 974 square feet to 1,332 square feet, and the three-bedroom units ranges from 1,391 square feet to 1,523 square feet. Residential common areas would be located on the first, second and third floors, and include a pool, a bridge/billiard room, an activities room, and T.V. lounges. A recreation room and patio is proposed for the P1 Level.

The surrounding land uses consists of predominately residential uses. The properties to the north across the public alley are zoned [Q]R3-1-O and are developed four story multi-family residential buildings. The properties to the east, across Bedford Drive are zoned [Q]R3-1-O and are developed with four-story multi-family residential uses. The properties to the south across Roxbury Drive are zoned [Q]R3-1-O, and are developed with a four-story multi-family residential building and a two-story multi-family residential building. The properties to the west across Roxbury Drive and Beverly Green Drive are zoned [Q]R3-1-O, and are developed with two- and three-story residential buildings.

### **Streets and Circulation**

Roxbury Drive, adjoining the subject property to the south, is a designated as a Collector, dedicated to a right-of-way width of 80 feet along the project's street frontage and is improved with curb, gutter, sidewalk, asphalt roadways, and landscaping.

Bedford Drive, adjoining the subject property to the east, is a Local Street – Standard, dedicated to a right-of-way width of 60 feet and is improved with asphalt roadways, curb, gutter, and sidewalk.

The 20- foot Alley, adjoining the subject property to the north, is improved with asphalt roadway.

**Previous Cases, Affidavits, Permits, and Orders on the Subject Property:**

**DIR-2014-4310-DB-1A** – On September 8, 2016, the Los Angeles City Planning Commission denied the appeal of the approval of two on-menu Affordable Housing Incentives and sustained the determination of the Director of Planning approving two Density Bonus Affordable Housing Incentives for the construction of a four-story, 47-feet in height apartment building totaling 25 dwelling units, reserving 2 units for Very Low Income.

**DIR-2014-4310-DB** – On April 26, 2016, the designee of the Director of Planning approved two incentives requested by the applicant for a project totaling 25 dwelling units, reserving 2 units for Very Low Income household occupancy.

**Previous Cases, Affidavits, Permits, and Orders on the Surrounding Properties:**

Staff utilized a 1,000-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Eldercare Facility Unified Permit determinations. There were no relevant cases found within 1,000 feet of the subject property.

**Public Communication**

Email correspondence was received on November 24, 2018 from Cherie S. Lewis, resident, in opposition of the proposed project stating:

I am an owner/occupant within a 500 foot radius of the proposed project. I am firmly and completely opposed to this project. In my opinion, the proposed project would have a very detrimental impact on my own property and the neighborhood as a whole.

As a threshold issue, I am very opposed to this proposed project to build a large institutional facility, because this type of building would inappropriately and detrimentally change the residential character of the local neighborhood. The local area has generally and traditionally been a low-density low-key low-height neighborhood, consisting primarily of single-family homes and lower-height condominium buildings.

Also, the proposal to provide a total of 100 parking space on-site is completely unrealistic. Since the proposed project envisions 57 units, the proposed project would be providing only 1.75 parking spaces per unit. Providing only 1.57 parking spaces per unit in a neighborhood with existing parking limitations and challenges is unreasonable. Given the fact that two persons might possibly live in each of the 57 units and Roxbury Park, right across the street, poses its own parking challenges, the low number of proposed parking spaces would be highly likely to cause increased parking congestion and challenges in the entire local area.

Regarding the request for an exemption from the California Environmental Quality Act (CEQA), I am very opposed, because I see no reason to weaken the long-standing protections that are afforded to the local neighborhood. I note that the general environment of the local neighborhood is likely to change in the near future due to the

building of the subway in nearby Beverly Hills/Century City. I see no reason to further negatively impact the local environment by granting an exemption to CEQA protections.

Regarding the multiple requested exemptions from Los Angeles Municipal Code (LAMC), I am very opposed, because it seems that each of the exemptions would result an increase in local population density and/or a decrease in the amount of local green space.

a. The request to allow 57 dwelling units in lieu of the 25 dwelling units stipulated by the Q condition is completely inappropriate as this would increase the density of property by more than double. Since two people might possibly be living in each unit, this request might increase the number of residents from 50 under the Q condition to 114 under the requested condition. This large increase in the local population would detrimentally impact the traditionally low-density character of the neighborhood.

b. The request to increase the building height to 47 feet in lieu of the 36 feet stipulated by the Q condition is completely inappropriate, because it would change the low-height nature of the local buildings by over 30 percent. Not only would this large building detract visually from the low-height nature of the neighborhood, it would block sunlight from the surrounding area. Furthermore, this type of large institutional building is inappropriate for a low-key low-density residential neighborhood.

c. The request to allow a front yard setback of five feet for the center garden and 12 feet for the building along Roxbury Drive in lieu of the required 15 feet is completely inappropriate, because it would eliminate large areas of green open space which are characteristic of the local area and valued by the local area residents.

d. The request to allow a side yard setback of five feet along Bedford Drive in lieu of the seven foot setback required for a four-story building is completely inappropriate, because it would eliminate large areas of green open space which are characteristic of the local area and valued by the local area residents.

e. The request to allow balconies on all floors with a 50-square foot minimum to count towards "open space" in lieu of the ground floor only and 150 square foot minimum required by the Q condition is completely inappropriate. The proposed re-characterization of balconies as "open space" is ludicrous. Balconies are pieces of steel, concrete, or other materials which are reserved by private use, not "open space." Here, again, this proposal would eliminate large areas of open space which are characteristic of the local area and valued by the local area residents.

In sum, I am firmly and completely opposed to this proposed project. I hope that the City of Los Angeles will take this comment into account when reviewing this proposed project. Thank you"

A letter dated December 10, 2018 was received from the City of Beverly Hills Director of Planning expressing concerns with the following comments/concerns:

- CEQA – Questions if the traffic analysis is adequate for consideration of the Class 32 Exemption (where a change of density from existing residential uses to a 57 unit development) is concerned. Additionally, concerns of traffic impacts during construction that may impact access to nearby Roxbury Park facilities would be substantially disrupted.
- Density Bonus and Code Deviations – The letter questions if adequate environmental review was performed for the project of the 57-unit senior care facility. The amount of bonus needs to be commensurate with the extent of the numerous deviations that the project is requesting.



- Public Recreational Facilities – Has the case been evaluated as to the impacts to the subject site, being adjacent to Roxbury Park, a Beverly Hills City facility?

An email communication was received on December 7, 2018 from Aviv Kleinman representing Councilman Paul Koretz of Council District 5 indicating their support for the eldercare facility.

One communication dated, December 27, 2018, was received from the South Robertson Neighborhood Council indicating their support. They note that on December 10, 2018, their General Board voted 15-0 to approve the applicant's project.

### **Public Hearing**

The public hearing was held on December 10, 2018 at 11:15 a.m. at West LA Municipal Building, 1645 Corinth Avenue. There were approximately 24 persons in attendance – the applicant, his representative, stakeholders in the area, and a representative of the Council Office.

Daniel Ahadian, representative for Leonard Rosenblatt of Lenmar Roxbury, LLC, the applicant, indicated that the applicant was present and made the following comments:

- He presented the project in detail as an eldercare facility to allow residents to age in place within the neighborhood by transitioning from their single family home to the proposed project. Within the project, a resident can take advantage of the senior independent living units and the one assisted living unit.
- There are existing four-story apartments in the area.
- The proposed building will have a modernist architectural style. The new project was modified to remove buildings portions of the building bulk from the Roxbury side to accommodate open space area. The lobby will have a 2-story space on the interior. We are matching the existing massing of buildings in the adjacent area. There will be 56 senior independent units and one unit for assisted living care.
- Market studies show that senior independent housing is needed in the region. Services for seniors are close by in Roxbury Park with senior services, shopping (Beverly Center), and medical care (Cedar Sinai Hospital).
- The project will allow an opportunity for the residents to age in place and free up single family residences for younger families.

Heather Fels, a resident and physician in the area opposed the project. Indicating that it would increase patient population in the area as well as imposed new and unwanted traffic and congestion, thereby, creating pedestrian/vehicle conflicts.

Katherine Wheeler, a property owner of the area indicated that she is concerned with overbuilding that exceeds the building code.

- She only heard of the project recently. No time to understand the project and provide comment.
- Developers don't care about residents.
- Local residents can't afford the facility.
- She read an article that addressed another project.

Steven Rich, a homeowner in the area, addressed the senior living facility with his experience of having his father in such a senior home.

- The cost is more than \$10,000 each month on the typical development of this type.
- As a property owner, we will lose the vista that we enjoy now. He asked about the grade and building heights of adjacent properties.
- This is a business for residential living. There will be lots of density here. The winner here is the City having more tax base and the loser is the neighborhood.

- From this site, it is not easy to access the Cedar Sinai Hospital.
- He asked what is the unit breakdown and square footage of the units.
- He felt that the project will not support local residents and that will see outside employment.
- He indicated that he doesn't have a problem to development the site, but the proposal is too high. The project will be out of character for the neighborhood. He also felt the use will create impacts.

Stuart Cramer, a resident across the street, made the following comments:

- Roxford is not an area that promotes full height. There are some 2-story high buildings.
- In the 1990s, the area was downzoned to limit height. Compared with tree heights, to the scale of building heights. Many of the 4 story high buildings are out of scale with the lower density neighborhood.
- The site has more than 300 feet of frontage with the proposal of 4-stories that will be continuous. The "break" to accommodate opens pace and a pool is a fallacy because the 4 stories is continuous throughout the building. There is little articulation.
- The Eldercare Ordinance intends on providing a continuum of eldercare services in a single facility – from ambulatory to full care. This is only an apartment building for someone in their senior year. What is next? What about memory care? This only has one assisted living unit. This project is not the intent of the Eldercare Ordinance.
- Some of the proposed structure will be built beyond code and should not be approved.

Jennie Lewkowicz, a neighboring property owner, made the following comments:

- Proposal of the existing buildings will change character of neighborhood.
- The applicant's comment on opening up R1 properties are untrue to those who can't afford it.
- The request change in setbacks will be unfair to residents in the neighborhood and will be unfair to other developers.
- The project will increase the population by more than 100% which will result in more traffic.
- Height increase is out of character with the neighborhood.
- Setbacks on the triangular open space area will not really be effective to lessen the building bulk imposed on the surrounding area.

Emmanuel Gotley, a resident across Bedford Drive, indicated that she is sensitive to the need for senior housing in the city, but will endure looking at the height and massing of the project for years to come. The project will change the character of the neighborhood. The project would be better off on Wilshire and Pico, but not on Roxbury.

Sandy Richman, a resident, and indicated knowing of others who share her thoughts on the project, indicated the following:

- She echoed the concerns of the prior speakers' concerns on the narrow streets, high speed traffic, doubling residential density and staff. These issues would result in impacts to the surrounding neighborhood.
- There is a mix of 2- and 4-story multiple family buildings in the area. Though we live in Beverly Hills, our services will be impacted. I don't know if the City of Beverly Hills is aware of this.
- The radius of notification is limited so not everyone who was concerned might have attended.

Brandon Collins, a resident, noted the following:

- He indicated that the use is a business with all the same impacts including traffic.

- The building size is too big and he opposes the density.
- No other buildings have on-site staffers.
- He doesn't like the architectural style. The neighborhood is composed of traditional and classic architectural styles. This bears no resemblance to other existing styles in the area.
- He indicated that he is 32 years old and the area is not only for seniors. Other residents his age are opposed too.
- The developer indicated that Roxbury Park has lots of senior services available. He finds that the programs are too impacted with parking and people and cannot even access a picnic table.
- He stated that, in his experience, health and building requirements are not required for review in the City of LA as compared to other cities.

Juan Acauz, a planner with the City of Beverly Hills, submitted a letter and asked if their agency can meet with the Zoning Administrator prior to the determination letter to discuss the issues.

- He asked the Zoning Administrator to describe the process.
- He questioned if the Class 32 Environmental Exemption was fully vetted and justified.
- He was concerned with providing park services for the project was coordinated with the City of Beverly Hills Department of Parks.
- He questioned if the traffic study was performed appropriately.

Bobbe Feels, a resident, made the following comments:

- This is a proposed Eldercare Facility but the only offering is independent living units.
- What is the unit breakdown?
- Does parking meet the requirements of the LAMC?
- What are the traffic mitigations and traffic safety measures?
- The project will be adding immense population to the area.
- The building's architecture will be imposing on the neighborhood.
- This is not commonly known as a senior area.
- The applicant is using the Eldercare process as an umbrella to get away from setback, height, and parking standards.

Robert Kaus, a resident up the hill, made the following comments:

- This is a crossing area of Roxbury Drive for pedestrians but has no signal or crosswalk. We need these features to ensure pedestrian safety.
- He agrees with other comments made today.
- He doesn't agree that this is the same architectural style as the Lovell House.
- Density is too high for the area – he feels that this is an SRO (single room occupancy hotel) for the rich.
- A 3-story building fits the area with the tree line – not 4-stories. Four stories will be impactful.

Leonard Rosenblatt, representing the owner of subject property, made the following comments:

- He takes pride of ownership in building projects they construct. We build quality buildings and keep the project as a part of their portfolio as a family business.
- We care about the neighborhood.
- This is not a business – we will manage the building.
- We would like to build a project that fits in the area.
- We want to do something nice here.

Daniel Ahadian, responded to the comments:

- Mr. Ahadian described the project details as offering limited Alzheimer's services, 56

- senior independent living units, and one assisted care unit. No affordable units.
- He noted that the traffic status was cleared with the Department of Transportation.
  - The scale and height of the proposal will be equivalent to other surrounding 4-story buildings.
  - He further explained the setbacks variations requested.
  - The parking situation is compliant based on the requirements of senior housing unit standards.
  - The present alley characteristics was described as an alley.
  - Bedford Drive is a Local Street
  - Roxford Drive is already improved to a higher standard of the street designation and will not require further improvements.

Steve Albert, Architect of the project, remarked that he is a formerly an Architectural Commission Member of Beverly Hills. The BHAC is not limited to only one style of architecture. Trees will be plentiful.

Two individuals who signed speaker cards as residents and were opposed to the project either left or elected not speak.

The Zoning Administrator closed the public hearing and stated that he finds the testimony compelling. There are many aspects that deserve further review for which will be pending my analysis. No verbal determination, at the moment will be indicated due to this anticipated review. The anticipated determination will be subject to making the required findings and consideration of the testimony received in the public record this morning.

Since the public hearing, the applicant, on February 19, 2019, provided an update to the application. This includes a revised set of building plans and an updated programming calendar for senior activities.

- The updated plans includes improvements to the ground floor amenities such as consolidating some of the interior open space; improvement to access these common spaces; the ground floor exterior will be improved with a walking path and vegetable garden are for senior activities; on the second floor, the TV Lounge has been enlarged; similarly, the third floor billiards room has been enlarged and proposed with skylights.
- The programming calendar includes a sample events schedule of various activities such as water aerobics, cooking classes, movie night, tending to the garden, bridge club, and bingo. These events are intended to "promote the health, wellness and keeping their mind and bodies fit."

### **ELDERCARE FACILITY UNIFIED PERMIT FINDINGS**

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The strict application of the land use regulations on the subject property would not result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The request has been filed pursuant to the City's Eldercare Ordinance, Section 14.3.1 of the Los Angeles Municipal Code (L.A.M.C.) which authorizes the Zoning Administrator to permit an Eldercare Facility on a lot or lots located in the A1 through R3 Zones, or in the RAS3, R4, RAS4 and R5 and all C Zones, when an Eldercare Facility does not meet the

use, area, or height provisions of the respective zone contained in the respective chapter, or the requirements of any specific plan, supplemental use district, "T" classification, "Q" condition, "D" limitation, or Citywide regulation adopted or imposed by City action subject to certain required findings.

The Zoning Administrator is authorize to grant relief from the zoning regulations, including use regulations, when an Eldercare Facility is not permitted by-right in the underlying zone or when permitted by-right but the applicant seeks relief from the underlying zoning regulations. The Zoning Administrator's authority in granting relief from the zoning regulations only applies to an Eldercare Facility and not authorized to permit relief to allow other uses not permitted by the underlying zone.

An Eldercare Facility is defined by the L.A.M.C. as "one functionally operated facility which provides residential housing for persons 62 years and older, and which combines in one facility, two or more of the following types of uses: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing. A minimum of 75 percent of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing".

The project site is comprised of eight (8) irregular shaped lots that encompasses the entire block totaling approximately 28,269 square feet (0.64 acre). The subject site has a frontage along Roxbury Drive, Bedford Drive and along the public alley. The property is zoned [Q]R3-1-O with a land use designation of Medium Residential. The property is located within the West Los Angeles Community Plan Area, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan Area. The site is not located within a flood zone, a liquefaction area or a landslide area. However, the subject site is located in a Methane Zone, and a special grading area. The subject site is 1.469 kilometers to the nearest fault, the Santa Monica Fault

The request is for an Eldercare Facility Unified Permit for an Eldercare Facility with 57 units, with 56 units reserved for Senior Independent Housing, one (1) unit reserved for Assisted Living Care Housing, and with the following deviations from the L.A.M.C.: to allow 57 dwelling units in lieu of the 25 dwelling units stipulated by the Q condition; to allow an increase in building height of 47' in lieu of the 36' restricted by the "Q" conditions; to allow a front yard setback of 5' for the center garden, and 12' for the building along Roxbury Drive in lieu of the required 15'; to allow a side yard setback of 5' along Bedford Drive in lieu of the 7' required for a 4-story building; and to allow balconies on all floors with a 50 square foot minimum to count towards open space in lieu of the ground-floor only and 150 square foot minimum required by the Q conditions.

The proposed facility will contain a total of 57 units. One one-bedroom unit will be designated for Assisted Living Care Housing and 56 units are for Senior Independent Housing. Of the residential floor area proposed (exclusive of common areas), approximately 98.5 percent will consist of Senior Independent Housing. As proposed, the project meets the definition of an Eldercare Facility and is eligible for an Eldercare Unified Permit through such discretionary process outlined in Section 14.3.1 of the LAMC. The facility will contain approximately 73,482 square-feet of which approximately almost all of the floor area is devoted to Senior Independent Living and Assisted Living purposes, with 4,323 square feet will be devoted common areas and on-site amenities including activities room, T.V. lounges on two levels, and a garden area with a pool, a bridge/billiards room and a recreation room. The proposed project also includes 2,200 square-feet of balconies throughout the development. Additionally, the development includes two levels of subterranean parking over the entire site.

*The difference between Senior Independent Housing and the remaining types of elderly housing is that Senior Independent Housing is not required to be licensed by the California Department of Social Services or by the California Department of Health. It is geared toward elderly who are healthy, independent and can lead active lifestyles. These residents don't require specialized on-site support services, supervision or monitoring. The units in Senior Independent Housing consist of self-contained dwelling units including a kitchen.*

*Meanwhile, Alzheimer's/Dementia Care, Skilled Nursing Care and Assisted Living Housing are all required to be licensed by the California Department of Social Services or California Health Department. Alzheimer's/Dementia Care and Skilled Nursing Care Housing consist of guest rooms which are not permitted to maintain a kitchen. These are efficiency units similar to hotel guest rooms. These residents require 24/7 supervision, assistance and care-giving and typically have medical or cognitive issues that require skilled health care professionals. Residents are not likely to perform basic activities such as cooking for themselves (hence, they are housed in guest rooms). Assisted Living Housing may consist of either dwelling units or guest rooms depending on the residents' health and abilities. To be eligible for this housing, residents must require assistance with at least two non-medical activities of daily living. These residents do not require the same level of care as Alzheimer's or Skilled Nursing residents but require assistance with basic daily activities such as dressing, hygiene, grooming, bathing. More often than not, the Assisted Living Care Housing consists of guest rooms.*

*Hence, given the special needs of residents of Eldercare facilities, a significantly greater portion of an Eldercare Facility's floor area is typically devoted to common areas and accessory support services than would be required for a typical apartment building. In adopting the Eldercare Ordinance, the City Council recognized the need for special needs housing for the elderly and allows siting Eldercare Facilities in a broad range of zones (including single-family zones) and empowers the Zoning Administrator to grant deviations from the zoning regulations, including density, floor area, height, yards or other deviations as needed to facilitate development of Eldercare Facilities.*

*However, given the code's allowance to site Eldercare facilities in a broad range of zones, including single-family zones, by requiring that at least 75% of the floor area of a facility be devoted to either Senior Independent Housing or Assisted Living Housing, it was the City Council's intent to ensure that the dominant housing component of a facility consist of the least intensive of the various housing types in order to maintain their compatibility with surrounding uses. Therefore, the more intense elderly housing type (Alzheimer's and Skilled Nursing) which would require a higher level of on-site medical support services and a higher staff to resident ratio is limited to a maximum of 25% of the floor area of a facility (exclusive of common areas).*

The proposal includes 56 (98.2%) of units as Senior Independent housing and one (1.7%) unit of Assisted Living. This is very disproportionate to other comparable projects of similar combinations. Many projects of similar senior housing types vary between 5% - 25% of Assisted Living Units and include exclusive on-site facilities devoted to appurtenant services for elderly. The subject project does not provide broad enough Assisted Living units to substantiate a range of housing types that would that would serve the aging population. Aging in place will not be served well here.

During the public hearing, concerns were raised about the proportion of the senior independent units vs. the single assisted living unit. This would be essentially be a senior

apartment contended Mr. Cramer when he noted, *"The Eldercare Ordinance intends on providing a continuum of eldercare services in a single facility – from ambulatory to full care. This is only an apartment building for someone in their senior year. What is next? What about memory care? This only has one assisted living unit. This project is not the intent of the Eldercare Ordinance."* Other speakers at the public hearing challenged the density, traffic, bulk, and scale of the proposal – especially with the multiple variations from the Q Conditions and Municipal Code. The Zoning Administrator questioned the types of services related to senior care would be available for future residents are linked to the proposal? Mr. Ahadian described the project details as offering limited Alzheimer's services to the 56 senior independent living units and one assisted care unit. No further description was presented. Overall, there were approximately 11 speakers opposed to the project and 3 in support.

While the LAMC has certain criteria for accepting an Elderly Care Facility, the subject project does meet the minimum requirements for acceptance and processing. Subsequent to the public hearing, the applicant submitted revised plans in response to the issues raised by the neighbors and by the Zoning Administrator. The revised design maintains an overall height of 47 feet but provides interior and exterior improvements and a programming calendar for senior activities.

- The updated plans includes improvements to the ground floor amenities such as consolidating some of the interior open space; improvement to access these common spaces; the ground floor exterior will be improved with a walking path and vegetable garden are for senior activities; on the second floor, the TV Lounge has been enlarged; similarly, the third floor billiards room has been enlarged and proposed with skylights. The plans and tabular information indicate that the existing 8,974 square feet of combined open space area has expanded to a total of 9,621 square feet.
- The programming calendar includes a sample events schedule of various activities such as water aerobics, cooking classes, movie night, tending to the garden, bridge club, and bingo. A range of 2-4 activities are listed daily. These events are intended to "promote the health, wellness and keeping their mind and bodies fit."

Though enriched with active amenities generally aimed at the larger Senior Independent residents, no services for the Assisted Living unit was identified. As such, it appears that the proposal only supports active seniors and omits support for Alzheimer's care as well as assisted living. Assisted Living care does require Department of Social Services licensing for people 62 years of age or older who require assistance with two or more non-medical activities of daily living.

To review, the following requests are being made in this application, relative to the building envelope:

- Density: 57 units in lieu of the 25 allowed by the Q condition and R3 Zone.
- Height: An increase in building height from the 36' allowed by the "Q" condition to a proposed 47'.
- Setback: A setback reduction to 5 and 12-feet for the front yard in lieu of the 15-foot requirement, and a side yard of 5-feet in lieu of 7-feet required.
- Open Space: To allow balconies on all floors with a 50 square foot minimum to count towards open space in lieu of the ground-floor only and 150 square foot minimum required by the Q condition

With respect to the applicable Q Conditions, and zoning regulations, the applicant asserts that:

Strict compliance to the zoning regulations would limit the development of the subject site. Ordinance 165,987, which became effective in 1990 limits density to one dwelling unit per 1,200 square feet of lot area, thus resulting in the 25 dwelling unit maximum. The Q conditions did not limit Floor to Area Ratio (FAR) for the site, but did limit density. The purpose of the Q condition when it was passed in 1990 was to regulate multi-family housing. However, the same logic does not apply to senior housing. The Q condition did not anticipate dwelling units with such a low impact, nor did it anticipate that senior citizens requires less space and square footage per unit.

Additionally, the applicant notes that the International Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, identifies traditional Apartments with a Peak Hour Rate of 0.7 per unit, but Senior Housing is only at 0.27 per unit. Based on these rates, the threshold needed to require the lowest level of traffic review by the Department of Transportation would be 36 traditional Apartments, but at least 91 units of Senior Housing, which this project is well under.

Additionally, the applicant provided information relative to housing studies from various sources that identified dwelling unit shortages and how the state and city have responded with various senate bills and local laws that support the development of affordable housing units. The less reported genera includes senior housing products. In their findings, the applicant asserts that Market studies identified that, "As of 2016, there were 49.4 million U.S. residents aged 65 or older, or about 15 percent of total population. By 2030, that figure is projected to grow to 75.5 million, or 21 percent of the population, according to the U.S. Census Bureau." Further, they submit a Senior Housing Occupancy Rates chart from NICMAP Data & Analysis Service, Q2 2017 Primary Markets Segment Data, a graph that demonstrates during the Second Quarter of 2017, that "Independent Living, another title for Senior Independent, "led the pack" with the highest occupancy rates of the four senior housing categories."

*This data indicates that there are not enough dwelling units and/or beds serving that category. The table to the right reinforces this theory, illustrating that of all the senior housing units available, facilities that consist of a majority of Independent Living units are the lowest percentage.*

*The proposed project is an Eldercare Facility consisting of mostly Senior Independent units. The facility will not only bring 57 units into California's housing market, but sorely needed Senior Independent units that will serve to meet an unmet demand. In addition, the project will further the stated policies of the City without introducing any significant impacts to adjacent neighbors or the surrounding community. In fact, it is likely to cause less of an impact than a traditional apartment at the site. Therefore, denying the additional density for the project would result in a practical difficulty and unnecessary hardship that is inconsistent with the general purpose and intent of the zoning regulations.*

*The result of a strict application of the code would be that the proposed Eldercare Facility could not be built. Based on the demand that exists for the housing and services that would be provided by the proposed facility, to prevent it from being built would place a hardship on 57 seniors who need supportive housing, and the families of those seniors who would have to search for other available housing and services. By extension, a hardship would also be borne by all the other seniors and their families searching and*



*competing for the same limited resources in the local area and citywide. Eldercare Facilities allow seniors to age in place and to give them an opportunity to move out of a home that may be too big or difficult to manage as they grow older. The 57 senior housing units that will be home to senior citizens at this facility will make available 57 other homes in the City, thus giving opportunities to young families that need the space and are capable of managing it.*

*In addition to the hardship that is imposed on the seniors and families in need of such facilities, denying the proposed project would impose an unnecessary hardship since granting the requested deviations under an Eldercare Unified Permit will not impose a significant impact to the neighboring properties. As mentioned previously, the proposed project can actually reduce the strain on the AM and PM peak hour traffic period since senior citizens are primarily retired and it can be assumed that the proposed Eldercare Facility will yield a steadier inflow and outflow of traffic throughout the day. Due to the nature of the operation, the threshold that the Department of Transportation requires for a traffic study for senior housing is 91 units, as compared to 36 units for a typical apartment building.*

The applicant cites practical difficulties and unnecessary hardship as being the overwhelming need for senior housing without the requested density of 57 units, hardships to the families and seniors who need supportive housing in order to age in place, and that granting the requested deviations will not impose significant impacts on the neighborhood since traffic would be insignificant – even if 91 senior units were granted.

In reviewing these reasons, the overwhelming need for senior housing is a policy issue that is well known. However, determining the hardship or difficulty fell short without proper analysis outlining the density and range of housing needs. On the second identified hardship to families and seniors who need supportive housing, aging in place is not properly addressed with only one Assisted Living Unit out of the 57 being proposed, and without adequate description or space for services for the one future resident. Such services should address daily living activities. Further, the proposal is not diversified with a range of Eldercare Housing Types to allow residents to “age in place” as claimed. An aging senior will pass through many stages of care throughout the aging process, including assisted living, memory care, and skilled nursing. As planned, there is only one resident that will have an opportunity to remain housed here when an Assisted Living need arises. Finally, the lack of traffic impact is more properly addressed in Finding No. 4 as measure of impacts to the neighborhood. Practical difficulty or hardship based upon only a vehicle trip comparison does not adequately substantiate the additional density. The following text extrapolates on these observations.

The Zoning Code sets forth regulations to promote orderly development and to maintain compatibility between respective land uses. Generally, the code establishes broad categories of zones to separate incompatible uses and to separate land uses according to their density and intensity. Further, the Q Conditions for various properties addresses specific development issues that affect the site or immediate vicinity. While the city intended to facilitate development of Eldercare Facilities by creating a streamlined process that allows granting deviations from zoning regulations in connection with an Eldercare Unified Permit, the applicant has not adequately substantiated why the requested deviations from the code are necessary to make the project feasible.

In this case, the applicant not only requested deviations from the Q Conditions to exceed the allowable density, yards, open space, and height limitations of the [Q]R3-1 Zone, but requested other code deviations that result in a substantially larger building envelope. The

applicant did not provide any analysis to demonstrate why the proposed Eldercare facility cannot be developed within the confines of the zoning restrictions and why the deviations to permit additional height, density and reduced yards are necessary to make the project feasible. Setting aside the limitations on density and yards, the applicant did not indicate the maximum number of units that would be practical if the 36-foot height limit and required yards are observed and why this number of units would not be feasible.

While the applicant made revisions to the project that increased the amount of proposed open space by approximately 2,400 square feet, these revisions do not explain or justify the need for the requested deviations and appear arbitrary. If anything, these revisions raise questions concerning the need for the requested deviations. Why did the project require a density of 57 units as originally proposed and with locating even more interior area, why yard and height relief are now more feasible for 57 dwelling units? Why not fewer units where relief from height, yards, and open space may not need to be varied.

Furthermore, while the need to devote a substantial amount of floor area to common areas devoted to on-site support services and amenities geared toward the special needs of elderly residents may merit some consideration, in this case, the number of units devoted to Assisted Living is nominal and the level of on-site support services provided is not identified. A review of recently approved Eldercare Facilities shows that these facilities are typically composed an Assisted Living or Memory Care component that comprises not less than 25% for the facility's floor area (exclusive of common areas) and typically have a larger Assisted Living component and between 33% to 40% of the facility's floor area is devoted to common areas. These common areas typically consist of administrative offices, a large commercial kitchen and large common dining area, larger multi-purpose spaces devoted to social activities and programs specifically geared toward Assisted Living residents as well as back of the house uses for housekeeping, laundry and maintenance. Common outdoor areas typically consist of passive open space with gardens, walking paths and sitting areas well suited for Assisted Living residents who may have mobility restrictions. Unlike typical Eldercare facilities, common areas for the instant project comprise less than 6% of the total floor area and most of the amenities provided are not specifically geared toward the specialized needs of elderly residents and are not very different than amenities that would be provided in a typical apartment building. As designed, the project's emphasis is Senior Independent Housing and does not resemble or meet the definition of a genuine Eldercare Facility, which must consist of two components. The construction of Independent Senior Housing alone does not require or merit deviations from the Zoning Code that would not only permit a high density apartment on a lot zoned for single-family uses, but would permit a substantially higher and larger building than otherwise permitted.

The code provides reduced parking by-right to incentivize construction of Independent Senior Housing in any commercial or multiple-family zone. If the applicant's desire is to construct Independent Senior Housing for active seniors, there are plenty of sites throughout the city appropriately zoned and suited for multiple-family residential uses that could accommodate the proposed project. The mere provision of a very limited number of Assisted Living Units in combination with Senior Independent Housing seeks to exploit the City's Eldercare Ordinance in order to enable high density development in a Medium Density Multiple-Family Zone further restricted with a Q Condition, inconsistent with the intent of the Eldercare Ordinance. Given the lack of analysis to substantiate why the proposed facility cannot be constructed within the confines of the zoning regulations, and given the limited number of Assisted Living units and on-site support services incorporated into the proposed project, the proposed facility minimally meets the definition of a genuine Eldercare Facility and does not support consideration for granting a request to allow

placement of a high residential density development in an R3 Multiple Family Zone / Medium Residential land use category inconsistent with the code's intent.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The proposed project is a new four-story Eldercare Facility in the [Q]R3-1-O Zone located within a developed urban setting in the West Los Angeles Community Plan area.

The allowed density for this property is limited by the Q condition pursuant to Ordinance 165,987, which was effectuated in 1990. The Q condition limits density to one dwelling unit per 1,200 square feet of lot area, thus resulting in the 25 dwelling unit maximum. The additional story requested and the increase in height accommodates this additional square footage that would have otherwise been devoted to units. The open space requirement for this site is 5,700 square feet. The amount of open space that is provided is in excess of the required square footage. The site setbacks are regulated by the R3 zone. The required front yard along Roxbury Drive is 15 feet. The required side yard is 5 feet, plus an additional foot for every story proposed over the second story, which results in a 7-foot side yard along Bedford Drive. The setback reductions requested will allow for better programming of the open space area as well as a larger building footprint to accommodate senior housing units that are needed in the community.

The surrounding area is characterized by commercial, and residential uses. The residential uses in the area include a mix of low and medium density developments. The properties to the north across the public alley are zoned [Q]R3-1-O and are developed four story multi-family residential buildings. The properties to the east, across Bedford Drive are zoned [Q]R3-1-O and are developed with four-story multi-family residential uses. The properties to the south across Roxbury Drive are zoned [Q]R3-1-O, and are developed with a four-story multi-family residential building and a two-story multi-family residential building. The properties to the west across Roxbury Drive and Beverly Green Drive are zoned [Q]R3-1-O, and are developed with two-story residential buildings. Therefore, the proposed building would be compatible with respect to the height and scale of buildings in the area. There are a number of senior-oriented activities within close proximity that would serve the residents at the proposed new facility. These uses includes Roxbury Park and the Roxbury Park Community Center, and Cedars-Sinai Hospital.

Correspondence in opposition was received with concerns regarding the height, incompatibility of scale to surrounding buildings, reduced setbacks, additional traffic and parking congestion, pedestrian safety on Roxbury Drive and Beverly Glen Drive. This was a consistent perception from virtually all those opposed to the project. The size and height were cited as issues by many who noted that the modernistic design of the building does not provide much articulation of the building façade to integrate into the neighborhood with the older 2-story structures across Roxbury.

During the public hearing, some comments were received on this issue from stakeholders as to the impacts on other uses that would sustain a barrage of seniors from the subject project. With as many active senior residents, little was said about the impacts on community services to the programs and facilities at nearby Roxbury Park – within the City of Beverly Hills. A representative of the City of Beverly Hills was present at the hearing and intended to investigate the matter. The applicant intended to meet with the City of Beverly Hills, however, no follow-up discussion was provided to the Zoning Administrator for consideration. The applicant subsequently provided a draft calendar of events and

enhanced the on-site open space, with the understanding that their intent is to hold regular on-site programmed activities.

The R3 Zone permits Senior Independent and Assisted Living Housing, individually by-right; however, the combination of such uses (Eldercare Facility) is not permitted by-right and requires the requested actions. An Eldercare Facility on the subject property would be a compatible use relative to the adjacent properties and to the surrounding area. The two buildings across the alley to the North are both 4-story residential structures. Existing multi-family buildings to the west across Roxbury Drive are 2 to 3 stories. The proposed project is four stories. Overall, the majority of the structures to the north and east along Roxbury Drive are also four stories. The Zoning Administrator finds that the size and height of building in comparison to the surrounding development is consistent with other 4-story structures. Approximately 75 percent of the abutting structures contain 4 levels of living and/or parking.

As part of the facility, the applicant proposes to provide Assisted Living Care and Senior Independent Housing. The combination of the two uses and the operation of the facility is generally considered a passive use. Although the project proposes a substantial amount of outdoor open space, it is not anticipated that the facility would emit noises that would be considered a nuisance to the surrounding residential uses. Pursuant to the State of California's licensing requirement, and as defined by LAMC Section 12.03, Assisted Living Care would provide assistance with two or more non-medical activities of daily living and full time medical services are not permitted on-site.

Residents of the Senior Independent housing consists of dwelling units for persons 62 years of age and older and may include common dining areas or other community rooms. As proposed and conditioned herein, the project is not anticipated to adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. **The project does not provide services to the elderly such as housing, medical services, social services, or long term care to meet citywide demand.**

As designed, the project meets the definition of an "Eldercare Facility," which requires that it is "one functionally operated facility which provides residential housing for persons 62 years and older, and which combines in one facility, two or more of the following types of uses: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing. A minimum of 75 percent of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing" (LAMC Section 12.03).

The proposed facility will contain a total of 57 units. One one-bedroom unit will be designated for Assisted Living Care Housing and 56 units are for Senior Independent Housing. Of the residential floor area proposed (exclusive of common areas), approximately 98.5 percent will consist of Senior Independent Housing. As proposed, the project meets the definition of an Eldercare Facility and is eligible for an Eldercare Unified Permit. The facility will contain approximately 73,482 square-feet of which approximately 4,323 square feet will be devoted common areas and on-site amenities including activities room, T.V. lounges on two levels, and a garden area with a pool, a bridge/billiards room and a recreation room. The proposed project also includes 2,200 square-feet of balconies throughout the development. Additionally, the development includes two levels of subterranean parking over the entire site.

The facility will have a resident services office, housing staff that will manage the common areas, provide support for the non-medical needs of the Assisted Living Care Unit. The resident services office will develop a calendar with program management to fully engage the residents and promote health, activity and fully utilize the amenities and common areas provided. The applicant did provide such a schedule for active seniors following the public hearing, however, no information of any non-medical services to the Assisted Living resident was made available. Additionally, the applicant did provide other services and opportunities throughout the community for mostly active seniors who are typically mobile.

On site, the proposed facility is designed to provide housing and services to meet the predominately active elderly residents. Approximately 4,323 square feet of the project's floor area is devoted to common areas and on-site support services for the residents. These on-site activities are intended to provide care and amenities and enhance the quality of life of the eldercare facility residents and surrounding community. The Eldercare Facility is required to be licensed by the State of California and will have on-site staff to assist residents. The project would also provide security features including, but not limited to, controlled access to on-site parking areas and building entries, video surveillance, and security lighting.

There is an evident demand for senior housing and housing in general. As such, the City of Los Angeles, in accordance with Charter Section 558 (b)(2), enacted the Eldercare Facility Ordinance and found it to be in substantial conformance with the purposes, intent and provisions of the General Plan. As stated in Chapter 3 of the Housing Element of the General Plan, an eldercare facility will encourage various types of housing for every stage/condition of a senior's life.

Providing an aging in place environment is indeed a key feature of Eldercare Facilities, where residents can transition between care settings or levels of care within a care setting as they're needs increase and they're abilities decline, all within the comfort of the same facility in order to maintain their quality of life in a familiar environment. Thus, In order to provide a continuum of care, typical Eldercare Facilities consist of a combination of at least two or more components of Assisted Living, Alzheimer's care, Skilled Nursing and Independent Senior housing, each component successively providing increasing levels of care and services as residents' age.

However, as designed, the project's emphasis is Senior Independent Housing and is not designed or set up to address the special needs of residents that require a higher level of care giving and assistance. As designed, the applicant proposed 56 units and according to the project description, an unspecified area of the floor area greater than 75% (exclusive of common areas) would be devoted Senior Independent Housing and the remaining one unit to Assisted Living. Also, the plans and project description depicted minimal common areas and on-site support service that would be specifically geared toward Assisted Living residents. The amenities provided consisted of a 2,291 square-foot dance/yoga & fitness center, a 1,194 square-foot grand lounge, a 419 square-foot TV Lounge, and a 419 square-foot billiards room, which comprised approximately 6% of the total floor area. Outdoor amenities consisted of a 3,098 square-foot pool and garden center.

The Zoning Administrator noted at the public hearing that as designed, the facility appeared to meet the definition of an Eldercare Facility which is required to consist of two components of elderly housing. Instead, the facility appeared to be designed and intended primarily to serve Independent Seniors who have no special needs that requires special services or amenities.

Subsequent to the public hearing, the applicant submitted revised plans to enhance the open space areas and provide a draft schedule of activities that would be a typical monthly program, largely for activities seniors. The revised design increased common areas and amenities discussed how the common areas would be used.

- The updated plans includes improvements to the ground floor amenities such as consolidating some of the interior open space; improvement to access these common spaces; the ground floor exterior will be improved with a walking path and vegetable garden are for senior activities; on the second floor, the TV Lounge has been enlarged; similarly, the third floor billiards room has been enlarged and proposed with skylights.
- The programming calendar includes a sample events schedule of various activities such as water aerobics, cooking classes, movie night, tending to the garden, bridge club, and bingo. These events are intended to "promote the health, wellness and keeping their mind and bodies fit."

The revised plans basically combined some of the common open space areas with corridors and other spaces to expand a single open space. Other design modifications enhanced various spaces. No additional floor area was added to the original plan.

In order to provide a full continuum of care in one setting, Eldercare Facilities similar in size to the proposed facility typically incorporate at least two of the following: Independent Living, Assisted Living, Skilled Nursing Care or Alzheimer's Care, with at least 25% devoted to Assisted Living or Alzheimer's Care which typically require 24-hour staff on-site to monitor and supervise residents. These facilities also require larger commercial kitchens on-site where meals are prepared on behalf of the residents by staff of the facility and include a large common dining area where meals are served. A peak shift at an assisted living facility or a memory care facility can have a staffing ratio of at least 1 staff for every 6 residents or greater, depending on the level of care required for each resident. Thus, Eldercare Facilities (similar in size to the proposed facility) typically include administrative offices for on-site staff and also include on-site support services and amenities to meet the specialized needs of the residents. Due to residents' lack of mobility, an Eldercare Facility also typically requires wider hallways and corridors that can accommodate two-way traffic for persons on wheel chairs and walkers (typically an 8-foot wide corridor).

The unit designated for Assisted Living and the level of on-site support services contained in the proposed facility is adequate to provide a full continuum of care within one functional facility for only one resident at all stages of health. The common kitchen is very small and no common dining area is provided. There is one small office off a small lobby for the building manager and staff responsible for monitoring and supervising the resident of the Assisted Living unit at the ground floor level. The offices in the garage are not adequate to monitor Assisted Living residents. Interior corridors are 6 feet including corridors where the Assisted Living unit is located which are typically 8 feet wide in an Eldercare Facility to allow two-way traffic for persons on wheel chairs or walkers. Access to all common areas is via elevator or stairwell. The outdoor courtyard incorporates a swimming pool for active Independent Seniors. While the pool does not show an ADA lift, without the proper level of assistance and supervision, less able residents would not benefit from the pool and would be better served by passive recreational amenities better suited to their needs. The Department of Building and Safety will review the project plans for compliance with ADA standards.

While Assisted Living residents may be ambulatory, a functional facility providing a full continuum of care would provide a range of services that can address increasing intensity of care as residents health challenges escalate and some residents become non-ambulatory or bed-ridden. Given the nominal number of Assisted Living units provided and the minimal on-site support services or amenities included in the project to provide the range of care and services necessary to meet the needs of frail elderly residents as they age, the proposed Eldercare Facility does not provide the setting required to provide a full continuum of care. Moreover, the designation of only one Assisted Living unit out of 57 units is not consistent or in spirit with the code's definition an Eldercare facility which is comprised of a functional facility with two elderly housing components.

Citywide Demand: With respect to the proposed facility's ability to meet the citywide demand, the applicant cited various excerpts from the City of Los Angeles Eldercare Facility Ordinance explaining the need for senior housing and services. From this staff report, they raise the expected growing population of seniors to become 88 million by 2056. Moreover, he cites the increased life expectancy after the year 2015 with an additional 5.2 years. It is projected that one of every four 65-year-olds will live to be 90 years old, according to a CBRE National Senior Housing Report. Additionally, they cite, "As of 2016, there were 49.4 million U.S. residents aged 65 or older, or about 15 percent of total population. By 2030, that figure is projected to grow to 75.5 million, or 21 percent of the population, according to the U.S. Census Bureau." Further, they submit a Senior Housing Occupancy Rates chart from NICMAP Data & Analysis Service, Q2 2017 Primary Markets Segment Data, a graph that demonstrates during the Second Quarter of 2017, that "Independent Living, another title for Senior Independent, "led the pack" with the highest occupancy rates of the four senior housing categories." These numbers only address the related demand over the nationwide spectrum and not locally. The market analysis simply identified the high rate of occupancy of the three acceptable types of eldercare housing but not the project demand. Essentially, this demonstrates a broad demand for all eldercare housing.

The applicant concludes that since the highest rate of occupancy is the Senior Independent Living category, they will be developing primarily this category. During the public hearing, there were questions on the affordability aspect of the units; however, the responded with the units will be market rate.

While the applicant furnished general data concerning projections and forecasts on the elderly population and on household incomes, the applicant did not analyze the number of persons that require this type of housing, are also income eligible and the current supply to extrapolate the unmet need, if any. The applicant's summary does not filter or analyze the data to identify and narrow the pool or percentage of elderly residents within each respective age group, sorted by income, that would be health qualified and income qualified and that would actually opt for either Independent Senior Housing or Assisted Living over other alternatives including in-home care.

Surveys and/or a market study would more accurately identify the principal users within the target area of both Senior Independent and Assisted Living Housing and identify the actual unmet need, if any, that the proposed facility would fill. Therefore, the project does not provide services to the elderly such as housing, medical services, social services, or long term care to meet citywide demand.

4. **The project shall not create an adverse impact on street access or circulation in the surrounding neighborhood.**

Pedestrian access to the project site is provided along Roxbury Drive, which would provide direct access to the ground-floor. On-site parking for project will be provided in conformance to the code within a two-level subterranean parking structure. Vehicular access to the site is provided along the alley. The subject site will have a 2-way driveway for ingress and egress. The ingress driveway provides access to the subterranean parking. The project will provide vehicular parking in conformance to the L.A.M.C. and will also provide on-site long- and short-term bicycle parking. The on-site long-term bicycle parking would be provided on the second level of the subterranean parking structure. Short-term bicycle parking would be provided on-site in racks along Roxbury Drive, on the first floor of the building. A total of 100 vehicle parking spaces and 22 bicycle parking spaces (7 short-term and 15 long-term) would be provided in compliance with the requirements of the L.A.M.C.

In correspondence dated June 11, 2018, the Los Angeles Department of Transportation (LADOT) stated that the project would not generate enough trips to require a traffic analysis. The aging population residing on the site may not be able to drive vehicles; therefore the traffic demand generated by the site should be significantly less than the adjacent properties. The internal circulation and parking plan is designed to minimize congestion and back-up onto the street, thereby locating the ingress and egress in the public alley. All circulation would be contained on site with access to the subterranean parking garage, parking would be provided in accordance with L.A.M.C. requirements.

The driveway access and circulation would be subject to review and approval by the Department of Transportation at the time of permitting, ensuring that the proposed circulation would comply with applicable regulations and would not create an adverse impact on the street access or circulation in the surrounding neighborhood.

5. **The project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.**

The surrounding area is characterized by commercial, residential, and institutional uses, with commercial uses. The residential uses in the area include a mix of low, medium, and high medium density developments. Existing buildings near the subject site ranges in height from two to six stories. The properties to the north are developed four-story multi-family residential buildings. The properties to the east are developed with four-story multi-family residential uses. The properties to the south are developed with a four-story multi-family residential building and a two-story multi-family residential building. The properties to the west are developed with two- and three-story residential buildings.

The 47-foot height of the proposed building would be comparable to the 4-story, buildings within close proximity. While the proposed eldercare facility would result in a change in building height from the existing conditions, it would not substantially contrast with the existing heights of some surrounding buildings on Roxbury Drive and character of the area in general, which includes buildings of a variety of heights. The proposed project and the design of the facility are primarily residential in character. The proposed parking is compliant with the Los Angeles Municipal Code requirements for ElderCare Facilities will be provided on site. The design of the proposed facility incorporates street-facing facades



that are varied in color, texture, setback and materials, with variations providing an interesting appearance that can be enjoyed by residents, and neighbors.

The proposed eldercare facility requires additional density, height, and reduced yards; the building would accommodate space that will be utilized to provide for on-site services and amenities for residents who are unable to travel to nearby facilities which provide senior services. The project has been designed to maintain compatibility with the surrounding uses and also to enhance the aesthetics of the surrounding neighborhood.

**6. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, applicable community plan, and with any applicable specific plan.**

The City of Los Angeles' General Plan consists of elements that dictates policies that provides the regulatory environment in managing the City and addressing environmental issues. The subject site is located in the West Los Angeles Community Plan Area, and the West Los Angeles Transportation Improvement and Mitigation.

The West Los Angeles Community Plan Map designates the property for Medium Residential uses with corresponding zones of R3, and Height District No. 1, and is developed with primarily commercial, and residential uses. The land use designation and surrounding zoning permits for a variety of uses including the proposed Eldercare Facility. This request is allowed through the approval of the Zoning Administrator, subject to certain findings.

The purpose of the West Los Angeles Community Plan is to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community. Moreover, the Community Plan aims to preserve and enhance the positive characteristics of existing residential neighborhoods while providing a variety of compatible housing opportunities. The use of the subject site is consistent with, and aids to advance the following goals and objectives identified in the West Los Angeles Community Plan.

<i>Goal 1</i>	<i>A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.</i>
<i>Policies 1-1.3</i>	<i>Provide for adequate multi-family residential development.</i>
<i>Objective 1-2</i>	<i>To reduce vehicular trips and congestion by developing new housing in proximity to adequate services and facilities.</i>
<i>Policies 1-2.2</i>	<i>Locate senior citizen housing within reasonable walking distance of health and community facilities, services and public transportation.</i>
<i>Policies 1-4.1</i>	<i>Promote greater individual choice in type, quality, price and location of housing.</i>

While the city intended to facilitate development of Eldercare Facilities by creating a streamlined process that allows granting deviations from zoning regulations in connection with an Eldercare Unified Permit, the applicant has not adequately substantiated why the requested deviations from the code are necessary to make the project feasible. Moreover, while the provision of service-enriched housing for the elderly is consistent with the goals

and objectives of the Community Plan, as enumerated in more detail under Finding Nos. 1 and 3 above, given the limited number of Assisted Living units and on-site support services incorporated into the proposed project, the proposed facility minimally meets the definition of a genuine Eldercare Facility and does not support consideration or granting a special privilege to allow placement of a high density residential development in a Medium Residential land use category / R3 Multiple-Family Zone inconsistent with the site's planned land use and the code's intent.

#### **ADDITIONAL MANDATORY FINDINGS**

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
8. DETERMINE, that based on the whole of the administrative record that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

#### **APPEAL PERIOD - EFFECTIVE DATE**

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 if the same be 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. The Zoning Administrator's determination in this matter will become effective after **APRIL 8, 2019**, unless an appeal therefrom 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 the Zoning Administrator's action, 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>**. Public offices are located at:

**Downtown**  
 Figueroa Plaza  
 201 North Figueroa Street,  
 4th Floor  
 Los Angeles, CA 90012  
[\(213\) 482-7077](tel:(213)482-7077)

**San Fernando Valley**  
 Marvin Braude San Fernando  
 Valley Constituent Service Center  
 6262 Van Nuys Boulevard, Room  
 251  
 Van Nuys, CA 91401  
[\(818\) 374-5050](tel:(818)374-5050)

**West Los Angeles**  
 West Los Angeles Development  
 Services Center  
 1828 Sawtelle Boulevard,  
 2nd Floor  
 Los Angeles, CA 90025  
[\(310\) 231-2598](tel:(310)231-2598)

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California

Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Inquiries regarding this matter should be directed to Michelle Carter, Planning Staff for the Department of City Planning at (213) 978-1262.

A handwritten signature in blue ink that reads "Franklin N. Quon". The signature is written in a cursive, flowing style.

FRANKLIN N. QUON  
Associate Zoning Administrator

FNQ:ON:MC

cc: Councilmember Paul Koretz  
Fifth District  
Adjoining Property Owners  
Interested Parties

**APPEAL  
WITH  
ATTACHMENTS**



## APPLICATIONS:

### APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

#### 1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

Area Planning Commission     City Planning Commission     City Council     Director of Planning

Regarding Case Number: ZA-2018-3419-ELD

Project Address: 1122 South Roxbury Drive; 1112-1136 South Roxbury Drive

Final Date to Appeal: 04/08/2019

Type of Appeal:

- Appeal by Applicant/Owner  
 Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved  
 Appeal from a determination made by the Department of Building and Safety

#### 2. APPELLANT INFORMATION

Appellant's name (print): Leonard Rosenblatt

Company: Lenmar Roxbury, LLC

Mailing Address: 127 North Robertson Boulevard

City: Beverly Hills

State: CA

Zip: 90211

Telephone: (310) 550-0744

E-mail: lenrosenblatt@yahoo.com

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

Self

Other: \_\_\_\_\_

- Is the appeal being filed to support the original applicant's position?

Yes

No

#### 3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Jonathan Riker

Company: Ervin Cohen & Jessup, LLP

Mailing Address: 9401 Wilshire Blvd., 9th Floor

City: Beverly Hills

State: CA

Zip: 90212

Telephone: (310) 487-4098

E-mail: jriker@ecjlaw.com

**4. JUSTIFICATION/REASON FOR APPEAL**

Is the entire decision, or only parts of it being appealed?  Entire  Part  
 Are specific conditions of approval being appealed?  Yes  No

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

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

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

**5. APPLICANT'S AFFIDAVIT**

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

Appellant Signature:  Date: 04/04/2018

**6. FILING REQUIREMENTS/ADDITIONAL INFORMATION**

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
  - Appeal Application (form CP-7769)
  - Justification/Reason for Appeal
  - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
  - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- 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.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- 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.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: 7442. <sup>00</sup>	Reviewed & Accepted by (DSC Planner): Diana Jimenez	Date: 4.8.19
Receipt No: 0103024238	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input checked="" type="checkbox"/> Original receipt and BTC receipt (if original applicant)

## **JUSTIFICATIONS FOR APPEAL OF CASE NO. ZA-2018-3419-ELD**

I, Leonard Rosenblatt, as the Managing Member of Lenmar Roxbury, LLC and owner of real property located at 1112-1136 S. Roxbury Drive in the City of Los Angeles (the “City”), submit the following justifications in support of my appeal of the above-referenced decision. On March 22, 2019, the Zoning Administrator issued a determination letter denying my application for an Eldercare Facility Unified Permit (“ELD”), which would have allowed construction of a 73,482 square foot, four-story eldercare facility with 57 units, including 56 units reserved for Senior Independent Housing and one unit reserved for Assisted Living Care Housing (the “Project”).

**Reason for the appeal:** I am appealing the Zoning Administrator’s decision because throughout the entitlement process, it was always my understanding that the Project complied with the requirements of the City’s Eldercare Ordinance, which requires only that “a minimum of 75 percent of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing” in the project. The ordinance does not require any specific combination of Senior Independent/Assisted Living units as long as the units occupy at least 75% of the project’s floor area. Before we filed the ELD application, and throughout the entitlement process, my project team met with City Planning staff to review the Project, as well as City Councilman Koretz’ office, who communicated their support for the Project prior to the public hearing held on December 10, 2018. We also received a unanimous recommendation of approval from the South Robertson Neighborhood Council, with whom we met on two occasions to discuss the merits of the Project prior to the public hearing. We voluntarily noticed the public within 500-feet to discuss our Project at the Neighborhood Council meetings. *Not at one point during this process did City staff communicate to me or my team that the Project was in serious jeopardy of being rejected because it did not meet the requirements, or intent, of the Eldercare Ordinance.*

One meeting was held with City staff after the public hearing where staff asked my Project team to explain the ratio of Senior Independent units to Assisted Living Units, to elaborate on the on-site services provided, and whether the Project will rely, or complement, with the services provided by the nearby Roxbury Park. My Project team explained to City staff that a *thorough* review of the legislative history of the ordinance, as well as the required findings to approve an ELD, both revealed no intent, basis, or justification for having a specific combination of the various senior sub-categories. In fact, they only applied a maximum of 25% of such sub-categories. Additionally, my Project team made revisions to the floor plans and landscape plans that elaborated and enhanced the open space provided, including a letter to staff detailing said changes. We also reviewed the General Plan Framework and Housing Element of the General Plan for any language regarding the intent of having a specific combination of senior sub-categories within a facility, and we found none. So, needless to say, I was extremely surprised to find out that the Zoning Administrator had denied my application, and I felt blindsided by his decision.

Nevertheless, upon reading the Zoning Administrator’s determination letter, I understand why he denied the application. The City’s Eldercare Ordinance describes the basic requirements for qualifying as an Eldercare Facility, which the Project meets. However, the determination letter explained that meeting these basic requirements does not necessarily mean that the Project complies with the “intent” of the ordinance, which can only be understood from reviewing

precedent established by previously-approved projects. I now understand there are several factors to consider in making this distinction, which primarily depends on the percentage of Senior Independent housing to Assisted Living units, and the extent to which on-site services are provided to assist aging residents of the Project. It is also important to consider the degree to which the Project deviates from the City's zoning regulations when compared with other, previously-approved projects to determine the appropriate unit mix.

It is unfortunate that this distinction only fully came to light as a result of the Zoning Administrator's decision, but at least he provided a clearer roadmap for how a proposed project can meet the intent of the ordinance. As a result, our team intends to revise the Project for review by City staff and the Area Planning Commission ("APC"), which will better meet the intent of the ordinance, as explained by the Zoning Administrator, and we hope will gain approval from the APC.

**How I am aggrieved by the decision:** I am aggrieved by the Zoning Administrator's decision because I did not have an opportunity to redesign the Project during the entitlement process to ensure that it would better comply with the intent of the Eldercare Ordinance, as detailed in the determination letter. As mentioned above, since it is only upon receiving the determination letter that I became fully aware of the Zoning Administrator's concerns, it is through this appeal process that I am asking for the opportunity address these concerns.

**The specific points at issue:** The main issue we will address in the revised Project is the ratio of Senior Independent units to Assisted Living Care units, and the degree to which on-site services are provided to assist aging residents of the Project. In his determination letter, the Zoning Administrator mentioned that the Project's proposal of 56 (98.2%) of units as Senior Independent housing and one (1.7%) unit of Assisted Living is very disproportionate to other comparable projects of similar combinations, which he said typically vary between 5% and 25% of Assisted Living units. He said that these projects also include exclusive on-site facilities devoted to appurtenant services for elderly, and the Project "does not provide broad enough Assisted Living units to substantiate a range of housing types that would serve the aging population." He explained further that these facilities are intended to facilitate "aging in place" with a "continuum of care", and that the Project does not adequately serve this need. So, based on this guidance, we will be able to modify the ratio of Senior Independent housing to Assisted Living units in the Project to be within the range he described, without significantly altering the building scale and design. In our revised Project, we will also describe in detail the types of on-site services and facilities that are expected to serve the aging residents.

**Why I believe the decision-maker erred in their discretion:** Although I am now fully aware of the reasons for the Zoning Administrator's decision to deny my application and his concerns regarding whether the Project meets the intent of the Eldercare Ordinance, his concerns were not fully communicated to me or my team by him or City Planning staff during the entitlement process. This is compounded since neither the legislative history of the ordinance, nor the required findings, General Plan Framework or Housing Element of the General Plan at all define or explain the need to age in place or provide a continuum of care through providing a specific combination of senior sub-categories within a facility. As a result, we did not have a fair opportunity to revise the Project to address these concerns.



If we had known that the Project was required to comply with certain standards beyond those expressly stated in the Eldercare Ordinance in order to be approved, we certainly would have revised the Project prior to his decision. It is for this reason why I believe City staff and the Zoning Administrator erred in their discretion. Additionally, the determination letter states that “Unlike typical Eldercare facilities, common areas for the instant project comprise less than 6% of the total floor area and most of the amenities provided are not specifically geared toward the specialized needs of elderly residents and are not very different than amenities that would be provided in a typical apartment building”. It is our understanding that many apartment developers who are filing applications with the City are asking for open space reductions. In our case, the code-required open space is 5,700 square feet, where we are proposing 9,801 square feet – 72% more than the requirement and representing 13% of the facility’s floor area. While the Zoning Administrator states that a review of other recently approved Eldercare Facilities reflect a percentage between 33% and 40%, we believe the majority of these facilities consist of guest rooms and have a very small unit size, thus necessitating an even greater percentage of open space. However, we will consider these comments when we redesign the Project.

I thank you for the opportunity to modify the Project so that it better meets the expectations of the City, and we look forward to submitting our revised Project to City staff and the APC prior to the appeal hearing.

ESTINEH MAILIAN  
INTERIM CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG  
HENRY CHU  
THEODORE L. IRVING  
ALETA D. JAMES  
FRANKLIN N. QUON  
CHARLES J. RAUSCH JR.  
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<http://planning.lacity.org>

March 22, 2019

Leonard Rosenblatt (A)(O)  
Lenmar Roxbury, LLC  
127 North Robertson Boulevard  
Beverly Hills, CA 90211

Daniel Ahadian (R)  
nur – Development Consulting  
1601 South Genesee Avenue  
Los Angeles, CA 90019

CASE NO. ZA-2018-3419-ELD  
ELDERCARE FACILITY UNIFIED PERMIT  
1122 South Roxbury Drive; 1112-1136 South  
Roxbury Drive  
West Los Angeles Community Plan Area  
Zone : [Q]R3-1-O  
D. M. : 132A165  
C. D. : 5  
CEQA : ENV-2018-3420-CE  
Legal Description: Lots 43 - 47; Tract 11106

Pursuant to Los Angeles Municipal Code Section 14.3.1-B, I hereby DENY:

an Eldercare Facility Unified Permit for the construction, use, and maintenance of an Eldercare Facility consisting of Senior Independent Housing and Assisted Living Care Housing;

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the statements made at the public hearing on December 10, 2018, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing an Eldercare Facility Unified Permit under the provisions of LAMC Section 14.3.1 have been established by the following facts:

BACKGROUND

The project site is comprised of eight (8) irregular shaped lots that encompasses the entire block totaling approximately 28,269 square feet (0.64 acre). Other addresses on the subject site includes 1112-1136 South Roxbury Drive. The subject site has a frontage of approximately 371 square feet along Roxbury Drive, a 101-foot frontage along Bedford Drive and an approximate frontage of 350-foot along the public alley.

The property is zoned [Q]R3-1-O with a land use designation of Medium Residential. The property is located within the West Los Angeles Community Plan Area, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan Area, which requires "new developments mitigate Significant Transportation Impacts caused by development in the R3 and less restrictive zones; and provide a mechanism to fund specific transportation improvements due

to transportation impacts generated by the projected new development within the WLA TAMP Area". The site is not located within a flood zone, a liquefaction area or a landslide area. However, the subject site is located in a Methane Zone, and a special grading area. The subject site is 1.469 kilometers to the nearest fault, the Santa Monica Fault.

The proposed project involves the demolition of four (4) existing two-story residential buildings built in 1937 and 1938 and associated parking garages and the construction, use and maintenance of a new 73,482 square foot, four-story eldercare facility with 57 units, with 56 units reserved for Senior Independent Housing, one (1) unit reserved for Assisted Living Care Housing, and two levels subterranean parking. The project would provide a total of 100 parking spaces on-site.

As stipulated by Ordinance No. 165,987, that became effective July 28, 1990, density is limited to one dwelling unit per 1,200 square feet of lot area, height is limited to a maximum of 36 feet and the requirement of a minimum of 150 square feet of private patio per dwelling unit. The ordinance does not address floor area ratio or senior housing. The request is for an Eldercare Facility Unified Permit, pursuant to Section 14.3.1, the applicant requested several deviations from the zoning regulations in conjunction with the Eldercare Unified Permit to allow a substantial increase in density and floor area and to allow reduced yards. The request includes a Permit an Eldercare Facility in the R3 Zone. To allow 57 dwelling units in lieu of the 25 dwelling units stipulated by the Q condition, an increase in building height of 47' in lieu of the 36' restricted by the "Q" condition, a front yard setback of 5' for the center garden, and 12' for the building along Roxbury Drive in lieu of the required 15', a side yard setback of 5' along Bedford Drive in lieu of the 7' required for a 4-story building and to allow balconies on all floors with a 50 square foot minimum to count towards open space in lieu of the ground-floor only and 150 square foot minimum required by the Q condition.

All living units in the proposed development are designed to include kitchens. The one-bedroom unit for the Assisted Living Care is approximately 785 square feet, the one-bedroom units range from 725 square feet to 884 square feet, the two-bedroom units range from 974 square feet to 1,332 square feet, and the three-bedroom units ranges from 1,391 square feet to 1,523 square feet. Residential common areas would be located on the first, second and third floors, and include a pool, a bridge/billiard room, an activities room, and T.V. lounges. A recreation room and patio is proposed for the P1 Level.

The surrounding land uses consists of predominately residential uses. The properties to the north across the public alley are zoned [Q]R3-1-O and are developed four story multi-family residential buildings. The properties to the east, across Bedford Drive are zoned [Q]R3-1-O and are developed with four-story multi-family residential uses. The properties to the south across Roxbury Drive are zoned [Q]R3-1-O, and are developed with a four-story multi-family residential building and a two-story multi-family residential building. The properties to the west across Roxbury Drive and Beverly Green Drive are zoned [Q]R3-1-O, and are developed with two- and three-story residential buildings.

### **Streets and Circulation**

Roxbury Drive, adjoining the subject property to the south, is a designated as a Collector, dedicated to a right-of-way width of 80 feet along the project's street frontage and is improved with curb, gutter, sidewalk, asphalt roadways, and landscaping.

Bedford Drive, adjoining the subject property to the east, is a Local Street – Standard, dedicated to a right-of-way width of 60 feet and is improved with asphalt roadways, curb, gutter, and sidewalk.

The 20- foot Alley, adjoining the subject property to the north, is improved with asphalt roadway.

**Previous Cases, Affidavits, Permits, and Orders on the Subject Property:**

**DIR-2014-4310-DB-1A** – On September 8, 2016, the Los Angeles City Planning Commission denied the appeal of the approval of two on-menu Affordable Housing Incentives and sustained the determination of the Director of Planning approving two Density Bonus Affordable Housing Incentives for the construction of a four-story, 47-feet in height apartment building totaling 25 dwelling units, reserving 2 units for Very Low Income.

**DIR-2014-4310-DB** – On April 26, 2016, the designee of the Director of Planning approved two incentives requested by the applicant for a project totaling 25 dwelling units, reserving 2 units for Very Low Income household occupancy.

**Previous Cases, Affidavits, Permits, and Orders on the Surrounding Properties:**

Staff utilized a 1,000-foot radius map via the Zoning Information Mapping Access System (ZIMAS) and the Planning Case Tracking System (PCTS), seeking past Eldercare Facility Unified Permit determinations. There were no relevant cases found within 1,000 feet of the subject property.

**Public Communication**

Email correspondence was received on November 24, 2018 from Cherie S. Lewis, resident, in opposition of the proposed project stating:

I am an owner/occupant within a 500 foot radius of the proposed project. I am firmly and completely opposed to this project. In my opinion, the proposed project would have a very detrimental impact on my own property and the neighborhood as a whole.

As a threshold issue, I am very opposed to this proposed project to build a large institutional facility, because this type of building would inappropriately and detrimentally change the residential character of the local neighborhood. The local area has generally and traditionally been a low-density low-key low-height neighborhood, consisting primarily of single-family homes and lower-height condominium buildings.

Also, the proposal to provide a total of 100 parking space on-site is completely unrealistic. Since the proposed project envisions 57 units, the proposed project would be providing only 1.75 parking spaces per unit. Providing only 1.57 parking spaces per unit in a neighborhood with existing parking limitations and challenges is unreasonable. Given the fact that two persons might possibly live in each of the 57 units and Roxbury Park, right across the street, poses its own parking challenges, the low number of proposed parking spaces would be highly likely to cause increased parking congestion and challenges in the entire local area.

Regarding the request for an exemption from the California Environmental Quality Act (CEQA), I am very opposed, because I see no reason to weaken the long-standing protections that are afforded to the local neighborhood. I note that the general environment of the local neighborhood is likely to change in the near future due to the

building of the subway in nearby Beverly Hills/Century City. I see no reason to further negatively impact the local environment by granting an exemption to CEQA protections.

Regarding the multiple requested exemptions from Los Angeles Municipal Code (LAMC), I am very opposed, because it seems that each of the exemptions would result an increase in local population density and/or a decrease in the amount of local green space.

a. The request to allow 57 dwelling units in lieu of the 25 dwelling units stipulated by the Q condition is completely inappropriate as this would increase the density of property by more than double. Since two people might possibly be living in each unit, this request might increase the number of residents from 50 under the Q condition to 114 under the requested condition. This large increase in the local population would detrimentally impact the traditionally low-density character of the neighborhood.

b. The request to increase the building height to 47 feet in lieu of the 36 feet stipulated by the Q condition is completely inappropriate, because it would change the low-height nature of the local buildings by over 30 percent. Not only would this large building detract visually from the low-height nature of the neighborhood, it would block sunlight from the surrounding area. Furthermore, this type of large institutional building is inappropriate for a low-key low-density residential neighborhood.

c. The request to allow a front yard setback of five feet for the center garden and 12 feet for the building along Roxbury Drive in lieu of the required 15 feet is completely inappropriate, because it would eliminate large areas of green open space which are characteristic of the local area and valued by the local area residents.

d. The request to allow a side yard setback of five feet along Bedford Drive in lieu of the seven foot setback required for a four-story building is completely inappropriate, because it would eliminate large areas of green open space which are characteristic of the local area and valued by the local area residents.

e. The request to allow balconies on all floors with a 50-square foot minimum to count towards "open space" in lieu of the ground floor only and 150 square foot minimum required by the Q condition is completely inappropriate. The proposed re-characterization of balconies as "open space" is ludicrous. Balconies are pieces of steel, concrete, or other materials which are reserved by private use, not "open space." Here, again, this proposal would eliminate large areas of open space which are characteristic of the local area and valued by the local area residents.

In sum, I am firmly and completely opposed to this proposed project. I hope that the City of Los Angeles will take this comment into account when reviewing this proposed project. Thank you"

A letter dated December 10, 2018 was received from the City of Beverly Hills Director of Planning expressing concerns with the following comments/concerns:

- CEQA – Questions if the traffic analysis is adequate for consideration of the Class 32 Exemption (where a change of density from existing residential uses to a 57 unit development) is concerned. Additionally, concerns of traffic impacts during construction that may impact access to nearby Roxbury Park facilities would be substantially disrupted.
- Density Bonus and Code Deviations – The letter questions if adequate environmental review was performed for the project of the 57-unit senior care facility. The amount of bonus needs to be commensurate with the extent of the numerous deviations that the project is requesting.

- Public Recreational Facilities – Has the case been evaluated as to the impacts to the subject site, being adjacent to Roxbury Park, a Beverly Hills City facility?

An email communication was received on December 7, 2018 from Aviv Kleinman representing Councilman Paul Koretz of Council District 5 indicating their support for the eldercare facility.

One communication dated, December 27, 2018, was received from the South Robertson Neighborhood Council indicating their support. They note that on December 10, 2018, their General Board voted 15-0 to approve the applicant's project.

### **Public Hearing**

The public hearing was held on December 10, 2018 at 11:15 a.m. at West LA Municipal Building, 1645 Corinth Avenue. There were approximately 24 persons in attendance – the applicant, his representative, stakeholders in the area, and a representative of the Council Office.

Daniel Ahadian, representative for Leonard Rosenblatt of Lenmar Roxbury, LLC, the applicant, indicated that the applicant was present and made the following comments:

- He presented the project in detail as an eldercare facility to allow residents to age in place within the neighborhood by transitioning from their single family home to the proposed project. Within the project, a resident can take advantage of the senior independent living units and the one assisted living unit.
- There are existing four-story apartments in the area.
- The proposed building will have a modernist architectural style. The new project was modified to remove buildings portions of the building bulk from the Roxbury side to accommodate open space area. The lobby will have a 2-story space on the interior. We are matching the existing massing of buildings in the adjacent area. There will be 56 senior independent units and one unit for assisted living care.
- Market studies show that senior independent housing is needed in the region. Services for seniors are close by in Roxbury Park with senior services, shopping (Beverly Center), and medical care (Cedar Sinai Hospital).
- The project will allow an opportunity for the residents to age in place and free up single family residences for younger families.

Heather Fels, a resident and physician in the area opposed the project. Indicating that it would increase patient population in the area as well as imposed new and unwanted traffic and congestion, thereby, creating pedestrian/vehicle conflicts.

Katherine Wheeler, a property owner of the area indicated that she is concerned with overbuilding that exceeds the building code.

- She only heard of the project recently. No time to understand the project and provide comment.
- Developers don't care about residents.
- Local residents can't afford the facility.
- She read an article that addressed another project.

Steven Rich, a homeowner in the area, addressed the senior living facility with his experience of having his father in such a senior home.

- The cost is more than \$10,000 each month on the typical development of this type.
- As a property owner, we will lose the vista that we enjoy now. He asked about the grade and building heights of adjacent properties.
- This is a business for residential living. There will be lots of density here. The winner here is the City having more tax base and the loser is the neighborhood.

- From this site, it is not easy to access the Cedar Sinai Hospital.
- He asked what is the unit breakdown and square footage of the units.
- He felt that the project will not support local residents and that will see outside employment.
- He indicated that he doesn't have a problem to development the site, but the proposal is too high. The project will be out of character for the neighborhood. He also felt the use will create impacts.

Stuart Cramer, a resident across the street, made the following comments:

- Roxford is not an area that promotes full height. There are some 2-story high buildings.
- In the 1990s, the area was downzoned to limit height. Compared with tree heights, to the scale of building heights. Many of the 4 story high buildings are out of scale with the lower density neighborhood.
- The site has more than 300 feet of frontage with the proposal of 4-stories that will be continuous. The "break" to accommodate opens pace and a pool is a fallacy because the 4 stories is continuous throughout the building. There is little articulation.
- The Eldercare Ordinance intends on providing a continuum of eldercare services in a single facility – from ambulatory to full care. This is only an apartment building for someone in their senior year. What is next? What about memory care? This only has one assisted living unit. This project is not the intent of the Eldercare Ordinance.
- Some of the proposed structure will be built beyond code and should not be approved.

Jennie Lewkowicz, a neighboring property owner, made the following comments:

- Proposal of the existing buildings will change character of neighborhood.
- The applicant's comment on opening up R1 properties are untrue to those who can't afford it.
- The request change in setbacks will be unfair to residents in the neighborhood and will be unfair to other developers.
- The project will increase the population by more than 100% which will result in more traffic.
- Height increase is out of character with the neighborhood.
- Setbacks on the triangular open space area will not really be effective to lessen the building bulk imposed on the surrounding area.

Emmanuel Gotley, a resident across Bedford Drive, indicated that she is sensitive to the need for senior housing in the city, but will endure looking at the height and massing of the project for years to come. The project will change the character of the neighborhood. The project would be better off on Wilshire and Pico, but not on Roxbury.

Sandy Richman, a resident, and indicated knowing of others who share her thoughts on the project, indicated the following:

- She echoed the concerns of the prior speakers' concerns on the narrow streets, high speed traffic, doubling residential density and staff. These issues would result in impacts to the surrounding neighborhood.
- There is a mix of 2- and 4-story multiple family buildings in the area. Though we live in Beverly Hills, our services will be impacted. I don't know if the City of Beverly Hills is aware of this.
- The radius of notification is limited so not everyone who was concerned might have attended.

Brandon Collins, a resident, noted the following:

- He indicated that the use is a business with all the same impacts including traffic.

- The building size is too big and he opposes the density.
- No other buildings have on-site staffers.
- He doesn't like the architectural style. The neighborhood is composed of traditional and classic architectural styles. This bears no resemblance to other existing styles in the area.
- He indicated that he is 32 years old and the area is not only for seniors. Other residents his age are opposed too.
- The developer indicated that Roxbury Park has lots of senior services available. He finds that the programs are too impacted with parking and people and cannot even access a picnic table.
- He stated that, in his experience, health and building requirements are not required for review in the City of LA as compared to other cities.

Juan Acauz, a planner with the City of Beverly Hills, submitted a letter and asked if their agency can meet with the Zoning Administrator prior to the determination letter to discuss the issues.

- He asked the Zoning Administrator to describe the process.
- He questioned if the Class 32 Environmental Exemption was fully vetted and justified.
- He was concerned with providing park services for the project was coordinated with the City of Beverly Hills Department of Parks.
- He questioned if the traffic study was performed appropriately.

Bobbe Feels, a resident, made the following comments:

- This is a proposed Eldercare Facility but the only offering is independent living units.
- What is the unit breakdown?
- Does parking meet the requirements of the LAMC?
- What are the traffic mitigations and traffic safety measures?
- The project will be adding immense population to the area.
- The building's architecture will be imposing on the neighborhood.
- This is not commonly known as a senior area.
- The applicant is using the Eldercare process as an umbrella to get away from setback, height, and parking standards.

Robert Kaus, a resident up the hill, made the following comments:

- This is a crossing area of Roxbury Drive for pedestrians but has no signal or crosswalk. We need these features to ensure pedestrian safety.
- He agrees with other comments made today.
- He doesn't agree that this is the same architectural style as the Lovell House.
- Density is too high for the area – he feels that this is an SRO (single room occupancy hotel) for the rich.
- A 3-story building fits the area with the tree line – not 4-stories. Four stories will be impactful.

Leonard Rosenblatt, representing the owner of subject property, made the following comments:

- He takes pride of ownership in building projects they construct. We build quality buildings and keep the project as a part of their portfolio as a family business.
- We care about the neighborhood.
- This is not a business – we will manage the building.
- We would like to build a project that fits in the area.
- We want to do something nice here.

Daniel Ahadian, responded to the comments:

- Mr. Ahadian described the project details as offering limited Alzheimer's services, 56



- senior independent living units, and one assisted care unit. No affordable units.
- He noted that the traffic status was cleared with the Department of Transportation.
- The scale and height of the proposal will be equivalent to other surrounding 4-story buildings.
- He further explained the setbacks variations requested.
- The parking situation is compliant based on the requirements of senior housing unit standards.
- The present alley characteristics was described as an alley.
- Bedford Drive is a Local Street
- Roxford Drive is already improved to a higher standard of the street designation and will not require further improvements.

Steve Albert, Architect of the project, remarked that he is a formerly an Architectural Commission Member of Beverly Hills. The BHAC is not limited to only one style of architecture. Trees will be plentiful.

Two individuals who signed speaker cards as residents and were opposed to the project either left or elected not speak.

The Zoning Administrator closed the public hearing and stated that he finds the testimony compelling. There are many aspects that deserve further review for which will be pending my analysis. No verbal determination, at the moment will be indicated due to this anticipated review. The anticipated determination will be subject to making the required findings and consideration of the testimony received in the public record this morning.

Since the public hearing, the applicant, on February 19, 2019, provided an update to the application. This includes a revised set of building plans and an updated programming calendar for senior activities.

- The updated plans includes improvements to the ground floor amenities such as consolidating some of the interior open space; improvement to access these common spaces; the ground floor exterior will be improved with a walking path and vegetable garden are for senior activities; on the second floor, the TV Lounge has been enlarged; similarly, the third floor billiards room has been enlarged and proposed with skylights.
- The programming calendar includes a sample events schedule of various activities such as water aerobics, cooking classes, movie night, tending to the garden, bridge club, and bingo. These events are intended to "promote the health, wellness and keeping their mind and bodies fit."

### **ELDERCARE FACILITY UNIFIED PERMIT FINDINGS**

Following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

1. **The strict application of the land use regulations on the subject property would not result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning regulations.**

The request has been filed pursuant to the City's Eldercare Ordinance, Section 14.3.1 of the Los Angeles Municipal Code (L.A.M.C.) which authorizes the Zoning Administrator to permit an Eldercare Facility on a lot or lots located in the A1 through R3 Zones, or in the RAS3, R4, RAS4 and R5 and all C Zones, when an Eldercare Facility does not meet the

use, area, or height provisions of the respective zone contained in the respective chapter, or the requirements of any specific plan, supplemental use district, "T" classification, "Q" condition, "D" limitation, or Citywide regulation adopted or imposed by City action subject to certain required findings.

The Zoning Administrator is authorize to grant relief from the zoning regulations, including use regulations, when an Eldercare Facility is not permitted by-right in the underlying zone or when permitted by-right but the applicant seeks relief from the underlying zoning regulations. The Zoning Administrator's authority in granting relief from the zoning regulations only applies to an Eldercare Facility and not authorized to permit relief to allow other uses not permitted by the underlying zone.

An Eldercare Facility is defined by the L.A.M.C. as "one functionally operated facility which provides residential housing for persons 62 years and older, and which combines in one facility, two or more of the following types of uses: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing. A minimum of 75 percent of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing".

The project site is comprised of eight (8) irregular shaped lots that encompasses the entire block totaling approximately 28,269 square feet (0.64 acre). The subject site has a frontage along Roxbury Drive, Bedford Drive and along the public alley. The property is zoned [Q]R3-1-O with a land use designation of Medium Residential. The property is located within the West Los Angeles Community Plan Area, and the West Los Angeles Transportation Improvement and Mitigation Specific Plan Area. The site is not located within a flood zone, a liquefaction area or a landslide area. However, the subject site is located in a Methane Zone, and a special grading area. The subject site is 1.469 kilometers to the nearest fault, the Santa Monica Fault

The request is for an Eldercare Facility Unified Permit for an Eldercare Facility with 57 units, with 56 units reserved for Senior Independent Housing, one (1) unit reserved for Assisted Living Care Housing, and with the following deviations from the L.A.M.C.: to allow 57 dwelling units in lieu of the 25 dwelling units stipulated by the Q condition; to allow an increase in building height of 47' in lieu of the 36' restricted by the "Q" conditions; to allow a front yard setback of 5' for the center garden, and 12' for the building along Roxbury Drive in lieu of the required 15'; to allow a side yard setback of 5' along Bedford Drive in lieu of the 7' required for a 4-story building; and to allow balconies on all floors with a 50 square foot minimum to count towards open space in lieu of the ground-floor only and 150 square foot minimum required by the Q conditions.

The proposed facility will contain a total of 57 units. One one-bedroom unit will be designated for Assisted Living Care Housing and 56 units are for Senior Independent Housing. Of the residential floor area proposed (exclusive of common areas), approximately 98.5 percent will consist of Senior Independent Housing. As proposed, the project meets the definition of an Eldercare Facility and is eligible for an Eldercare Unified Permit through such discretionary process outlined in Section 14.3.1 of the LAMC. The facility will contain approximately 73,482 square-feet of which approximately almost all of the floor area is devoted to Senior Independent Living and Assisted Living purposes, with 4,323 square feet will be devoted common areas and on-site amenities including activities room, T.V. lounges on two levels, and a garden area with a pool, a bridge/billiards room and a recreation room. The proposed project also includes 2,200 square-feet of balconies throughout the development. Additionally, the development includes two levels of subterranean parking over the entire site.

*The difference between Senior Independent Housing and the remaining types of elderly housing is that Senior Independent Housing is not required to be licensed by the California Department of Social Services or by the California Department of Health. It is geared toward elderly who are healthy, independent and can lead active lifestyles. These residents don't require specialized on-site support services, supervision or monitoring. The units in Senior Independent Housing consist of self-contained dwelling units including a kitchen.*

*Meanwhile, Alzheimer's/Dementia Care, Skilled Nursing Care and Assisted Living Housing are all required to be licensed by the California Department of Social Services or California Health Department. Alzheimer's/Dementia Care and Skilled Nursing Care Housing consist of guest rooms which are not permitted to maintain a kitchen. These are efficiency units similar to hotel guest rooms. These residents require 24/7 supervision, assistance and care-giving and typically have medical or cognitive issues that require skilled health care professionals. Residents are not likely to perform basic activities such as cooking for themselves (hence, they are housed in guest rooms). Assisted Living Housing may consist of either dwelling units or guest rooms depending on the residents' health and abilities. To be eligible for this housing, residents must require assistance with at least two non-medical activities of daily living. These residents do not require the same level of care as Alzheimer's or Skilled Nursing residents but require assistance with basic daily activities such as dressing, hygiene, grooming, bathing. More often than not, the Assisted Living Care Housing consists of guest rooms.*

*Hence, given the special needs of residents of Eldercare facilities, a significantly greater portion of an Eldercare Facility's floor area is typically devoted to common areas and accessory support services than would be required for a typical apartment building. In adopting the Eldercare Ordinance, the City Council recognized the need for special needs housing for the elderly and allows siting Eldercare Facilities in a broad range of zones (including single-family zones) and empowers the Zoning Administrator to grant deviations from the zoning regulations, including density, floor area, height, yards or other deviations as needed to facilitate development of Eldercare Facilities.*

*However, given the code's allowance to site Eldercare facilities in a broad range of zones, including single-family zones, by requiring that at least 75% of the floor area of a facility be devoted to either Senior Independent Housing or Assisted Living Housing, it was the City Council's intent to ensure that the dominant housing component of a facility consist of the least intensive of the various housing types in order to maintain their compatibility with surrounding uses. Therefore, the more intense elderly housing type (Alzheimer's and Skilled Nursing) which would require a higher level of on-site medical support services and a higher staff to resident ratio is limited to a maximum of 25% of the floor area of a facility (exclusive of common areas).*

The proposal includes 56 (98.2%) of units as Senior Independent housing and one (1.7%) unit of Assisted Living. This is very disproportionate to other comparable projects of similar combinations. Many projects of similar senior housing types vary between 5% - 25% of Assisted Living Units and include exclusive on-site facilities devoted to appurtenant services for elderly. The subject project does not provide broad enough Assisted Living units to substantiate a range of housing types that would that would serve the aging population. Aging in place will not be served well here.

During the public hearing, concerns were raised about the proportion of the senior independent units vs. the single assisted living unit. This would be essentially be a senior

apartment contended Mr. Cramer when he noted, *"The Eldercare Ordinance intends on providing a continuum of eldercare services in a single facility – from ambulatory to full care. This is only an apartment building for someone in their senior year. What is next? What about memory care? This only has one assisted living unit. This project is not the intent of the Eldercare Ordinance."* Other speakers at the public hearing challenged the density, traffic, bulk, and scale of the proposal – especially with the multiple variations from the Q Conditions and Municipal Code. The Zoning Administrator questioned the types of services related to senior care would be available for future residents are linked to the proposal? Mr. Ahadian described the project details as offering limited Alzheimer's services to the 56 senior independent living units and one assisted care unit. No further description was presented. Overall, there were approximately 11 speakers opposed to the project and 3 in support.

While the LAMC has certain criteria for accepting an Elderly Care Facility, the subject project does meet the minimum requirements for acceptance and processing. Subsequent to the public hearing, the applicant submitted revised plans in response to the issues raised by the neighbors and by the Zoning Administrator. The revised design maintains an overall height of 47 feet but provides interior and exterior improvements and a programming calendar for senior activities.

- The updated plans includes improvements to the ground floor amenities such as consolidating some of the interior open space; improvement to access these common spaces; the ground floor exterior will be improved with a walking path and vegetable garden are for senior activities; on the second floor, the TV Lounge has been enlarged; similarly, the third floor billiards room has been enlarged and proposed with skylights. The plans and tabular information indicate that the existing 8,974 square feet of combined open space area has expanded to a total of 9,621 square feet.
- The programming calendar includes a sample events schedule of various activities such as water aerobics, cooking classes, movie night, tending to the garden, bridge club, and bingo. A range of 2-4 activities are listed daily. These events are intended to "promote the health, wellness and keeping their mind and bodies fit."

Though enriched with active amenities generally aimed at the larger Senior Independent residents, no services for the Assisted Living unit was identified. As such, it appears that the proposal only supports active seniors and omits support for Alzheimer's care as well as assisted living. Assisted Living care does require Department of Social Services licensing for people 62 years of age or older who require assistance with two or more non-medical activities of daily living.

To review, the following requests are being made in this application, relative to the building envelope:

- Density: 57 units in lieu of the 25 allowed by the Q condition and R3 Zone.
- Height: An increase in building height from the 36' allowed by the "Q" condition to a proposed 47'.
- Setback: A setback reduction to 5 and 12-feet for the front yard in lieu of the 15-foot requirement, and a side yard of 5-feet in lieu of 7-feet required.
- Open Space: To allow balconies on all floors with a 50 square foot minimum to count towards open space in lieu of the ground-floor only and 150 square foot minimum required by the Q condition

With respect to the applicable Q Conditions, and zoning regulations, the applicant asserts that:

Strict compliance to the zoning regulations would limit the development of the subject site. Ordinance 165,987, which became effective in 1990 limits density to one dwelling unit per 1,200 square feet of lot area, thus resulting in the 25 dwelling unit maximum. The Q conditions did not limit Floor to Area Ratio (FAR) for the site, but did limit density. The purpose of the Q condition when it was passed in 1990 was to regulate multi-family housing. However, the same logic does not apply to senior housing. The Q condition did not anticipate dwelling units with such a low impact, nor did it anticipate that senior citizens requires less space and square footage per unit.

Additionally, the applicant notes that the International Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, identifies traditional Apartments with a Peak Hour Rate of 0.7 per unit, but Senior Housing is only at 0.27 per unit. Based on these rates, the threshold needed to require the lowest level of traffic review by the Department of Transportation would be 36 traditional Apartments, but at least 91 units of Senior Housing, which this project is well under.

Additionally, the applicant provided information relative to housing studies from various sources that identified dwelling unit shortages and how the state and city have responded with various senate bills and local laws that support the development of affordable housing units. The less reported genera includes senior housing products. In their findings, the applicant asserts that Market studies identified that, "As of 2016, there were 49.4 million U.S. residents aged 65 or older, or about 15 percent of total population. By 2030, that figure is projected to grow to 75.5 million, or 21 percent of the population, according to the U.S. Census Bureau." Further, they submit a Senior Housing Occupancy Rates chart from NICMAP Data & Analysis Service, Q2 2017 Primary Markets Segment Data, a graph that demonstrates during the Second Quarter of 2017, that "Independent Living, another title for Senior Independent, "led the pack" with the highest occupancy rates of the four senior housing categories."

*This data indicates that there are not enough dwelling units and/or beds serving that category. The table to the right reinforces this theory, illustrating that of all the senior housing units available, facilities that consist of a majority of Independent Living units are the lowest percentage.*

*The proposed project is an Eldercare Facility consisting of mostly Senior Independent units. The facility will not only bring 57 units into California's housing market, but sorely needed Senior Independent units that will serve to meet an unmet demand. In addition, the project will further the stated policies of the City without introducing any significant impacts to adjacent neighbors or the surrounding community. In fact, it is likely to cause less of an impact than a traditional apartment at the site. Therefore, denying the additional density for the project would result in a practical difficulty and unnecessary hardship that is inconsistent with the general purpose and intent of the zoning regulations.*

*The result of a strict application of the code would be that the proposed Eldercare Facility could not be built. Based on the demand that exists for the housing and services that would be provided by the proposed facility, to prevent it from being built would place a hardship on 57 seniors who need supportive housing, and the families of those seniors who would have to search for other available housing and services. By extension, a hardship would also be borne by all the other seniors and their families searching and*

*competing for the same limited resources in the local area and citywide. Eldercare Facilities allow seniors to age in place and to give them an opportunity to move out of a home that may be too big or difficult to manage as they grow older. The 57 senior housing units that will be home to senior citizens at this facility will make available 57 other homes in the City, thus giving opportunities to young families that need the space and are capable of managing it.*

*In addition to the hardship that is imposed on the seniors and families in need of such facilities, denying the proposed project would impose an unnecessary hardship since granting the requested deviations under an Eldercare Unified Permit will not impose a significant impact to the neighboring properties. As mentioned previously, the proposed project can actually reduce the strain on the AM and PM peak hour traffic period since senior citizens are primarily retired and it can be assumed that the proposed Eldercare Facility will yield a steadier inflow and outflow of traffic throughout the day. Due to the nature of the operation, the threshold that the Department of Transportation requires for a traffic study for senior housing is 91 units, as compared to 36 units for a typical apartment building.*

The applicant cites practical difficulties and unnecessary hardship as being the overwhelming need for senior housing without the requested density of 57 units, hardships to the families and seniors who need supportive housing in order to age in place, and that granting the requested deviations will not impose significant impacts on the neighborhood since traffic would be insignificant – even if 91 senior units were granted.

In reviewing these reasons, the overwhelming need for senior housing is a policy issue that is well known. However, determining the hardship or difficulty fell short without proper analysis outlining the density and range of housing needs. On the second identified hardship to families and seniors who need supportive housing, aging in place is not properly addressed with only one Assisted Living Unit out of the 57 being proposed, and without adequate description or space for services for the one future resident. Such services should address daily living activities. Further, the proposal is not diversified with a range of Eldercare Housing Types to allow residents to “age in place” as claimed. An aging senior will pass through many stages of care throughout the aging process, including assisted living, memory care, and skilled nursing. As planned, there is only one resident that will have an opportunity to remain housed here when an Assisted Living need arises. Finally, the lack of traffic impact is more properly addressed in Finding No. 4 as measure of impacts to the neighborhood. Practical difficulty or hardship based upon only a vehicle trip comparison does not adequately substantiate the additional density. The following text extrapolates on these observations.

The Zoning Code sets forth regulations to promote orderly development and to maintain compatibility between respective land uses. Generally, the code establishes broad categories of zones to separate incompatible uses and to separate land uses according to their density and intensity. Further, the Q Conditions for various properties addresses specific development issues that affect the site or immediate vicinity. While the city intended to facilitate development of Eldercare Facilities by creating a streamlined process that allows granting deviations from zoning regulations in connection with an Eldercare Unified Permit, the applicant has not adequately substantiated why the requested deviations from the code are necessary to make the project feasible.

In this case, the applicant not only requested deviations from the Q Conditions to exceed the allowable density, yards, open space, and height limitations of the [Q]R3-1 Zone, but requested other code deviations that result in a substantially larger building envelope. The

applicant did not provide any analysis to demonstrate why the proposed Eldercare facility cannot be developed within the confines of the zoning restrictions and why the deviations to permit additional height, density and reduced yards are necessary to make the project feasible. Setting aside the limitations on density and yards, the applicant did not indicate the maximum number of units that would be practical if the 36-foot height limit and required yards are observed and why this number of units would not be feasible.

While the applicant made revisions to the project that increased the amount of proposed open space by approximately 2,400 square feet, these revisions do not explain or justify the need for the requested deviations and appear arbitrary. If anything, these revisions raise questions concerning the need for the requested deviations. Why did the project require a density of 57 units as originally proposed and with locating even more interior area, why yard and height relief are now more feasible for 57 dwelling units? Why not fewer units where relief from height, yards, and open space may not need to be varied.

Furthermore, while the need to devote a substantial amount of floor area to common areas devoted to on-site support services and amenities geared toward the special needs of elderly residents may merit some consideration, in this case, the number of units devoted to Assisted Living is nominal and the level of on-site support services provided is not identified. A review of recently approved Eldercare Facilities shows that these facilities are typically composed an Assisted Living or Memory Care component that comprises not less than 25% for the facility's floor area (exclusive of common areas) and typically have a larger Assisted Living component and between 33% to 40% of the facility's floor area is devoted to common areas. These common areas typically consist of administrative offices, a large commercial kitchen and large common dining area, larger multi-purpose spaces devoted to social activities and programs specifically geared toward Assisted Living residents as well as back of the house uses for housekeeping, laundry and maintenance. Common outdoor areas typically consist of passive open space with gardens, walking paths and sitting areas well suited for Assisted Living residents who may have mobility restrictions. Unlike typical Eldercare facilities, common areas for the instant project comprise less than 6% of the total floor area and most of the amenities provided are not specifically geared toward the specialized needs of elderly residents and are not very different than amenities that would be provided in a typical apartment building. As designed, the project's emphasis is Senior Independent Housing and does not resemble or meet the definition of a genuine Eldercare Facility, which must consist of two components. The construction of Independent Senior Housing alone does not require or merit deviations from the Zoning Code that would not only permit a high density apartment on a lot zoned for single-family uses, but would permit a substantially higher and larger building than otherwise permitted.

The code provides reduced parking by-right to incentivize construction of Independent Senior Housing in any commercial or multiple-family zone. If the applicant's desire is to construct Independent Senior Housing for active seniors, there are plenty of sites throughout the city appropriately zoned and suited for multiple-family residential uses that could accommodate the proposed project. The mere provision of a very limited number of Assisted Living Units in combination with Senior Independent Housing seeks to exploit the City's Eldercare Ordinance in order to enable high density development in a Medium Density Multiple-Family Zone further restricted with a Q Condition, inconsistent with the intent of the Eldercare Ordinance. Given the lack of analysis to substantiate why the proposed facility cannot be constructed within the confines of the zoning regulations, and given the limited number of Assisted Living units and on-site support services incorporated into the proposed project, the proposed facility minimally meets the definition of a genuine Eldercare Facility and does not support consideration for granting a request to allow

placement of a high residential density development in an R3 Multiple Family Zone / Medium Residential land use category inconsistent with the code's intent.

2. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The proposed project is a new four-story Eldercare Facility in the [Q]R3-1-O Zone located within a developed urban setting in the West Los Angeles Community Plan area.

The allowed density for this property is limited by the Q condition pursuant to Ordinance 165,987, which was effectuated in 1990. The Q condition limits density to one dwelling unit per 1,200 square feet of lot area, thus resulting in the 25 dwelling unit maximum. The additional story requested and the increase in height accommodates this additional square footage that would have otherwise been devoted to units. The open space requirement for this site is 5,700 square feet. The amount of open space that is provided is in excess of the required square footage. The site setbacks are regulated by the R3 zone. The required front yard along Roxbury Drive is 15 feet. The required side yard is 5 feet, plus an additional foot for every story proposed over the second story, which results in a 7-foot side yard along Bedford Drive. The setback reductions requested will allow for better programming of the open space area as well as a larger building footprint to accommodate senior housing units that are needed in the community.

The surrounding area is characterized by commercial, and residential uses. The residential uses in the area include a mix of low and medium density developments. The properties to the north across the public alley are zoned [Q]R3-1-O and are developed four story multi-family residential buildings. The properties to the east, across Bedford Drive are zoned [Q]R3-1-O and are developed with four-story multi-family residential uses. The properties to the south across Roxbury Drive are zoned [Q]R3-1-O, and are developed with a four-story multi-family residential building and a two-story multi-family residential building. The properties to the west across Roxbury Drive and Beverly Green Drive are zoned [Q]R3-1-O, and are developed with two-story residential buildings. Therefore, the proposed building would be compatible with respect to the height and scale of buildings in the area. There are a number of senior-oriented activities within close proximity that would serve the residents at the proposed new facility. These uses includes Roxbury Park and the Roxbury Park Community Center, and Cedars-Sinai Hospital.

Correspondence in opposition was received with concerns regarding the height, incompatibility of scale to surrounding buildings, reduced setbacks, additional traffic and parking congestion, pedestrian safety on Roxbury Drive and Beverly Glen Drive. This was a consistent perception from virtually all those opposed to the project. The size and height were cited as issues by many who noted that the modernistic design of the building does not provide much articulation of the building façade to integrate into the neighborhood with the older 2-story structures across Roxbury.

During the public hearing, some comments were received on this issue from stakeholders as to the impacts on other uses that would sustain a barrage of seniors from the subject project. With as many active senior residents, little was said about the impacts on community services to the programs and facilities at nearby Roxbury Park – within the City of Beverly Hills. A representative of the City of Beverly Hills was present at the hearing and intended to investigate the matter. The applicant intended to meet with the City of Beverly Hills, however, no follow-up discussion was provided to the Zoning Administrator for consideration. The applicant subsequently provided a draft calendar of events and



enhanced the on-site open space, with the understanding that their intent is to hold regular on-site programmed activities.

The R3 Zone permits Senior Independent and Assisted Living Housing, individually by-right; however, the combination of such uses (Eldercare Facility) is not permitted by-right and requires the requested actions. An Eldercare Facility on the subject property would be a compatible use relative to the adjacent properties and to the surrounding area. The two buildings across the alley to the North are both 4-story residential structures. Existing multi-family buildings to the west across Roxbury Drive are 2 to 3 stories. The proposed project is four stories. Overall, the majority of the structures to the north and east along Roxbury Drive are also four stories. The Zoning Administrator finds that the size and height of building in comparison to the surrounding development is consistent with other 4-story structures. Approximately 75 percent of the abutting structures contain 4 levels of living and/or parking.

As part of the facility, the applicant proposes to provide Assisted Living Care and Senior Independent Housing. The combination of the two uses and the operation of the facility is generally considered a passive use. Although the project proposes a substantial amount of outdoor open space, it is not anticipated that the facility would emit noises that would be considered a nuisance to the surrounding residential uses. Pursuant to the State of California's licensing requirement, and as defined by LAMC Section 12.03, Assisted Living Care would provide assistance with two or more non-medical activities of daily living and full time medical services are not permitted on-site.

Residents of the Senior Independent housing consists of dwelling units for persons 62 years of age and older and may include common dining areas or other community rooms. As proposed and conditioned herein, the project is not anticipated to adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. **The project does not provide services to the elderly such as housing, medical services, social services, or long term care to meet citywide demand.**

As designed, the project meets the definition of an "Eldercare Facility," which requires that it is "one functionally operated facility which provides residential housing for persons 62 years and older, and which combines in one facility, two or more of the following types of uses: Senior Independent Housing, Assisted Living Care Housing, Skilled Nursing Care Housing, and/or Alzheimer's/Dementia Care Housing. A minimum of 75 percent of the floor area, exclusive of common areas, shall consist of Senior Independent Housing and/or Assisted Living Care Housing" (LAMC Section 12.03).

The proposed facility will contain a total of 57 units. One one-bedroom unit will be designated for Assisted Living Care Housing and 56 units are for Senior Independent Housing. Of the residential floor area proposed (exclusive of common areas), approximately 98.5 percent will consist of Senior Independent Housing. As proposed, the project meets the definition of an Eldercare Facility and is eligible for an Eldercare Unified Permit. The facility will contain approximately 73,482 square-feet of which approximately 4,323 square feet will be devoted common areas and on-site amenities including activities room, T.V. lounges on two levels, and a garden area with a pool, a bridge/billiards room and a recreation room. The proposed project also includes 2,200 square-feet of balconies throughout the development. Additionally, the development includes two levels of subterranean parking over the entire site.

The facility will have a resident services office, housing staff that will manage the common areas, provide support for the non-medical needs of the Assisted Living Care Unit. The resident services office will develop a calendar with program management to fully engage the residents and promote health, activity and fully utilize the amenities and common areas provided. The applicant did provide such a schedule for active seniors following the public hearing, however, no information of any non-medical services to the Assisted Living resident was made available. Additionally, the applicant did provide other services and opportunities throughout the community for mostly active seniors who are typically mobile.

On site, the proposed facility is designed to provide housing and services to meet the predominately active elderly residents. Approximately 4,323 square feet of the project's floor area is devoted to common areas and on-site support services for the residents. These on-site activities are intended to provide care and amenities and enhance the quality of life of the eldercare facility residents and surrounding community. The Eldercare Facility is required to be licensed by the State of California and will have on-site staff to assist residents. The project would also provide security features including, but not limited to, controlled access to on-site parking areas and building entries, video surveillance, and security lighting.

There is an evident demand for senior housing and housing in general. As such, the City of Los Angeles, in accordance with Charter Section 558 (b)(2), enacted the Eldercare Facility Ordinance and found it to be in substantial conformance with the purposes, intent and provisions of the General Plan. As stated in Chapter 3 of the Housing Element of the General Plan, an eldercare facility will encourage various types of housing for every stage/condition of a senior's life.

Providing an aging in place environment is indeed a key feature of Eldercare Facilities, where residents can transition between care settings or levels of care within a care setting as they're needs increase and they're abilities decline, all within the comfort of the same facility in order to maintain their quality of life in a familiar environment. Thus, In order to provide a continuum of care, typical Eldercare Facilities consist of a combination of at least two or more components of Assisted Living, Alzheimer's care, Skilled Nursing and Independent Senior housing, each component successively providing increasing levels of care and services as residents' age.

However, as designed, the project's emphasis is Senior Independent Housing and is not designed or set up to address the special needs of residents that require a higher level of care giving and assistance. As designed, the applicant proposed 56 units and according to the project description, an unspecified area of the floor area greater than 75% (exclusive of common areas) would be devoted Senior Independent Housing and the remaining one unit to Assisted Living. Also, the plans and project description depicted minimal common areas and on-site support service that would be specifically geared toward Assisted Living residents. The amenities provided consisted of a 2,291 square-foot dance/yoga & fitness center, a 1,194 square-foot grand lounge, a 419 square-foot TV Lounge, and a 419 square-foot billiards room, which comprised approximately 6% of the total floor area. Outdoor amenities consisted of a 3,098 square-foot pool and garden center.

The Zoning Administrator noted at the public hearing that as designed, the facility appeared to meet the definition of an Eldercare Facility which is required to consist of two components of elderly housing. Instead, the facility appeared to be designed and intended primarily to serve Independent Seniors who have no special needs that requires special services or amenities.

Subsequent to the public hearing, the applicant submitted revised plans to enhance the open space areas and provide a draft schedule of activities that would be a typical monthly program, largely for activities seniors. The revised design increased common areas and amenities discussed how the common areas would be used.

- The updated plans includes improvements to the ground floor amenities such as consolidating some of the interior open space; improvement to access these common spaces; the ground floor exterior will be improved with a walking path and vegetable garden are for senior activities; on the second floor, the TV Lounge has been enlarged; similarly, the third floor billiards room has been enlarged and proposed with skylights.
- The programming calendar includes a sample events schedule of various activities such as water aerobics, cooking classes, movie night, tending to the garden, bridge club, and bingo. These events are intended to "promote the health, wellness and keeping their mind and bodies fit."

The revised plans basically combined some of the common open space areas with corridors and other spaces to expand a single open space. Other design modifications enhanced various spaces. No additional floor area was added to the original plan.

In order to provide a full continuum of care in one setting, Eldercare Facilities similar in size to the proposed facility typically incorporate at least two of the following: Independent Living, Assisted Living, Skilled Nursing Care or Alzheimer's Care, with at least 25% devoted to Assisted Living or Alzheimer's Care which typically require 24-hour staff on-site to monitor and supervise residents. These facilities also require larger commercial kitchens on-site where meals are prepared on behalf of the residents by staff of the facility and include a large common dining area where meals are served. A peak shift at an assisted living facility or a memory care facility can have a staffing ratio of at least 1 staff for every 6 residents or greater, depending on the level of care required for each resident. Thus, Eldercare Facilities (similar in size to the proposed facility) typically include administrative offices for on-site staff and also include on-site support services and amenities to meet the specialized needs of the residents. Due to residents' lack of mobility, an Eldercare Facility also typically requires wider hallways and corridors that can accommodate two-way traffic for persons on wheel chairs and walkers (typically an 8-foot wide corridor).

The unit designated for Assisted Living and the level of on-site support services contained in the proposed facility is adequate to provide a full continuum of care within one functional facility for only one resident at all stages of health. The common kitchen is very small and no common dining area is provided. There is one small office off a small lobby for the building manager and staff responsible for monitoring and supervising the resident of the Assisted Living unit at the ground floor level. The offices in the garage are not adequate to monitor Assisted Living residents. Interior corridors are 6 feet including corridors where the Assisted Living unit is located which are typically 8 feet wide in an Eldercare Facility to allow two-way traffic for persons on wheel chairs or walkers. Access to all common areas is via elevator or stairwell. The outdoor courtyard incorporates a swimming pool for active Independent Seniors. While the pool does not show an ADA lift, without the proper level of assistance and supervision, less able residents would not benefit from the pool and would be better served by passive recreational amenities better suited to their needs. The Department of Building and Safety will review the project plans for compliance with ADA standards.

While Assisted Living residents may be ambulatory, a functional facility providing a full continuum of care would provide a range of services that can address increasing intensity of care as residents health challenges escalate and some residents become non-ambulatory or bed-ridden. Given the nominal number of Assisted Living units provided and the minimal on-site support services or amenities included in the project to provide the range of care and services necessary to meet the needs of frail elderly residents as they age, the proposed Eldercare Facility does not provide the setting required to provide a full continuum of care. Moreover, the designation of only one Assisted Living unit out of 57 units is not consistent or in spirit with the code's definition an Eldercare facility which is comprised of a functional facility with two elderly housing components.

Citywide Demand: With respect to the proposed facility's ability to meet the citywide demand, the applicant cited various excerpts from the City of Los Angeles Eldercare Facility Ordinance explaining the need for senior housing and services. From this staff report, they raise the expected growing population of seniors to become 88 million by 2056. Moreover, he cites the increased life expectancy after the year 2015 with an additional 5.2 years. It is projected that one of every four 65-year-olds will live to be 90 years old, according to a CBRE National Senior Housing Report. Additionally, they cite, "As of 2016, there were 49.4 million U.S. residents aged 65 or older, or about 15 percent of total population. By 2030, that figure is projected to grow to 75.5 million, or 21 percent of the population, according to the U.S. Census Bureau." Further, they submit a Senior Housing Occupancy Rates chart from NICMAP Data & Analysis Service, Q2 2017 Primary Markets Segment Data, a graph that demonstrates during the Second Quarter of 2017, that "Independent Living, another title for Senior Independent, "led the pack" with the highest occupancy rates of the four senior housing categories." These numbers only address the related demand over the nationwide spectrum and not locally. The market analysis simply identified the high rate of occupancy of the three acceptable types of eldercare housing but not the project demand. Essentially, this demonstrates a broad demand for all eldercare housing.

The applicant concludes that since the highest rate of occupancy is the Senior Independent Living category, they will be developing primarily this category. During the public hearing, there were questions on the affordability aspect of the units; however, the responded with the units will be market rate.

While the applicant furnished general data concerning projections and forecasts on the elderly population and on household incomes, the applicant did not analyze the number of persons that require this type of housing, are also income eligible and the current supply to extrapolate the unmet need, if any. The applicant's summary does not filter or analyze the data to identify and narrow the pool or percentage of elderly residents within each respective age group, sorted by income, that would be health qualified and income qualified and that would actually opt for either Independent Senior Housing or Assisted Living over other alternatives including in-home care.

Surveys and/or a market study would more accurately identify the principal users within the target area of both Senior Independent and Assisted Living Housing and identify the actual unmet need, if any, that the proposed facility would fill. Therefore, the project does not provide services to the elderly such as housing, medical services, social services, or long term care to meet citywide demand.

4. **The project shall not create an adverse impact on street access or circulation in the surrounding neighborhood.**

Pedestrian access to the project site is provided along Roxbury Drive, which would provide direct access to the ground-floor. On-site parking for project will be provided in conformance to the code within a two-level subterranean parking structure. Vehicular access to the site is provided along the alley. The subject site will have a 2-way driveway for ingress and egress. The ingress driveway provides access to the subterranean parking. The project will provide vehicular parking in conformance to the L.A.M.C. and will also provide on-site long- and short-term bicycle parking. The on-site long-term bicycle parking would be provided on the second level of the subterranean parking structure. Short-term bicycle parking would be provided on-site in racks along Roxbury Drive, on the first floor of the building. A total of 100 vehicle parking spaces and 22 bicycle parking spaces (7 short-term and 15 long-term) would be provided in compliance with the requirements of the L.A.M.C.

In correspondence dated June 11, 2018, the Los Angeles Department of Transportation (LADOT) stated that the project would not generate enough trips to require a traffic analysis. The aging population residing on the site may not be able to drive vehicles; therefore the traffic demand generated by the site should be significantly less than the adjacent properties. The internal circulation and parking plan is designed to minimize congestion and back-up onto the street, thereby locating the ingress and egress in the public alley. All circulation would be contained on site with access to the subterranean parking garage, parking would be provided in accordance with L.A.M.C. requirements.

The driveway access and circulation would be subject to review and approval by the Department of Transportation at the time of permitting, ensuring that the proposed circulation would comply with applicable regulations and would not create an adverse impact on the street access or circulation in the surrounding neighborhood.

5. **The project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.**

The surrounding area is characterized by commercial, residential, and institutional uses, with commercial uses. The residential uses in the area include a mix of low, medium, and high medium density developments. Existing buildings near the subject site ranges in height from two to six stories. The properties to the north are developed four-story multi-family residential buildings. The properties to the east are developed with four-story multi-family residential uses. The properties to the south are developed with a four-story multi-family residential building and a two-story multi-family residential building. The properties to the west are developed with two- and three-story residential buildings.

The 47-foot height of the proposed building would be comparable to the 4-story, buildings within close proximity. While the proposed eldercare facility would result in a change in building height from the existing conditions, it would not substantially contrast with the existing heights of some surrounding buildings on Roxbury Drive and character of the area in general, which includes buildings of a variety of heights. The proposed project and the design of the facility are primarily residential in character. The proposed parking is compliant with the Los Angeles Municipal Code requirements for ElderCare Facilities will be provided on site. The design of the proposed facility incorporates street-facing facades

that are varied in color, texture, setback and materials, with variations providing an interesting appearance that can be enjoyed by residents, and neighbors.

The proposed eldercare facility requires additional density, height, and reduced yards; the building would accommodate space that will be utilized to provide for on-site services and amenities for residents who are unable to travel to nearby facilities which provide senior services. The project has been designed to maintain compatibility with the surrounding uses and also to enhance the aesthetics of the surrounding neighborhood.

**6. The project is in substantial conformance with the purpose, intent and provisions of the General Plan, applicable community plan, and with any applicable specific plan.**

The City of Los Angeles' General Plan consists of elements that dictates policies that provides the regulatory environment in managing the City and addressing environmental issues. The subject site is located in the West Los Angeles Community Plan Area, and the West Los Angeles Transportation Improvement and Mitigation.

The West Los Angeles Community Plan Map designates the property for Medium Residential uses with corresponding zones of R3, and Height District No. 1, and is developed with primarily commercial, and residential uses. The land use designation and surrounding zoning permits for a variety of uses including the proposed Eldercare Facility. This request is allowed through the approval of the Zoning Administrator, subject to certain findings.

The purpose of the West Los Angeles Community Plan is to promote an arrangement of land uses, streets, and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the people who live and work in the community. Moreover, the Community Plan aims to preserve and enhance the positive characteristics of existing residential neighborhoods while providing a variety of compatible housing opportunities. The use of the subject site is consistent with, and aids to advance the following goals and objectives identified in the West Los Angeles Community Plan.

- |                       |   |
|-----------------------|---|
| <i>Goal 1</i>         | <i>A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.</i>                    |
| <i>Policies 1-1.3</i> | <i>Provide for adequate multi-family residential development.</i>   |
| <i>Objective 1-2</i>  | <i>To reduce vehicular trips and congestion by developing new housing in proximity to adequate services and facilities.</i>                     |
| <i>Policies 1-2.2</i> | <i>Locate senior citizen housing within reasonable walking distance of health and community facilities, services and public transportation.</i> |
| <i>Policies 1-4.1</i> | <i>Promote greater individual choice in type, quality, price and location of housing.</i>   |

While the city intended to facilitate development of Eldercare Facilities by creating a streamlined process that allows granting deviations from zoning regulations in connection with an Eldercare Unified Permit, the applicant has not adequately substantiated why the requested deviations from the code are necessary to make the project feasible. Moreover, while the provision of service-enriched housing for the elderly is consistent with the goals

and objectives of the Community Plan, as enumerated in more detail under Finding Nos. 1 and 3 above, given the limited number of Assisted Living units and on-site support services incorporated into the proposed project, the proposed facility minimally meets the definition of a genuine Eldercare Facility and does not support consideration or granting a special privilege to allow placement of a high density residential development in a Medium Residential land use category / R3 Multiple-Family Zone inconsistent with the site's planned land use and the code's intent.

#### **ADDITIONAL MANDATORY FINDINGS**

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.
8. DETERMINE, that based on the whole of the administrative record that the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

#### **APPEAL PERIOD - EFFECTIVE DATE**

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 if the same be 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. The Zoning Administrator's determination in this matter will become effective after **APRIL 8, 2019**, unless an appeal therefrom 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 the Zoning Administrator's action, 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>**. Public offices are located at:

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

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

**West Los Angeles**  
 West Los Angeles Development  
 Services Center  
 1828 Sawtelle Boulevard,  
 2nd Floor  
 Los Angeles, CA 90025  
 (310) 231-2598

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California

Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Inquiries regarding this matter should be directed to Michelle Carter, Planning Staff for the Department of City Planning at (213) 978-1262.

A handwritten signature in cursive script that reads "Franklin N. Quon".

FRANKLIN N. QUON  
Associate Zoning Administrator

FNQ:ON:MC

cc: Councilmember Paul Koretz  
Fifth District  
Adjoining Property Owners  
Interested Parties



# **ENVIRONMENTAL CLEARANCE**

COUNTY CLERK'S USE

CITY CLERK'S USE

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

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

LEAD CITY AGENCY <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT <b>5</b>
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PROJECT TITLE	LOG REFERENCE ENV-2018- <u>3420</u> -CE
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PROJECT LOCATION  
*1122 S Roxbury Dr*

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
*A 57-unit, 4-story, Eldercare Facility project.*

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON <i>Daniel Ahadian (nūr - DEVELOPMENT   CONSULTING)</i>	AREA CODE <i>(310)</i>	TELEPHONE NUMBER <i>339 - 7344</i>	EXT.
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EXEMPT STATUS: (Check One)


	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
<input type="checkbox"/> DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
<input type="checkbox"/> EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 32 Category \_\_\_\_\_ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

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

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

SIGNATURE 	TITLE <i>City Planning Associate</i>	DATE
FEE: <i>\$5,774.00</i>	RECEIPT NO. <i>102124716</i>	REC'D. BY <i>LA DBS</i>
		DATE

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

IF FILED BY THE APPLICANT:  
 X Daniel Ahadian  
 NAME (PRINTED)

X   
 SIGNATURE

X 06/11/2018  
 DATE



**APPLICATIONS:**

**ENVIRONMENTAL ASSESSMENT FORM**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: ENV-2018-3420-EAF

Related Case Numbers: ZA-2018-3419-ELD

Case Filed With (Print Name): Danalynn Dominguez Date Filed: 6/14/2018

EAF Accepted By (Print Name): \_\_\_\_\_ Date Accepted: \_\_\_\_\_

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

Project Address 1: 1122 S Roxbury Dr.

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Assessor's Parcel Number: 4330-012-006,007,008,009

Major Cross Streets: Olympic Blvd/Roxbury Dr; Pico Blvd/Roxbury Dr

Community Plan Area: West Los Angeles Council District: 5

**APPLICANT (if not Property Owner)**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

**APPLICANT'S REPRESENTATIVE**

Name: Daniel Ahadian

Company: nur - DEVELOPMENT I CONSULTING

Address: 1601 S Genesee Ave

City: Los Angeles State: CA Zip Code: 90019

E-Mail: daniel@nurdevelopment.com

Telephone No.: (310) 339-7344

**PROPERTY OWNER**

Name: Leonard Rosenblatt

Company: Lenmar Roxbury LLC

Address: 127 N Roxbury

City: Beverly Hills State: CA Zip Code: 90211

E-Mail: lenrosenblatt@yahoo.com

Telephone No.: (310) 550-0744

**ENVIRONMENTAL REVIEW CONSULTANT**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

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

**OVERVIEW**

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

**1. PROJECT DESCRIPTION**

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

A new 4-story, 47' high, 57-unit Eldercare Facility over 2-levels of subterranean parking providing  
100 auto stalls, 15 long-term bicycle stalls and 7 short-term bicycle stalls.

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Additional information or Expanded Initial Study attached:     YES     NO

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

If YES, please specify:

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**2. EXISTING CONDITIONS**

A. Project Site.

Lot Area: 28,269 square feet

Net Acres: 0.6489    Gross Acres: 0.6489

B. Zoning/Land Use.

	Existing	Proposed
<b>Zoning</b>	[Q]R3-1-O	[Q]R3-1-O
<b>Use of Land</b>	Residential	Eldercare Facility
<b>General Plan Designation</b>	Medium Residential	Medium Residential

**C. Structures.**

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

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

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

If YES, provide the number: 4, type: 4-plex buildings  
 \_\_\_\_\_, total square footage: 17,303 sq ft  
 and age: 81-82 years old of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 16

**D. Trees. \*See attached Tree Report\***

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

If YES complete the following:

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

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

Additional information attached:  YES  NO

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

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

Less than 10% slope: 100% 10-15% slope: \_\_\_\_\_ over 15% slope: \_\_\_\_\_

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

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

0-500 cubic yards       More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 16,500 cubic yards

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

Imported: N/A cubic yards      Exported: 16,500 cubic yards

Location of disposal site: TBD

Location of borrow site: TBD

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

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

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

If YES, describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

National Register of Historic Places: N/A

California Register of Historic Resources: N/A

City of Los Angeles Cultural Historic Monument: N/A

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): N/A

Identified on SurveyLA: N/A

Identified in HistoricPlacesLA: N/A

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

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

If YES, describe: \_\_\_\_\_  
\_\_\_\_\_ and indicate the sheet number on your plans showing the condition: \_\_\_\_\_.

3. **PROPOSED DEVELOPMENT**

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

A. **ALL PROJECTS**

i. **Parking.**

Vehicular Parking

Required: 57 + Guest: 14

Proposed: 86 + Guest: 14

Bicycle Parking:

Required Long-Term: 7 Required Short-Term: 15

Proposed Long-Term: 7 Proposed Short-Term: 15

ii. **Height.**

Number of stories (not including mezzanine levels): 4 Maximum height: 47'

Are Mezzanine levels proposed?  YES  NO

If YES, indicate on which floor: \_\_\_\_\_

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

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

iii. **Project Size.**

What is the total floor area of the project? 28,269 gross square feet

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

Building footprint: 70 %

Paving/hardscape: 15 %

Landscaping: 15 %

v. **Lighting.** Describe night lighting of project: Ambient/security

**B. RESIDENTIAL PROJECT**

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

**i. Number of Dwelling Units.**


Single Family: \_\_\_\_\_, Apartment: 57, Condominium: \_\_\_\_\_

**ii. Recreational Facilities.** List recreational facilities for project: Central Garden (including pool), a recreation room and attached patio, bridge/billiards room, two TV lounges, and Roxbury park is only one-minute by foot.

**iii. Open Space.**

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

Does the project involve six or more residential units?  YES  NO

If YES to both, complete the following  See A0.00

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

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

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

**C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT**

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

**i. Type of Use.** \_\_\_\_\_

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

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

**iii. Hotel/Motel.** Identify the number of guest rooms: \_\_\_\_\_ guest rooms



iv. **Days of operation.** \_\_\_\_\_  
**Hours of operation.** \_\_\_\_\_

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

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

v. **Security.** Describe security provisions for the project \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**4. SELECTED INFORMATION**

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Olympic Blvd is a Boulevard II and is 1,000' away (albeit within the City of Beverly Hills)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

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

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

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

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

<b>PROPERTY OWNER</b>	<b>CONSULTANT/AGENT</b>
I, (print name) <u>LEONARD ROSENBLATT</u>	I, (print name) _____
Signature <u><i>Leonard Rosenblatt</i></u>	Signature _____

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

**Space Below for Notary's Use**

<b>California All-Purpose Acknowledgement</b>	<b>Civil Code Section 1189</b>
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.	

State of California  
County of Los Angeles

On 6/12/2018 before me, Gracie Thompson, Notary Public  
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

*Gracie Thompson* (Seal)  
Signature



## INSTRUCTIONS: Environmental Assessment Form

### REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

**Exhibits Required:** *Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.*

- A. **Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copies; material must show the location and layout of proposed development including dimensions. Include topographic lines where grade is over 10%; and the location and diameter of all existing trees with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.
- B. **Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, Thomas Brothers Maps, etc.).
- C. **Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.
- D. **Notice of Intent Fee:** An UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.
- E. **Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.
- F. **Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.
- G. **Project Planning Referral Form:** A copy of signed Project Planning Referral form ([CP-7812](#)) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.
- H. **Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with DCP's *Radius Map Requirements & Guidelines* (form CP-7826); 300' radius line is okay for site plan review applications.

- I. **Elevation Plans:** One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions* form (CP-7817) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.
- J. **Floor Plans:** One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions (CP-7751) for detailed information about technical requirements.
- K. **Tree Report:** Two copies of a tree report if project involves removal, relocation, or replacement of any protected trees on the project site or in the right-of way adjacent to the site.
- L. **Geology/Soils Approval Letter:** A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.
- M. **Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS.
- N. **Topographic Map:** If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.
- O. **Cultural/Historic Impact Report:** If project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.
- P. **Cultural/Historic Assessment:** If project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.
- Q. **Traffic Assessment:** If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

Use	Threshold
Apartments	40 units
Condominiums (incl. live/work)	48 units
Convenience store (24-hr)	340 sf.
Convenience store (<24-hr)	720 sf.
Shopping center	6,700 sf.
Supermarket	2,600 sf.

Use	Threshold
General office	16,000 sf.
Fast food w/no drive-thru	570 sf.
Fast food w/drive thru	550 sf.
Restaurant – high turn over	2,300 sf.
Restaurant (including bars)	3,300 sf.

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

- R. **Duplicate Files:** An additional copy of the EAF and each exhibit is necessary for projects which are located in:
  - The Coastal Zone and
  - The Santa Monica Mountains area

**PLANNING  
DEPARTMENT  
APPLICATION**



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

EXPEDITED  
PROCESSING  
CASE

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

ZA 2018-3419-ELD

Env. Case Number

ENV-2018-3420-EAF

Application Type

ELD

Case Filed With (Print Name)

Daralynn Dominguez

Date Filed

6/14/2018

Application includes letter requesting:

Waived hearing

Concurrent hearing

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

Related Case Number \_\_\_\_\_

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

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

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address<sup>1</sup> 1112-1136 S Roxbury Dr Unit/Space Number \_\_\_\_\_

Legal Description<sup>2</sup> (Lot, Block, Tract) Lots 43-47, Tract 11106

Assessor Parcel Number 4330-012-006, 007, 008, & 009 Total Lot Area 28,272 sq ft

2. PROJECT DESCRIPTION

Present Use Residential

Proposed Use Residential for Seniors (Eldercare Facility)

Project Name (if applicable) \_\_\_\_\_

Describe in detail the characteristics, scope and/or operation of the proposed project A new 4-story, 47' high, 57-unit Eldercare Facility over 2 levels of subterranean parking providing 100 auto stalls, 15 long-term bicycles, and 6 short-term bicycles.

Additional information attached  YES  NO

Complete and check all that apply:

**Existing Site Conditions**

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

Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits)

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

<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

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

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

**Proposed Project Information**

(Check all that apply or could apply)

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

- Removal of protected trees on site or in the public right of way
- New construction: 73,482 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

**Housing Component Information**

Number of Residential Units: Existing 16 – Demolish(ed)<sup>3</sup> 16 + Adding 54 = Total 54  
 Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 0 = Total 0  
 Number of Market Rate Units Existing 16 – Demolish(ed) 16 + Adding 54 = Total 54  
 Mixed Use Projects, Amount of Non-Residential Floor Area: \_\_\_\_\_ square feet

**Public Right-of-Way Information**

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

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

If so, what is/are your dedication requirement(s)? 0 ft.

If you have dedication requirements on multiple streets, please indicate: N/A

**3. ACTION(S) REQUESTED**

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

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

**Authorizing Code Section** See attached

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested, Narrative:** \_\_\_\_\_

**Authorizing Code Section** See attached

**Code Section from which relief is requested (if any):** \_\_\_\_\_

**Action Requested, Narrative:** \_\_\_\_\_

Additional Requests Attached  YES  NO

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

<sup>4</sup> As determined by the Housing and Community Investment Department



### 3. ACTION(S) REQUESTED

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

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

1. Authorizing Section: 14.3.1.B. Section from which relief is requested (if any): 12.10.A.  
Request: *To allow an Eldercare Facility in the R3 zone.*
2. Authorizing Section: 14.3.1.B. Section from which relief is requested (if any): Ordinance 165,987  
Request: *To allow 57 units in lieu of 25 units allowed by the Q condition.*
3. Authorizing Section: 14.3.1.B. Section from which relief is requested (if any): Ordinance 167,939  
Request: *To allow an 11' height increase from the 36' allowed by the "Q" condition to 47'.*
4. Authorizing Section: 14.3.1.B. Section from which relief is requested (if any): 12.10.C.1.  
Request: *To allow a front yard setback of 5' for the center garden, and 12' for the building along Roxbury Drive in lieu of the 15' required.*
5. Authorizing Section: 14.3.1.B. Section from which relief is requested (if any): 12.10.C.2.  
Request: *To allow a side yard setback of 5' along Bedford Drive in lieu of the 7' required for a 4-story building.*
6. Authorizing Section: 14.3.1.B. Section from which relief is requested (if any): Ordinance 167,939  
Request: *To allow balconies on all floors with a 50 square foot minimum to count towards open space in lieu of the ground-floor only and 150 square foot minimum required by the Q condition.*

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site?  YES  NO  
If YES, list all case number(s) DIR-2014-4310-DB, TT-66882

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

Case No. \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

Condition compliance review

Clarification of Q (Qualified) classification

Modification of conditions

Clarification of D (Development Limitations) classification

Revision of approved plans

Amendment to T (Tentative) classification

Renewal of entitlement

Plan Approval subsequent to Master Conditional Use

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

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

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

**5. RELATED DOCUMENTS / REFERRALS**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form See attached (part of Background & Findings document)
- b. Geographic Project Planning Referral \_\_\_\_\_
- c. Citywide Urban Design Guidelines Checklist See attached
- d. Affordable Housing Referral Form \_\_\_\_\_
- e. Mello Form \_\_\_\_\_
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form \_\_\_\_\_
- g. HPOZ Authorization Form \_\_\_\_\_
- h. Management Team Authorization \_\_\_\_\_
- i. Expedite Fee Agreement See attached
- j. Department of Transportation (DOT) Referral Form \_\_\_\_\_
- k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) See attached
- l. Order to Comply \_\_\_\_\_
- m. Building Permits and Certificates of Occupancy See attached
- n. Hillside Referral Form \_\_\_\_\_
- o. Low Impact Development (LID) Referral Form (Storm water Mitigation) See attached
- p. Proof of Filing with the Housing and Community Investment Department \_\_\_\_\_
- q. Are there any recorded Covenants, affidavits or easements on this property?  YES (provide copy)  NO

**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** Leonard Rosenblatt  
Company/Firm Lenmar Roxbury, LLC  
Address: 127 N Roberston Blvd. Unit/Space Number \_\_\_\_\_  
City Beverly Hills State CA Zip Code: 90211  
Telephone (310) 550-0744 E-mail: lenrosenblatt@yahoo.com  
Are you in escrow to purchase the subject property?  YES  NO

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

**Agent/Representative name** Daniel Ahadian  
Company/Firm nur - DEVELOPMENT I CONSULTING  
Address: 1601 S Genesee Ave. Unit/Space Number \_\_\_\_\_  
City Los Angeles State CA Zip: 90019  
Telephone (310) 339-7344 E-mail: daniel@nurdevelopment.com

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

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

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

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

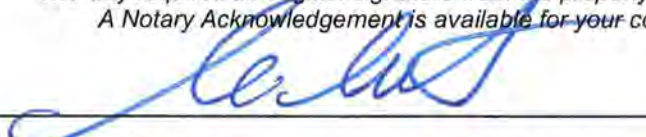
**PROPERTY OWNER**

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

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

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

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

Signature  Date 6-12-18

Print Name LEONARD ROSENBLATT

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_



*↳ see attached*

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

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

State of California

County of Los Angeles

On 6/12/2018 before me, Gracie Thompson, Notary Public  
(Insert Name of Notary Public and Title)

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

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

WITNESS my hand and official seal.

[Signature] (Seal)  
Signature



**APPLICANT**

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

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

Signature:   
Print Name: LEONARD ROSELA VATI

Date: 6-12-18

**OPTIONAL  
NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).



Daniel Ahadian <daniel@nurdevelopment.com>

### Roxbury Eldercare: Traffic Study Exemption

**Wes Pringle** <wes.pringle@lacity.org>  
To: Lakeisha Houston <lakeisha@nurdevelopment.com>  
Cc: Daniel Ahadian <daniel@nurdevelopment.com>

Mon, Jun 11, 2018 at 1:58 PM

ZA 2018-3419

Hi Lakeisha,

You are correct. This project would not generate enough trips to require the referral form. No traffic analysis is necessary.

Wes

On Mon, Jun 11, 2018 at 11:29 AM, Lakeisha Houston <lakeisha@nurdevelopment.com> wrote:  
Hi Wes,

I hope you are having a great Monday!

I work with Daniel Ahadian and we have a 57-unit Eldercare Facility (56 Senior Independent and 1 Assisted Living) on **1112-1136 Roxbury Dr.**

Per the thresholds, we don't need to submit a DOT referral form. Can you confirm that this is correct and that we will be exempt from any form of traffic study?

Thanks for your help!

Best,

Lakeisha Houston  
nūr - DEVELOPMENT | CONSULTING  
832.466.9989  
lakeisha@nurdevelopment.com  
www.nurdevelopment.com

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--

**Wes Pringle, P.E.**

Transportation Engineer  
Metro Development Review  
100 S. Main Street, 9th Floor  
Los Angeles, CA 90012  
Cell Phone: 213-718-0713

Los Angeles Department of Transportation  
213.972.8482

\*\*\*\*\*Confidentiality Notice\*\*\*\*\*





Search...



ZA 201°-3419

Senior classes meet year round, unless otherwise noted, and are offered on a drop-in basis. All fees should be paid directly to the instructor. Classes are offered at the following locations:

Roxbury Community Center (RX) 471 S. Roxbury Drive, Beverly Hills, CA 90212 310.285.6840  
 Beverly Hills Public Library (BHPL) 444 N. Rexford Drive, Beverly Hills 310.288.2220  
 La Cienega Community Center (LCCC) 8400 Gregory Way, Beverly Hills, CA 90211 310.285.6810

#### ACTING FOR SENIORS with Steven Polinsky

Express your talent and personality with simple acting exercises, theater games, monologues and short scene study.  
 Fridays 1pm-3pm RX Magnolia 130 \$1/\$2

#### BINGO

Every second and fourth Friday of the month.  
 Friday 1pm-2:30pm RX Multipurpose B \$0.25 per card

#### BRAIN FITNESS with Cynthia Harper

Work on stimulating the brain through a variety of puzzles, games, brain teasers and more. Improve memory and stretch your mind. The class will entertain your brain and improve your spirits and your brain health!  
 Thursdays 10-11am RX Magnolia 129 \$1/\$2

#### BUILDING BETTER BALANCE with Cynthia Harper

Build balance, confidence and strength through a variety of exercises. Class will include standing and seated exercise. Relieve stress and walk tall!  
 Wednesdays 10am-11am RX Exercise Studio \$1/\$2  
 Thursdays 11am-12pm RX Exercise Studio \$1/\$2

#### CREATIVE WRITING with Ilse Nusbaum

The world is full of stories. Hone the art of writing them in poetry and prose under the direction of an experienced teacher and published author.  
 Thursdays 10:30pm-12:00pm RX Magnolia 130 \$1/\$2

#### CURRENT EVENTS with Margot Reiner

A discussion of world events for senior adults. Participants consider and discuss important topical subjects.  
 Tuesdays 1pm-3pm BHPL Free

#### FOLK AND LINE DANCE with Beverly Barr

Put your best foot forward and join the fun in the folk and line dance class for senior adults. Wear comfortable shoes.  
 Tuesdays 11:30am-1pm RX Multipurpose Room A \$1/\$2

#### KNIT AND CROCHET TIME with Helen Hakimi

Come join our knit and crochet group taught by senior experts. A special group meets every Wednesday to knit and decorate items for various charities.  
 Wednesdays 1pm-3pm RX Magnolia 130 Free

#### LAWN BOWLING with Bill Wolff

The Beverly Hills Lawn Bowling Club at Roxbury Park invites you to learn how to play this enjoyable and historical social game. Contact club president, Bill Wolff, directly for more information regarding membership 323.857.6676.  
 Thursdays 12:30pm-2pm RX Lawn Bowling Green Free

#### MIDWEEK MATINEE

Free movies shown on the big screen at La Cienega Community Center every week! See the current schedule [here](#).  
 Wednesdays 1pm LCCC Auditorium Free

#### MOVE! GROOVE! & STRETCH! with Cynthia Harper

Enjoy moving, dancing and stretching to fun music in creative ways that will put a smile on your face! This aerobics class is for everyone of all fitness levels.  
 Mondays and Wednesdays 8:30-9:30am LCCC Auditorium \$1/\$2  
 Tuesdays and Thursdays 9-10am RX Multipurpose Room B \$1/\$2

#### MUDWALKING: UNLEASH THE POWER OF WALKING! with Larry Sarokin

Turn Back the Clock by Mudwalking! Learn this ancient Chinese exercise prized for its ability to revitalize both your body and mind. Walking for Vitality+Rejuvenation+Longevity. All fitness levels welcome!  
 Tuesdays 10:30am-11:30am RX Magnolia 130 Free  
 Sundays 9:30am-10:30am RX putting green Free

#### MULTI-MEDIA ART CLASS with Howard Marshall

This class stresses using your imagination and being creative. Create note cards, collages, paintings or drawings. Bring your own supplies.  
 Fridays 9:30am-11am RX Redwood \$2/\$3

#### ORIGAMI FOR EVERYONE with Joel Stern

Learn to fold a simple sheet of paper into a beautiful crane. Beginners and experienced folders welcome.  
 4th Sunday of each month 1pm-4pm RX Redwood Free

#### ROXBURY REELS with Donald Butler

Don't miss this opportunity to see your favorite films on the big screen. Please arrive early. Bring your popcorn or favorite snack. See the current schedule [here](#).

Senior Services  
 provided at  
 Roxbury Park

Thursdays 1pm-3:30pm RX Multipurpose Room Free

**SENIOR INTRODUCTION TO SKETCHING with Shelley Seamone**

Learn to draw using different mediums; pencil, pastel, conte, crayon, water color pencils, colored background and highlights. Learn at your own pace! Discover the sketcher inside of you! Please bring #4B pencil and paper.

Tuesdays 1-2:30pm RX Magnolia 129 Free

**SENIOR SIZZLE with Cynthia Harper**

Learn to exercise through dance movements and have a great time!

Mondays 10am-11am RX Exercise Studio \$1/\$2

**STRETCH & TONE with Perdita Chan-Rouse**

A fitness program specially designed for senior adults.

Monday/Wednesday/Friday 9am-10am RX Multipurpose Room B \$1/\$2

**TABLE TENNIS (OPEN PLAY)**

Enjoy a game of table tennis at Roxbury Park. A lifelong sport for all ages.

Tuesday-Friday 12:30pm-2:30pm RX Elm Free

**VITAL MOVEMENT with Perdita Chan-Rouse**

Enjoy gentle exercise while seated in a chair. Experience well-being and vitality from this mild workout set to music and designed for seniors with limited mobility.

Friday 10:15am-11:15am RX Multipurpose Room B \$1/\$2

**ACTIVE ADULT (55+) CLASSES:**

**COMPUTER FOR SENIORS (55 yrs and above) with Phil Seelig**

Beginning students will learn basic computer operations including: mouse skills, commands, how to create and find documents, accessories and much more. If you are up for something more challenging, you can try the Level II class where you'll add to your knowledge with Internet, E mail, troubleshooting and a review of MS Office. Teacher makes all the hand-outs. Space is extremely limited. **9 weeks**

**Beginner Level I**

#2058 Tue/Thu 10-10:50am 6/5 - 8/2 \$28/\$35 RX Centennial

**Beginner Level II**

#2059 Tue/Thu 11-11:50am 6/5 - 8/2 \$28 / \$35 RX Centennial

**VITALITY YOGA with Leslie Kazadi**

Improve your balance, strength and flexibility with yoga. All levels are welcome in this class led by a certified yoga therapist with experience in yoga research for older adults. Be ready to laugh more and stress less. Requirement: You must be able to get up and down from the floor unassisted safely to attend this class. Bring your own mat. **9 weeks**

#2062 Tuesday 11:30-1pm 6/5 - 7/28 \$36/\$45 RX Multipurpose Room B

#2063 Thursday 11-12:30pm 6/7 - 8/2 \$36/\$45 RX Multipurpose Room B

**YOGA FOR BALANCE with Leslie Kazadi - NEW!**

This yoga class uses chairs to assist with balance and build strength. We will begin and end seated in chairs. In the middle we will explore new versions of standing and balance poses that will be safe and fun using the chairs as props. **9 weeks**

#2065 Wednesday 1pm-2:30pm 6/6-8/8 \$36/\$45 RX Multipurpose Room B

**YOGA with Perdita Chan-Rouse**

This class offers gentle yoga, stretching, toning, loosening, deep breathing, relaxation and meditation designed for persons 55 years and older.

#2064 Saturday 9:30-10:30am 6/9 - 7/28 \$20/ \$25 RX Exercise Studio

**Chair**

#2057 Monday 10:30-11:30am 6/11 - 7/30 \$20 / \$25 RX Multipurpose Room B



Search Website



**Case Management – Jewish Family Services**

Beverly Hills residents ages 55 and older are eligible for this program of careful and ongoing support for older adults who need assistance in order to continue living independently in the community. Call Lisa Shainberg at 323.937.5900 x1304 for more information.

**Beverly Hills Meals on Wheels**

The Beverly Hills Meals on Wheels delivers a hot lunch and cold supper daily, Monday - Friday at the cost of \$6.00 (\$7.00 for kosher meals) per day to homebound seniors in and around the Beverly Hills area. Please call Pat Jacobson for more information: 310.423.3517.

**Legal Counseling**

The Beverly Hills Bar Association Barristers offer free legal counseling to seniors on the first Saturday of each month from 10am-12 noon on a first-come, first-serve basis in the Roxbury Elm Room. Call 310.601.2440 for more information.

**Reduced Fare MTA Tap Card**

Beverly Hills residents aged 62 and older are eligible for a reduced fare MTA Tap Card. Call MTA 213.680.0054 to obtain a card which can be reloaded monthly at Roxbury Community Center, La Cienega Park or at the Cashier's office in City Hall.

**Senior Lunch Program**

Nutritious meals are available to seniors 60 years of age and older, Monday-Friday, 11:30am-12:15pm. Registration is required. The suggested donation for registered seniors is \$3 per meal. Non-seniors and non-registered seniors must pay \$4 per meal. Please call 310.285.6844 24 hours in advance to reserve a meal. [current menu here](#)

**Shuttle Service**

A shuttle service within Beverly Hills and some medical sites in adjacent areas is available to residents of Beverly Hills ages 62 and older or disabled persons of any age. Call 310.275.2791 to create an account.

**Stroke Support Group**

Re-socialization meeting, field trips and socials for those who have suffered a stroke, and their caregivers. Bi-monthly meetings on Fridays at 12:45pm in the Roxbury Magnolia Suite.

**Beverly Hills Active Adult Club (BHAAC)**

The Beverly Hills Active Adult Club is a lively club for Beverly Hills residents age 55 and over. Its purpose is to enrich the lives of older persons through educational, cultural and social activities. To join the club please complete the [BHAAC membership application](#) and bring to Roxbury Community Center in order to take your picture and pay the registration fees.

[Business Meeting and Entertainment Schedule](#)

Mondays, 1pm-2:30pm in the Roxbury Community Center Multipurpose Room

2017 – 2018 BHAAC EXECUTIVE BOARD AND COUNCIL	
President	Les Bronte
1st Vice President	Gloria Gordon
2nd Vice President	Maria Heilpern
Treasurer	Lou Milkowski
Secretary	Gloria Jennings Milkowski

Historians	Gloria Shepard
Sunshine Committee	Ethel Yablon Jeanette Lorin
Entertainment Chair/ Past President	Winifred Hervey
Past President	Mildred Heller
Sergeant of Arms	Leo Kaye
Fundraising Advisor	Ellyn Snowden
Advisor	Judie Fenton
Member-at-large	Irene Schwartz

Call **310.285.6840** for Senior Programs & Services Information

## Senior Programs and Events

Senior/Active Adult Classes

Senior Cookbook

Senior Services

Senior & Disabled Transit Service

Roxbury Views



TRANSPORTATION

Senior & Disabled Transit Service



75°F



## Beverly Hills Dial-A-Ride

The following free shuttle services are provided for Beverly Hills senior residents age 62 and older and disabled residents of any age. The shuttle provides curb to curb pick-up and drop-off to and from your home for all transit services provided. You may also download the [Senior Transit Guide \(PDF\)](#).

### Dial-A-Ride Shuttle

- Service provided for seniors age 62 and older and disabled residents of any age
- The Dial-A-Ride shuttle provides free curb-to-curb service to any location within the City of Beverly Hills
- Dial-A-Ride transports passengers to certain areas adjacent to the City for medical appointments only
- Reservations for medical appointments may be made up to one month in advance and for non-medical trips up to one week in advance

### Supermarket Shuttle

- Service provided for seniors age 62 and older and disabled residents of any age
- The Supermarket Shuttle operates on Tuesdays, Wednesdays and Fridays from 9:00 AM to 2:00 PM
- The shuttle serves three markets, Ralphs on 10309 West Olympic Boulevard, Ralphs on 9040 Beverly Boulevard

To reserve your seat or for more information about the Beverly Hills Dial-A-Ride Shuttle please call **(310) 275-2791**. This is a **shared** ride service and therefore, the shuttle may service other residents at the same time you are being driven.



## Taxi Coupons

### Taxi Coupon Program

Beverly Hills residents age 62 or older and disabled residents with certain medical conditions may purchase one taxi coupon book each month worth \$24.00 for only \$6.00. A maximum of \$12.00 worth of coupons may be used per taxi ride. To register for the Taxi Coupon Program, send proof of birth date and Beverly Hills residency (e.g., a copy of your ID card & utility bill) to the following address:

**Beverly Hills Taxi Coupon Program**  
**P.O. Box 741165**  
**Los Angeles, CA 90004**

Once registered, you can continue to receive taxi coupons by mail by sending payment to the address above.

For more information regarding the Taxi Coupon Program please call **(310) 981-9318**.

Effective July 1, 2013, the Taxi Coupon Program will be converted into a Swipe Card Program.

Program eligibility requirements will remain the same. Participants will be able to check their taxi card balance online at: <http://beverlyhills.taxiprogram.net>



## MTA Bus Passes

### Metro Bus Pass Senior Discount Program

Beverly Hills residents age 62 or older, and disabled residents of any age, are eligible for a 30-day discounted bus passes for \$7.00. Proof of Beverly Hills residency (i.e., utility bill) and a *Metro Reduced Fare TAP ID Card* are required for each purchase.

Resident Seniors and disabled persons **must first obtain a Reduced Fare TAP I.D. Card from a METRO Customer Service Center** (Applications may also be downloaded from the PDF files located at the bottom of this page or by clicking on the following links [Metro TAP Disabled Services ID Card Application](#), [Metro TAP Senior ID Card Application](#)).

The Metro Wilshire/La Brea Customer Center located at 5301 Wilshire Boulevard (at La Brea Boulevard) is the closest office to Beverly Hills. Seniors may also mail in copies of the required documentation and a full-face photo to: Metro TAP Service Center, PO Box 811310, Los Angeles, CA, 90081 (213) 680-0054.

Beverly Hills residents may purchase a Senior 30-day pass Monday through Friday at the three locations below:

- Roxbury Park Community Center, 471 S. Roxbury Drive, Beverly Hills, CA 90212  
8am to 4pm
- La Cienega Community Center, 8400 Gregory Way, Beverly Hills, CA 90211  
9am to 5pm
- Beverly Hills City Hall, 455 North Rexford Drive (1st floor, Cashier), Beverly Hills, CA 90210  
7:30am to 5pm

For more information regarding the MTA Bus Pass Senior Discount Program, please call (310) 285-6840 or visit the website at [metro.net](http://metro.net).






### Access Services Inc.

Access Services Inc. is a county-wide agency that provides shared ride, curb-to-curb transportation to serve the needs of individuals with disabilities throughout the Los Angeles County. Access Services provides transportation within ¼ mile of each bus route or rail line for those individuals unable to board, ride or disembark public buses or rail transportation. Access Services operates seven days a week, 24 hours a day in most areas with reduced "Night Owl" services between 1:00 AM and 5:00 AM.

There is a certification process to ensure that service is reserved for individuals who truly cannot use accessible fixed route transportation systems. For an application or more information regarding Access Services Inc., please visit their web site at [www.asila.org](http://www.asila.org) or call (800) 827-0829 [(800) 827-1359 for the hearing impaired].

### Forms

-  [Metro TAP Disabled Services ID Card Application](#)
-  [Metro TAP Senior ID Card Application](#)
-  [Senior Transit Guide](#)

### Senior Programs and Events

**Senior/Active Adult Classes**

**Senior Cookbook**

**Senior Services**

**Senior & Disabled Transit Service**

**Roxbury Views**



# Senior Services

Community Benefit

### Senior Services

Senior Health Fairs

Health Screenings

Immunizations

Senior Fitness

Expert Team

Community Walkers

Contact Senior Services

Community Benefit senior services in the community are an essential part of Cedars-Sinai's health efforts to reach out and deliver vital care to many of our highest most vulnerable people who might otherwise be alone and isolated.

Through a range of health and nutrition education activities, fitness programs, health screenings, immunizations and health fairs, we are helping senior and underserved communities to add years to their lives and life to their years.

To learn more, click on these links:

- Immunizations
- Senior Health Fairs
- Senior Fitness
- Health Screenings



Senior Services provided at Cedars Sinai

**FIND A DOCTOR**

Call  
**1-800-CEDARS-1**  
1-800-233-4771  
www.cedarsinai.com

Online Referral

Schedule a Callback

## CONTRIBUTE

Donate

Volunteer

## LEARN MORE

Annual Fall

Quality Measures

The Magic of Medicare

News and Information

Participate

## FOR PROFESSIONALS

Right Resources

Local Directory

CSA Connect

## CONNECT

Contact Us

Newsroom

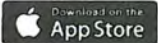
Press

CALL US 1-800-CEDARS-1

## FOLLOW US



## GET OUR APP



## INTERNATIONAL

International Partners

## JOIN OUR TEAM

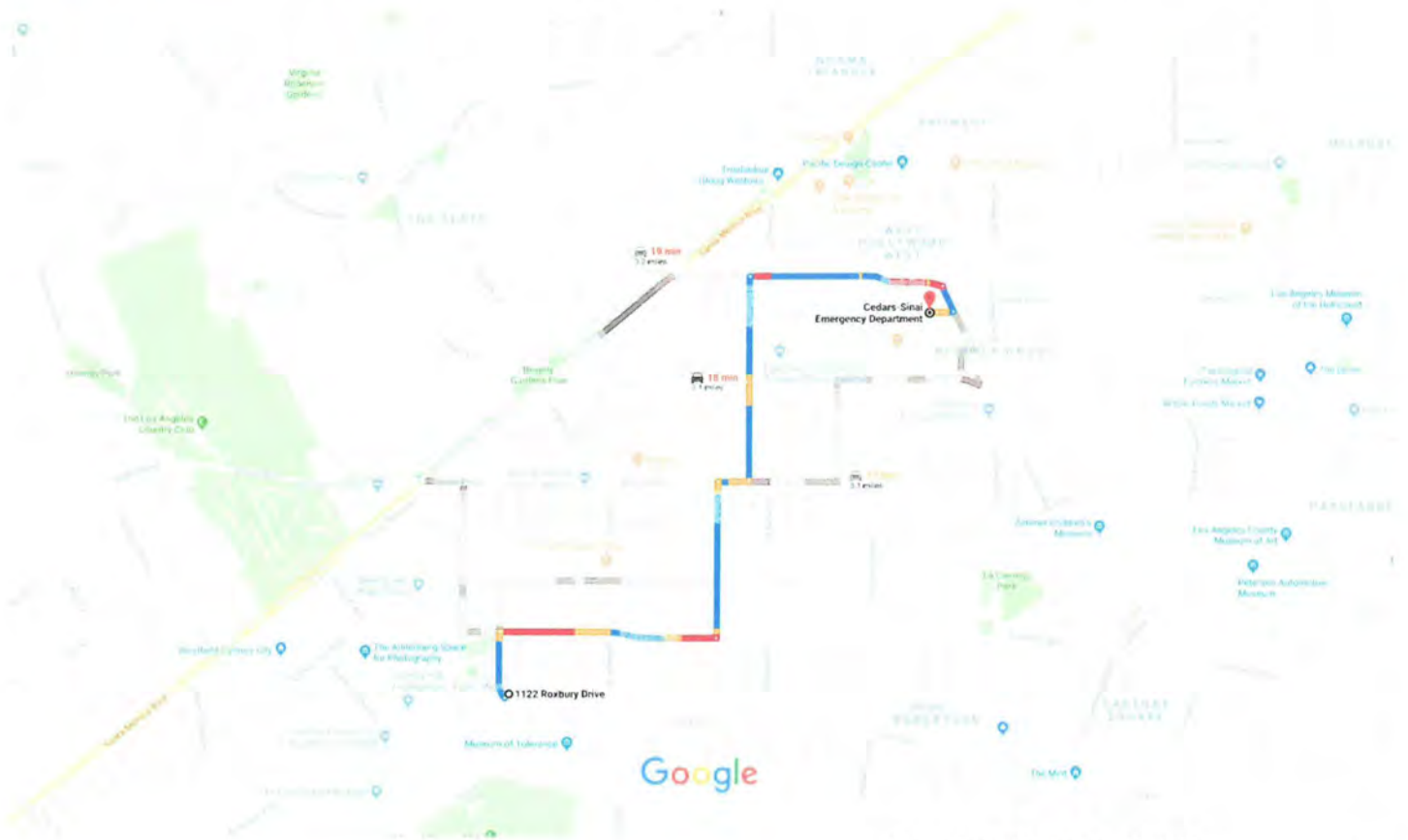
Careers





# 1122 Roxbury Dr, Los Angeles, CA 90035 to Cedars-Sinai Emergency Department

Drive 3.1 miles, 18 min



Map data ©2018 Google 1000 ft

ZA 2018-3419

**PLANNING CASE REFERRAL FORM (PCRF)**

City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 201800289

Part I. To be Completed by Applicant		DCP Case Number	
Applicant	Daniel Ahadian	address	449 N Hoover Street, #4 Los Angeles, CA 90004
Phone	213.482.0376	email	daniel@nurdevelopment.com
Owner	LenMar Roxbury LLC	address	1112-1136 S Roxbury Dr Los Angeles, CA 90035
Project Address	1112-1136 S Roxbury Drive	APN	4330-012-006, 007, 008, 009
Engineering District	West LA		
Project description (attach ZIMAS map with highlighted parcel(s)) New 4-Story, 54 Unit Eldercare Facility over 1 level of subterranean parking.			
Is there a tract or parcel map being filed in conjunction with this:			[ ] Yes [ <b>X</b> ] No
If yes, Tract Map No. _____		Parcel Map No. _____	
Has the Tract/Parcel report been prepared and submitted to DCP by BOE			[ ] Yes [ <b>X</b> ] No
If yes, please refer to the Tract or Parcel map conditions, if not, then			
Is any part of this project on a corner lot?			[ <b>X</b> ] Yes [ ] No

**Part II. To be Completed by BOE Staff**

What is/are the street classification(s) for the adjacent streets (list all)?

Roxbury Drive: Collector; Bedford Drive: Local Street - Standard; Alley: Alley

Does the project front an intersection of two major or secondary highways?  Yes  No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See Standard Plan S-470-1.

Apparent width of existing half right of way (street centerline to property line): Roxbury Drive: 40 ft, Bedford Drive: 30 ft, Alley: 10 ft

Standard dimension for half right of way (from S-470-1), (street centerline to property line): Roxbury Drive: 33 ft, Bedford Drive: 30 ft, Alley: 10 ft

Apparent width of existing half roadway (street centerline to curb face): Roxbury Drive: 27.5ft, Bedford Drive: 17.5 ft, Alley: 10 ft

Standard street dimension for half roadway (street centerline to curb face): Roxbury Drive: 20 ft, Bedford Drive: 18 ft, Alley: 10 ft

Is the lot connected to the sewer?  Yes  No

Distance from subject lot to nearest main line sewer \_\_\_\_\_ ft

Is the subject lot(s) within the hillside ordinance boundary?  Yes  No

**Preliminary Required Improvements:**

Planning Case Referral Form Recommendation:

Dedication Required:  Yes  No

Street Widening Required:  Yes  No

Other Improvements Required:  Yes  No

If yes, please list preliminary required improvements: Roxbury Drive: No dedication or street widening required. Repair and/or replace any broken or off-grade asphalt, sidewalk or curb and gutter. Close all unused driveways (with full width sidewalk, new integral concrete curb and 2-ft gutter). Reconstruct the alley intersection at Roxbury Drive per City standards. Reconstruct the curb return at the intersection of Roxbury Drive and Bedford Drive to match the existing radius with an ADA standard access ramp abutting the

property corner. Bedford Drive: No dedication or street widening required. Repair and/or replace any broken or off-grade asphalt, sidewalk or curb and gutter. Alley: No dedication or alley widening required. Repair and/or replace any broken or off-grade asphalt, or curb and gutter. Reconstruct alley with asphalt pavement and 2-ft longitudinal gutter per City standard. All non-standard improvements and encroachments located in the public right-of-way must be removed or permitted under a Revocable permit. Install street trees to the satisfaction of the Urban Forestry Division of the Bureau of Street Services. Install street lights as required by the Bureau of Street Lighting. All improvements shall be to the satisfaction of the City Engineer.

NOTE: The information on this PCRf is only a "preliminary recommendation" by BOE, which provides the applicant with a general understanding of what may be required by BOE. If the PCRf Recommendations for Dedication or Street Widening is marked "Yes", a formal investigation and engineering report will be required. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Street Trees: If the PCRf Recommendation for Street Widening is marked "Yes", Street tree removals may be required. All street tree removals must be approved by the Board of Public Works. Applicant shall contact the Urban Forestry Division at (213) 847-3077 before proceeding with the Master Land Use Application.

In all cases, the Applicant will be required to close any unused driveways; remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalk,; and install/replace public improvements, such as driveway aprons and access ramps, to meet ADA requirements.

Applicants with PCRf Recommendation of "Yes" for Dedication or Street Widening are advised to submit the following documents and pay the BOE investigation fee.

1. BOE investigation fee.
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

Prepared by: Kristen Ly

Date: 06/11/2018



# RESIDENTIAL CITYWIDE DESIGN GUIDELINES

Multi-Family Residential & Commercial Mixed-Use  
Projects

## Checklist for Project Submittal

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

A discretionary Planning Department application that:

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

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

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

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

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

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

Case Number: \_\_\_\_\_

ZA 2018-3419

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

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

### 1.1 Site Planning:

YES	NO	N/A		STAFF REVIEW
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Works with the natural topography of the site to avoid dramatic and unnecessary grade changes by utilizing landform grading. <small>The site slopes at less than 10%</small>	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	On hillside lots, uses smaller terraced retaining walls to avoid massive blank wall faces. Uses the site's natural topography to terrace the structure along the hillside.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Creates a strong street wall by locating building frontages at the front property line where no setback requirement exists, or at the required setback. Where additional setback is necessary or a prevailing setback exists, activates the area with a courtyard or "outdoor room" adjacent to the street by incorporating residential amenities such as seating or water features, for example.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	In small lot subdivisions where there is an existing average prevailing setback, applies the setback to provide continuity along the street edge. <small>Not a small lot subdivision</small>	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Locates a majority of code-required open space at the ground level in a manner that is equally accessible to all residential units to promote safety and the use of outdoor areas. In mid- and high-rise buildings, podiums between buildings and rooftop areas can be used as common areas.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Uses 50 percent lot coverage ratio as a rule of thumb for low-rise housing developments and townhomes, especially in primarily residential, low- and low medium-density areas.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Provides direct paths of travel for pedestrian destinations within large developments. Especially near transit lines, creates primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	In dense neighborhoods, incorporates passageways or paseos into mid-block developments, particularly on through blocks, to facilitate pedestrian access to commercial amenities nearby, such that pedestrians will not need to walk the perimeter of a block in order to access the middle of the next parallel street or alley.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Activates mid-block passageways or paseos using water features, pedestrian-level lighting, artwork, benches, landscaping; or special paving so that they are safe and visually interesting spaces. <small>A passageway or paseo is not needed for this site since all surrounding sites are primarily residential. There are entrances located on Roxbury drive that allow easy access to the site lobby area as well as the 1st floor garden, which is a visually appealing focal point of the site.</small>	<input type="checkbox"/>

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

**1.2 Building Orientation**

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

**1.3 Entrances**

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



## 1.4 Relationship to Adjacent Buildings

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhood. In older neighborhoods, new developments should likewise respect the character of existing buildings with regards to height, scale, style, and architectural materials.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	For RD1.5, RD2, R3, R4, RAS3, and RAS4 developments, apply additional setbacks in side and rear yards abutting single-family and/or R2 zoned lots. <small>There are no single-family or R2 zoned lots adjacent to the site.</small>	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Where multi-family projects are adjacent to single-family zones, provide a sensitive transition by maintaining a height compatible with adjacent buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards. <small>The project is not adjacent to any single family zones.</small>	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	When designing small lot subdivisions or projects built over two or more lots, provide sufficient space between buildings, articulation along the street frontage, and visual breaks to diminish the scale and massing.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Plant trees, shrubs, and vines to screen walls between property lines. Use decorative walls that include a change in color, material and texture.	<input type="checkbox"/>

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

YES NO

STAFF INITIALS

(See page 13 for explanation)

\_\_\_\_\_

## **OBJECTIVE 2: Employ Distinguishable and Attractive Building Design**

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

### 2.1 Building Façade:

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

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

**2.2 Building Materials:**

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

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

<b>Does the project meet the overall intent of Objective 2: Employ Distinguishable and Attractive Building Design?</b>		STAFF INITIALS
YES	NO	_____
<input checked="" type="radio"/>	<input type="radio"/> (See page 13 for explanation)	

**OBJECTIVE 3: Provide Pedestrian Connections Within and Around the Project**

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

**3.1 Sidewalks:**

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

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

### 3.2 Crosswalks/Street Crossings for Large-Scale Developments

YES	NO	N/A		STAFF REVIEW
			The project is not a large-scale development	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Incorporate features such as white markings, signage, and lighting so that pedestrian crossings are visible to moving vehicles during the day and at night.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Improve visibility for pedestrians in crosswalks by installing curb extensions/bump outs and advance stop bars, and eliminating on-street parking spaces adjacent to the crossing.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Emphasize pedestrian safety and comfort at crosswalks with devices such as pedestrian crossing signals, visible and accessible push buttons for pedestrian activated signals, and dual sidewalk ramps that are directed to each crosswalk.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Create the shortest possible crossing distance at pedestrian crossings on wide streets. Devices that decrease the crossing distance may include a mid-street crossing island, an area of refuge between a right-turn lane and through lane, a curb extension/bump out, or a minimal curb radius.	<input type="checkbox"/>

### 3.3 On-Street Parking:

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

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

YES NO

STAFF INITIALS

(See page 13 for explanation)

\_\_\_\_\_

**OBJECTIVE 4: Minimize the Appearance of Driveways and Parking Areas**

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

**4.1 Off-Street Parking and Driveways**

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

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

<b>Does the project meet the overall intent of Objective 4: Minimize the Appearance of Driveways and Parking Areas?</b>		STAFF INITIALS
YES	NO	
<input checked="" type="radio"/>	<input type="radio"/> (See page 13 for explanation)	_____

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

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

**5.1 On-Site Landscaping:**

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

- In addition to street trees, provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.
- Use landscape features to screen any portion of a parking level or podium that is above grade. Trees, shrubbery, planter boxes, climbing plants, vines, green walls, or berms can be used to soften views from the public right-of-way.

**5.2 Open Space and Recreational Activities:**

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

**5.2 Open Space and Recreational Activities (continued):**

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

**Does the project meet the overall intent of Objective 5:  
Utilize Open Areas and Landscaping Opportunities to their Full Potential?**

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

**OBJECTIVE 6: Improve the Streetscape Experience by Reducing Visual Clutter**

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

**6.1 Building Signage:**

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

**6.2 Lighting and Security:**

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

**6.3 Utilities:**

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



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

<b>Does the project meet the overall intent of Objective 6: Improve the Streetscape Experience by Reducing Visual Clutter?</b>		
YES	NO	STAFF INITIALS
<input checked="" type="radio"/>	<input type="radio"/> (See page 13 for explanation)	_____

**Notes**

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

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

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

**WRITTEN JUSTIFICATION**

**STAFF  
REVIEW**

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

See notes adjacent to each item.

Objective 2: Employ Distinguishable and Attractive Building Design

See notes adjacent to each item.

Objective 3: Provide Pedestrian Connections Within and Around the Project

See notes adjacent to each item.

Objective 4: Minimize the Appearance of Driveways and Parking Areas

See notes adjacent to each item.

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

See notes adjacent to each item.

Objective 6: Improve the Streetscape Experience by Reducing Visual Clutter

See notes adjacent to each item.

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE-PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.  
GENERAL MANAGER

FRANK BUSH  
EXECUTIVE OFFICER

RECEIVED JAN - 6 2015

SOILS REPORT APPROVAL LETTER

January 03, 2015

LOG # 85991-01  
SOILS/GEOLOGY FILE - 2

Len Mar Roxbury, LLC  
127 N. Robertson Blvd.  
Beverly Hills, CA 90211

7A 2010-3419

TRACT: 11106  
BLOCK: ----  
LOT(S): 43 to 45 and portion of 46  
LOCATION: 1122 - 1136 S. Roxbury Dr.

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Addendum Report	24-3878-01	11/18/2014	AGI Geotechnical, Inc.
<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	24-3878-00	08/27/2014	AGI Geotechnical, Inc.
Dept. Corr. Letter	85991	11/21/2014	LADBS

The Grading Division of the Department of Building and Safety has reviewed the referenced report providing recommendations for the proposed 25-unit 5-story apartment building over one level of subterranean parking.

The earth materials at the subsurface exploration locations consist of firm to stiff sandy clays. The upper 2 to 3 feet of subsurface soils were characterized by the consultants as "somewhat softer".

The consultants recommend to support the proposed structures on conventional foundations bearing on native undisturbed soils.

The referenced reports are acceptable, provided the following conditions are complied with during site development:


(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2014 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans which clearly indicates that the soils engineer has reviewed the plans prepared by the design engineer and that the plans included the recommendations contained in his report. (7006.1)

2. All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
4. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)
5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
6. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2)
7. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
8. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
9. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
10. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)
11. The soils engineer shall review and approve the shoring plans prior to issuance of the permit. (3307.3.2)
12. Prior to the issuance of the permits, the soils engineer and the structural designer shall evaluate all applicable surcharge loads for the design of the retaining walls and shoring.
13. Unsurcharged temporary excavations over 5 feet exposing soil shall be trimmed back at a gradient not exceeding 3/4:1, as recommended in the 11/18/2014 report.
14. Shoring shall be designed for a minimum EFP of 24- PCF; all surcharge loads shall be included into the design, as recommended.
15. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.

- A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
16. Surcharged A-B-C slot-cut method may be used for temporary excavations with each slot cut not exceeding 10 feet in height and not exceeding 8 feet in width, as recommended. The surcharge load shall not exceed the value given in the report. The soils engineer shall determine the clearance between the excavation and the existing foundation. The soils engineer shall verify in the field if the existing earth materials are stable in the slot cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access. The width of the slot cut shall not be larger than the height of the excavation.
  17. All foundations shall derive entire support from native undisturbed soils, as recommended and shall be approved by the geologist and soils engineer by inspection.
  18. Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4) ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top.
  19. The foundation/slab design shall satisfy all requirements of the Information Bulletin P/BC 2011-116 "Foundation Design for Expansive Soils" (1803.5.3).
  20. Slabs placed on approved compacted fill shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
  21. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way.
  22. The seismic design shall be based on a Site Class D as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
  23. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Lateral Loads" starting on page 8 of the 08/27/2014 report. All surcharge loads shall be included into the design.
  24. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)
  25. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1805.4)
  26. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (108.9)
  27. Basement walls and floors shall be waterproofed/damp-proofed with an L.A. City approved "Below-grade" waterproofing/damp-proofing material with a research report number. (104.2.6)
  28. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
  29. The structure shall be connected to the public sewer system. (P/BC 2008-27)

30. All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)
31. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
32. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
33. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008 & 1705.6)
34. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
35. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, [shoring, ABC slot cuts, underpinning, pile installation,] protection fences and dust and traffic control will be scheduled. (108.9.1)
36. Installation of shoring, underpinning, slot cutting excavations and/or pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)
37. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)

  
YING LIU  
Engineering Geologist Associate II

YL/yl  
Log No. 85991-01  
213-482-0480

cc: Applicant  
AGI Geotechnical, Inc., Project Consultant  
WLA District Office



McKinley & Associates (818) 240-1358

## Certification Letter

June 12, 2018

Mr. Daniel Ahadian  
Nur – Development/Consulting  
1601 S. Genesee Avenue  
Los Angeles, CA 90019

7A 2010-3419

Dear Mr. Ahadian:

Recently you contacted me and requested an Arborist Letter concerning the trees located at 1112-1136 Roxbury Drive, Los Angeles. The subject property is located in a multi-family area within the City of Los Angeles.

### Background/Observations:

On Monday, June 11, 2018 at approximately 2:00 p.m. I arrived at the properties located at 1112-1136 Roxbury Drive, Los Angeles, California. These properties appear to be multi-family apartment dwellings.

### Tree Inspection Data:

1. *Geijera parviflora* or Australian Willow; 4,5,5" D.B.H.; Sp. 26'; Ht. 20'; Rating: C-
2. *Cinnamomum camphora* or Camphor; 8" D.B.H.; Sp. 30'; Ht. 30'; Rating: C-
3. *Melia azedarach* or Chinaberry; 10" D.B.H.; Sp. 14'; Ht. 30'; Rating: D+
4. *Fraxinus americana* or White Ash; 13,13,18" D.B.H.; Sp. 30'; Ht. 40'; Rating: C-
5. *Juniperus c. 'Torulosa'* or Hollywood Juniper; 5,5,5,12" D.B.H.; Sp. 10'; Ht. 20'; Rating: C
6. *Cupressus sempervirens* or Italian Cypress; 12" D.B.H.; Sp. 6'; Ht. 35'; Rating: C+
7. *Cupressus sempervirens* or Italian Cypress; 12" D.B.H.; Sp. 6'; Ht. 35'; Rating: C
8. *Cupressus sempervirens* or Italian Cypress; 10" D.B.H.; Sp. 3'; Ht. 20'; Rating: C-
9. *Cupressus sempervirens* or Italian Cypress; 10" D.B.H.; Sp. 3'; Ht. 20'; Rating: C-
10. *Juniperus c. 'Torulosa'* or Hollywood Juniper; 8" D.B.H.; Sp. 10'; Ht. 22'; Rating: C
11. *Juniperus c. 'Torulosa'* or Hollywood Juniper; 15" D.B.H.; Sp. 12'; Ht. 22'; Rating: C
12. *Cupressus sempervirens* or Italian Cypress; 12" D.B.H.; Sp. 4'; Ht. 20'; Rating: C
13. *Cupressus sempervirens* or Italian Cypress; 12" D.B.H.; Sp. 4'; Ht. 20'; Rating: C
14. *Tupidanthus calyptratus* or Tupidanthus; 6,6,6" D.B.H.; Sp. 24'; Ht. 20'; Rating: C
15. *Cupressus sempervirens* or Italian Cypress; 12" D.B.H.; Sp. 4'; Ht. 50'; Rating: B
16. *Juniperus c. 'Torulosa'* or Hollywood Juniper; 9, 12, 17" D.B.H.; Sp. 12'; Ht. 22'; Rating: C
17. *Ligustrum lucidum* or Glossy Privet; 3,3,4,4,4,6" D.B.H.; Sp. 18'; Ht. 20'; Rating: C-
18. *Tupidanthus calyptratus* or Tupidanthus; 6,6,8,9,12" D.B.H.; Sp. 24'; Ht. 30'; Rating: C
19. *Ficus benjamina* or Weeping Chinese Banyan; 2,2,3,3,4" D.B.H.; Sp. 20'; Ht. 25' Rating: C-
20. *Cupressus sempervirens* or Italian Cypress; 15" D.B.H.; Sp. 8'; Ht. 40'; Rating: C-

Arborists and Environmental Consultants



McKinley & Associates (818) 240-1358

**Recommendation**

The existing trees on the site will be removed in order to accommodate the new multi-family residential dwelling units. The City of Los Angeles, Planning Department requires the planting of one-24 inch-box size tree for each mature tree removed measuring 8 inches or greater in diameter at D.B.H. There are a total of 20 mature trees growing on the site. I would therefore recommend that at least 20-24 inch-box size trees be planted on these properties as part of the landscape plan. The trees must be marked as replacement trees on the landscape plan.

**Certification**

As an I.S.A Certified Arborist and ASCA Consulting Arborist I further certify that there are no native, protected species of Oak, California Bay, California Sycamore or Southern California Black Walnut trees growing on or near the subject property. No native, protected Oak, Bay, Sycamore or Southern California Black Walnut trees will be impacted on neighboring properties by any future development of this property.

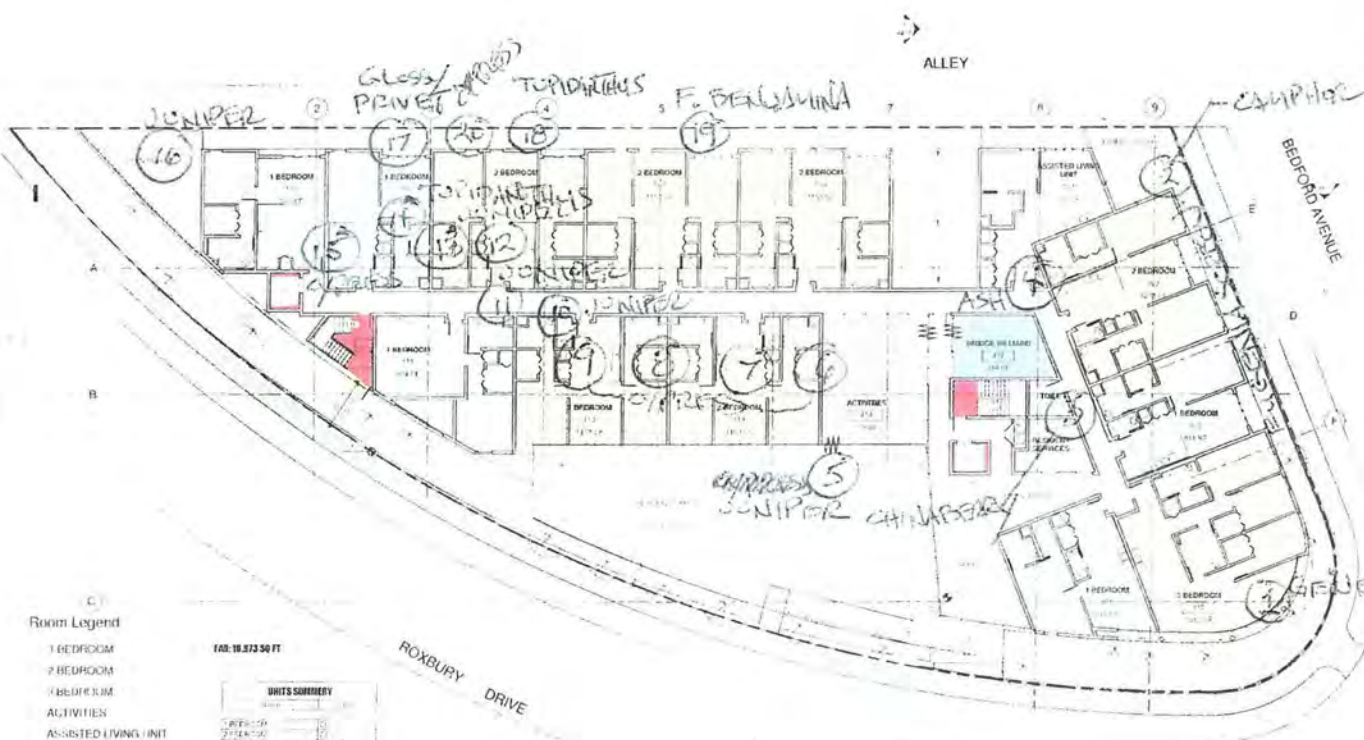
Should you require a more detailed report, my services are available. If you have questions, please feel free to contact me on my business cell phone at (818) 426-2432 or you may call my office (818) 240-1358.

*William R. McKinley*

William R. McKinley, Consulting Arborist  
American Society of Consulting Arborists  
Certified Arborist #WE-4578A  
International Society of Arboriculture

Arborists and Environmental Consultants





- Room Legend
- 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - ACTIVITIES
  - ASSISTED LIVING UNIT
  - BRIDGE BILLIARD
  - ELEVATOR SHAFT
  - RESIDENT SERVICES
  - TOILET

TOT: 10,573 SQ FT

UNITS SUMMARY	
1-BEDROOM	10
2-BEDROOM	10
3-BEDROOM	10
ASSISTED LIVING UNIT	10
ACTIVITIES	10
BRIDGE BILLIARD	10
ELEVATOR SHAFT	10
RESIDENT SERVICES	10
TOILET	10

ROOM SCHEDULE - LEV 1	
1-BEDROOM	10
2-BEDROOM	10
3-BEDROOM	10
ASSISTED LIVING UNIT	10
ACTIVITIES	10
BRIDGE BILLIARD	10
ELEVATOR SHAFT	10
RESIDENT SERVICES	10
TOILET	10

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the abert group

1122 ROXBURY

TYP: IN SANBURN, LOS ANGELES, CA 90015

10/20/10  
 10/20/10  
 10/20/10

17  
ORDINANCE NO.

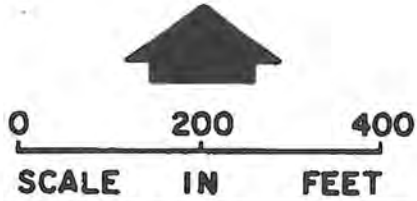
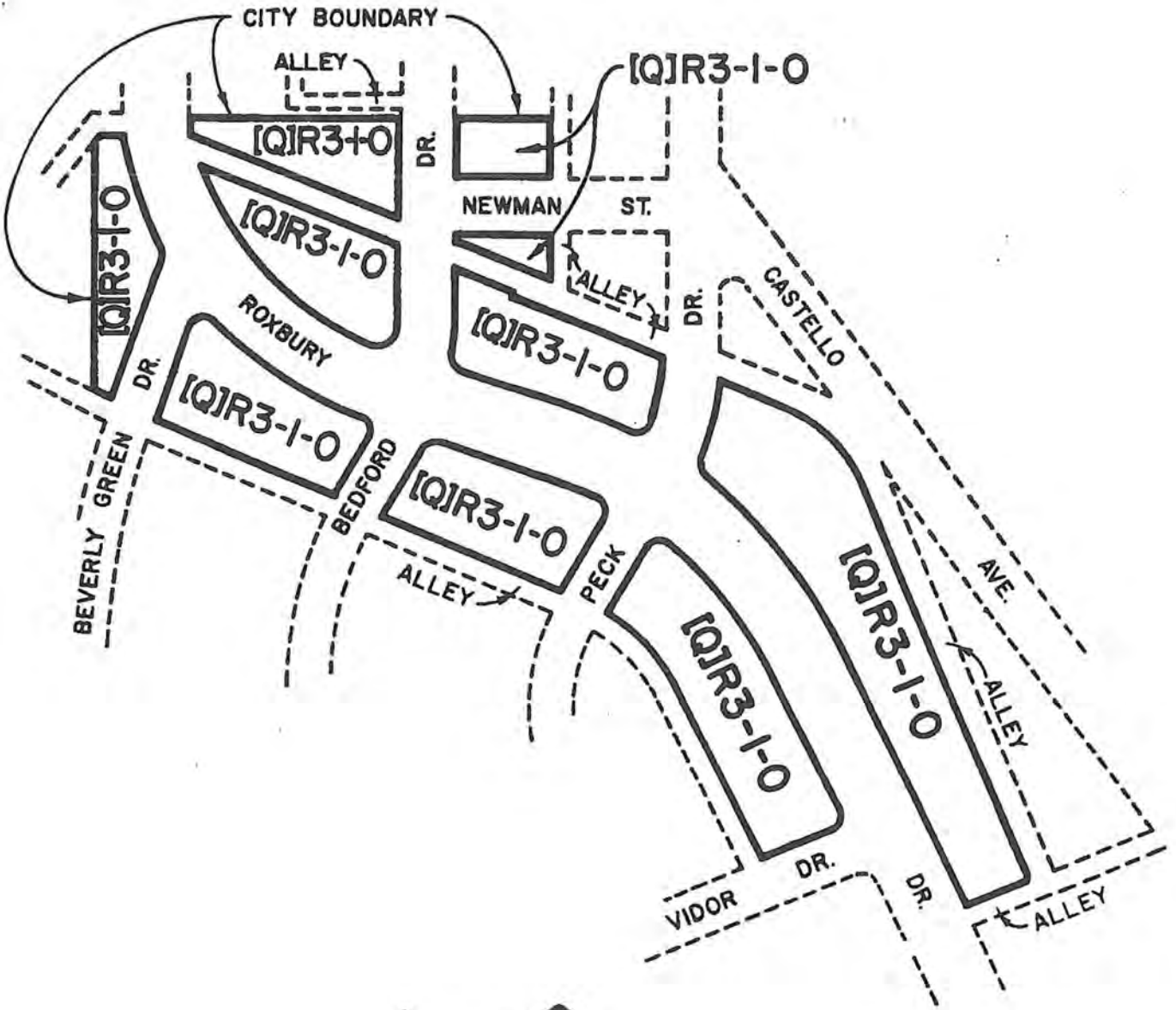
165987

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

7A 201 - 3419



SHEET No. 519	DM 5484	CPC 89-0341 (ZC)
<i>ED/RFA</i>	(132 A 165)	1-12-90

EXHIBIT B

QUALIFIED PERMANENT CONDITIONS OF APPROVAL

Sec. 2. Pursuant to Section 12.32-K of the Los Angeles Municipal Code the following limitations are hereby imposed upon the use of that property shown in Section 1 hereof which is subject to the Permanent "Q" Qualified classification.

1. Height. No building or structure located on the subject property shall exceed three-stories or 36 feet in height, as defined by Section Nos. 12.03 and 12.21.1 of the Municipal Code. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby residential properties.
2. Landscaping. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect or landscape contractor to the satisfaction of the Planning Department.
3. Open Space.
  - a. Definition. "Usable open space" for the purpose of this section shall be defined as open areas or recreational amenities which are designed and intended to be used for outdoor recreation purposes.
  - b. Open space for active and passive recreational purposes shall be provided on the subject site as follows:
    - (1) A minimum of 100 square feet of usable open space shall be provided for each dwelling unit. Parking areas, driveways and the required front yard area shall not be included as open space.
    - (2) Pedestrian access ways, building separations, courtyards (an average of 20 feet in width and no less than 15 feet in width at any point) and side yard and rear yard areas (at least 15 feet in width) may be included as usable open space, provided such areas are landscaped or improved for recreational use to the satisfaction of the Planning Department.
    - (3) Private patios or enclosed yards (located at ground level or at the first habitable room level) which are part of a dwelling unit may be included as usable open space if they are a minimum of 150 square feet. Recreation rooms may be included as open space but may not count for more than 10% of the total required open space area.

- (4) Each common open space area (for use by more than one dwelling unit) including recreational rooms shall be a minimum of 400 square feet.
  - (5) A maximum of 50 percent of the common usable open space may be hardscaped treatments, such as swimming pools, spas, walks, patios, courts, fountains, and barbecue areas.
  - (6) A minimum of 50 percent of the usable open space shall be appropriately landscaped. Fifty percent of the required landscaped areas shall be planted with lawn or other ground cover which can be used for recreational purposes. The remainder of these landscaped areas shall be planted in ground cover, shrubs or trees and shall include at least one 24-inch box tree for every three dwelling units. An automatic irrigation system shall be provided for all required landscaped areas.
4. Parking - Residential. Any multiple residential use of the subject property shall provide for resident parking on the subject property as required by Municipal Code Section 12.21-A.4, or any amendment thereto, and guest parking at a ratio of at least one-quarter space per rental dwelling unit and one-half space per condominium dwelling unit in excess of that required by the Municipal Code. Any designated guest parking shall be clearly identified and readily accessible to guests of the project.
- a. Tandem parking may be used only for the spaces which are assigned and designated for a single residential unit.
  - b. Guest parking signs shall be clearly posted at building entrances. The signs shall be in large, easy to read lettering and shall indicate the general location of guest parking. Sign wording shall be to the satisfaction of the Planning Department and shall indicate the number of reserved guest parking spaces.
  - c. If any guest parking is located behind security gates, the following shall apply:
    - (1) A remote electronic gate opening system shall be installed so that the security gate can be opened from each residential unit served by the secured guest parking.
    - (2) An electronic intercommunication system shall be installed. The system shall be readily accessible to the drivers of guest vehicles and

to the units served by the secured guest parking.

- (3) The security gate shall be set back at least 18 feet from the public right of way so as to provide a waiting area for guest vehicles and to prohibit blockage or interference with the public right of way by waiting guest vehicles.
  - (4) Alternatives to the provisions of this condition may be approved by the Planning Department provided that the intent of readily accessible guest parking facilities and no interference with the public right of way is assured.
5. Density. Development of the subject property shall not exceed one dwelling unit per 1,200 square feet of lot area.

The two lots on the east side of Roxbury Drive adjacent to the alley (north side) shall be limited to a density of 1,000 square feet of lot area per dwelling unit.

Sec. 3 The City Clerk shall certify the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was introduced at the meeting of the Council of the City of Los Angeles JUN 06 1990 and was passed at its meeting of JUN 13 1990

Approved JUN 18 1990

ELIAS MARTINEZ, City Clerk

By Edward W. Carpenter  
Deputy

Tom Bradley  
Mayor

File No. \_\_\_\_\_

LAI 371646 6/27

Deputy.

File No. 90-0132

Pursuant to Sec. 97.8 of the City Charter, approval of this ordinance recommended for the City Planning Commission.....

MAY 16 1990

City Clerk Form 23

See attached report

Fennell C. [Signature]  
Director of Planning

DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ  
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RENEE DAKE WILSON  
VICE-PRESIDENT

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COMMISSION EXECUTIVE ASSISTANT II  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

EXECUTIVE OFFICES  
200 N. SPRING STREET, ROOM 525  
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VINCENT P. BERTONI, AICP  
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(213) 978-1274

JAN ZATORSKI  
DEPUTY DIRECTOR  
(213) 978-1273

FAX: (213) 978-1275

INFORMATION  
<http://planning.lacity.org>

DIRECTOR'S DETERMINATION  
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES

ZA 2010-3419

April 26, 2016

**Applicant**

Manny Labranche  
Duke Development  
127 N. Robertson Blvd.  
Beverly Hills, CA 90211

**Property Owner**

Lenmar Roxbury, LLC  
127 N. Robertson Blvd.  
Beverly Hills, CA 90211

**Representative**

Daniel Ahadian  
nūr – Development Consulting  
1601 S Genesee Ave  
Los Angeles, CA 90019

**Case No.** DIR-2014-4310-DB  
**CEQA:** ENV-2014-4311-CE  
**Location:** 1122 – 1136 S. Roxbury Drive and  
1123 S. Bedford Drive

**Council District:** 5 - Koretz  
**Neighborhood Council:** South Robertson  
**Community Plan Area:** West Los Angeles  
**Land Use Designation:** Medium Residential

**Zone:** [Q]R3-1-O  
**Legal Description:** Lots: 43-45 & 46, Block: None,  
Tract 11106

**Last Day to File an Appeal:** May 11, 2016

**DETERMINATION – Density Bonus/Affordable Housing Incentives Program**

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

**Approve** the following two incentives requested by the applicant for a project totaling 25 dwelling units, reserving 2 units for Very Low Income household occupancy for a period of 55 years, with the following requested incentives:

1. **Yard/Setback.** A twenty (20) percent decrease in the required depth of the front yard setback to 12 feet in lieu of the required 15 feet.
2. **Height.** An eleven (11) percent increase in the height requirement, allowing 47 feet in height in lieu of the required 36 feet.

**Find** that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21080 of the California Public Resources Code, and Article III, Section 1, Class 32 of the CEQA Guidelines,

**Adopt** the attached Findings.



## 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, Project Planning Division, 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 25 residential units including Density Bonus Units.
3. **Affordable Units.** A minimum of two (2) units, that is eleven (11) percent of the base dwelling units, shall be reserved as affordable units, as defined by the State Density Bonus Law 65915 (C)(2).
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 (9a-d).
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 two (2) units available to Very Low Income Households, for 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. **Front yard.** The project shall provide no less than a 12-foot front yard.
7. **Height.** The requested incentive allows for a 35 percent increase of the height limit with a maximum of 11 additional feet or one additional story, whichever is lower. The project is limited to a maximum height of 47 feet and four stories. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any nearby residential properties.
8. **Automobile Parking.** Based upon the number and/or type of dwelling units proposed 48 parking spaces shall be provided for the project. Vehicle parking shall be provided consistent with LAMC Section 12.22 A.25, Parking Option 1, which permits one on-site parking space for each residential unit with one or fewer bedrooms; two on-site parking spaces for each residential unit with two to three bedrooms; and two-and-one-half parking spaces for each residential unit with four or more bedrooms. The Bicycle Parking Ordinance, LAMC Section 12.21 A.4, allows affordable residential projects to reduce required vehicle parking by 10 percent if the number of LAMC-required bicycle parking spaces does not exceed 10 percent. Based upon the number and type of dwelling units proposed and the 10 percent reduction per the Bicycle Ordinance, a minimum of 45 parking spaces shall be provided.
9. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the

applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.

10. **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 or guest room. Additionally, short-term bicycle parking shall be provided at a rate of one per ten dwelling units or guest rooms, with a minimum of two short-term bicycle parking spaces. Based upon the number of dwelling units and the permitted replacement of the required automobile parking with bicycle parking for residential buildings per LAMC 12.21 A.4, 25 long-term and 2 short-term bicycle parking spaces shall be provided onsite.
11. **Landscaping.** All open areas not used for buildings, driveways, parking areas, facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The landscape plan shall indicate landscape points for the project required by LAMC 12.40 and Landscape Ordinance Guidelines "O". The project plans shall also comply with the landscaping requirements required per "Q" Condition No. 2 of Ordinance No. 165,987. In the case of conflicts between Sections 12.40 through 12.43 of the Landscape Ordinance and Landscape Guidelines "O", the existing "Q" conditions shall prevail.
12. **Open Space.** The project plans shall comply with the open space requirements, both private and common, required per Ordinance No. 165,987.

#### **Administrative Conditions**

13. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
14. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
15. **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.
16. **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.
17. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the 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 & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as

approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

**18. 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 \$25,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

## PROJECT BACKGROUND

The project proposes the demolition of twelve (12) apartment units within three existing residential buildings and the construction of an approximately 48,780-square-foot, four-story, 47-foot high residential building consisting of 25 dwelling units, of which 2 units will be restricted for Very Low Income residents. The project will provide with a minimum of 45 parking spaces within one level of subterranean parking and approximately 2,703 square feet of open space on the ground floor and roof deck.

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 2280 and 2222), 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 25 total dwelling units in lieu of the otherwise maximum density limit of 18 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 2, for habitation by Very Low Income households for a period of 55 years. Consistent with the Density Bonus Ordinance, the Applicant is also automatically granted a reduction in required parking based on two Parking Options, or a reduction based on the Bicycle Parking Ordinance. The Applicant selected Parking Option 1, which requires a total of 49 parking spaces. The Applicant also selected an automobile reduction based on the Bicycle Parking Ordinance. Based on the 10 percent automobile reduction with the replacement of bicycle parking spaces in excess of the normally required bicycle parking spaces, the proposed project shall provide a minimum of 45 automobile spaces and a minimum of 27 bicycle parking spaces.

### LAMC Criteria

As permitted by LAMC Section 12.22 A.25 the applicant is requesting two incentives that will facilitate the provision of affordable housing at the site: a 20 percent reduction of the front setback to 12 feet in lieu of the required 15 feet, and an 11 foot increase in height to 47 feet in lieu of 36 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 subject site is located on the north side of Roxbury Drive and on the west side of Bedford Drive. As evident from the elevation drawings and the floor plans displayed in Exhibit "A," the south and east elevations of the proposed building (facing Roxbury and Bedford Drives) are not flat surfaces, but rather articulated façades with variations in plane. The south elevation is defined by a central, recessed, double-story lobby framed by two slender columns on each side that support the balconies above. The street facing facades are articulated with recessed balconies, horizontal and vertical shading devices, and projecting window frames, all of which create sufficient breaks in plane and articulation. As depicted in the elevations in "Exhibit "A", the project's façade will be composed of a variety of materials including weathered steel, painted sheet metal and stucco.

- 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.*

As displayed in the plans marked as Exhibit "A," the building is oriented toward Roxbury Drive, which is a Collector Street. The pedestrian entrance is located in the center of the building, which is defined by a double-height lobby. The proposed

Project has two street facing facades, measuring approximately 150 feet, oriented to Roxbury Drive with the main entrance facing this frontage, and approximately 100 feet on Bedford Drive. The Project includes many architectural features that help to define the main entrances along these facades such as architectural projections, exterior reveals, details, windows and recessed balconies. The Roxbury Drive façade is oriented towards the street and is designed to provide views toward the street with large expanses of windows, as well as private open space in the form of the balconies. Landscaping elements facing the street frontage along Roxbury and Bedford Drives will further define this entry.

- 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. The project is located in a Special Grading Area and along a Collector Street (Roxbury Drive) and Standard Local Street (Bedford Drive).

## DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

1. 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 are not required 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 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 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, a decrease in the required front yard setback and an increase in the height requirement, 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 2 Very Low Income dwelling units for 55 years.

**Front Yard Setback:** The Project would be required to provide a 15-foot front yard setback. The requested incentive allows for a 20 percent decrease of the front yard setback requirement, which is approximately a 12-foot rear yard setback. The proposed Project is providing a 12-foot front yard setback. This requested reduction of the front yard setback allows for an expanded building envelope.

**Height:** The Project is subject to a 36-foot height limit per Ordinance 165,987. The requested incentive allows for a 35 percent increase of the height limit with a maximum of 11 additional feet or one additional story, whichever is lower. The Project is proposing 47 feet. LAMC Section 12.22.A.25(f)(5) provides an incentive to increase the allowable building height if the site is in a zone where the height is limited, is not within 15 feet of a property zoned R2, and is not within 50 feet of nor shares a lot line with any R1 property. The project site is in Height District 1 and is not within the buffer distance requirements set forth for R1 and R2 zones. Therefore, it qualifies for the height incentive increase. The requested incentives, a decrease in the required front yard setback and an increase in height 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 2 units (above 18 base density dwelling units) can be constructed and thereby cover the affordable housing costs. These incentives support the applicant's decision to set aside two (2) Very Low Income dwelling units for 55 years.

- b. *The Incentive 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 is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

There is no evidence that the proposed incentive 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)). The proposed project and potential impacts were analyzed in accordance with the City's California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project determined that the proposed Project is Categorically Exempt from environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Statute and Guidelines (Section 15332. In-Fill Development Projects). The proposed project qualifies for a Categorical Exemption because it is determined to be an in-fill project and it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; the approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, the site can be adequately served by all required utilities and public services. Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on the physical environment, on public health and safety, and on property listed in the California Register of Historic Resources.

The proposed project qualifies for a Categorical Exemption because it conforms to the definition of "In-fill Projects" as follows:

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

The project is located within the adopted West Los Angeles Community Plan area, and is designated for Medium Residential land uses corresponding to the R3 Zones. The property is zoned [Q]R3-1-O which allows up to twenty-five (25) dwelling units on the project site through the Density Bonus Ordinance. The "Q" conditions imposed by Ordinance No. 165,987 also restrict buildings to a maximum of three stories or a height of 36 feet, but an on-menu incentive permits an additional 11 feet or one story. Therefore, the project meets parking, open space, and landscaping requirements, with modifications to reduce the front yard setback, allow additional building height, and reduce parking through the Density Bonus Ordinance.



Consistent with the Chapter 5 Urban Design of the Community Plan, the proposed 25-unit apartment development, which includes two Very Low Income units, adds new, multi-family housing to Los Angeles' housing supply, within a building that provides sufficient articulation, a common open space amenity within a central landscaped courtyard, and integrated subterranean parking that is screened from view with landscaping elements.

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

The proposed development is located in a highly urbanized area, approximately 130 feet south of the City of Los Angeles' boundary with Beverly Hills. The subject property is comprised of four legal lots totaling approximately 20,682 square feet, or 0.47 acres, which is well within the five-acre threshold. The subject property is substantially surrounded by urban uses. The entire site is surrounded by [Q]R3-1-O-zoned properties that are improved with multi-family residential land uses. The subject property is located approximately 1,100 feet from Pico Boulevard and approximately 1,275 feet from Olympic Boulevard (outside of Los Angeles city limits). Properties along Pico Boulevard are zoned C4-1VL and improved with neighborhood serving commercial uses. The subject property is located near various public transportation opportunities. Local busses serve the Pico Boulevard & Century Park East Bus Stop, which is approximately 2,100 feet from the subject property. The Santa Monica Blue Bus can be accessed at Pico Boulevard and Roxbury Drive, which is less than a half-mile from the subject property.

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

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

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

The proposed project replaces twelve existing units, adding a net total of thirteen dwelling units. Based upon the existing mobility and circulation networks in direct proximity to the proposed project, the introduction of thirteen additional units to the community will not result in significant traffic impacts. The project will generate well under 500 daily trips, which is the established CEQA threshold.

The project must comply with the adopted City of Los Angeles Noise Ordinances Nos. 144,331 and 161,574, as well as any subsequent Ordinances, which prohibit the emission or creation of noise beyond certain levels. These Ordinances cover both operational noise levels (i.e., post-construction), and any construction noise impacts. As a result of this mandatory compliance, the proposed project will not result in any significant noise impacts.

The building construction phase includes the construction of the proposed building on the subject property, which includes grading and a haul-route for the importing/exporting of approximately 2,500 cubic yards of dirt, connection of utilities, laying irrigation for landscaping, architectural coatings, paving, and landscaping the subject property. These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction activities

involving grading and foundation preparation would primarily generate PM2.5 and PM10 emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the Project Site) would primarily generate NOx emissions. The application of architectural coatings would result primarily in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

Nevertheless, appropriate dust control measures would be implemented as part of the proposed project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas.

Best Management Practices (BMP) will be implemented that would include (but not be limited to) the following:

- Unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce emissions and meets SCAQMD Rule 403;
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust;
- General contractors shall maintain and operate construction equipment to minimize exhaust emissions; and
- Trucks shall not idle but be turned off.

The project, a 48,780-square foot multi-family building, will replace three existing structures with a total floor area of approximately 12,290 square feet. Mobile source emissions generated from the proposed residential uses may cause possible project-related air quality concerns for the project site. Operational emissions for project-related traffic will be less than significant. In addition to mobile sources from vehicles, general development causes smaller amounts of "area source" air pollution to be generated from on-site energy consumption (natural gas combustion) and from off-site electrical generation. These sources represent a small percentage of the total pollutants. The inclusion of such emissions adds negligibly to the total significant project-related emissions burden generated by the proposed project. The proposed project will not cause the SCAQMD's recommended threshold levels to be exceeded. Operational emission impacts will be at a less-than-significant level.

The development of the project would not result in any significant effects relating to water quality. The subject site is not adjacent to any water sources and construction of the project will not create any impact to water quality. Furthermore, the project will comply with the City's stormwater management provisions per LAMC 64.70.

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

The site is currently and adequately served by the City's Department of Water and Power, the City's Bureau of Sanitation, the Southern California (SoCal) Gas Company, the Los Angeles Police Department, the Los Angeles Fire Department, Los

Angeles Unified School District, Los Angeles Public Library, and other public services. These utilities and public services have continuously served the neighborhood for more than 50 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc. As a result of these new building codes, which are required of all projects, it can be anticipated that the proposed project will not create any impact on existing utilities and public services through the net addition of thirteen dwelling units.

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

## **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.

California State Assembly Bill 2222 went into effect January 1, 2015. It introduces rental dwelling unit replacement requirements, which pertain to cases filed (not issued) as of January 1, 2015. This determination letter does not reflect replacement requirements because the case application was submitted to the Department of City Planning on November 18, 2014, prior to the effective date of the amended Law. The new state law also increases covenant restrictions from 30 to 55 years for cases issued (not just filed) as of January 1, 2015. This determination letter does reflect 55 year covenant restrictions, given that the case decision, or approval, as noted on the front page, is being issued after January 1, 2015.

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

Under Government Code Section § 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.

#### **FINANCIAL ANALYSIS/PRO-FORMA**

Pursuant to the Affordable Housing Incentive Density Bonus provisions of the LAMC (Section 12.22 A.25), proposed projects that involve on-menu incentives are required to complete the Department's Master Land Use Permit Application form, and no supplemental financial data is required. The City typically has the discretion to request additional information when it is needed to help make required findings. However, the City has determined that the level of detail provided in a pro forma is not necessary to make the findings for on-menu incentives. This is primarily because each of the City's eight on-menu incentives provides additional buildable area, which, if requested by a developer, can be assumed to provide additional project income and therefore provide for affordable housing costs. When the menu of incentives was adopted by ordinance, the impacts of each were assessed in proportion to the benefits gained with a set-aside of affordable housing units. Therefore, a pro-forma illustrating construction costs and operating income and expenses is not a submittal requirement when filing a request for on-menu incentives. The City's Density Bonus Ordinance requires "a pro forma or other documentation" with requests for off-menu incentives but has no such requirement for on-menu requests.

#### **TIME LIMIT – OBSERVANCE OF CONDITIONS**

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

#### **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 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 [www.cityplanning.lacity.org](http://www.cityplanning.lacity.org).

Planning Department public offices are located at:

*Downtown Office*  
*Figueroa Plaza*  
*201 North Figueroa Street, 4<sup>th</sup> Floor*  
*Los Angeles, CA 90012*  
*(213) 482-7077*

*Valley Office*  
*Marvin Braude Constituent Service Center*  
*6262 Van Nuys Boulevard, Suite 251*  
*Van Nuys, CA 91401*  
*(818) 374-5050*

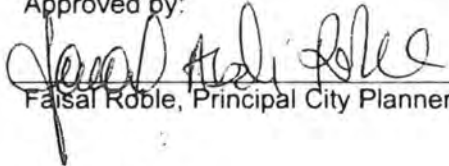
**Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal this Density Bonus Compliance Review Determination.** Per the Density Bonus Provision of State Law (Government Code Section §65915) the Density Bonus increase in units above the base density zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

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

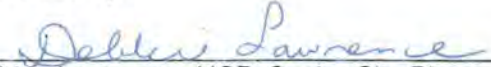
The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the 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 by:

  
Faisal Roble, Principal City Planner

Reviewed by:

  
Debbie Lawrence, AICP, Senior City Planner

Reviewed by:

  
Michelle Levy, City Planner

Prepared by:

  
Ann Choi, Planning Assistant  
ann.choi@lacity.org

DEPARTMENT OF  
CITY PLANNING  
200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801

CITY PLANNING COMMISSION

JANE ELLISON USHER  
PRESIDENT  
ANDRES F. IRLANDO  
VICE-PRESIDENT  
DIEGO CARDOSO  
REGINA M. FREER  
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MICHAEL K. WOOD  
GABRIELE WILLIAMS  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1300

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

EXECUTIVE OFFICES

S. GAIL GOLDBERG, AICP  
DIRECTOR  
(213) 978-1271  
GORDON B. HAMILTON  
DEPUTY DIRECTOR  
(213) 978-1272  
ROBERT H. SUTTON  
DEPUTY DIRECTOR  
(213) 978-1274  
FAX: (213) 978-1275  
INFORMATION  
(213) 978-1270  
[www.lacity.org/PLN](http://www.lacity.org/PLN)

Decision Date: October 11, 2006

Appeal Period Ends: October 23, 2006

ZA 2018-3419

Lenmar Roxbury, LLC (O)(A)  
493 S. Robertson Boulevard  
Beverly Hills, CA 90211

Harvey Goodman (E)  
834 17th Street  
Santa Monica, CA 90403

Re: Tentative Tract Map No. 66882  
1120-1136 S. Roxbury Drive and 1123-  
1127 S. Bedford Drive  
Council District: 5  
Existing Zone: [Q]R3-1-O  
Community Plan: West Los Angeles  
CEQA No.: ENV-2006-6126 -MND  
Fish and Game: Exempt

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency approved Tentative Tract Map No. 66882, composed of one lot, located at 1120-1136 S. Roxbury Drive and 1123-1127 S. Bedford Drive for a new maximum **20-unit residential condominium** as shown on map stamp-dated July 13, 2006 in the West Los Angeles Community Plan. This unit density is based on the [Q]R3-1-O Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety, which will legally interpret the Zoning code as it applies to this particular property.) For an appointment with the Subdivision Counter call (213) 978-1362. The Advisory Agency's approval is subject to the following conditions:



AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



**DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION**

1. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.

**DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION**

2. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:
  - a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
  - b. Provide a copy of [Q] condition(s). Show compliance with the above condition(s) as applicable or Department of City Planning approval is required.
  - c. Provide a copy of CPC case CPC-1988-341-ZC. Show compliance with all conditions/requirements of the CPC cases(s) as applicable.
  - d. Show all street/alley dedication(s) as required by Bureau of Engineering and provide net lot area after dedication. "Area" requirements shall be re-checked as per net lot area after street/alley dedication.

Any proposed structures or uses on the site have not been checked for and shall comply with Building and Zoning Code requirements. Plan check will be required before any construction, occupancy or change of use.

An appointment is required for the issuance of a clearance letter from the Department of Building and Safety. The applicant is asked to contact Del Reyes at (213) 482-6682 to schedule and appointment.

**DEPARTMENT OF TRANSPORTATION**

3. That prior to recordation of the final map, satisfactory arrangements shall be made with the Department of Transportation to assure:
  - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line or to the satisfaction of the Department of Transportation.



**INFORMATION TECHNOLOGY AGENCY**

6. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the Los Angeles Municipal Code Section 17.05N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 N. Main Street, 12th Floor, Los Angeles, CA 90012, (213) 922.8363.

**DEPARTMENT OF RECREATION AND PARKS**

7. That the Quimby fee be based on the R3 Zone. (MM)

**URBAN FORESTRY DIVISION AND THE DEPARTMENT OF CITY PLANNING**

8. Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

Replacement by a minimum of (4) 24-inch box trees in the parkway and on the site of the trees to be removed, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Advisory Agency. (MM)  
**Note:** Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Urban Forestry Division at: 213-485-5675. Failure to comply with this condition as written shall require the filing of a modification to this tract map in order to clear the condition.

**DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS**

9. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
  - a. Limit the proposed development to a maximum of 20 dwelling units.
  - b. Provide a minimum of 2 covered off-street parking spaces per dwelling unit, plus ½ guest parking spaces per dwelling unit. All guest spaces shall be readily accessible, conveniently located, specifically reserved for guest parking, posted and maintained satisfactory to the Department of Building and Safety.

satisfactory to the Advisory Agency. The mitigation monitor(s) shall be identified as to their areas of responsibility, and phase of intervention (pre-construction, construction, postconstruction/maintenance) to ensure continued implementation of the above mentioned mitigation items.

13. Prior to the recordation of the final map, the subdivider will prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- MM-1. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the decision maker.
- MM-2. Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.
- MM-3. The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety.
- MM-4. All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 and the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the under floor space in buildings with raised foundations.
- MM-5. Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.
- MM-6. Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24-hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a

- MM-16 The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- MM-17 Concrete, not metal, shall be used for construction of parking ramps.
- MM-18 The interior ramps shall be textured to prevent tire squeal at turning areas.
- MM-19 Parking lots located adjacent to residential buildings shall have a solid decorative wall adjacent to the residential buildings.
- MM-20 Provide a tenant relocation plan to the City Planning Department for approval.
- MM-21 Per Section 17.12-A of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

14. **Construction Mitigation Conditions** - Prior to the issuance of a grading or building permit, or the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:

- CM-1. That a sign be required on site clearly stating a contact/complaint telephone number that provides contact to a live voice, not a recording or voice mail, during all hours of construction, the construction site address, and the tract map number. **YOU ARE REQUIRED TO POST THE SIGN 7 DAYS BEFORE CONSTRUCTION IS TO BEGIN.**
- a. Locate the sign in a conspicuous place on the subject site or structure (if developed) so that the public can easily read it. The sign must be sturdily attached to a wooden post if it will be freestanding.

- CM-10. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- CM-11. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- CM-12. The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.
- CM-13. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- CM-14. Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- CM-15. Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.
- CM-16. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- CM-17. Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- CM-18. Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- CM-19. Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

- C-5. In order to expedite the development, the applicant may apply for a building permit for an apartment building. However, prior to issuance of a building permit for apartments, the registered civil engineer, architect or licensed land surveyor shall certify in a letter to the Advisory Agency that all applicable tract conditions affecting the physical design of the building and/or site, have been included into the building plans. Such letter is sufficient to clear this condition. In addition, all of the applicable tract conditions shall be stated in full on the building plans and a copy of the plans shall be reviewed and approved by the Advisory Agency prior to submittal to the Department of Building and Safety for a building permit.

OR

If a building permit for apartments will not be requested, the project civil engineer, architect or licensed land surveyor must certify in a letter to the Advisory Agency that the applicant will not request a permit for apartments and intends to acquire a building permit for a condominium building(s). Such letter is sufficient to clear this condition.

#### **BUREAU OF ENGINEERING - STANDARD CONDITIONS**

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Municipal Code.
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

- (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
- (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
- (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.

S-3. That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
- (d) Plant street trees and remove any existing trees within dedicated street or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division ((213) 485-5675) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the Americans with Disabilities Act (ADA) of 1990.

Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with the improvements in this tract map through Bureau of Street Services Urban Forestry Division.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05N of the Los Angeles Municipal Code.

The final map must record within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

No building permit will be issued until the subdivider has secured a certification from the Housing Authority that the development complies with the requirements for low- and moderate-income housing, per Section 12.39-A of the LAMC.

The subdivider should consult the Department of Water and Power to obtain energy saving design features that can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

**Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

#### **FINDINGS OF FACT (CEQA)**

The Department of City Planning issued Mitigated Negative Declaration ENV-2006-6126-MND on September 13, 2006. The Department found that potential negative impact could occur from the project's implementation due to:

- Aesthetics (visual character light,);
- Air Quality (construction, operational);

(a) THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted West Los Angeles Community Plan designates the subject property for Medium Residential land use with the corresponding zone of R3. The property is located in the West Los Angeles Transportation Improvement and Mitigation Specific Plan. The property contains approximately 20,693 net square feet after required dedication and is presently zoned [Q]R3-1-O. The proposed development of 20 residential condominium is allowable under the current adopted zone and the land use designation. The project will provide much needed new home ownership opportunities for the Community Plan area. The existing tenants will be provided with relocation assistance pursuant to the Los Angeles Housing Department's applicable ordinances.

The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prone areas, coastal high-hazard and flood-related erosion hazard areas).

Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

Roxbury Drive is a Collector Street dedicated to a width 80-foot width at the project's street frontage. Bedford Drive adjoining the property to the east is a local street dedicated to a width of 60 feet. The Bureau of Engineering is requiring no dedication. This project is subject to the West Los Angeles Transportation Improvement Mitigation Specific Plan requirements. The proposed project will provide parking spaces in conformance with the Los Angeles Municipal Code and the Deputy Advisory Agency's parking policy for condominium projects in parking congested areas. As conditioned the design and improvements of the proposed project are consistent with the applicable General and Specific Plans.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The site is currently developed with three apartment buildings and a total of 12 units. It's one of the under-improved properties in the vicinity. The development of this tract is an infill of an otherwise multiple-family neighborhood.



The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

No such easements are known to exist. Needed public access for roads and utilities will be acquired by the City prior to recordation of the proposed tract.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION WILL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1).

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

Z. 2013-3419

Bldg. Form 1

2

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application for the Erection of a Building  
OF  
CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 4 3  
Tract 11106 and 1136 Fox Bunk Ave  
Location of Building 1123-25-27 Bedford Dr  
Between what cross streets 11th St  
Approved by City Engineer  
Dep't.

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Gpts Families 7 Rooms 22  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- 2. Owner (Print Name) Irving C. Jordan Phone \_\_\_\_\_
- 3. Owner's address 537 W. Carson Dr
- 4. Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- 5. Licensed Engineer J. J. Pies State License No. 110.0 Phone \_\_\_\_\_
- 6. Contractor Owner State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- 7. Contractor's address Shaw 1200
- 8. VALUATION OF PROPOSED WORK \$1400.00 (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon)
- 9. State how many buildings NOW on lot and give use of each. None (Store, Residence, Apartment House, Hotel, or any other purpose)
- 10. Size of new building 50 x 59 No. Stories 2 Height to highest point 35.5 Size lot 50 x 150
- 11. Type of soil Loam Foundation (Material) One Depth in ground 12
- 12. Width of footing 16 Width of foundation wall 8 Size of redwood sill 2 x 6
- 13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- 14. Joist: First floor 2 x 12 Second floor 2 x 12 Rafters 2 x 4 Material of roof Shingles
- 15. Chimney (Material) \_\_\_\_\_ Size Flue \_\_\_\_\_ x \_\_\_\_\_ No. inlets each flue \_\_\_\_\_ Depth footing in ground \_\_\_\_\_

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

Sign here Irving C. Jordan  
(Owner or authorized agent)

Plans, Specifications and other data must be filed if required. CERTIFICATE NO. 16739

PERMIT NO. <u>1648</u>	FOR DEPARTMENT USE ONLY <u>5484</u>			Fee <u>39.00</u> Stamp here when Permit is issued <u>SEP 26 1938</u>
	Plans and Specifications checked <u>Finlay 9-28-38</u>	Zone <u>R2</u>	Fire District No.	
PLANS	Corrections verified <u>Finlay</u>	Bldg. Line No.	Street Widening Fl.	
	Plans, Specifications and Application checked and approved <u>Finlay 9-28-38</u>	Application checked and approved		
Rec'd.	For Plans etc.	Filed with	SPRINKLER Specified Yes-No	Inspector

**FOR DEPARTMENT USE ONLY**

Application <i>Morris</i>	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction	Zoning.....	Street Widening.....	

<p>(1) <b>REINFORCED CONCRETE</b></p> <p>Barrels of Cement.....</p> <p>Tons of Reinforcing Steel.....</p> <p>(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.</p> <p>Sign here..... <small>(Owner or Authorized Agent)</small></p>	<p>(2) The building referred to in this Application will be more than 100 feet from ..... Street</p> <p>Sign Here..... <small>(Owner or Authorized Agent)</small></p> <hr/> <p>(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.</p> <p>Sign Here..... <small>(Owner or Authorized Agent)</small></p>
--	--

REMARKS: *M. Morris* *9-29-38*

*As per Sec 15.04(d) - O.K.  
for 15' front yard*

**PLAN CHECKING**

RECEIPT NO. *23265*

VALUATION \$ *12000*

FEE PAID \$ *25.00*

CITY PLANNING  
*Earl Houston*

2

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

2018-3419

Application for the Erection of a Building  
OF  
CLASS "D"

WED L. A. DISTRICT

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions precedent to the exercise of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 44

Tract 11106

Location of Building 1128-30-32-34 Roxbury Dr Approved by City Engineer  
(House Number and Street)

Between what cross streets Green Dr & Beck Road Deputy

USE INK OR INDELIBLE PENCIL

- Purpose of building apts Families 4 Rooms 22  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Owner (Print Name) Issuing R Jordan Phone 1110
- Owner's address 537 N Cannon Dr
- Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Licensed Engineer J. J. [Signature] State License No. 1100 Phone \_\_\_\_\_
- Contractor Owner State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's address \_\_\_\_\_ 12000 [Signature]
- VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) \$ 11,000
- State how many buildings NOW on lot and give use of each. None  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Size of new building 40 x 59 No. Stories 2 Height to highest point 3.5 Size lot 50 x 50
- Type of soil Loam Foundation (Material) Conc. Depth in ground 12
- Width of footing 16 Width of foundation wall 8 Size of redwood sill 2 x 6
- Material exterior wall lucero Size of studs: (Exterior) 2 x 4 (Interior bearing) 2 x 4
- Joist: First floor 2 x 10 Second floor 2 x 10 Rafters 2 x 8 Material of roof Shingle
- Chimney (Material) \_\_\_\_\_ Size Flue \_\_\_\_\_ x \_\_\_\_\_ No. Inlets each flue \_\_\_\_\_ Depth footing in ground \_\_\_\_\_

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

made lot to alley  
Sign here Issuing R Jordan  
(Owner or authorized agent)

By [Signature] CERTIFICATE NO. 11198

PERMIT NO. <u>31646</u>	FOR DEPARTMENT USE ONLY <u>5484</u>		Fee <u>39.00</u> Stamp here when Permit is issued SEP 26 1938
	Plans and Specifications checked <u>Finley 9-28-38</u>	Zone <u>OR 2</u>	
PLANS <u>9/28/38</u>	Corrections <u>None</u>	Bldg. Line <u>NO</u>	Street Widening <u>NO</u>
	Plans, Specifications and Application checked and approved <u>[Signature]</u>	Application checked and approved <u>[Signature]</u>	
For Plans See	Filed with	SPRINKLER Specified Yes-No	Inspector

**FOR DEPARTMENT USE ONLY**

Application <i>[Signature]</i>	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction <i>[Signature]</i>	Zoning.....	Street Widening.....	

(1) **REINFORCED CONCRETE**

Barrels of Cement.....

Tons of Reinforcing Steel.....

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here.....  
(Owner or Authorized Agent)

(2) The building referred to in this Application will be more than 100 feet from .....

Street.....

Sign Here.....  
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....  
(Owner or Authorized Agent)

REMARKS: *MM 6/13/8* *9-29-38*

*As per Sec. 15.04(d) - OK for 15' front yard*

*CITY PLANNING*

*Karl Houston*

~~PLAN CHECKING~~

RECEIPT NO. *23765*

VALUATION \$ *12000*

FEE PAID \$ *2500*

2

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

LA 201-3519

Application for the Erection of a Building OF CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First: That the permit does not grant any right or privilege to erect any building or other structure therein described, on any portion thereof, upon any street, alley or other public place or portion thereof. Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 40' of Lot 43... Tract 1106... Location of Building 442 Roxbury Dr... Between what cross streets Beverly Hills Cn. & Bedford Dr.

Approved by City Engineer [Signature] Deputy

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building... Families 1 Rooms 2
2. Owner (Print Name) ... Phone ...
3. Owner's address ...
4. Certificated Architect ... State License No. 1310 Phone ...
5. Licensed Engineer ... State License No. 2748 Phone ...
6. Contractor ... State License No. ... Phone ...
7. Contractor's address ...
8. VALUATION OF PROPOSED WORK ... \$15,000
9. State how many buildings NOW on lot and give use of each.
10. Size of new building 66 x 110 No. Stories 2 Height to highest point 28' Size lot 55 x 110
11. Type of soil ... Foundation (Material) ... Depth in ground ...
12. Width of footing ... Width of foundation wall ... Size of redwood sill ...
13. Material exterior wall ... Size of studs: (Exterior) ... (Interior bearing) ...
14. Joist: First floor ... Second floor ... Rafters ... Material of roof ...
15. Chimney (Material) ... No. inlets each flue ... Depth footing in ground ...

I have carefully examined and read the above completed Application and know the same is true and correct, and hereby certify and agree that if a permit is issued all the provisions of the Building Ordinance and State Laws will be complied with whether herein specified or not; I also certify that plans and specifications filed will conform to all the Building Ordinances and State Laws.

NOT SUBDIVIDED 571 Cor D.M.

Sign here [Signature] Owner or Authorized Agent By [Signature] Inspector

Plans, Specifications and other data must be filed if required. 8/11/37

Table with columns: PERMIT NO. (2922A), PLANS, FOR DEPARTMENT USE ONLY (Plans checked, Corrections verified, Application checked and approved), FIRE DISTRICT (No. 110, Street Widening 110 ft.), File (48), Stamp (SEP -2 1937), Inspector.

**FOR DEPARTMENT USE ONLY**

Application <i>10/11</i>	Fire District.....	Bldg. Line.....	Forced Draft Ventil.....
Construction.....	Zoning.....	Street Widening.....	

<p>(1) <b>REINFORCED CONCRETE</b></p> <p>Barrels of Cement.....</p> <p>Tons of Reinforcing Steel.....</p> <p>(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.</p> <p>Sign here..... <small>(Owner or Authorized Agent)</small></p>	<p>(2) The building referred to in this Application will be more than 100 feet from _____ Street</p> <p>Sign Here..... <small>(Owner or Authorized Agent)</small></p> <hr/> <p>(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.</p> <p>Sign Here..... <small>(Owner or Authorized Agent)</small></p>
--	--

REMARKS: *(Lid 78321)*

I hereby certify that there is  
no general contractor for this  
building or work.

AN CHECKING  
RECEIPT NO. *16211*  
VALUATION \$ *15000.00*  
FEE PAID \$ *25.00*

(Sign: *[Signature]*)

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY

Los Angeles, Calif., 10/29, 1937

MR. J. J. BACKUS,  
Superintendent of Building,  
Los Angeles, Calif.

Dear Sir:

I hereby respectfully request the change of address on

Building  
Electrical  
Heating and Ventilating  
Plumbing

Permit No. 41226-27 Issued Sept. 2/37

From 1112 Roxbury Drive

To 1120-22-24 & 26 Roxbury Drive

for the following reasons:

- (\*) Change on same street, if not from east to west, or north to south, or vice versa.
- ( ) Change from one street to another street for corner lot.
- ( ) Change because of error on part of some city department.
- ( ) Change where charge is made for extra inspection trip of not less than 75 cents.

NOTE: Above conditions for change of address shall not be deemed to waive any inspection fees required by ordinance; nor to require the Building and Safety Department to change any address except in justifiable cases.

Respectfully,

.....  
Owner, Contractor or Authorized Agent.

Address.....

Checked by

E. L. Bullough  
.....  
Clerk.

Approved by

A. J. Chisman  
.....  
Chief Clerk.

\* Temporary house number issued before Tract was on Record also single number was issued instead of 4 unit number.

Bureau of Engineering  
CC



# **MISCELLANEOUS**

(Reports, Orders,  
Permits, etc)



Michelle Carter <michelle.carter@lacity.org>

1112-1136 Roxbury Dr

RECEIVED  
Fri, Dec 7, 2018 at 1:53 PM

Aviv Kleinman <aviv.kleinman@lacity.org>  
To: Michelle Carter <michelle.carter@lacity.org>

Hello Michelle,

Councilmember Koretz's office supports the case at 1112-1136 Roxbury Dr., for an Eldercare Facility. The location appears to be well-chosen, among multi-story housing and near a park with Senior activities. The South Robertson Neighborhood Council supported the project as well. Please include this in the case file.

Thank you,

Aviv Kleinman



Aviv Kleinman, M.U.R.P.

Planning Deputy  
Councilmember Paul Koretz - Council District 5  
Encino - Valley District Office:  
15760 Ventura Blvd Suite 600  
Encino, CA 91436  
(818) 971-3088  
West LA - Wilshire District Office  
6380 Wilshire Blvd, Suite 800, Los Angeles, CA  
90048  
323-866-1828  
LA City Hall Office  
200 N. Spring Street  
Los Angeles, CA 90012  
213-473-7005  
Email: Aviv.Kleinman@lacity.org

If you would like to sign up to receive the Fifth Council District e-newsletter, click [here](#)

\*\*\*\*\*

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\*\*\*\*\*

Aviv Kleinman, M.U.R.P.  
Planning Deputy  
Councilmember Paul Koretz - Council District 5  
15760 Ventura Blvd Suite 600  
Encino, CA 91436

**soro**  
south robertson  
neighborhoods council



Michelle Carter  
Department of City Planning  
200 N. Spring Street  
Los Angeles, CA 90012

27 December 2018

Re: Case Number ZA-2018-3419-ELD

Dear Ms. Carter:

I am writing on behalf of the South Robertson Neighborhoods Council ("SORO NC") to comment on the proposed 57-unit Eldercare Facility at 1112-1136 S Roxbury Dr.

At a duly-noticed meeting of the General Board on December 20, 2018, SORO NC voted 15 yes / 00 no / 00 abstain to recommend that the applicant's project be approved. The project provides 57-units of much-needed senior living in a neighborhood rich with programming for seniors. While the list of entitlement requests is long, granting these requests allows for a building that is appropriate for the site and that fits in the existing context of the neighborhood.

Please do not hesitate to contact me if you have any questions about this comment letter.

Sincerely,

Krystal Navor  
President, South Robertson Neighborhoods Council,  
Land Use and Economic Development Committee Chair

Cc: Aviv Kleinman, Office of Council Member Paul Koretz

**Krystal Navor**  
President

**Ken Blaker**  
Vice-President

**Jon Liberman**  
Treasurer

**Vacant**  
Secretary

**Martin Epstein**  
Corresponding Secretary

**South Robertson  
Neighborhoods Council**

PO Box 35836  
Los Angeles, CA 90035

P: (310) 295-9920  
F: (310) 295-9906  
E: info@soronc.org

[soronc.org](http://soronc.org)

 City of Los Angeles Certified  
Neighborhood Council

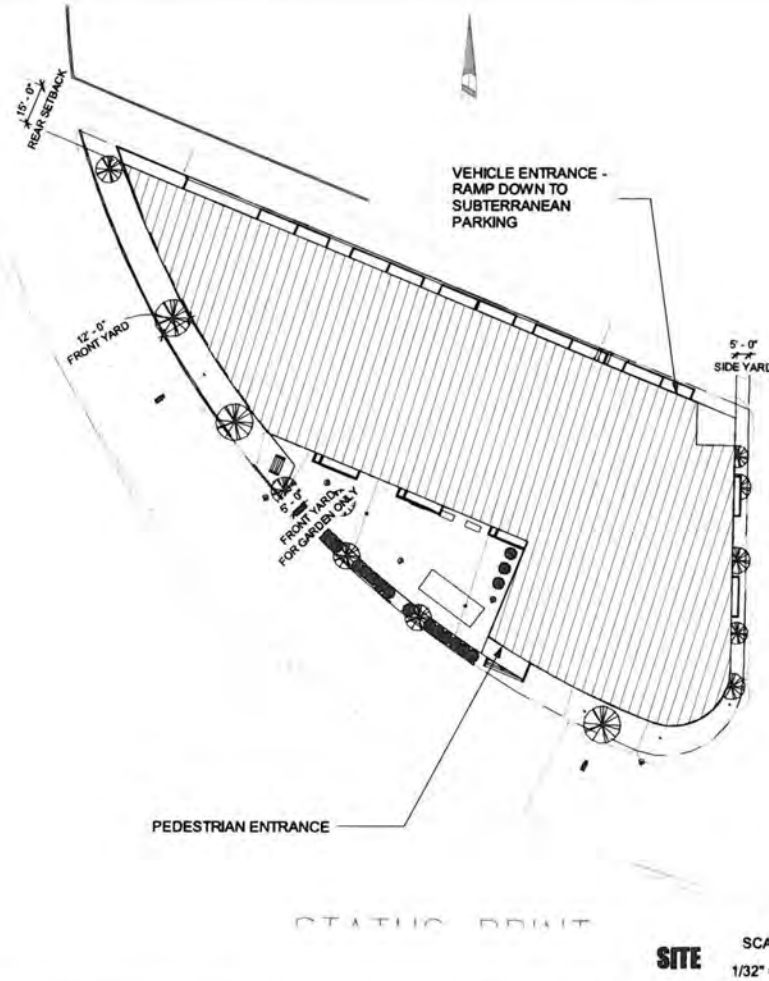
RECEIVED  
12.27.18

# ROXBURY

1122-1136 S ROXBURY DR, LOS ANGELES, CA 90212

## ASSISTED AND INDEPENDENT LIVING SCHEMATIC DESIGN

### SITE PLAN



### PROJECT DATA

#### PROPERTY DESCRIPTION

SITE ADDRESS: 1122-1136 S ROXBURY DRIVE, 1123 S BEDFORD DRIVE

APNS: 4330-012-006, 4330-012-007, 4330-012-008, 4330-012-009

#### LEGAL DESCRIPTION:

TRACT TR 11106  
LOTS 43, 44, 45, 46, 1, 47  
COUNCIL DISTRICT: CD 5 - Paul Koretz

#### PROJECT DESCRIPTION

PROPOSED NEW 4-STORY, 57 UNIT SENIOR LIVING APARTMENT BUILDING; 4 STORIES OF RESIDENTIAL OVER 2 STORY OF SUBTERRANEAN PARKING.

#### ZONING INFORMATION

ZONING DESIGNATION: (QR)3-1-0  
ZONING INFORMATION: NONE  
SPECIFIC PLAN AREA: WEST LOS ANGELES TRANSPORTATION IMPROVEMENT AND MITIGATION PLAN

Q-CONDITIONS: C.P.C. NO. 88-0341 (ZC) ORDINANCE NO. 165981

MAX ALLOWABLE HEIGHT PER (QR)3-1-0: 36' / 3-STORIES

PROPOSED HEIGHT PER ELDERCARE UNIFIED PERMIT PROCESS: 47' / 4-STORIES

#### RESIDENTIAL DENSITY:

GROSS SITE AREA: 28,269 SF  
1/2 ALLEY AREA: 2,730 SF  
GROSS 1/2 ALLEY: 30,999 SF  
DENSITY RATIO PER Q-CONDITION: 1 UNIT PER 1,200 SF  
ALLOWABLE: 31,999 / 1,200 = 25.8  
PROPOSED PER ELDERCARE UNIFIED PROCESS: 57 (51 SENIOR INDEPENDENT UNITS, 6 ASSISTED LIVING CARE UNIT)  
F.A.R. & SQUARE FOOTAGE BUILDABLE AREA: 28,269 - 5' SETBACK FROM SITE BOUNDARY = 24,605 SF  
ALLOWABLE FLOOR AREA: MAX F.A.R. 3:1  
3 x 24,605 = 73,815 SF  
PROPOSED F.A.R.: 73,482 SF < 73,815 SF

#### PARKING TABULATION

AUTO PARKING			
SENIOR INDEPENDENT RATIO	1 PER UNIT		
SENIOR INDEPENDENT REQUIRED	51 x 1		51 SPACES
ASSISTED LIVING RATIO	1 PER UNIT		
ASSISTED LIVING REQUIRED	6 x 1		6 SPACE
GUEST PARKING PER Q-CONDITION	57 x 25% = 14.25		14 SPACES
<b>TOTAL VEHICULAR PARKING REQUIRED</b>			<b>71 SPACES</b>
<b>TOTAL VEHICULAR PARKING PROVIDED</b>			<b>97 SPACES</b>
ADA PARKING: 2 MIN. (TABLE 11B-208.2)	1 VAN SPACE = 1 SINGLE STALL		
ADA GUEST PARKING: 1 MIN. (11B-208.2.3.3)	1 SINGLE STALL		
TOTAL ADA PARKING:		3 SPACES	
EVCS: 5% TOTAL	5% * 69 = 3.45		4 SPACES
BIKE PARKING			
LONG TERM BICYCLE RATIO	1 PER 10K SF		
LONG TERM REQUIRED: 73,482 / 5,000 = 14.7			15 SPACES
LONG TERM PROVIDED		15	
SHORT TERM BICYCLE RATIO	1 PER 5K SF		
SHORT TERM REQUIRED: 73,482 / 10,000 = 7.3			7 SPACES
SHORT TERM PROVIDED		7	

### PROJECT DATA

#### OPEN SPACE TABULATION

LEVEL	DESCRIPTION	REC ROOM	COMMON	BALCONY
P2	REC ROOM	2,141		
P1	REC ROOM	1,897		
1	GARDEN		3,098	
	ACTIVITIES ROOM	775		
2	14 BALCONIES (50 SF PER BALCONY)			700
3	14 BALCONIES (50 SF PER BALCONY)			700
4	14 BALCONIES (50 SF PER BALCONY)			700
<b>SUB TOTAL</b>	<b>SF</b>	<b>4,813 SF</b>	<b>3,098 SF</b>	<b>2,100 SF</b>
	<b>%</b>	<b>49%</b>	<b>30%</b>	<b>29%</b>
<b>TOTAL</b>	<b>SF</b>	<b>9,889 SF</b>		

FOR C.P.C. NO. 88-0341 (ZC) ORDINANCE NO. 165981

1. PRIVATE PATIOS OR ENCLOSED YARDS (LOCATED AT GROUND LEVEL OR AT THE FIRST HABITABLE FLOOR LEVEL) WHICH ARE PART OF A DWELLING UNIT MAY BE INCLUDED AS USABLE OPEN SPACE IF THEY ARE A MINIMUM OF 100 SQ. FT.  
2. REC ROOMS MAY BE INCLUDED AS OPEN SPACE BUT MAY NOT EXCEED FOR MORE THAN 10% OF TOTAL REQUIRED.  
3. EACH C.O. AREA INCLUDING REC ROOMS SHALL BE A MINIMUM OF 400 SQ. FT.

#### OPEN SPACE REQUIRED PER Q-CONDITIONS

FLOORS 1-4	REQ'D SF PER UNIT	PROPOSED NO. OF UNITS	SUBTOTAL REQUIRED
FLOORS 1-4	100 SF	57	5,700 SF
<b>TOTAL OPEN SPACE REQUIRED</b>			<b>5,700 SF</b>

#### OPEN SPACE PROVIDED

CENTRAL GARDEN: 3,098 SF  
REC ROOM: ACTUAL = 1,513 & 828 MAX = 10% X 5,700 = 570 SF  
BALCONIES: 2,200 SF  
**TOTAL OPEN SPACE PROVIDED: 5,888 SF**

#### FLOOR AREA TABULATION

FLOOR LEVEL	AREA
PARKING 2	-
PARKING 1	1,596 SF
1ST FLOOR	18,200 SF
2ND FLOOR	17,777 SF
3RD FLOOR	18,439 SF
4TH FLOOR	17,370 SF
ROOF	-
<b>TOTAL</b>	<b>73,482 SF</b>
PROPOSED F.A.R.	3:1

#### UNITS SUMMARY

NAME	COUNT
1 BEDROOM	22
2 BEDROOM	27
3 BEDROOM	2

#### ASSISTED LIVING

NAME	COUNT
ASSISTED LIVING UNIT	6

TOTAL: 57

#### PARKING OVERALL

Description	Count	Dimensions
ADA	3	
Compact Stand alone	5	7.5' x 15'
Compact Tandem	27	7'-10" x 15'
Standard	62	8.5' x 18'
Grand total:	97	

#### LANDSCAPING

REQUIRED LANDSCAPE: 50% OF 3,098	1,549 SF
PROVIDED LANDSCAPE:	1,549 SF
REQUIRED # OF TREES: 57 UNITS / 3 TREES	19
PROVIDED # OF TREES:	19

### 3D VIEW



### ZONING MAP



### LOCATION MAP



### PROJECT DIRECTORY

#### OWNER

COMPANY: LENMAR DOHENY LLC  
CONTACT: MANNY LABRANCHE  
EMAIL: MANNY@DUKEDEVELOPMENTINC.COM  
TELEPHONE: 310.738.8515  
ADDRESS: 127 NORTH ROBERTSON BLVD, BEVERLY HILLS, CA 90211

#### LAND USE CONSULTANT:

COMPANY: NUR DEVELOPMENT  
CONTACT: DANIEL AHADIAN  
EMAIL: daniel@nurdevelopment.com  
TEL: (310) 339-7344

#### ARCHITECT

COMPANY: THE ALBERT GROUP ARCHITECTS | ARCHITAG LLP  
CONTACT: STEVE ALBERT; MEHRZAD RAFAEI  
EMAIL: SALBERT@TAGARCH.NET; MRAFAEI@TAGARCH.NET  
TEL: (310) 820-8963 x 207  
ADDRESS: 2032 STONER AVE., STUDIO TAG LOS ANGELES, CA 90025

### DRAWING LIST

#### ARCHITECTURAL

- A2.10 SUBTERRANEAN PARKING -2
- A2.11 SUBTERRANEAN PARKING
- A2.21 GROUND FLOOR PLAN
- A2.22 SECOND FLOOR PLAN
- A2.23 THIRD FLOOR PLAN
- A2.24 FOURTH FLOOR PLAN
- A2.40 ENLARGED UNIT PLANS
- A3.00 3D VIEWS
- A3.01 3D VIEWS
- A3.02 3D VIEWS
- A3.11 BUILDING ELEVATIONS
- A3.12 BUILDING ELEVATIONS
- A4.10 BUILDING SECTIONS

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONFERENCE DRAWINGS OR SPECIFICATIONS SHALL BE CONSIDERED AS CONCLUSIVE AND ACCEPTANCE OF THESE RESTRICTIONS.

Revision No.	Revision Desc.	Revision Date

the albert group architects

2032 Stoner Avenue | Los Angeles, CA 90025



1122 ROXBURY

1122-1136 ROXBURY DR, LOS ANGELES, CA 90212

PROJECT NUMBER: 18240  
PROJECT PHASE: SCHEMATIC DESIGN  
SHEET ISSUE DATE: 6.20.2019  
SHEET NAME: TITLE SHEET  
SHEET NUMBER: A0.00

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE ACCEPTANCE OF THESE RESTRICTIONS.

Revision N	Revision Desc	Revision Date

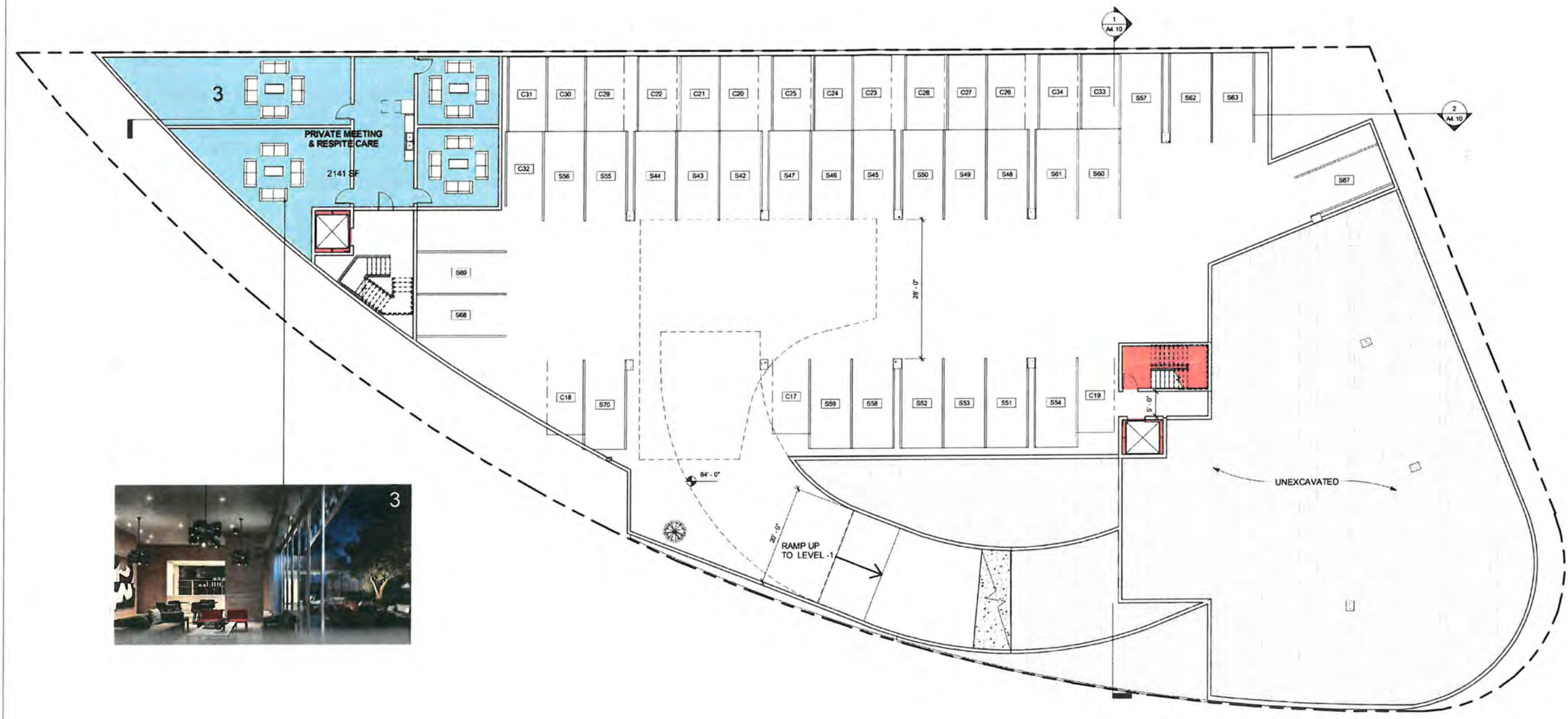
the albert group architects  
 2032 Stoner Avenue Los Angeles, CA 90025



# 1122 ROXBURY

1122-1136 ROXBURY DR, LOS ANGELES, CA 90212

PROJECT NUMBER: 18240  
 PROJECT PHASE: SCHEMATIC DESIGN  
 SHEET ISSUE DATE: 6.20.2019  
 SHEET NAME: SUBTERRANEAN PARKING -2  
 SHEET NUMBER: A2.10



### Room Legend

- ELEVATOR / STAIR
- PRIVATE MEETING & RESPITE CARE

PARKING OVERALL			
Description	Count	Dimensions	Level
ADA	3		
Compact Stand alone	5	7.5' x 15'	
Compact Tandem	27	7'-10" x 15'	
Standard	62	8.5' x 18'	
Grand total: 97			

PARKING LEVEL -2			
Description	Count	Dimensions	Level
Compact Stand alone	4	7.5' x 15'	LEVEL P2
Compact Tandem	14	7'-10" x 15'	LEVEL P2
Standard	26	8.5' x 18'	LEVEL P2
Grand total: 44			

- #### BUILDING AMENITIES:
- LOBBY / LOUNGE
  - OUTDOOR POOL DECK & LOUNGE
  - PRIVATE MEETING ROOMS
  - KITCHEN & FOOD PREP
  - INDOOR GYM
  - OUTDOOR POOL
  - YOGA & PILATIS STUDIOS
  - HYDRO SPA
  - T.V LOUNGE
  - BILLIARD & BRIDGE ROOM
  - MEDICATION ROOM
  - PATIO & VEGETABLE GARDENS

- #### ASSISTED LIVING SERVICES INCLUDE:
- BATHING DRESSING AND GROOMING
  - SPECIALIZED DAILY PROGRAMS
  - ASSISTANCE WITH DINING SOLUTIONS
  - ASSISTANCE WITH MEDICATIONS
  - ASSISTANCE WITH PERSONAL LAUNDRY
  - CARE IN WITH DR'S APPT'S HOME HEALTH
  - PHYSICAL THERAPY
  - CONCIERGE AND RESPITE
  - PRIVATE OR SEMI PRIVATE SUITES

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE REPRODUCED OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

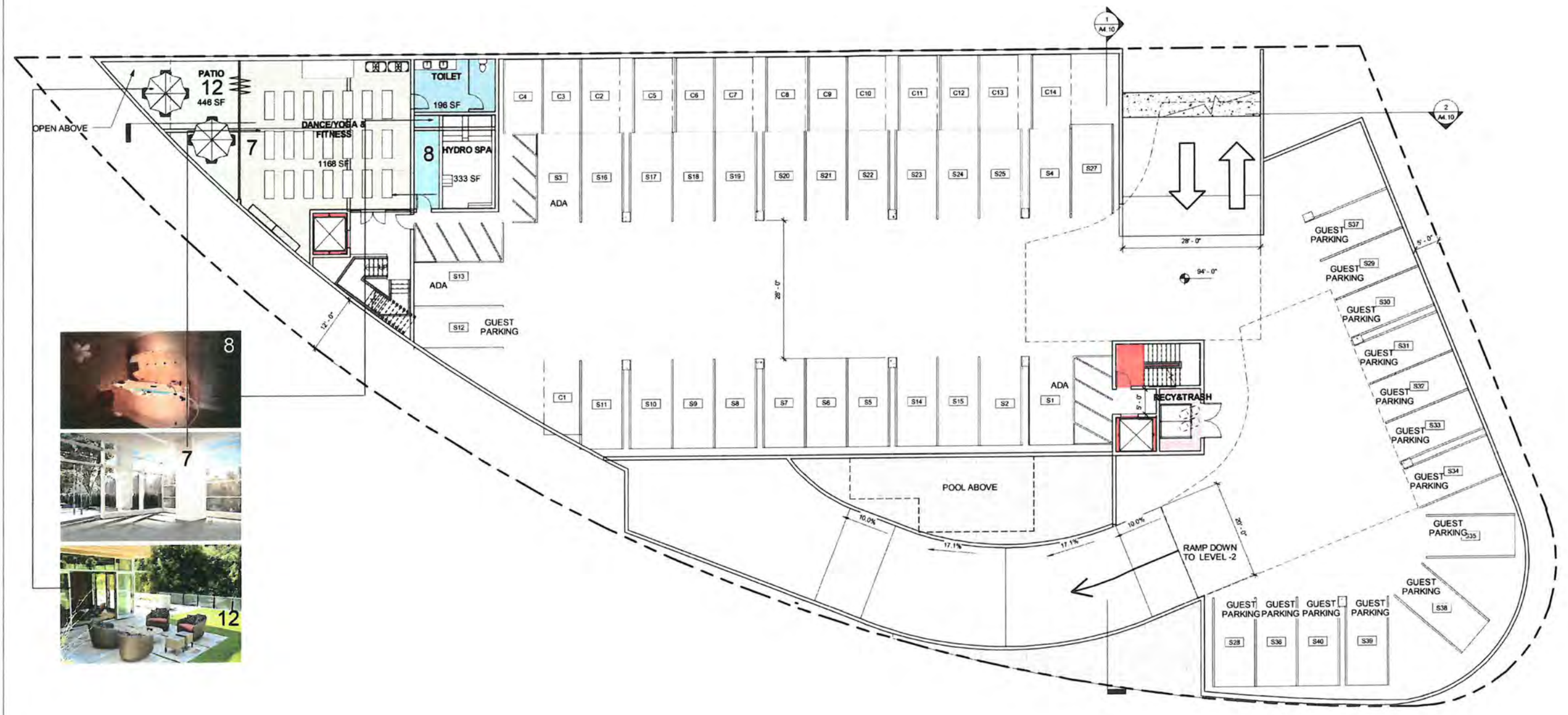
Revision No.	Revision Date	Revision Description

the albert group architects  
 2032 Stoner Avenue Los Angeles, CA 90025



**1122 ROXBURY**  
 1122-1136 ROXBURY DR, LOS ANGELES, CA 90012

PROJECT NUMBER: 18240  
 PROJECT PHASE: SCHEMATIC DESIGN  
 SHEET ISSUE DATE: 6.20.2019  
 SHEET NAME: SUBTERRANEAN PARKING  
 SHEET NUMBER: A2.11



- Room Legend**
- DANCE/YOGA & FITNESS
  - ELEVATOR / STAIR
  - HYDRO SPA
  - PATIO
  - RECY&TRASH
  - TOILET

PARKING OVERALL			
Description	Count	Dimensions	
ADA	3		
Compact Stand alone	5	7.5' x 15'	
Compact Tandem	27	7'-10" x 15'	
Standard	62	8.5' x 18'	
Grand total: 97			

PARKING LEVEL -1			
Description	Count	Dimensions	Level
ADA	3		LEVEL P1
Compact Stand alone	1	7.5' x 15'	LEVEL P1
Compact Tandem	13	7'-10" x 15'	LEVEL P1
Standard	36	8.5' x 18'	LEVEL P1
Grand total: 53			

- BUILDING AMENITIES:**
1. LOBBY / LOUNGE
  2. OUTDOOR POOL DECK & LOUNGE
  3. PRIVATE MEETING ROOMS
  4. KITCHEN & FOOD PREP
  5. INDOOR GYM
  6. OUTDOOR POOL
  7. YOGA & PILATIS STUDIOS
  8. HYDRO SPA
  9. T.V LOUNGE
  10. BILLIARD & BRIDGE ROOM
  11. MEDICATION ROOM
  12. PATIO & VEGETABLE GARDENS

- ASSISTED LIVING SERVICES INCLUDE:**
13. BATHING DRESSING AND GROOMING
  14. SPECIALIZED DAILY PROGRAMS
  15. ASSISTANCE WITH DINING SOLUTIONS
  16. ASSISTANCE WITH MEDICATIONS
  17. ASSISTANCE WITH PERSONAL LAUNDRY
  18. CARE IN WITH DR'S APPTS HOME HEALTH
  19. PHYSICAL THERAPY
  20. CONCIERGE AND RESPITE
  21. PRIVATE OR SEMI PRIVATE SUITES

LEVEL P1 SCALE: 1" = 10'-0" 1

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Revision No.	Revision Date	Revision Description

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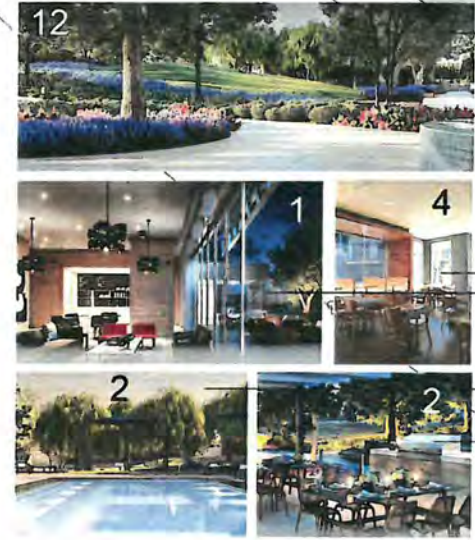
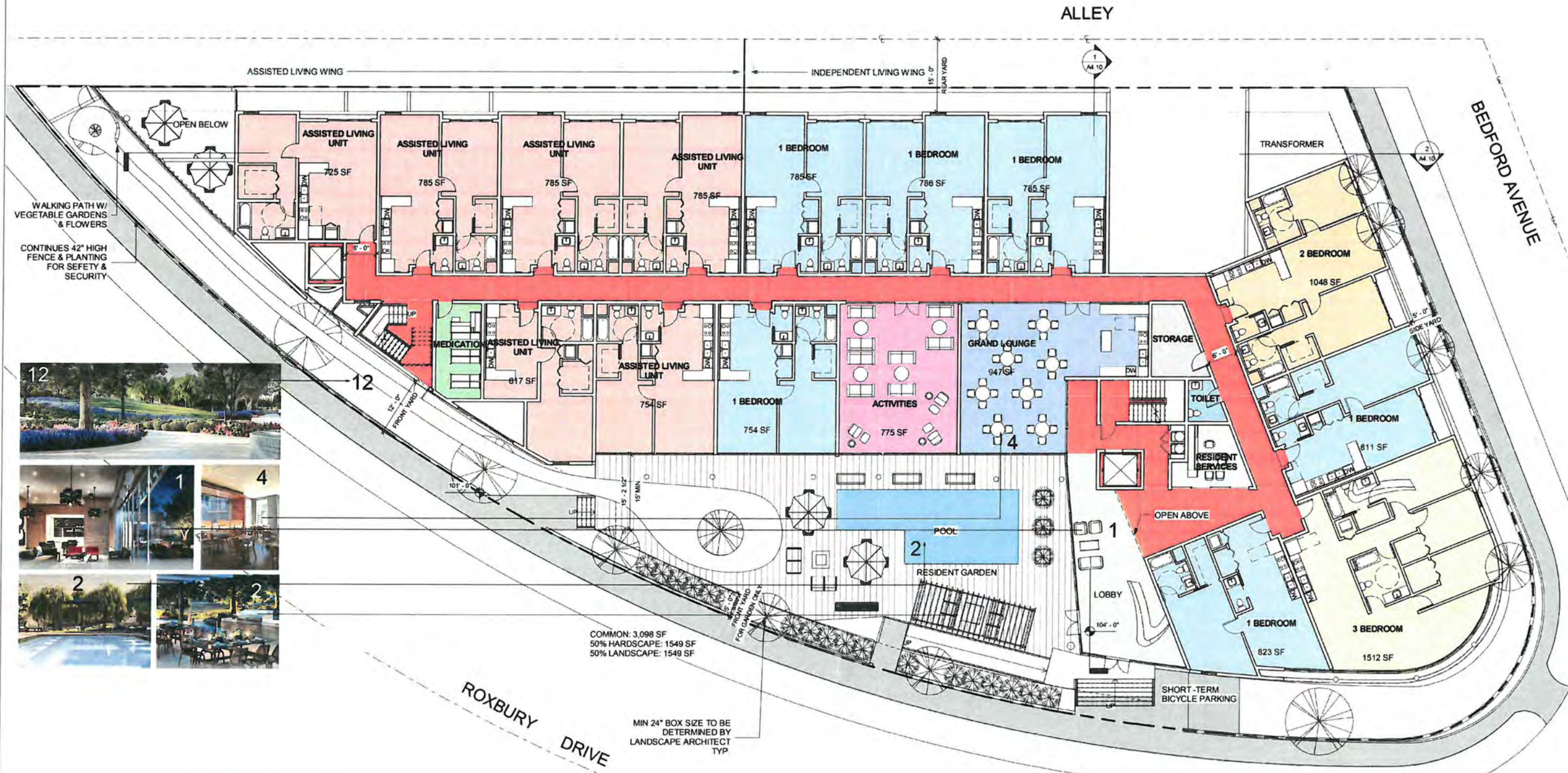
2032 Stoner Avenue Los Angeles, CA 90025



# 1122 ROXBURY

1122-1136 ROXBURY DR, LOS ANGELES, CA 90212

PROJECT NUMBER: 18240  
 PROJECT PHASE: SCHEMATIC DESIGN  
 SHEET ISSUE DATE: 6.20.2019  
 SHEET NAME: GROUND FLOOR PLAN  
 SHEET NUMBER: 1



COMMON: 3,098 SF  
 50% HARDSCAPE: 1549 SF  
 50% LANDSCAPE: 1549 SF

MIN 24" BOX SIZE TO BE DETERMINED BY LANDSCAPE ARCHITECT TYP.

**Room Legend**

<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> 1 BEDROOM	<span style="display:inline-block; width:15px; height:15px; background-color:#FFC0CB; border:1px solid black;"></span> ELEVATOR / STAIR
<span style="display:inline-block; width:15px; height:15px; background-color:#FFFFE0; border:1px solid black;"></span> 2 BEDROOM	<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> GRAND LOUNGE
<span style="display:inline-block; width:15px; height:15px; background-color:#E0FFE0; border:1px solid black;"></span> 3 BEDROOM	<span style="display:inline-block; width:15px; height:15px; background-color:#FFFFFF; border:1px solid black;"></span> LOBBY
<span style="display:inline-block; width:15px; height:15px; background-color:#FFC0CB; border:1px solid black;"></span> ACTIVITIES	<span style="display:inline-block; width:15px; height:15px; background-color:#90EE90; border:1px solid black;"></span> MEDICATION
<span style="display:inline-block; width:15px; height:15px; background-color:#FFDAB9; border:1px solid black;"></span> ASSISTED LIVING UNIT	<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> RESIDENT SERVICES
	<span style="display:inline-block; width:15px; height:15px; background-color:#FFFFFF; border:1px solid black;"></span> STORAGE
	<span style="display:inline-block; width:15px; height:15px; background-color:#ADD8E6; border:1px solid black;"></span> TOILET

**UNITS SUMMARY**

NAME	COUNT
1 BEDROOM	22
2 BEDROOM	27
3 BEDROOM	2

**ROOM SCHEDULE - LEVEL 1**

Name	Level	Count
1 BEDROOM	1ST FLOOR	6
2 BEDROOM	1ST FLOOR	1
3 BEDROOM	1ST FLOOR	1

**ASSISTED LIVING**

NAME	COUNT
ASSISTED LIVING UNIT	6

TOTAL: 15

- BUILDING AMENITIES:**
- LOBBY / LOUNGE
  - OUTDOOR POOL DECK & LOUNGE
  - PRIVATE MEETING ROOMS
  - KITCHEN & FOOD PREP
  - INDOOR GYM
  - OUTDOOR POOL
  - YOGA & PILATIS STUDIOS
  - HYDRO SPA
  - T.V LOUNGE
  - BILLIARD & BRIDGE ROOM
  - MEDICATION ROOM
  - PATIO & VEGETABLE GARDENS

- ASSISTED LIVING SERVICES INCLUDE:**
- BATHING DRESSING AND GROOMING
  - SPECIALIZED DAILY PROGRAMS
  - ASSISTANCE WITH DINING SOLUTIONS
  - ASSISTANCE WITH MEDICATIONS
  - ASSISTANCE WITH PERSONAL LAUNDRY
  - CARE IN WITH DR'S APPT'S HOME HEALTH
  - PHYSICAL THERAPY
  - CONCIERGE AND RESPITE
  - PRIVATE OR SEMI PRIVATE SUITES

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Revision N	Revision Desc	Revision Date

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# 1122 ROXBURY

1122-1136 ROXBURY DR, LOS ANGELES, CA 90212

PROJECT NUMBER: 18240  
 PROJECT PHASE: SCHEMATIC DESIGN  
 SHEET ISSUE DATE: 6.20.2019  
 SHEET NAME: SECOND FLOOR PLAN  
 SHEET NUMBER: A2.22



### Room Legend

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- ELEVATOR / STAIR
- LOBBY
- T.V LOUNGE
- TOILET
- UTILITIES

ROOM SCHEDULE - LEVEL 2		
Name	Level	Count
1 BEDROOM	2ND FLOOR	5
2 BEDROOM	2ND FLOOR	8
3 BEDROOM	2ND FLOOR	1
Grand total: 14		

- ### BUILDING AMENITIES:
1. LOBBY / LOUNGE
  2. OUTDOOR POOL DECK & LOUNGE
  3. PRIVATE MEETING ROOMS
  4. KITCHEN & FOOD PREP
  5. INDOOR GYM
  6. OUTDOOR POOL
  7. YOGA & PILATIS STUDIOS
  8. HYDRO SPA
  9. T.V LOUNGE
  10. BILLIARD & BRIDGE ROOM
  11. MEDICATION ROOM
  12. PATIO & VEGETABLE GARDENS

- ### ASSISTED LIVING SERVICES INCLUDE:
13. BATHING DRESSING AND GROOMING
  14. SPECIALIZED DAILY PROGRAMS
  15. ASSISTANCE WITH DINING SOLUTIONS
  16. ASSISTANCE WITH MEDICATIONS
  17. ASSISTANCE WITH PERSONAL LAUNDRY
  18. CARE IN WITH DR'S APPT'S HOME HEALTH
  19. PHYSICAL THERAPY
  20. CONCIERGE AND RESPITE
  21. PRIVATE OR SEMI PRIVATE SUITES



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Revision No.	Revision Date	Revision Description

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# 1122 ROXBURY

1122-1136 ROXBURY DR, LOS ANGELES, CA 90212

PROJECT NUMBER: 18240  
PROJECT PHASE: SCHEMATIC DESIGN  
SHEET ISSUE DATE: 6.20.2019  
SHEET NAME: THIRD FLOOR PLAN  
SHEET NUMBER:



- Room Legend**
- 1 BEDROOM
  - 2 BEDROOM
  - BRIDGE/BILLIARD
  - ELEVATOR / STAIR
  - TOILET
  - UTILITIES

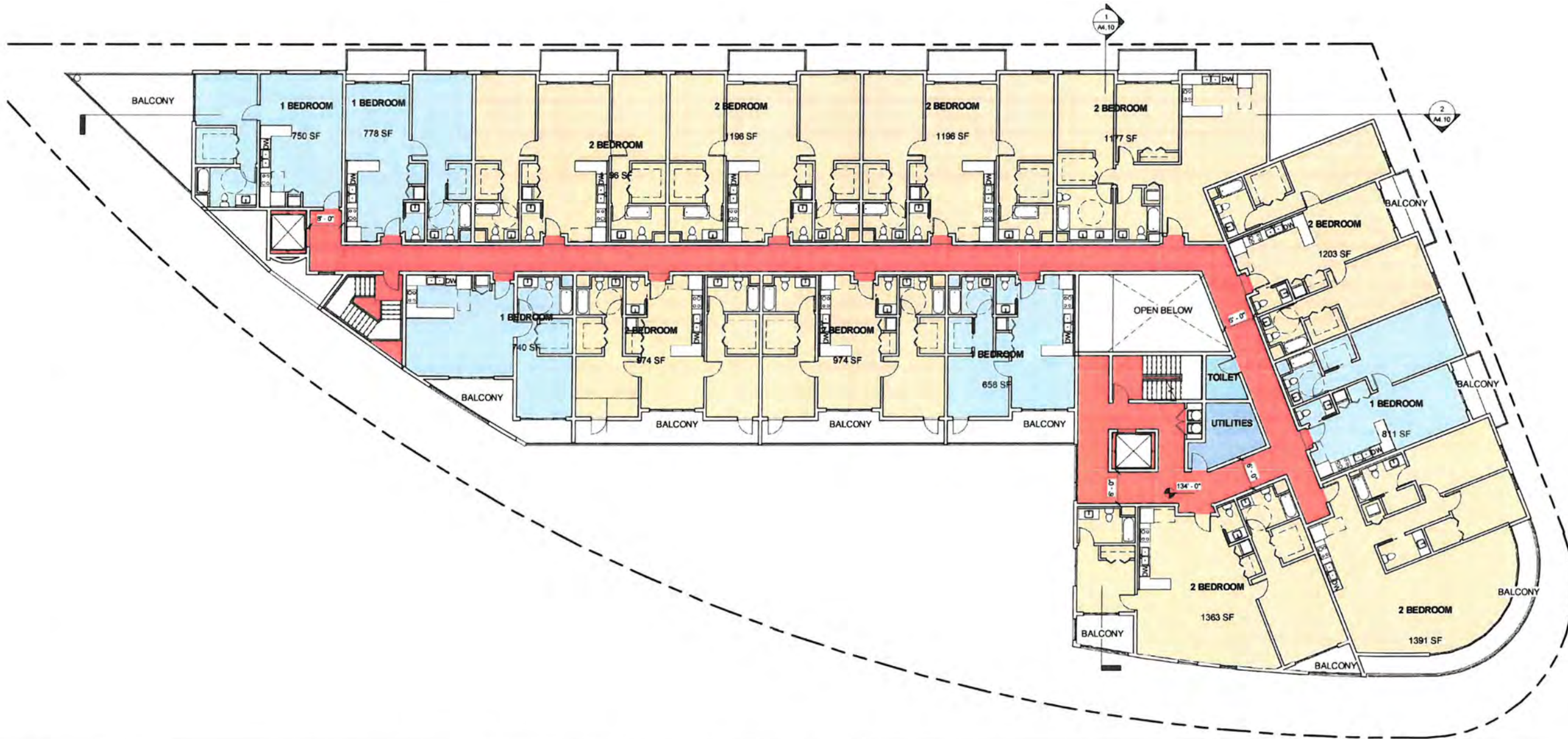
ROOM SCHEDULE - LEVEL 3		
Name	Level	Count
1 BEDROOM	3RD FLOOR	6
2 BEDROOM	3RD FLOOR	9
Grand total: 15		

- BUILDING AMENITIES:**
1. LOBBY / LOUNGE
  2. OUTDOOR POOL DECK & LOUNGE
  3. PRIVATE MEETING ROOMS
  4. KITCHEN & FOOD PREP
  5. INDOOR GYM
  6. OUTDOOR POOL
  7. YOGA & PILATIS STUDIOS
  8. HYDRO SPA
  9. T.V LOUNGE
  10. BILLIARD & BRIDGE ROOM
  11. MEDICATION ROOM
  12. PATIO & VEGETABLE GARDENS

- ASSISTED LIVING SERVICES INCLUDE:**
13. BATHING DRESSING AND GROOMING
  14. SPECIALIZED DAILY PROGRAMS
  15. ASSISTANCE WITH DINING SOLUTIONS
  16. ASSISTANCE WITH MEDICATIONS
  17. ASSISTANCE WITH PERSONAL LAUNDRY
  18. CARE IN WITH DR'S APPT'S HOME HEALTH
  19. PHYSICAL THERAPY
  20. CONCIERGE AND RESPITE
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**Room Legend**

- 1 BEDROOM
- 2 BEDROOM
- ELEVATOR / STAIR
- TOILET
- UTILITIES



ROOM SCHEDULE - LEVEL 4		
Name	Level	Count
1 BEDROOM	4TH FLOOR	5
2 BEDROOM	4TH FLOOR	9
Grand total: 14		

- BUILDING AMENITIES:**
1. LOBBY / LOUNGE
  2. OUTDOOR POOL DECK & LOUNGE
  3. PRIVATE MEETING ROOMS
  4. KITCHEN & FOOD PREP
  5. INDOOR GYM
  6. OUTDOOR POOL
  7. YOGA & PILATIS STUDIOS
  8. HYDRO SPA
  9. T.V LOUNGE
  10. BILLIARD & BRIDGE ROOM
  11. MEDICATION ROOM
  12. PATIO & VEGETABLE GARDENS

- ASSISTED LIVING SERVICES INCLUDE:**
13. BATHING DRESSING AND GROOMING
  14. SPECIALIZED DAILY PROGRAMS
  15. ASSISTANCE WITH DINING SOLUTIONS
  16. ASSISTANCE WITH MEDICATIONS
  17. ASSISTANCE WITH PERSONAL LAUNDRY
  18. CARE IN WITH DR'S APPT'S HOME HEALTH
  19. PHYSICAL THERAPY
  20. CONCIERGE AND RESPITE
  21. PRIVATE OR SEMI PRIVATE SUITES

Revision N	Revision Desc	Revision Date

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**1122 ROXBURY**  
1122-1136 ROXBURY DR, LOS ANGELES, CA 90212

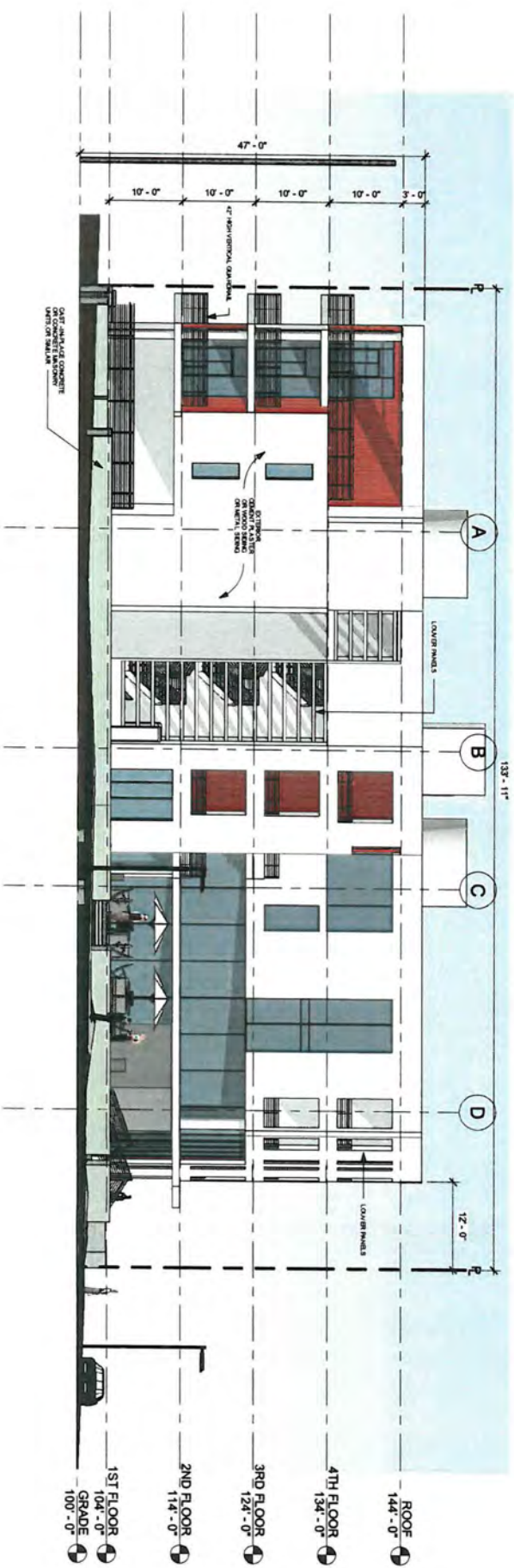
PROJECT NUMBER: 18240  
PROJECT PHASE: SCHEMATIC DESIGN  
SHEET ISSUE DATE: 6.20.2019  
SHEET NAME: FOURTH FLOOR PLAN  
SHEET NUMBER: 1



**SOUTH ELEVATION FROM ROXBURY**

SCALE: 1" = 10'-0"

1



**WEST ELEVATION FROM ROXBURY**

SCALE: 1" = 10'-0"

2

Revision N.	Revision Desc.	Revision Date

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**1122 ROXBURY**

1122-1136 ROXBURY DR, LOS ANGELES, CA 90212

PROJECT NUMBER: 18240

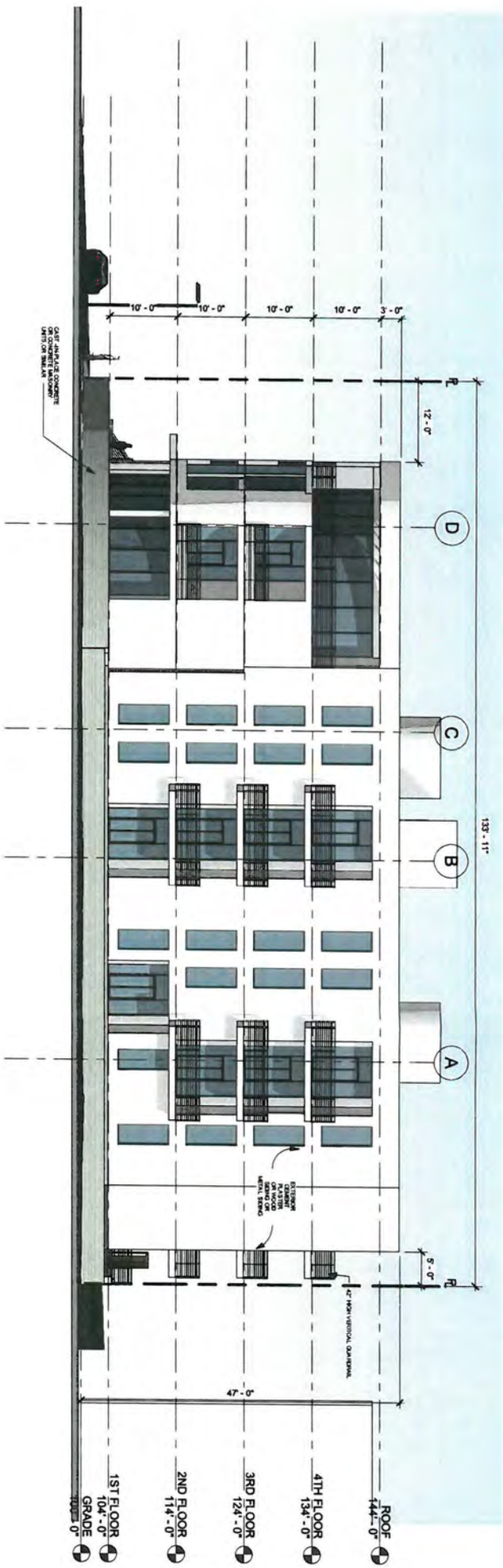
PROJECT PHASE: SCHEMATIC DESIGN

SHEET ISSUE DATE: 6.20.2019

SHEET NAME: BUILDING ELEVATIONS

SHEET NUMBER

**A3.11**



**EAST ELEVATION FROM BEDFORD**

SCALE: 1" = 10'-0"

1



**NORTH ELEVATION FROM ALLEY**

SCALE: 1" = 10'-0"

2

Revision N.	Revision Desc.	Revision Date

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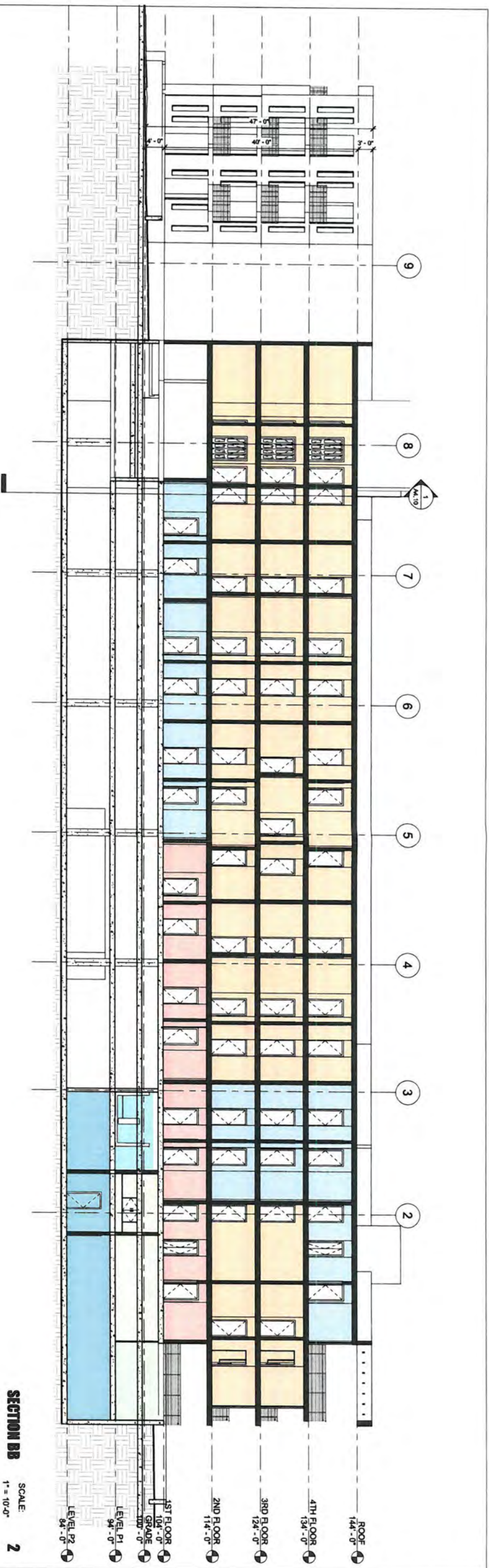
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**1122 ROXBURY**

1122-1136 ROXBURY DR, LOS ANGELES, CA 90212

PROJECT NUMBER: 18240  
 PROJECT PHASE: SCHEMATIC DESIGN  
 SHEET ISSUE DATE: 6.20.2019  
 SHEET NAME: BUILDING ELEVATIONS  
 SHEET NUMBER: A3.12



**SECTION BB**

SCALE:  
1" = 10'-0"

**2**

- Room Legend**
- 1 BEDROOM
  - 2 BEDROOM
  - BRIDGE/BILLIARD
  - ELEVATOR / STAIR
  - GRAND LOUNGE
  - LOBBY
  - T.V. LOUNGE



**SECTION AA**

SCALE:  
1/8" = 1'-0"

**1**

Revision N.	Revision Desc.	Revision Date

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# 1122 ROXBURY

1122-1136 ROXBURY DR, LOS ANGELES, CA 90212

PROJECT NUMBER: 18240

PROJECT PHASE: SCHEMATIC DESIGN

SHEET ISSUE DATE: 6.20.2019

SHEET NAME: BUILDING SECTIONS

SHEET NUMBER: A4.10



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**Opposition/Comment from Owner/Occupant Within a 500-Foot Radius - Case No. ZA-2018-3419-ELD-1A / CEQA No. ENV-2018-3420-CE (Class 32)**

1 message

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**Cherie Lewis** <cherie0206@hotmail.com>

Sun, Jun 16, 2019 at 2:40 PM

To: "Michelle.Carter@lacity.org" &lt;Michelle.Carter@lacity.org&gt;, "apcWestLA@lacity.org" &lt;apcWestLA@lacity.org&gt;

Cc: Cherie Lewis &lt;cherie0206@hotmail.com&gt;

Dear Appeal Board of the Department of City Planning of the City of Los Angeles, City Planning Associate Michelle Carter, and Zoning Administrator of the Department of City Planning of the City of Los Angeles,

Thank you for the opportunity to file an opposition/comment on the proposed project with a project site of "[1122 South Roxbury Drive](#); 1112 - [1136 South Roxbury Drive](#)," [Los Angeles, California 90035](#).

I am deeply and firmly opposed to this project, because I think that the project would be detrimental to my property, the vulnerable populations which frequently visit nearby Roxbury Park, and the neighborhood taken as a whole.

In my email dated November 24, 2018, I expressed several areas of opposition to this project, including but not limited to, the requested deviations from the requirements of the Q condition without sufficient justification or rationale.

Here, I express an additional area of opposition to this project, as follows.

**Environmental Hazards to the Vulnerable Populations Which Frequently Visit Nearby Roxbury Park: Unnecessary Air Pollution and Noise Pollution**

The proposed project site is located just a few yards from the Roxbury Park in Beverly Hills, almost across the street.

Quite a few types of vulnerable populations visit Roxbury Park (hereinafter "the Park") on a daily basis. These vulnerable populations include, senior citizens, young children, and individuals with serious medical/health issues. For example, the Park offers a prepared lunch on weekdays for senior persons, and the Park operates a daycare center on weekdays for young children under five years old.

Also, the Park offers multiple health-oriented programs for persons with medical issues. Some of the health-oriented programs are offered in cooperation/partnership with local institutions, including but not limited to, Cedars Sinai Medical Center (CSMC) and the Cancer Support Community of Los Angeles (CSLA). Some of these health-oriented programs are regularly held outside on the grounds of Roxbury Park.

Further, the Park is regularly visited by developmentally disabled adults as part of a program of Adult Day Care sponsored by the local Etta Israel Center. Many of these developmentally disabled adults have serious medical issues of a physical nature in addition to their cognitive issues, and quite a few of them utilize wheelchairs.

Finally, the Park is visited every day by children who play on the playground, teenagers who play basketball and tennis, and dogs who walk with their guardians. The playground, the basketball courts, the tennis courts, and the open areas for dog walking are some of the few such areas in the neighborhood. These areas are treasured by local residents, both those who live in Los Angeles and those who live in Beverly Hills.

Here, the proposed project anticipates building two (2) levels of subterranean parking and exporting approximately 16,500 cubic yards of soil.

This proposed activity would create unnecessary air pollution and noise pollution for a lengthy period of months, perhaps years, and would, therefore, constitute an environmental hazard for the above vulnerable populations: senior persons, young children under five years of age, persons with medical issues, and developmentally disabled adults.

The polluted air and noise would make it difficult, if not possible, for the above vulnerable populations to participate in activities at Roxbury Park, especially outdoor activities.

The air and noise pollution would also make it difficult for persons who seek to utilize the Park's playground and athletic facilities. The air and noise pollution would make it difficult for persons who seek to walk their dogs and anyone who seeks to enjoy the trees and natural setting of the Park.

In brief, the proposed plans for building subterranean parking would create an unnecessary environmental hazard which would detrimentally affect both vulnerable and general populations.

I again express my opposition to this project and hope that the Appeal of the Zoning Administrator's denial of this object will be upheld.

Thank you.

Cherie S. Lewis, Esq.  
1201 Roxbury Drive  
Los Angeles, California 90035

\*\*\*\*\*



Planning APCWestLA &lt;apcwestla@lacity.org&gt;

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**ZA-2018-3419-ELD-1A**

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**Judith Friedman** <mickeymechaya@gmail.com>  
To: apcWestLA@lacity.org, michelle.carter@lacity.org

Mon, Jul 15, 2019 at 11:57 AM

Dear Ms. Carter -

As homeowners at [1167 So. Roxbury](#) Derive, Unit #205, Los Angeles, CA 90035, we feel obligated and compelled to state our opinion on a most important issue; the intended construction across the street from our property. As per your instructions, we're writing this e-mail to officially express our position regarding the proposed construction of an inordinately large adult home care/assisting living facility located on South Roxbury Drive in West Los Angeles. In our opinion, the proposed construction will put an undue burden on the already existing facilities (parking, the local park, the street-supported traffic, etc.), and significantly increase the present traffic danger associated with existing exaggerated curve on Roxbury Drive. In addition, our hope is that your office will comply with the current regulations that render the proposed construction a violation of the present zoning ordinances. If you make the mistake of allowing the petitioning owner to do as he wishes, you will have simply opened the floodgates for any and all future speculators in the area, and seriously compromise the confidence we've had in our local government....and that would be a tragedy for all the current residents in the community. It WAS and IS a lovely residential community, not a commercial environment.

In closing we request and expect your support in this case.

If you have any questions, please feel free to contact us at (310) 699-5235.

Grace Herwit  
Judy Herwit Friedman, Trustee



July 15, 2019

**VIA E-MAIL**

Michael Newhouse, President  
Lisa Waltz Morocco, Vice President  
Esther Margulies, Commissioner  
Heather Rozman, Commissioner  
Adele Yellin, Commissioner

James K. Williams, Commission Executive Assistant II  
[apcwestla@lacity.org](mailto:apcwestla@lacity.org)

Re: **ZA-2018-3419-ELD-1A; 1112-1136 S. Roxbury Drive**

Dear Commissioners:

Our law firm represents Lenmar Roxbury, LLC (the “**Applicant**”), owner of 1112-1136 S. Roxbury Drive in the City of Los Angeles (the “**City**”), whose application for an Eldercare Facility Unified Permit was denied by the Associate Zoning Administrator (“**AZA**”) on March 22, 2019. Had the application been approved, it would have allowed construction of a 73,482 sq.-ft., four-story eldercare facility with 57 units, including 56 units reserved for Senior Independent Housing and one unit reserved for Assisted Living Care Housing (the “**Previous Project**”).

As a result of this denial, the Applicant filed an appeal to allow us the opportunity to revise the Previous Project so that it could better meet the intent of the City’s Eldercare Ordinance. After careful consultation with the AZA and City Planning Department staff, the Applicant is proposing construction of a similarly-sized, 73,482 sq.-ft., four-story eldercare facility with a revised unit mix of 48 units reserved for Senior Independent Housing and nine (9) units reserved for Assisted Living Care Housing, as well as additional support facilities and services for aging residents (the “**Revised Project**”). These changes are described below in more detail as well as in the attached plans and renderings. Also, note that none of the originally-proposed requested deviations from the City’s zoning code have changed.

**The Revised Project meets the intent of the Eldercare Ordinance for the following reasons:**

- **Unit Mix**. The revised unit mix addresses the primary reason raised by the AZA for his denial – that facilities meeting the intent of the Eldercare Ordinance typically include between 5% and 25% of the units as Assisted Living units when paired with Senior Independent units. *The Revised Project includes approx. 16% of its units as Assisted Living, instead of 2%.*

- Services, Facilities and Staff. The Revised Project addresses the second main reason raised by the AZA for his denial – that on-site services and facilities devoted to serving aging residents should be expanded and described in more detail. *The Revised Project includes 16,989 sq. feet of floor area dedicated to eldercare services and amenities, instead of 8,974 sq. feet originally submitted, and 9,621 sq. feet submitted subsequent to the public hearing – this is nearly double the amount originally proposed.*

Such services and amenities include a grand lounge with expanded community kitchen and dining tables, yoga/pilates studio and physical therapy room, hydro spa, family visit/quiet room, medication room, laundry room, respite/staff lounge, residents garden and walking path/vegetable garden and television and bridge/billiards lounges, among other amenities. While a significant amount of common area is designated to staff, such as the director's office, leasing office, valet office and respite/staff lounge, we anticipate the majority of staff to be located throughout the facility and in the residents' rooms for the majority of business hours.

Additionally, the Revised Project includes direct elevator access from the parking garage to the Assisted Living units and valet parking for easy access to the facility for guests, healthcare providers and support staff. A breakdown of these spaces is provided on page A2.10 of the attached plans, which we will describe in more detail at the upcoming public hearing.

- Consistency with Previously-Approved Projects. The amount of floor area dedicated to eldercare services and facilities is consistent with other eldercare projects approved by the City. A thorough survey of Eldercare Facility projects submitted to the City was conducted and found that out of 14 cases that were submitted and approved, the average percentage of floor area dedicated to common areas is 29%. However, the majority of these projects consist of a majority of Assisted Living units with a smaller portion designated for Alzheimer/Dementia Care. Of the projects that were researched that contain a significant amount of Senior Independent units, the average percentage of floor area dedicated to common areas drops to 16%. *The Revised Project now includes 23% of the project floor area dedicated to common areas, well above the average compared to similarly approved projects.*
- Economic Feasibility. To address an additional concern raised by the AZA, we have included an economic analysis to substantiate why the requested deviations from the City's zoning code proposed in the Revised Project are necessary to make the project financially feasible. The economic analysis includes the analysis of two hypothetical Alternative Developments to determine whether the Revised Project could be financially feasible under two different

scenarios: if it is fully zoning-compliant, or if it did not conform but relied upon fewer and /or lesser deviations than are now being requested. The results of the analysis were that neither of the Alternative Developments are financially feasible, and that the requested entitlements are necessary to secure construction financing and stable operation for the life of the project, consistent with market expectations.

○ *Alternative #1: A By-Right Project*

Alternative #1 describes a project that only requests for an Eldercare Facility to be allowed in the R3 zone and without any of the requested entitlements related to density, height, open space, or yards. Alternative #1 would yield a return on investment of 1.96%, well below the 4.5% industry standard.

○ *Alternative #2: Intermediate Project*

Alternative #2 describes a project with similar entitlement requests, but only at 38 units with the same proportional allocation to Senior Independent (32 units) Assisted Living (6 units). As a result of the reduced density, less parking is provided and less open space. However, Alternative #2 would yield a return on investment of 3.55%, still below the 4.5% industry standard.

○ *Proposed Project*

The proposed project, assuming all the requested entitlements are granted, would yield a return on investment of 5.57%, which is over the target threshold. The primary reason that the proposed project is the only financially feasible alternative is due to the inherent operating expenses of running an Eldercare Facility, which are much higher than typical apartment buildings. A chef is required whether there are 10 occupants, or 100 occupants, as is a specialist to develop activities and programs, instructors to lead physical therapy classes, a shuttle service to transport the residents, etc... As such, these facilities require a minimum number of units to justify the intensive minimum operating expenses. The impacts of these additional units are de minimus to adjacent neighbors and the nearby community, while providing a much-needed use and ensuring our communities are multi-faceted and not singular in character.

*Thus, a strict application of the land use regulations to the proposed Eldercare Facility would impose significant practical difficulties on its design, and prevent the facility from being built.* Further details on the Alternatives are provided in the attached Table "A" – Alternative Project Comparison. We are happy to answer any questions regarding this analysis at the public hearing.

**Table “A” – Alternative Project Comparison**

<b>Development Standard</b>	<b>By-Right</b>	<b>Intermediate</b>	<b>Proposed</b>
Developable Area	16,000 SF	18,200 SF	18,200 SF
# of Stories	3	4	4
Gross Building Area	48,000 SF	72,800 SF	73,482 SF
Residential Building Efficiency	65%	75%	76%
Senior Independent Units	21	32	48
Assisted Living Care Units	4	6	9
Total Units	25	38	57
Subterranean Parking Spaces	40	50	113
Return on Investment	1.96%	3.55%	5.57%
Feasibility Threshold	4.5%	4.5%	4.5%
<b>Feasible?</b>	<b>NO</b>	<b>NO</b>	<b>YES</b>

- Conditions of Approval. Also, to ensure that operations of the Revised project are consistent with the City’s requirements for eldercare facilities and are conducted in a manner that is compatible with adjacent properties and the surrounding community, the following Conditions shall be volunteered by the Applicant if the Revised Project is approved:
  1. The facility shall provide assistance with instrumental activities of daily living in the combinations which meet the needs of residents, including but not limited to bathing, dressing and grooming, medication, laundry and daily finances;
  2. Availability of food service shall be ensured to each resident of the facility, including three meals per day, if requested by a resident.
  3. The facility shall be aware of each resident’s general whereabouts, although the resident may travel independently in the community;
  4. The facility shall monitor the activities of the residents while they are under the supervision of the facility to ensure their general health, safety, and well-being;
  5. The facility shall encourage the residents to maintain and develop their maximum functional ability through participation in planned activities.
  6. The facility’s policy concerning family visits and other communication with resident clients shall be provided to each resident, and notice shall be conspicuously posted

in the facility. The facility's policy concerning family visits and communication shall be designed to encourage regular family involvement with the resident and shall provide ample opportunities for family participation in activities at the facility.

7. A monthly programming calendar shall be provided to residents with an events schedule of various activities such as water aerobics, cooking classes, movie night, tending to the garden, bridge club, and bingo. For events/activities located offsite, transportation will be coordinated and arranged by the facility.
8. Yoga/pilates classes shall be available daily to residents of the facility and a limited number of family members/guests, only, with no additional charge to residents. Classes will not be open to the general public.
9. Valet parking shall be provided to all guests of the facility, free of charge.

For the reasons stated above and as demonstrated in the attached plans and renderings, we firmly believe that the Revised Project meets the intent of the City's Eldercare Ordinance. Therefore, we respectfully ask you to grant the appeal and approve the Revised Project.

We appreciate your time and attention to this matter and look forward to answer any questions you may have at the upcoming public hearing.

Very truly yours,



Jonathan H. Riker

# ROXBURY ELDERCARE – EXTERIOR DAY



# ROXBURY ELDERCARE – EXTERIOR CORNER



# ROXBURY ELDERCARE – EXTERIOR NIGHT





# ROXBURY ELDERCARE – POOL & CENTER COURTYARD



# ROXBURY ELDERCARE – POOL, GRAND LOUNGE & COMMON DINING



# ROXBURY ELDERCARE – CENTER COURTYARD



# ROXBURY ELDERCARE – DETOX BAR @ THE GRAND LOUNGE



# ROXBURY ELDERCARE – COMMON DINING @ THE GROUND LOUNGE



# ROXBURY ELDERCARE – LOBBY & RECEPTION



# ROXBURY ELDERCARE – SOLARIUM



# ROXBURY ELDERCARE – PHYSICAL THERAPY, YOGA & PILATES ROOM





# ROXBURY ELDERCARE – WALKING PATH & VEGETABLE GARDEN



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CITY PLANNING DEPT.  
AREA PLANNING COMMISSION

GLENN HAMOVITZ  
1201 S. Roxbury Drive #208  
Los Angeles, CA 90035-1040

July 17, 2019

VIA PERSONAL DELIVERY

West Los Angeles Area Planning Commission  
11214 West Exposition Boulevard  
Los Angeles, CA 90064

Re: Case No. ZA-2018-3419-ELD-1A

Dear Sir or Madame:

I am an owner/occupant within a 500 foot radius of the proposed project. **I am firmly and completely opposed to this project.** In my opinion, the proposed project would have a very detrimental impact on my own property and the neighborhood as a whole.

In this regard, I join completely in the opposition to the project set forth in the email correspondence that you received on November 24, 2018 from Cherie S. Lewis, resident, in opposition of the proposed project. I further join in the letter dated December 10, 2018 that you received from the City of Beverly Hills Director of Planning. This email and letter are in your record.

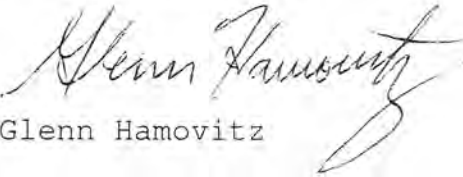
Additionally, there is no need for Senior Independent Housing on Roxbury Drive or in this neighborhood of Los Angeles. On page 6 of 11, paragraph B.ii., of the Developer's Environmental Assessment Form (signed by Leonard Rosenblatt himself) the applicant states "Roxbury park is only one-minute by foot." Roxbury Park itself has many senior classes, and events. (See, <http://www.beverlyhills.org/departments/communityservices/humaneservicesdivision/seniorprogramsandevents/senioractiveadultclasses/?NFR=1>) Also, the City of Los Angeles already has the "Claude Pepper Senior Citizen Center" located at 1762 S. La Cienega Blvd. Los Angeles, CA 90035 approximately a mere 2.3 miles from the proposed development (For services available, see, <https://www.laparks.org/scc/claude-pepper>).

Furthermore, the potential residents of the project have no need to be so close to Roxbury Park because these are seniors presumably able to walk, get around and drive on their own such that they would otherwise be able to travel to Roxbury Park if they so desired. Similarly, potential residents who can drive, ride a bike, or walk would otherwise be able to travel to the Claude Pepper Senior Citizen Center if they so desired.

West Los Angeles Area Planning Commission  
July 17, 2019  
Page 2

Lastly, I oppose the project because none of the units will be low income, very low income or affordable housing.

Very Truly Yours,

A handwritten signature in cursive script that reads "Glenn Hamovitz". The signature is written in black ink and is positioned above the printed name.

Glenn Hamovitz

GDH:me

EVENT CALENDAR FOR ROXBURY  
ELDERCARE FACILITY

MAY 2020

SUN	MON	TUE	WED	THU	FRI	SAT
						01
					Walking Club (7AM)	Tending to the Garden (10AM)
					Shabbat Services (1PM)	Bingo (1PM)
						Movie Night (5PM)
	03	04	05	06	07	08
Walking Club (7AM)	Stretching and Balance (7AM)	Bridge Club (12PM)	*Outing to a lecture at UCLA (10AM)	Senior Cycling (7AM)	Walking Club (7AM)	Tending to the Garden (10AM)
Bridge Club (12PM)	Bingo (12PM)	*Cinco de Mayo Celebration (3PM)	Bridge Club (12PM)	Water Aerobics (3PM)	Shabbat Services (1PM)	Blackjack (1PM)
Movie Night (5PM)	Karaoke (3PM)		Movie Night (5PM)			Movie Night (5PM)
	10	11	12	13	14	15
*Mother's Day Celebration (2PM)	Stretching and Balance (7AM)	Cooking Classes (12PM)	Pilates (7AM)	Stretching and Balance (7AM)	Walking Club (7AM)	Tending to the Garden (10AM)
Movie Night (5PM)	Bingo (12PM)	Water Aerobics (3PM)	Bridge Club (12PM)	Water Aerobics (3PM)	Shabbat Services (1PM)	Bingo (1PM)
	Karaoke (3PM)		Movie Night (5PM)			Movie Night (5PM)
	17	18	19	20	21	22
Walking Club (7AM)	Stretching and Balance (7AM)	Bridge Club (12PM)	Pilates (7AM)	Senior Cycling (7AM)	Walking Club (7AM)	Tending to the Garden (10AM)
Bridge Club (12PM)	Bingo (12PM)	Water Aerobics (3PM)	Bridge Club (12PM)	Water Aerobics (3PM)	Shabbat Services (1PM)	Blackjack (1PM)
Movie Night (5PM)	Karaoke (3PM)		Movie Night (5PM)			Movie Night (5PM)
	24	25	26	27	28	29
Walking Club (7AM)	*Memorial Day Services (1PM)	Cooking Classes (12PM)	Pilates (7AM)	Stretching and Balance (7AM)	Walking Club (7AM)	Tending to the Garden (10AM)
Knitting (12PM)	Karaoke (3PM)	Water Aerobics (3PM)	Bridge Club (12PM)	Water Aerobics (3PM)	Shabbat Services (1PM)	*Outing to Geffen Playhouse (1PM)
Movie Night (5PM)			Movie Night (5PM)			
	31					06
Walking Club (7AM)						
Bridge Club (12PM)						
Movie Night (5PM)						

\*Special Event  
Green events are located in the garden.  
Pink events are located in the Grand Lounge.  
Blue events are located in the pool.

Purple events are located in the Bridge/Billiards room.  
Red events are located in the TV Lounge.  
Orange events are located in the fitness center.

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