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CITY PLANNING**

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**CENTRAL CITY WEST SPECIFIC PLAN
DIRECTOR OF PLANNING
DETERMINATION AND FINDINGS**

January 18, 2011

Owner/Applicant

Thomas Sullivan

Realshire Douglas Investors, LLC

211 Ximeno Avenue

Long Beach, CA 90803

Department of Building and Safety

**CASE NO. DIR-2008-935-SPP-SPPA
PROJECT PERMIT COMPLIANCE,
PROJECT PERMIT ADJUSTMENT
CEQA: ENV-2008-936-MND**

Location: 162-166 Douglas Street

Plan Area: Westlake

Specific Plan Area: Central City West

Plan Land Use: Medium Residential

Council District: 1-Ed Reyes

Zone: R4(CW)-75/3.7-O

District Map: 135A209

Legal Description: Lots 53 & 54, Joseph
Bayer's First and Lakeshore Boulevard
Tract

Pursuant to Los Angeles Municipal Code Section 11.5.7, the Central City West Specific Plan (Ordinance No. 167,944) and the amendment to the Central City West Specific Plan (Ordinance No. 176,591), as the designee of the Director of Planning I hereby **approve**:

A Specific Plan Project Permit Compliance to allow the construction of a four-story residential structure with 20 dwelling residential units and 29 parking spaces over two levels of subterranean garage.

A Specific Plan Project Permit Adjustment pursuant to Sections 11.5.7.E.2 (a) and 11.5.7.E.2 (c) of the Municipal Code, to allow the building height to extend above the 75-foot permitted height by 5'-0" and an adjustment permitting the front yard setback to be reduced from the permitted setback by 1'-6".

This Project Permit Compliance approval is subject to the following additional terms and conditions:

CONDITIONS OF APPROVAL

Pursuant to Ordinance No. 167,944 and Ordinance No. 176,519, approval of the subject development project is made with the following Terms and Conditions imposed, in order to ensure compliance with applicable requirements of the Central City West Specific Plan, and the promotion of development compatible with existing and future development of neighboring properties.

A. ENTITLEMENT CONDITIONS

1. **Site Development.** In compliance with Appendix D of the Central City Specific Plan, the use and development of the subject property shall be in substantial conformance with the Site Plan, Floor Plans, Sections, Elevations and Landscape Plans labeled Exhibit "A" and stamp-dated January 18, 2011, attached to the subject case file, as to location of structures, vehicular access, planters, equipment, and pedestrian amenities.

Prior to the issuance of any permits for the subject project, three copies of revised detailed development plans incorporating the conditions below shall be submitted for review and approval by the Department of City Planning for verification of compliance with the imposed conditions. Landscape Plans showing the landscaping along the perimeters of any blank walls exceeding six feet, consistent with the elevation plans labeled Exhibit "A", shall be included as a part of the final plans for review and approval. The revised plans shall be printed on paper with dimensions larger than 24" x 36". These plans shall become the final approved plans, and subsequently labeled Exhibit "B".

Any proposed changes in project design from the aforementioned Exhibits or the following conditions shall be made by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions and the intent of the subject permit authorization. (DCP)

2. **Permitted Uses.** Uses on the subject property shall be restricted to those uses permitted in the R4 zone as set forth in Section 12.11 of the Los Angeles Municipal Code. The project shall not exceed 20 dwelling units. The Project reserves 2 rental residential units or 10% of the 20 units as low-income units as defined per Section 12.22 A 25. (DCP)
3. **Height/FAR.** The project shall be limited to 80 feet in height and a maximum 3.7:1 floor area ratio (FAR). (B&S)
4. **Yards/Setbacks.** The project setbacks shall be subject to the yard requirements of the LAMC Section 12.10 C and 12.11 C, except for the front yard setback which shall maintain a minimum of 6'-0 in lieu of the 7'-6" required per Section 12.22.C.6 as permitted by this grant. (B&S)
5. **Open Space/Landscaping.** The proposed project shall provide a minimum 2,200 square feet of open space in compliance with Appendix D Section 3 of the Central City West Specific Plan. Up to a maximum of 50 square feet per unit of the required open

space may be provided as private open space. Private open space shall have a minimum dimension of five feet.

There shall be a minimum of 20 trees in compliance with the one-tree-per-unit requirement. The trees shall be a minimum of 12 feet in height and three inches in caliper at the time of planting. If the trees cannot be accommodated on site a maximum of ten (10) trees may be planted in a park or open space, first within the Specific Plan, and second, within the Westlake Community Plan Area, subject to the acceptance of a donor site. The Department of Recreation and Parks or the Urban Forestry Division of the Board of Public Works may be contracted to install the trees. The applicant shall furnish evidence of the offer and response to the Department of City Planning.

All open areas not used for building driveways, parking areas, recreational facilities or walkways shall be attractively landscaped and maintained. All landscaped areas shall be maintained by an automatic irrigation system.

In addition, applicant shall furnish revised site and floor plans noting the open space allotment and landscape plans that display the placement of on-site trees. (DCP)

6. **Automobile Parking.** The project shall provide on-site parking spaces in accordance with the relevant sections of the Los Angeles Municipal Code to the satisfaction of the Department of Building and Safety. (B&S)
7. **Signs.** An application for a Project Permit Compliance review for signs shall be submitted by the Applicant to the Department of City Planning for approval, in compliance with Section 4 and Section 14 of the Specific Plan, prior to the issuance of any permit for signage on the subject property by the Department of Building and Safety. (DCP)
8. **Underground Utilities.** In compliance with Section 15 of the Specific Plan, the applicant shall install all new utility lines which directly service the site, underground, as approved by the Department of Water and Power. (B&S)
9. **Dedications and Improvements:** Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering and the Department of Transportation. Prior to issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. If required dedications and improvements necessitate redesign of the project, any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
10. **Public Requirements.** The applicant shall provide the following, or assurance of suitable guarantees without expense to the City of Los Angeles:
 - a. Construction of sewers to the satisfaction of the City Engineer. (BOE)
 - b. Construction of drainage facilities to the satisfaction of the City Engineer. (BOE)
 - c. Installation of street lights to the satisfaction of the Bureau of Street Lighting. (BOE)

Notice: The Certificate(s) of Occupancy for the subject project will not be issued by the City until the construction of all public improvements required herein are completed to the satisfaction of the City Engineer. **(B&S)**

B. ENVIRONMENTAL CONDITIONS

In compliance with requirements of the California Environmental Quality Act (CEQA), the project was issued a Mitigated Negative Declaration (ENV-2008-936-MND) in accordance with City of Los Angeles CEQA guidelines. The following conditions are imposed as mitigation measures for environmental impacts pursuant to this grant and/or the Project's Mitigated Negative Declaration attached to the subject case file.

12. Aesthetics (Graffiti).

- a. Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from graffiti, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- b. The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a public street or alley, pursuant to Municipal Code Section 91,8104.15.

13. Aesthetics (Light). Outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.

14. Aesthetics (Glare). The exterior of the proposed building shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.

15. Air Pollution (Stationary) An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

16. Seismic. 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.

17. Haul Routes

- a. Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- b. Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

18. Erosion/Grading/Short-Term Construction Impacts

Air Quality

- a. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403.

- b. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- c. All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- d. All materials transported off-site shall be either sufficiently watered or securely covered to prevent the generation of excessive amounts of dust.
- e. All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent the generation of excessive amounts of dust.
- f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- a. The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- b. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- c. Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- d. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- e. The project shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

General Construction

- a. 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 shall be taken to an appropriate landfill. Toxic wastes shall be discarded at a licensed regulated disposal site.
- b. Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- c. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- d. Dumpsters shall be covered and maintained. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- e. Where truck traffic is frequent, gravel approaches shall be used to reduce soil compaction and limit the tracking of sediment into streets.
- f. All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills.

19. Storm Water Run Off – Multi Family Buildings

- a. Project applicants are required to implement stormwater BMP's 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 California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- b. Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- c. Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- d. Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- e. Reduce impervious surface area by using permeable pavement materials where appropriate, including: pervious concrete/asphalt; unit pavers, i.e. turf block; and granular materials, i.e. crushed aggregates, cobbles.
- f. Install Roof runoff systems where site is suitable for installation. Runoff from rooftops is relatively clean, can provide groundwater recharge and reduce excess runoff into storm drains.
- g. Paint messages that prohibit the dumping of improper materials into the storm drain system adjacent to storm drain inlets. Prefabricated stencils can be obtained from the Dept. of Public Works, Stormwater Management Division.
- h. All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- i. Legibility of stencils and signs must be maintained.
- j. Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- k. The storage area must be paved and sufficiently impervious to contain leaks and spills.
- l. The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- m. Design an efficient irrigation system to minimize runoff including: drip irrigation for shrubs to limit excessive spray; shutoff devices to prevent irrigation after significant precipitation; and flow reducers.
- n. 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.

20. Severe Noise Levels (Residential Only).

- a. All exterior windows having a line of sight of Douglas Street shall be constructed with double-pane glass and use exterior wall construction which provides a Sound Transmission Class of 50 or greater as defined in UBC No. 35-1, 1979 edition or any amendment thereto.
- b. The applicant shall retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.

21. Public Services (Fire). The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.**22. Public Services (Police General).** The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to Design out Crime Guidelines: Crime Prevention Through Environmental Design published by the Los Angeles Police Department's Crime Prevention Section (located at Parker Center, 150 N. Los Angeles Street, Room 818, Los Angeles, (213) 485-3134. These measures shall be approved by the Police Department prior to the issuance of building permits.**23. Public Services (Schools).**

The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

The developer and contractors shall maintain ongoing contact with the administrator of Belmont school and the Los Angeles New High School. The administrative offices shall be contacted when demolition, grading, and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from LAUSD's Transportation Branch 323-342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school will be maintained.

24. Public Services. The applicant shall submit a parking area and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

C. ADMINISTRATIVE CONDITIONS

25. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where Specific Plan or herein granted conditions override.
26. **Enforcement.** Prior to the issuance of any permits for the subject Project by the Department of Building and Safety, the applicant shall submit final construction plans or other required documents to the specified City department for verification of compliance with the conditions imposed herein. Conditions which require Department of City Planning verification are followed by **(DCP)**, Department of Transportation verification is shown by **(DOT)**, Bureau of Engineering verification is shown by **(BOE)**, and conditions requiring verification by the Department of Building and Safety are shown by **(B&S)**.

The following statement shall be imprinted on the cover sheet of plans submitted to the Department of Building and Safety:

"NOTE TO APPLICANT, PLAN CHECK ENGINEER(S) AND BUILDING INSPECTOR(S) -These plans, including conditions of approval, shall be complied with and the height, size, shape, and location shall not differ from what the Director of Planning has approved under DIR-2008-935-SPP-SPPA. Any subsequent change to the project shall require review by the Director of Planning. To propose any change to the terms or conditions of the Director's Determination, the applicant shall submit an application for modification to the Department of City Planning Department and include a specific notation of the modification(s) requested. Should any change be required by a public agency then such requirement shall be documented in writing."

27. **Approval Verification.** Copies of any approvals, covenants, bonds, letter of credit, or verification of consultants or review as required by the conditions of approval contained herein shall be provided to the City Planning Department for attachment to the subject file.
28. **Covenant.** Prior to the issuance of any permits by the Department of Building and Safety for the subject project, a Covenant and Agreement concerning all information contained in these conditions shall be recorded in the County Recorder's Office. The Covenant shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. Further, the Covenant and Agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file case. **(DCP)**
29. **Definitions.** Any agency, public official, or city department referenced in these conditions shall mean that agency, public official, or city department, or its successor(s) or designee(s). Specific Plan shall mean the Central City West Specific Plan. Any Section or Appendix reference herein shall mean a section or appendix of Ordinance No. 167,944 amended by Ordinance No. 176,591. Capitalized words or phrases shall be defined by Ordinance No. 167,944 amended by Ordinance No. 176,591, this grant, or the Los Angeles Municipal Code (LAMC). Plan sheet shall

mean a numbered drawing submitted by the applicant as a part of the application for this case, attached to the subject case file with the Department of City Planning.

30. **Building Plans.** This determination including all conditions of approval shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety.
31. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
32. **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

After thorough consideration of the information, statements, and plans contained in the application, the reports received from other city departments and governmental agencies, the project's Mitigated Negative Declaration, the Central City West Specific Plan (Ordinance 167,944, amended by Ordinance 176,519) and the knowledge of the property and the surrounding properties, I hereby find that the requirements for issuing Project Permit Compliance Review approval pursuant to the provisions of Section 11.5.7 of the LAMC and pertinent provisions of the Central City West Specific Plan have been established by the following:

Description of Subject Project

The subject project is a residential development consisting of a single building over two subterranean parking levels at Douglas Street south of Colton Street. The parking areas will provide a total of 29 spaces in accordance with the relevant sections of the Los Angeles Municipal Code as noted below. The building is four stories of residential uses above two garage levels with a roof deck and it contains eight (8) two-bedroom units, eight (8) one-bedroom units and four (4) studio units for a total of 20 dwelling units comprising approximately 23,300 square feet of residential space with a site area of approximately 9,600 square feet (before dedication). The project sets aside one two-bedroom and one one-bedroom unit for a total of 2 units (10% of the units) restricted for occupancy by Low or Very Low Income households as defined by the Los Angeles Housing Department. Therefore, the project qualifies under the Density Bonus Ordinance for reduced parking. Parking requirements for the site correspond with the requirements of Option 1 pursuant to 12.22.A.25 of the LAMC. The proposed project is required to provide two on-site parking spaces for each of the four 2-bedroom units, and one parking space for each of the four 1-bedroom units and for the four single units with a combined total of 28 parking spaces. The project provides 29 on-site parking spaces. Common open space area requirements are provided at the roof deck and the project includes a gym/recreation room at the first parking level. Pursuant to *Palmer v. City of Los Angeles* the inclusionary housing requirements under Section 11 C 2 a 2 for the subject rental housing project are not applicable.

Existing Land Use and Zoning

The subject project is located at 162-166 Douglas Street. The approximately 9,600 square-foot site consists of two vacant hillside rectangular lots. The site is located in the North Subarea of the Central City West Specific Plan in the Temple/Beaudry Neighborhood District and is entirely within the Westlake Community Plan Area. The property is zoned R4 (CW)-75/3.7. The General Plan Land Use Designation is Medium Density Residential. In addition, the two parcels are located in a Hillside Grading area and Methane zone.

The proposed project is situated in an area that has a mix of uses including single-family dwelling units and multi-family dwelling units. Numerous parcels on this block of Douglas Street are identified as hillside sites. The property to the north is zoned R4 (CW)-75/3.7 and is currently developed with single-family housing. The property to the south is also zoned R4 (CW)-75/3.7 and is developed with multi-family housing. The properties to the west, across the street, are zoned R4 (CW)-75/3.7 and developed with single-family and multi-

family residential housing. The property to the east facing Colton Street is zoned R4 (CW)-75/3.7 and developed with a single-family dwelling unit.

PROJECT PERMIT COMPLIANCE FINDINGS**1. The project substantially complies with the applicable regulations, standards and provisions of the Central City West Specific Plan.**

As conditioned by this approval, the subject project complies with all applicable provisions of the Central City West Specific Plan.

- A. Land Use.** The subject property is in the R4 (CW)-75/3.7 zone which permits R4 density residential development (one dwelling unit for every 400 square feet of lot area). R4 density on an approximately 9,600 square foot site would permit 24 units. The applicant is seeking approval of a project permit for 20 dwelling units. This is within the density allowed by the zone and the Specific Plan.
- B. Height/FAR.** The maximum height permitted on the subject site is 75 feet. The proposed building height is 80 feet. The proposed project, at 80'-0" in height, will require Specific Plan Adjustment to allow the height to exceed the 75 feet that is allowed at this site by the Central City West Specific Plan Section 11.5.7 E.2 (a) of the LAMC by less than ten percent (10%). The development is granted an adjustment of 10% for height to address a potential minor increase over the permitted height limit (see adjustment findings). The maximum Floor Area Ratio (FAR) at the site is 3.7:1, permitting a building of approximately 24,931 square feet. The proposed 23,300 square foot building is below the maximum allowable FAR.
- C. Setbacks.** The Specific Plan requires that the yard requirements of the R4 Zone, as specified in Section 12.11 C of the Los Angeles Municipal Code, shall be required. The R4 zone requires a 15-foot front yard setback, 5 foot side yards plus 1 foot for every story above the second story not to exceed 16 feet, and a 15 foot rear yard plus 1 foot for every story above the third story not to exceed 20 feet. However, due to the fact that the subject project is on a sloping lot where the elevation of the ground at a point fifty (50) feet from the front lot line and midway between the side lot lines differs by ten (10) feet or more from the curb level, Section 12.22.C (6) permits a reduction of the front yard requirement by fifty (50) percent to 7'-6". The development is granted an adjustment from the front yard requirement and is permitted with this grant to observe a 6'-0" front yard setback (see adjustment findings). The required 8'-0" side yard setbacks shall be provided. The rear yard setback shall be in compliance with Section 12.11 C 3 of the LAMC.
- D. Open Space/Landscaping.** The Specific Plan requires that multi-family residential projects meet the open space requirements of the Section 12.21.G of the Los Angeles Municipal Code. This section of the code requires 100 square feet of open space for units with less than three habitable rooms, 125 square feet of open space for units with three habitable rooms, and 175 square feet of open space for units with more than three habitable rooms, which amounts to 2,200 square feet required for this project. Up to a maximum of 50 square feet per unit of the required open space may be provided as private open space. The project will provide 2,200 square feet of open space on the roof, which satisfies the requirements of the Specific Plan. The Specific Plan requires one

tree per each residential unit each of which shall be a minimum of 12 feet in height and three inches in caliper at the time of planting. Per this standard, the proposed project would need to provide 20 trees. As noted in the revised landscape plans all trees are planted on-site. Ten trees can be planted off-site. Any trees which cannot be planted on the site shall be planted in a park or open space, first within the Specific Plan, and second, within the Westlake Community Plan Area, subject to the acceptance of a donor site. The applicant shall furnish evidence of the offer and response to the Department of City Planning. A final landscape plan shall be submitted for approval prior to a building permit sign-off to ensure compliance with this requirement.

- E. **Transportation Requirements.** The Department of Transportation, upon conducting a traffic assessment of the project, may impose individual project mitigation measures, in accordance with Section 9.B.1 and Appendix C of the Specific Plan.
 - F. **Automobile Parking.** The Specific Plan requires parking for residential uses to be provided per the LAMC Section 12.21.A.4 (a) or 12.22 A 25 (1).
 - G. **Site Plan Review.** Pursuant to Section 3 D, the subject project approval serves as the site plan review for the proposed project. The site planning regulations established by the Specific Plan are similar to those required under site plan review.
2. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would mitigate the negative environmental effects of the project to the extent physically feasible.**

In compliance with requirements of the California Environmental Quality Act (CEQA), the project was issued a Mitigated Negative Declaration (ENV 2008-0936-MND) in accordance with the City of Los Angeles CEQA guidelines.

3. **The subject project is consistent with the General Plan**

The subject property is located within the area covered by the Westlake Community Plan. The Westlake Community Plan designates the land use of the subject property as Medium Density Residential. The Central City West Specific Plan designates the zoning of the subject property as R4 (CW)-75/3.7 and it is shown in Map 2, North Subarea Temple/Beaudry Neighborhood. The proposed residential building is consistent with the zoning as well as the goals of both the governing Specific Plan and the Westlake Community Plan, a component of the land-use element of the City's General Plan. Both plans promote the development of new housing units. The project site is in close proximity to major regional employment centers including Downtown Los Angeles and the Wilshire corridor. Housing at this location will improve the jobs-housing ratio, potentially reduce traffic and single occupant vehicle trips, improve air quality and help to alleviate an ongoing housing shortage, which is not only consistent

with the Citywide Land Use-Transportation Policy, but also furthers many goals of the General Plan Framework and the Transportation and Housing Elements.

4. The subject project is compatible with existing and future development.

The subject project consists of a building (including height, bulk, and setbacks), on-site parking, landscaping, and other improvements, which are and will be compatible with existing and future development of neighboring properties. The new building meets the applicable urban design requirements as detailed in Section 8 and Appendix D of the Specific Plan.

PROJECT PERMIT ADJUSTMENT FINDINGS

1. **There are special circumstances applicable to the project or project site, which make the strict application of the specific plan regulation(s) impractical.**

Per Section 6.F.1 of the Specific Plan, the project is required to comply with the lot area requirements of the R4 zone. The underlying zoning for this site is R4 (CW)-75/3.7. The maximum height allowed is 75 feet. The proposed project requires a seven (7) percent increase in the required height for an additional five (5) feet to a maximum building height of 80 feet. In accordance with Section 11.5.7 E2 (a) of the Los Angeles Municipal Code, an adjustment permitting an increase in building height of up to ten (10) percent may be granted. The adjustment is granted because the hillside conditions of the site and the additional height is necessary to develop roof deck amenities and slightly larger units while accommodating all other plan requirements and dedications.

Additionally, the slope of the property present challenges in providing the full code required height while concurrently providing the required front yard setback along Douglas Street while complying with street dedication, yards, required open space and street planting. The proposed project requires a 1'-6" reduction in the front yard setback which represents a 20% reduction from required front yard setback requirement of 7'-6". The R4 zone requires a 15-foot front yard setback. However, due to the fact that the subject project is on a sloping lot where the elevation of the ground at a point fifty (50) feet from the front lot line and midway between the side lot lines differs ten (10) feet or more from the curb level, Section 12.22.C (6) of the LAMC permits a reduction of the front yard requirement by fifty (50) percent calculated at 7'-6". In accordance with Section 11.5.7 E.2 (c) of the Los Angeles Municipal Code, an adjustment permitting portions of the buildings to extend into a required yard, setback or open space may be granted if it is less than 20% of the minimum width or depth of the yard, setback or open space. The adjustment is granted because the increase in height and reduced front yard setback compensate for the steep slope on this hillside site and the additional lot area allows the development of larger units with a higher number of bedrooms, adequate parking that incorporates architectural and design elements that make the project more architecturally compatible with its surroundings.

In addition, due to the hillside topography in the area, the proposed front yard setback is consistent with the existing front yard setbacks on the block. The project is in compliance with most applicable provisions of the Central City Specific Plan The adjustment is in compliance with most applicable provisions of the Central City West Specific Plan and is consistent with the policies and goals of the Westlake Community Plan and the Citywide General Plan Framework, Transportation Element, and Housing Element.

2. **In granting the Project Permit Adjustment, the Director has imposed project requirements and/or decided that the proposed project will substantially comply with all applicable specific plan regulations.**

As established in the project permit compliance review findings, the proposed project substantially complies with the Specific Plan, exhibits sound planning and serves the greater public good and welfare by providing much needed housing, a share of which

will be reserved for low-income households. Los Angeles Municipal Code Sections 11.5.7E.2 (a) and 11.5.7E.2(c) authorize the Director to grant adjustments of up to a 10% increase in the permitted height and a less than 20% reduction to the required yard setback. The building height adjustment of five (5) feet representing a seven (7) percent increase, and the front yard adjustment of 1'-6", a twenty (20) percent reduction are within the parameters outlined for the adjustments in the municipal code. The height increase and yard reduction will allow an increase in buildable area on this hillside lot allowing larger units. The front yard adjustment will also create a setback that is consistent with the existing front yard setbacks on the block.

3. In granting the Project Permit Adjustment, the Director has considered and found no detrimental effects of the adjustment on surrounding properties and public rights-of way.

The increase in height and the reduction in the front yard setback are needed to provide larger and more sustainable units. The project would also be able to incorporate architectural and design elements at its main façade making the project's scale more architecturally compatible with its surroundings. And, when weighing the benefits of the location of low-income and market-rate housing in close proximity to employment, transportation, amenities, and other public services and infrastructure, the height increase and front yard reduction will have no detrimental effects on surrounding properties and the public right-of-way. The Project incorporates architectural design features consistent with citywide adopted policy that promotes walkability and enhances pedestrian scale by adding design continuity at street level where openings occur due to vehicular access and material changes adding visual interest to the building street façade. The project, which substantially complies with the intent of the Specific Plan, has many benefits including: providing much needed housing and contributing to the elimination of blight in the Greater Downtown Los Angeles Area, and potentially reducing traffic resulting in improved air quality.

4. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project to the extent physically feasible.

In compliance with requirements of the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (ENV 2008-936-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Department of City Planning in Room 750, 200 North Spring Street.

EFFECTIVE DATE AND APPEAL PERIOD

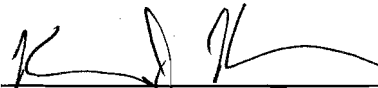
The Director of Planning's determination on this matter will become effective on February 2, 2011, unless an appeal is filed there from with the Central Area Planning Commission. Such an appeal must be in writing, on the prescribed forms, accompanied by the required fee and received and receipted at a Public Office of the Department of City Planning on or before the effective date, or the appeal will not be accepted.

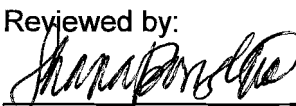
TRANSFERABILITY AND TERMINATION

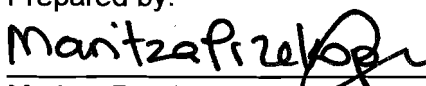
The approval granted herein shall be for a period of two years from the effective date. If building permits are not issued and construction work is not begun within such time and carried on diligently so that building permits do not lapse, this approval shall become null and void. The applicant is advised that this approval is not a permit or license and that permits and licenses required by law must be obtained from the proper public agency. If any condition of this approval is violated or not complied with, then the applicant or the applicant's successor in interest may be prosecuted the same as for any violations of the requirements contained in the Municipal Code, or the approval may be revoked.

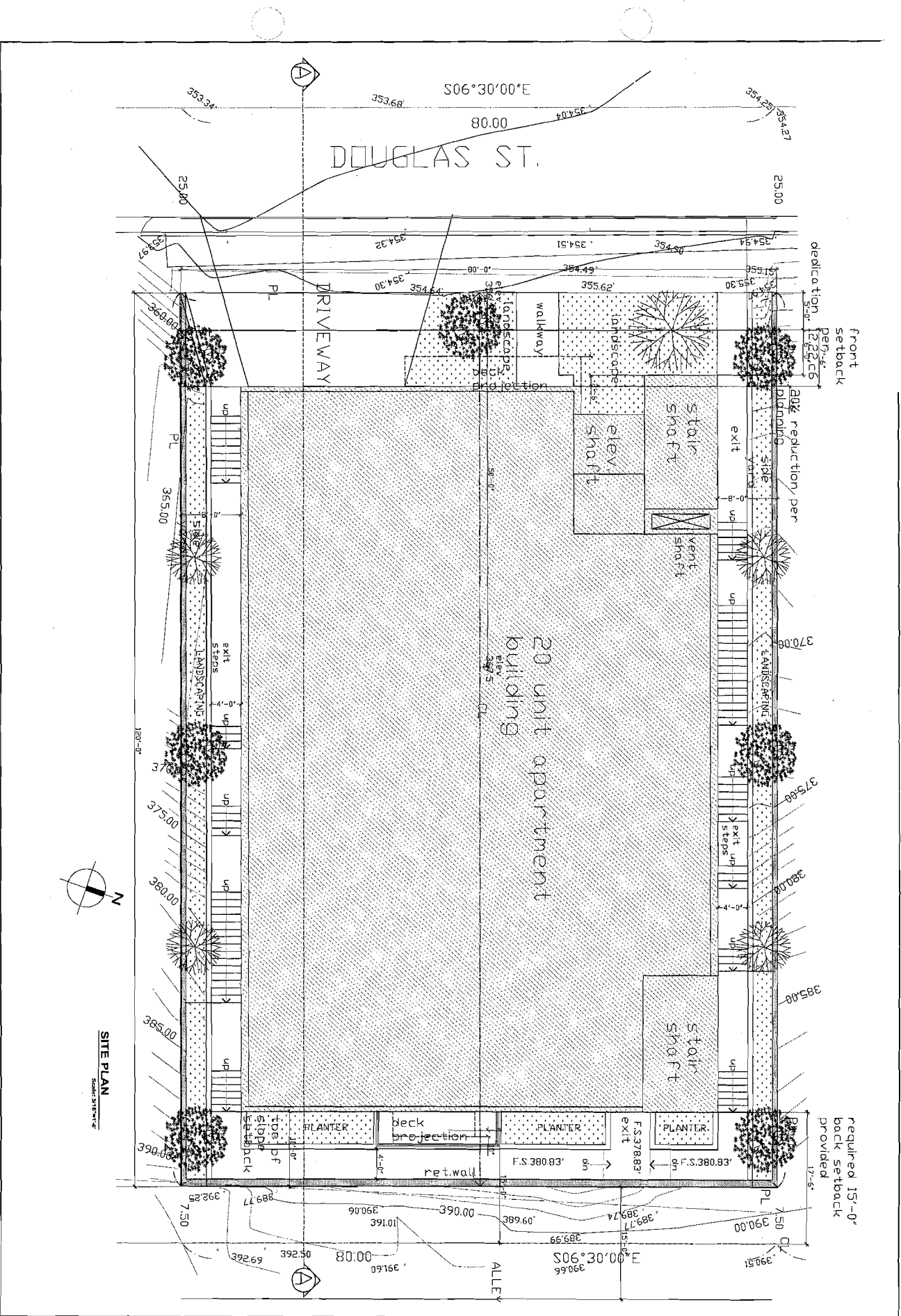
In the event the property is sold or leased to any person or corporation other than the applicant, it is incumbent on the applicant to advise such person or corporation regarding the conditions of approval. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

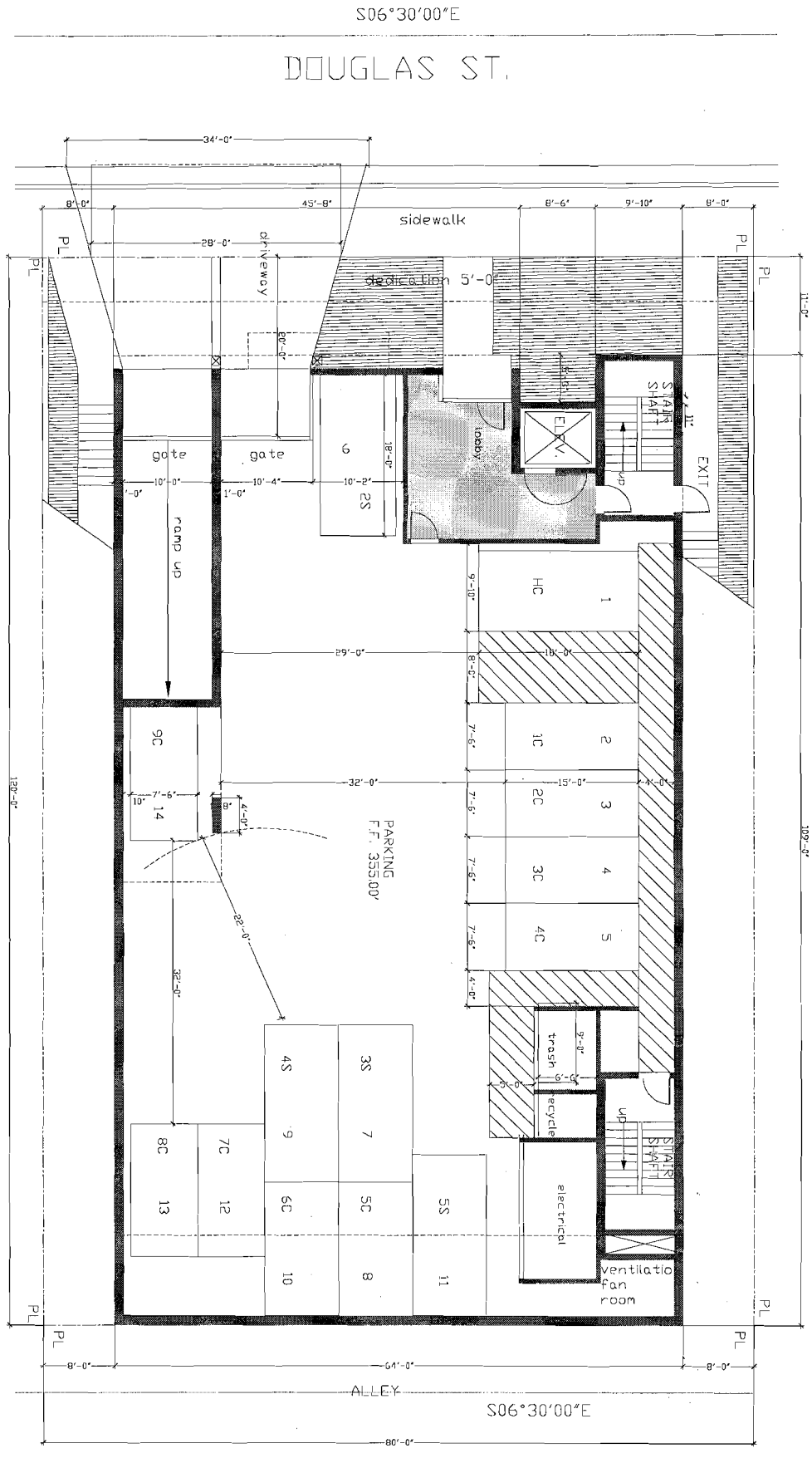
MICHAEL J. LOGRANDE
Director of Planning

By: 
Kevin J. Keller
Senior City Planner

Reviewed by:

Shana Bonstin
City Planner

Prepared by:

Maritza Przekop
City Planning Associate

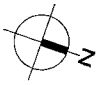
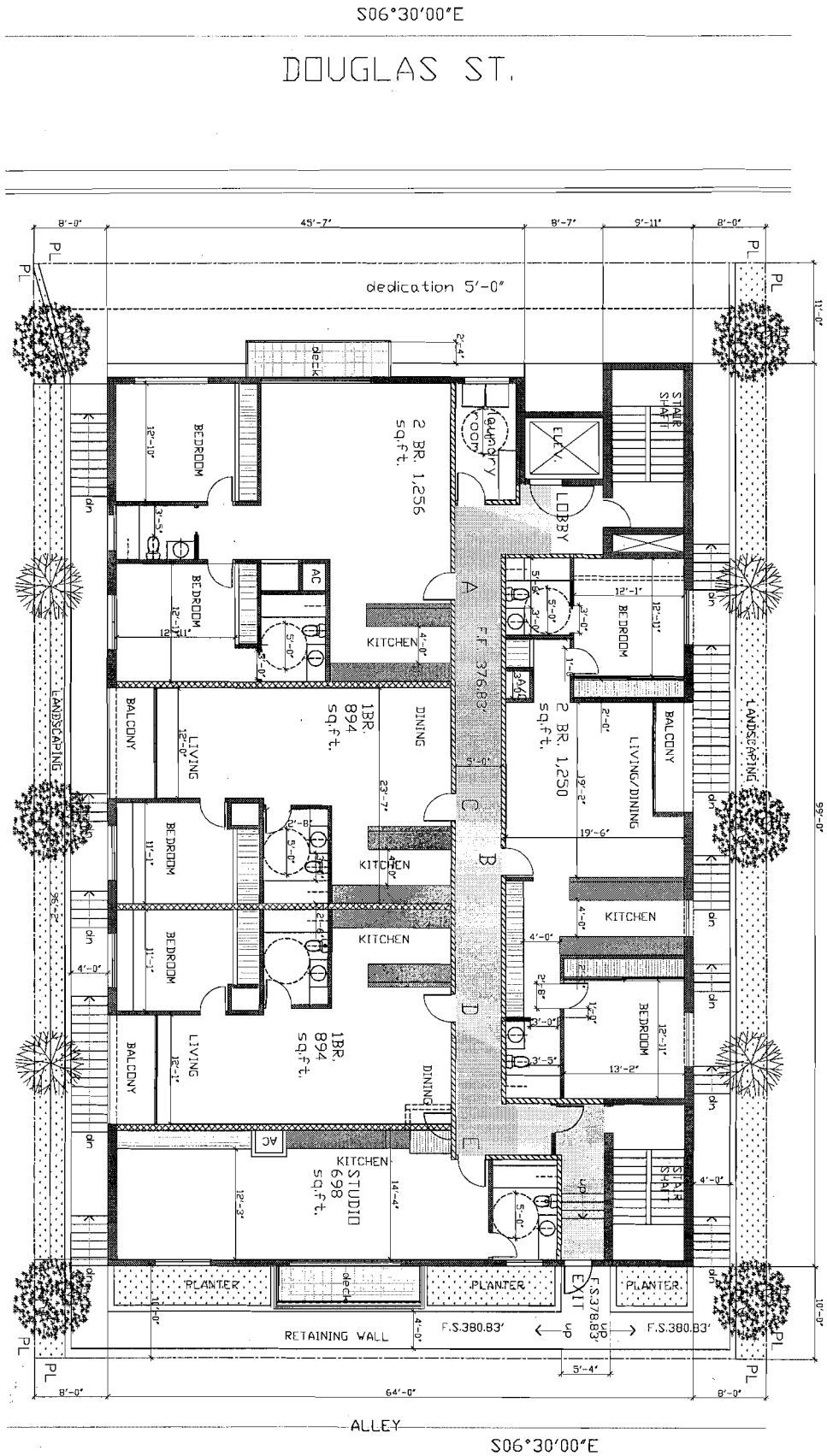




BASEMENT PLAN

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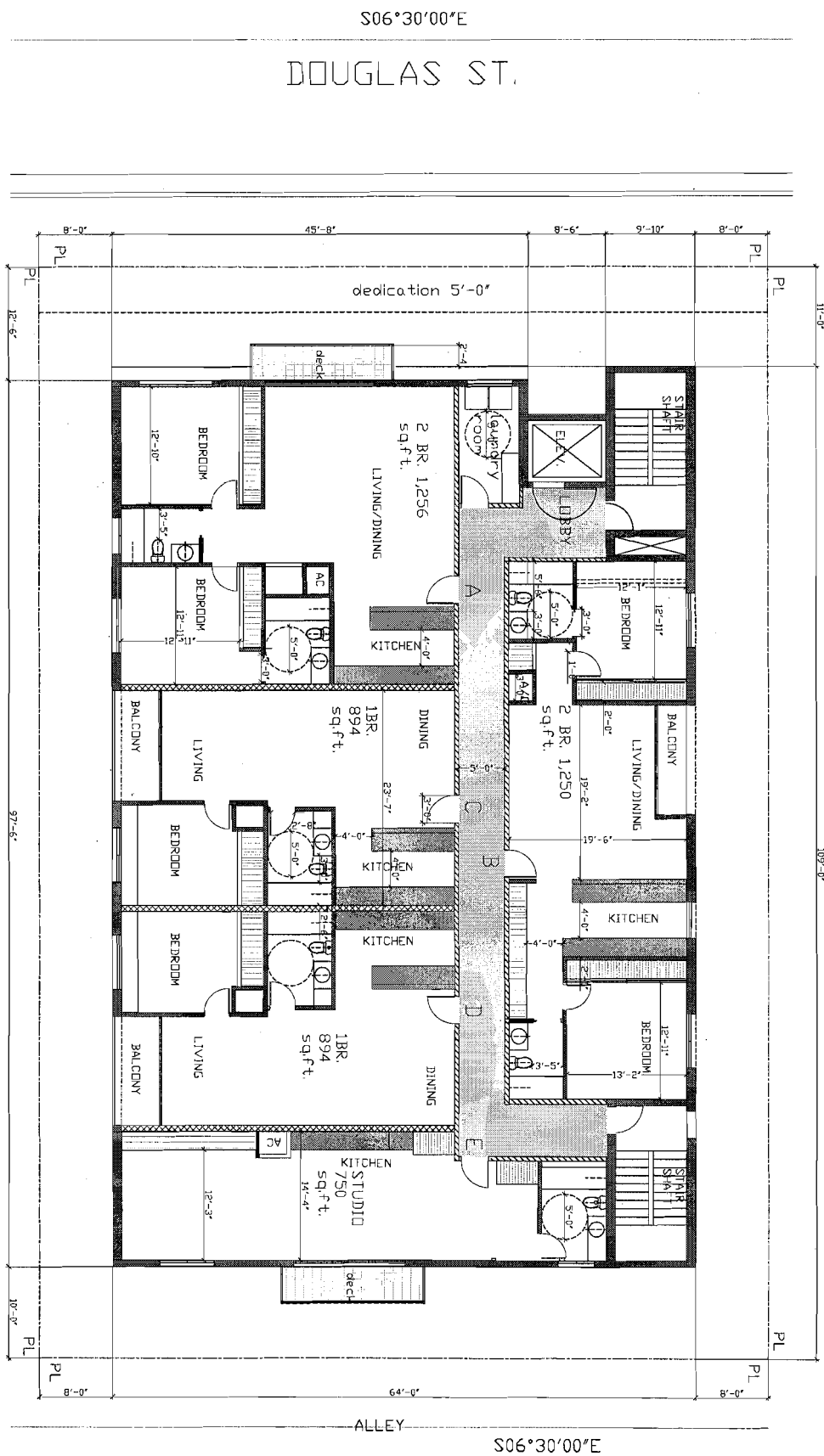
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APPROVED: [blank]			
JOB: [blank]			
SHEET: A-3			
SHEETS: [blank]			



SECOND FLOOR PLAN

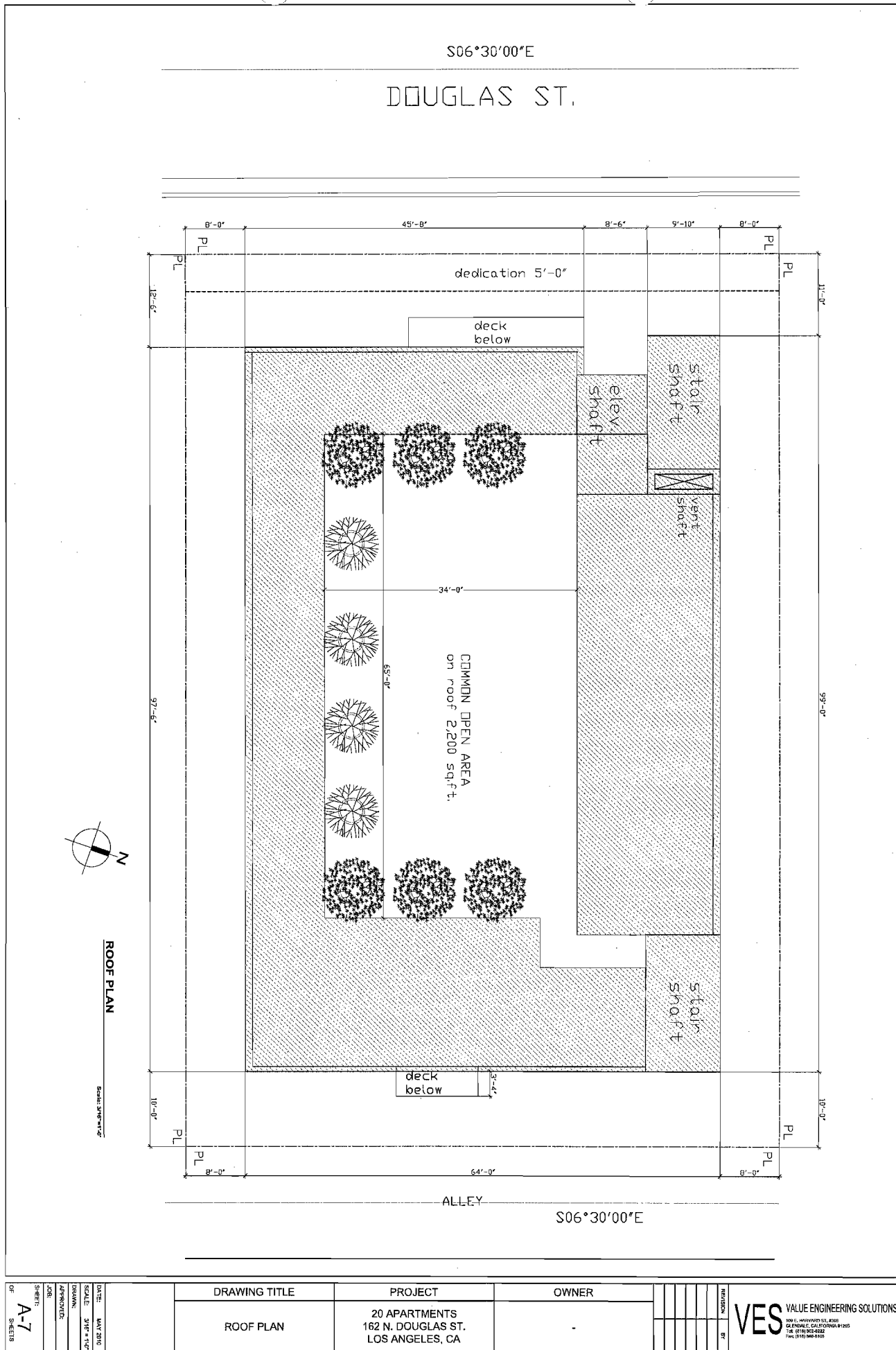
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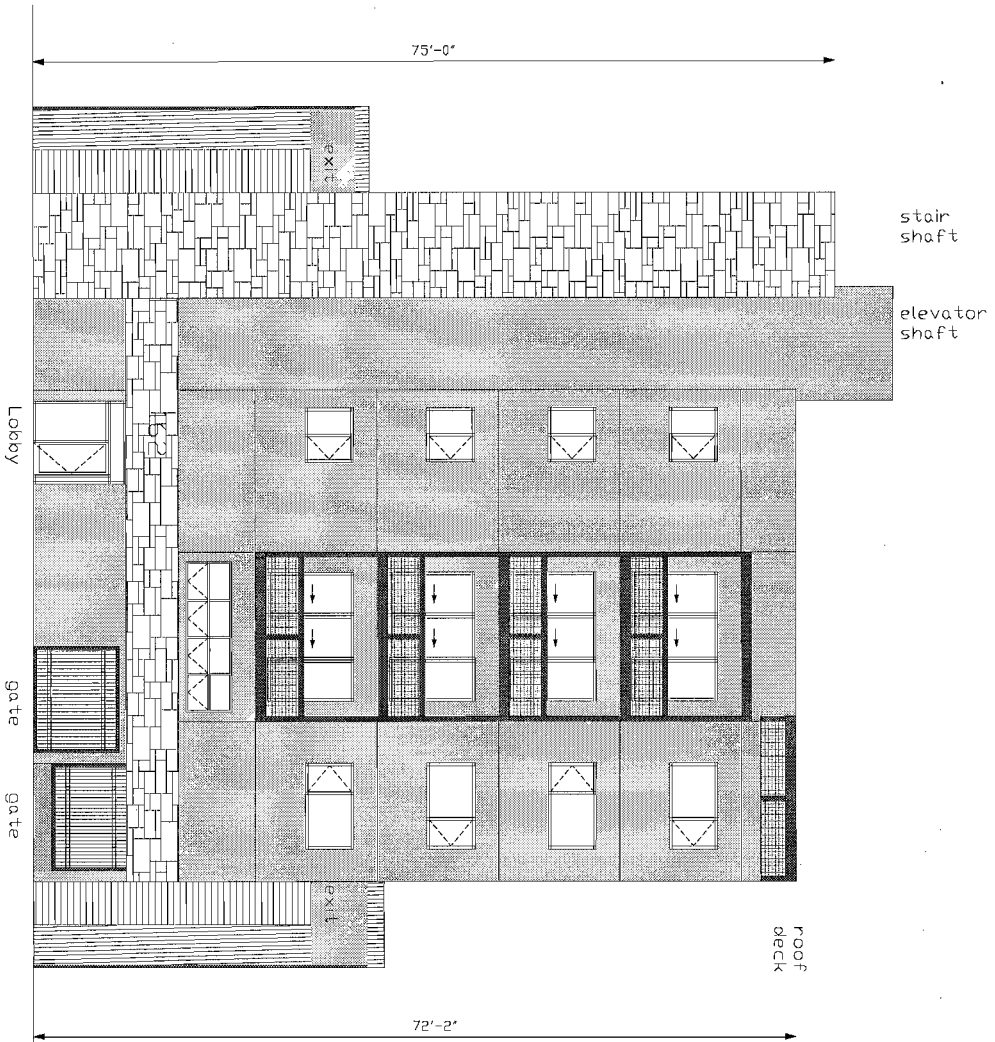
DATE: MAY 2010	PROJECT: 20 APARTMENTS 162 N. DOUGLAS ST. LOS ANGELES, CA	OWNER:	REVISION:	VES VALUE ENGINEERING SOLUTIONS <small>1201 N. HARBORVIEW BLVD. #100 GLENDALE, CALIFORNIA 91205 TEL: 626-350-0222 FAX: 626-350-0228</small>
SCALE: 3/16" = 1'-0"			BY:	
DRAWN:				
APPROVED:				
SHEET: A-5				



THIRD, FOURTH & FIFTH FLOOR PLAN

<p>VES VALUE ENGINEERING SOLUTIONS 101 E. HARVARD ST. #200 ANAHEIM, CALIFORNIA 92801 TEL: 714.944.4272 FAX: 714.944.4273</p>	<p>REVISION BY</p>	<p>OWNER</p>	<p>DRAWING TITLE THIRD, FOURTH & FIFTH FLOOR PLAN</p> <p>PROJECT 20 APARTMENTS 162 N. DOUGLAS ST. LOS ANGELES, CA</p> <p>DATE: MAY 2008 SCALE: 3/8" = 1'-0" DRAWN: [blank] APPROVED: [blank] JOB: [blank] SHEET: A-6 OF 6 SHEETS</p>
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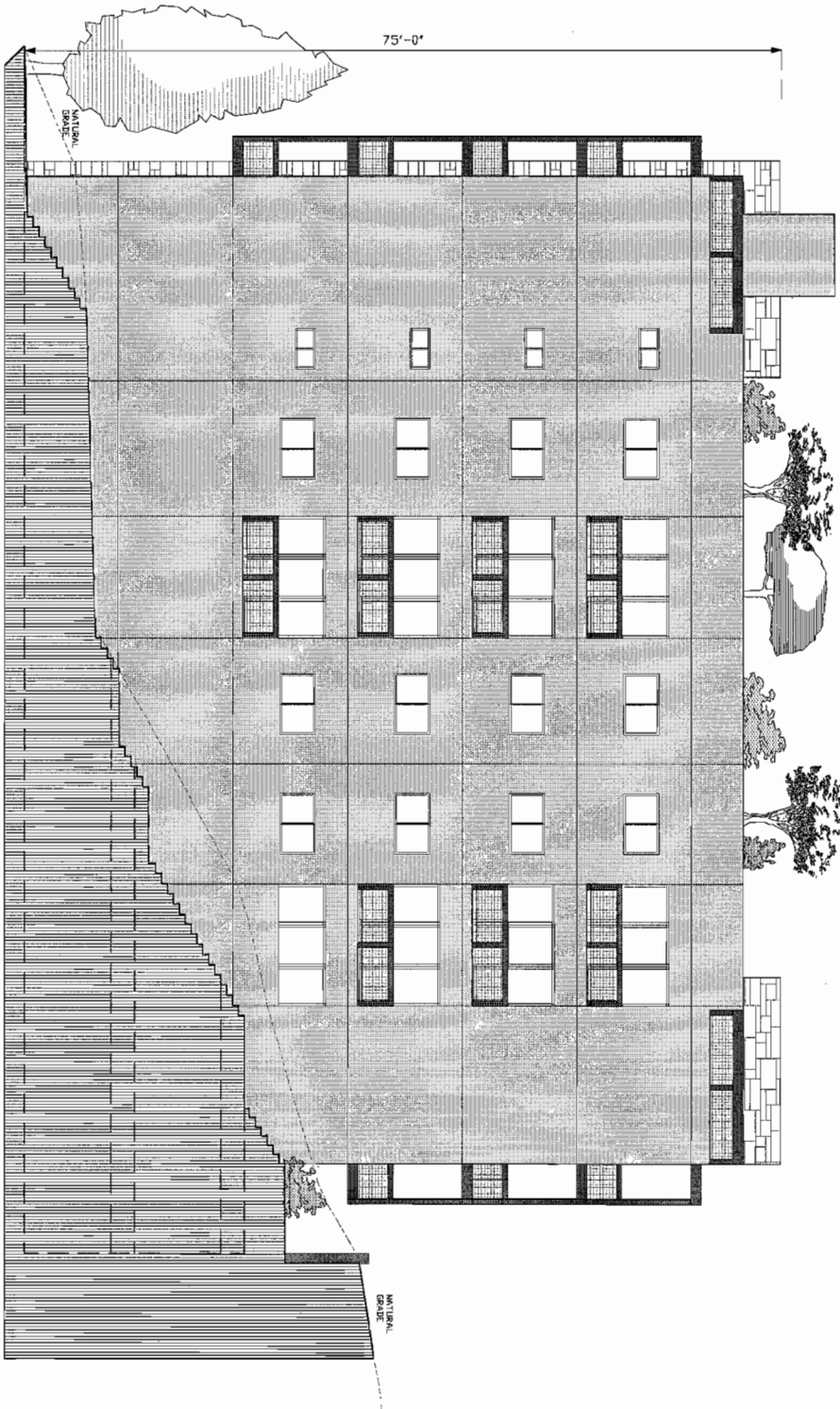


- material key
- exposed concrete
 - slate veneer
 - painted steel
 - steel mesh
 - alum. window/door - double glazing

WEST ELEVATION

Scale: 3/8"=1'-0"

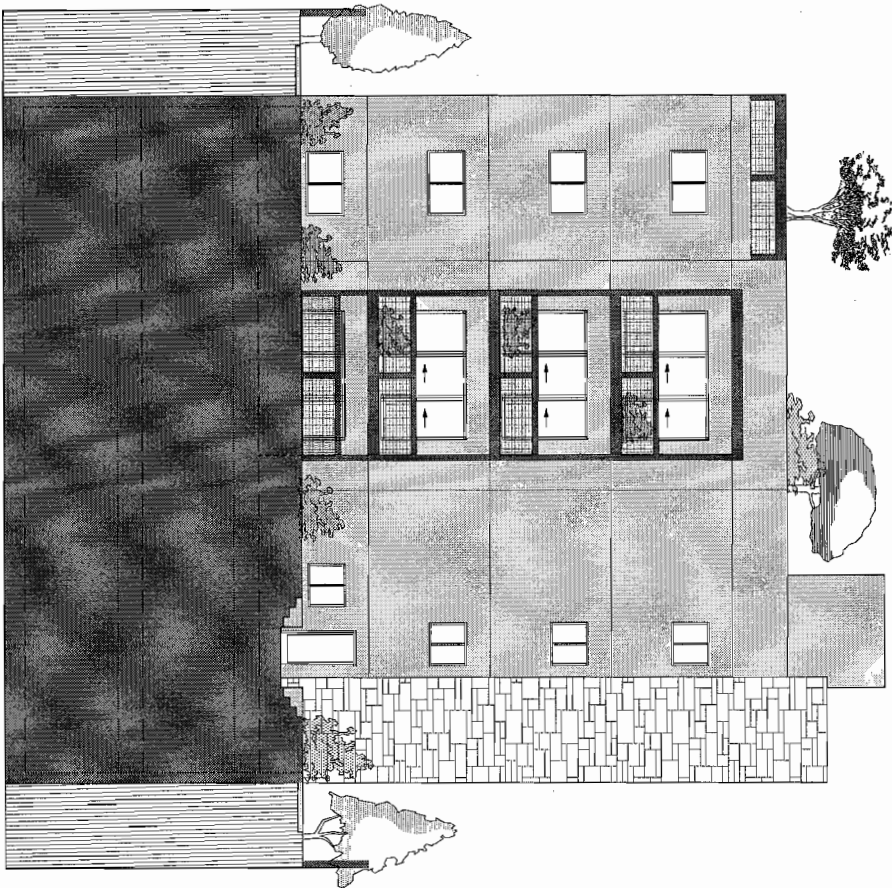
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WEST ELEVATION		20 APARTMENTS 162 N. DOUGLAS ST. LOS ANGELES, CA									



SOUTH ELEVATION

Scale: 3/8" = 1'-0"

VES VALUE ENGINEERING SOLUTIONS <small>1001 L. KENNEDY BLVD. STE. 2000 LOS ANGELES, CALIFORNIA 90001 TEL: (213) 762-2222 FAX: (213) 762-2700</small>	REVISION NO. DATE	OWNER 	PROJECT 20 APARTMENTS 162 N. DOUGLAS ST. LOS ANGELES, CA	DRAWING TITLE SOUTH ELEVATION	DATE: MAY 2010 SCALE: 3/8" = 1'-0" DRAWN: [blank] CHECKED: [blank] JOB: [blank] SHEET: A-9 OF SHEETS

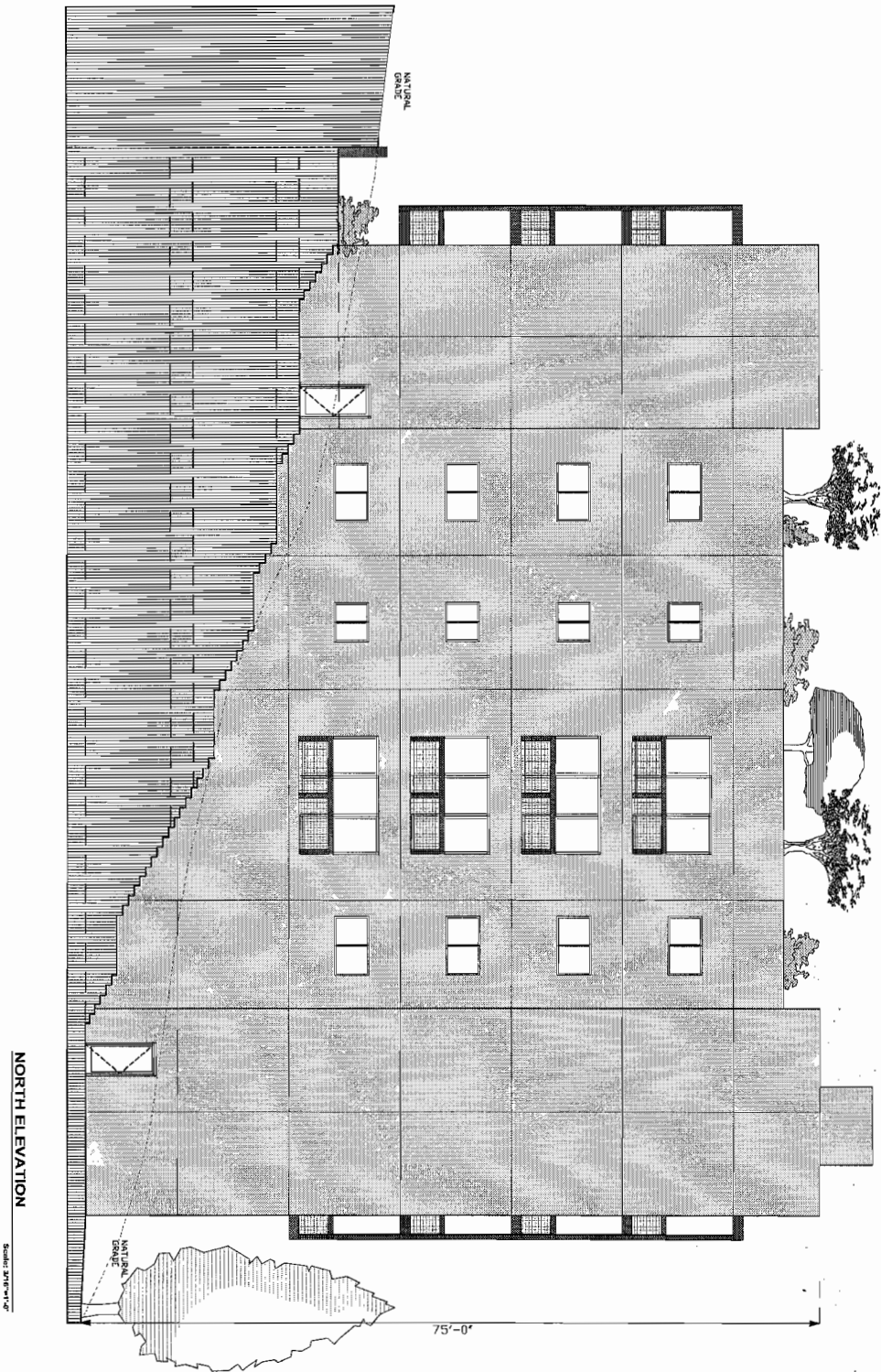


EAST ELEVATION

Scale: 3/8" = 1'-0"

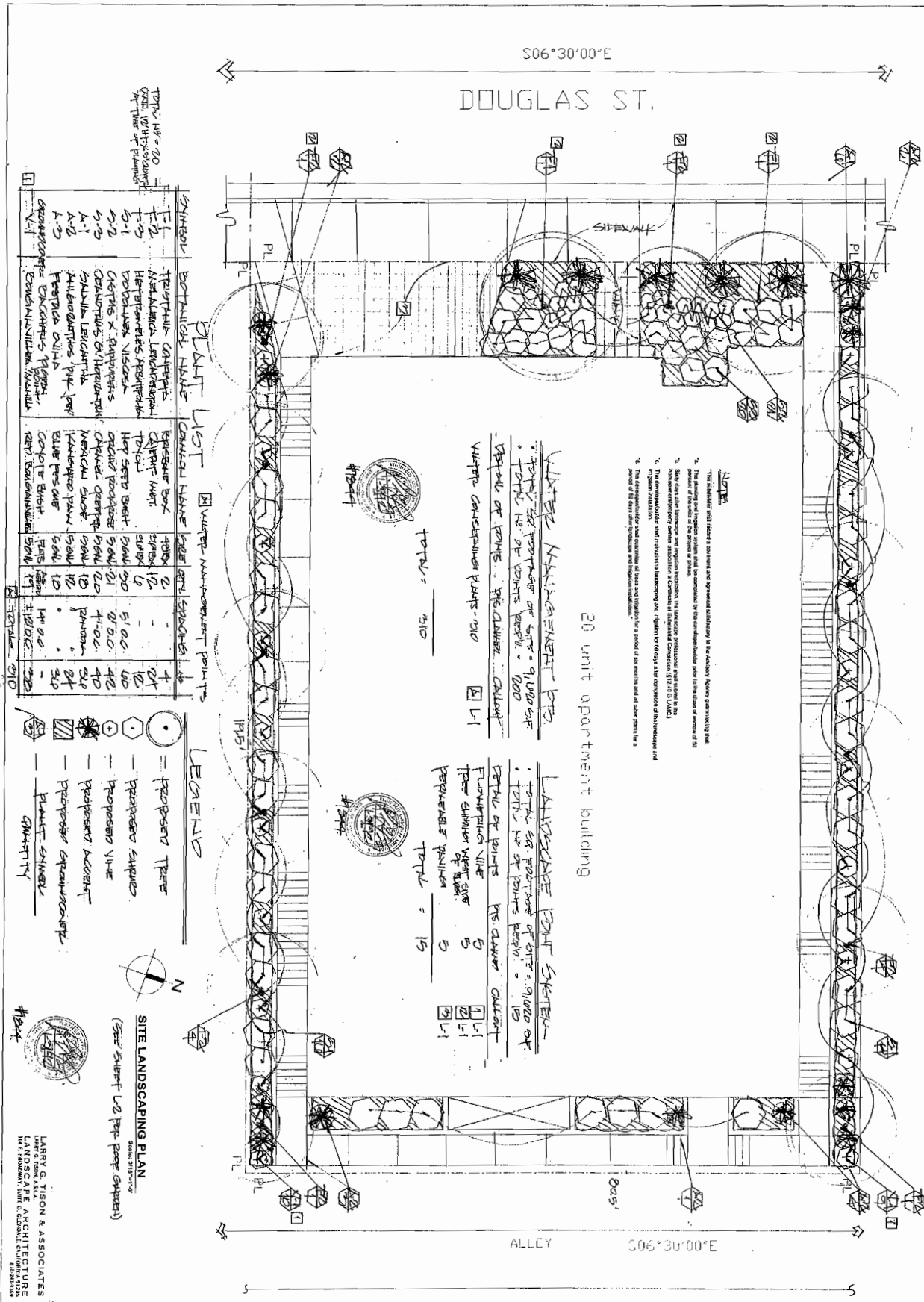
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Exhibit "A" - North Elevation
 DIR-2008-935-SPP-SPPA
 Dated: 1-18-2011
 (9 of 11)



DATE: MAY 2010 SCALE: 3/8" = 1'-0" DRAWING: APPROVED: JOB: SHEET: A-11 OF SHEETS	DRAWING TITLE	PROJECT	OWNER	VES VALUE ENGINEERING SOLUTIONS 200 E. HAWTHORNE BL. #200 CARPENTERS, CALIFORNIA 91705 TEL: (916) 552-8822 FAX: (916) 552-8722
	NORTH ELEVATION	20 APARTMENTS 162 N. DOUGLAS ST. LOS ANGELES, CA	-	

Exhibit "A". L-1 Landscape Plans
 DIR-2008-935-SPP-SPPA
 Dated: 1-18-2011
 (10 of 11)



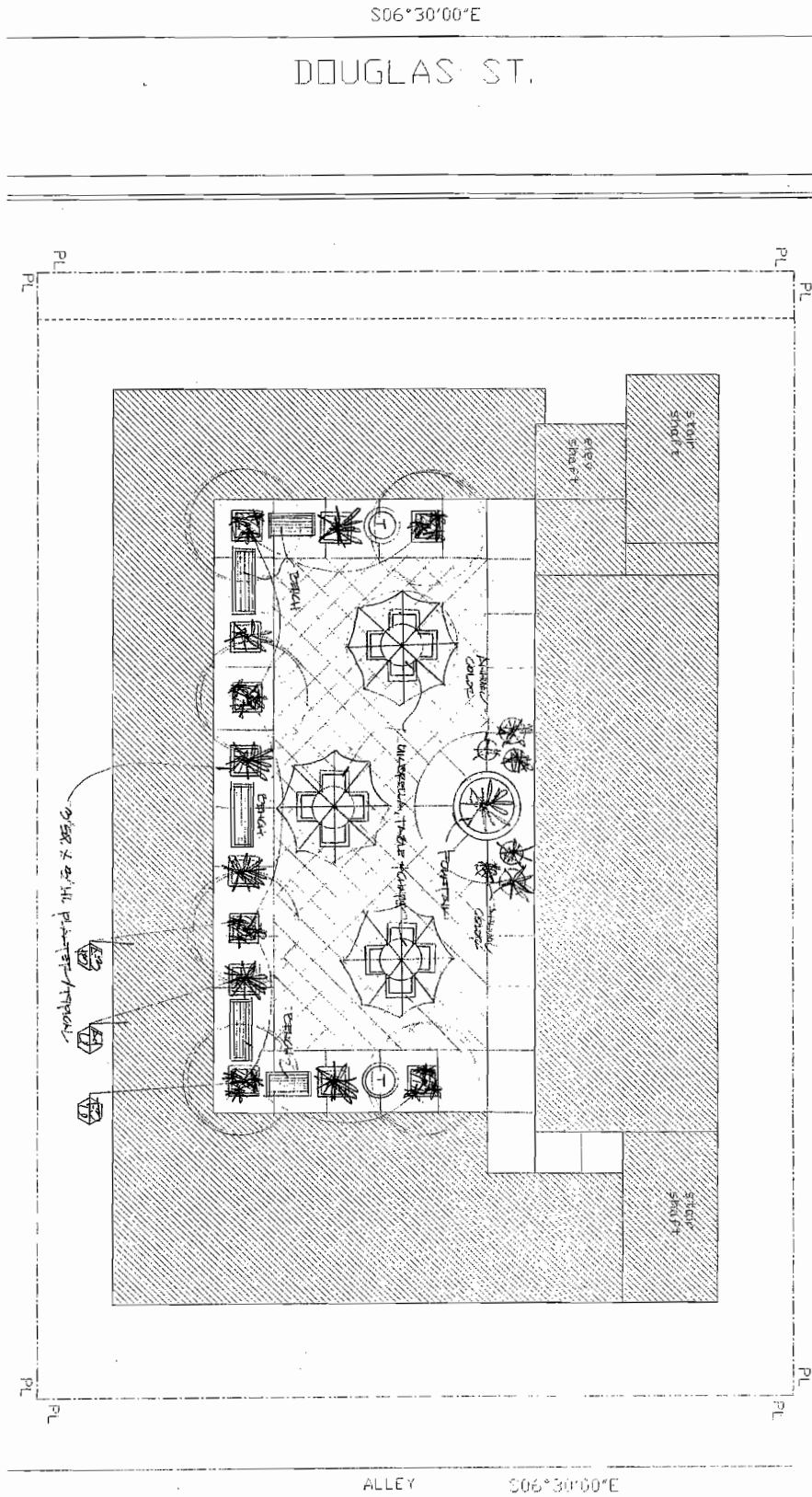
DRAWING TITLE	PROJECT	OWNER
SITE LANDSCAPING PLAN	20 APARTMENTS 162 N. DOUGLAS ST. LOS ANGELES, CA	

REVISION	DATE	BY	APP'D
1	1/18/11	JT	JT

DATE: JAN 18, 2011	SCALE: 3/8" = 1'-0"	DRAWN: JT	APPROVED: JT
SHEET: L-1			

VES VALUE ENGINEERING SOLUTIONS	
11111 W. 10TH ST., SUITE 100 LOS ANGELES, CA 90057 TEL: 213.481.1111 FAX: 213.481.1112	

Exhibit "A" - L-2 Landscape Plans
 DIR-2008-935-SP-SPPA
 Dated: 1-18-2011
 (11 of 11)



ROOF LANDSCAPING PLAN

(PAPER TO SUPPORT L-1 FLOOR LAYOUT & PLANT LIST)



LARRY S. TISON & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 314 E. BRIDGEMAN, SUITE 200, ANAHEIM, CA 92805
 TEL: 714.944.1111 FAX: 714.944.1112

DRAWING TITLE	PROJECT	OWNER	REVISION
ROOF LANDSCAPING PLAN	20 APARTMENTS 162 N. DOUGLAS ST. LOS ANGELES, CA		01
DATE: MAY 2008	SCALE: 1/8" = 1'-0"	DRAWN: [Signature]	APPROVED: [Signature]
JOB: L-2	SHEET: 11 OF 11		

VES VALUE ENGINEERING SOLUTIONS
 1001 S. HARBOR BLVD. SUITE 200
 ANAHEIM, CALIFORNIA 92805
 TEL: 714.944.1111 FAX: 714.944.1112