



CITY PLANNING COMMISSION

200 N. Spring Street, Room 272, Los Angeles, California, 90012-4801,
(213) 978-1300
www.lacity.org/PLN/index.htm

DETERMINATION MAILING DATE: FEB 23 2011

CASE: CPC-2010-1945-HD-SPR
CEQA: ENV-2010-1946-MND

Location: 1603-1619 North Cherokee Avenue
Council District: 13 – Garcetti
Plan Area: Hollywood
Zone: PF-1XL to PF-2D

Applicant: Selma Community Housing, LP
Representative: Craig Lawson & Co., LLC

At its meeting on February 10, 2011, the following action was taken by the City Planning Commission:

1. **Approved a Height District Change** from '1XL' to '2D'. The proposed "D" Development Limitation would limit the Floor Area Ratio (FAR) to 3 to 1 and a maximum height of 75 feet.
2. **Approved a Site Plan Review** to permit a joint public/private development in the PF Zone, as specified in LAMC Section 12.04.09-B, 9, involving 66 units of residential use and 50 parking spaces for use by Selma Elementary School.
3. **Adopted** the attached modified **Conditions of Approval**.
4. **Adopted** the attached **Findings**.
5. **Adopted** Mitigated Negative Declaration No. **ENV-2010-1946-MND** and required findings for the above-referenced project.

Recommendations to City Council:

6. **Adopt a Height District Change** from '1XL' to '2D'. The proposed "D" Development Limitation would limit the Floor Area Ratio (FAR) to 3 to 1 and a maximum height of 75 feet.
7. **Adopt** Mitigated Negative Declaration No. **ENV-2010-1946-MND** and required findings for the above-referenced project.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

This action was taken by the following vote:

Moved: Burton
Seconded: Roschen
Ayes: Cardoso, Epstein, Freer, Romero
Absent: Woo
Vote: 6 - 0



 James Williams, Commission Executive Assistant I
 City Planning Commission

Effective Date/Appeals: This action of the City Planning Commission on Site Plan Review will be final within 15 days from the mailing date on this determination unless an appeal is filed within that time to the City Council. All appeals shall be filed on forms provided at the Planning Department's public Counters at 201 North Figueroa Street, Third Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Room 251, Van Nuys. Forms are also available on-line at www.lacity.org/pln.

FINAL APPEAL DATE: MAR 10 2011

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.

“D” Development Limitations

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the “D” Development Limitations.

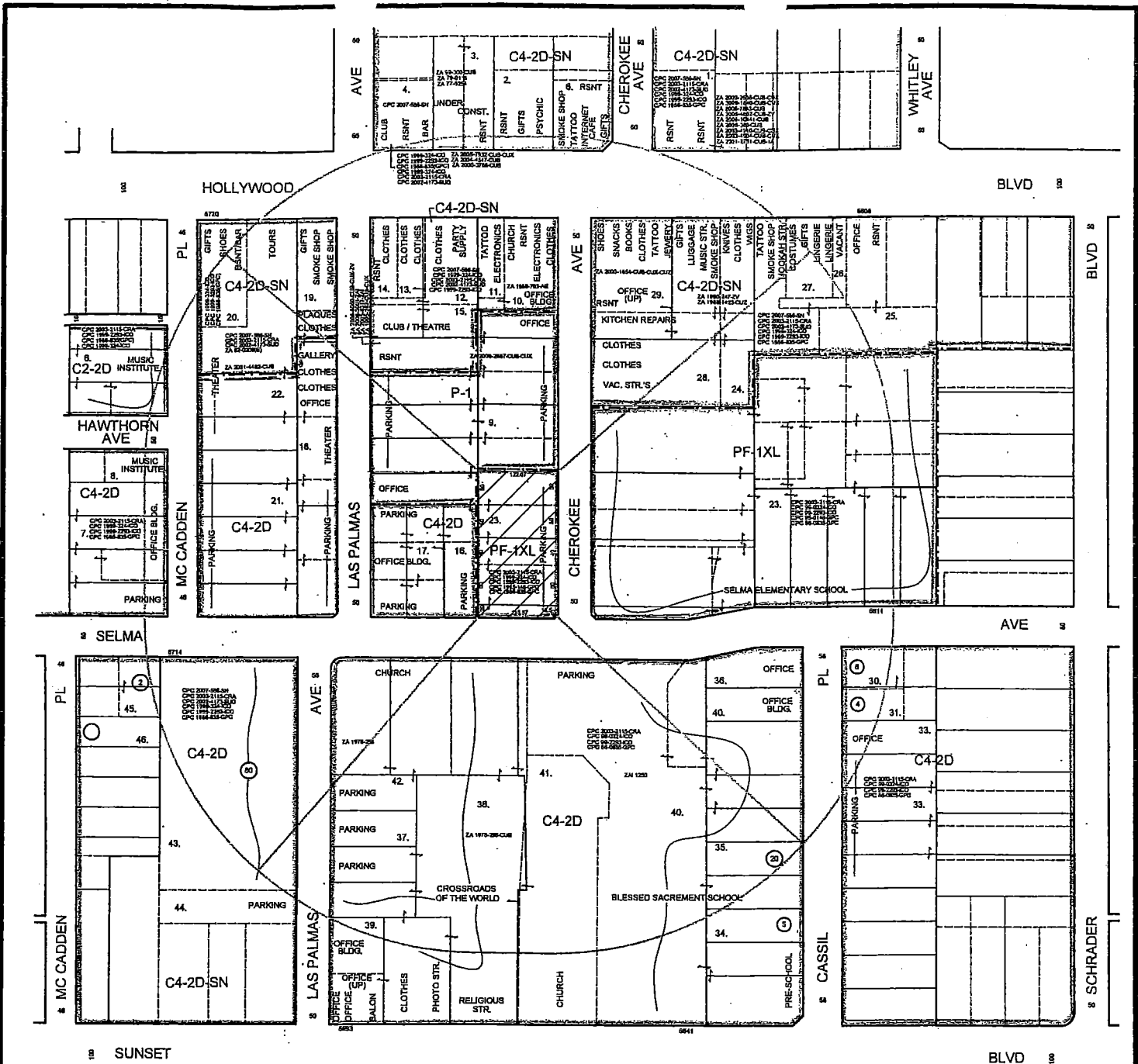
1. The total floor area contained in all building on a lot shall not exceed three (3) times the buildable area of the lot (3:1 FAR).
2. The total height of the building shall not exceed 75 feet.

ORDINANCE NO. _____

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 __. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classifications of property shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map attached hereto and incorporated herein by this reference.



LEGAL: LOTS 9-11, EULALIE TRACT, M.B. 1-35.

CPC 2010 1945

HEIGHT DISTRICT CHANGE SITE PLAN REVIEW


 PF-1XL TO PF-2D

EXHIBIT 2

C.D. 13
C.T. 1907.00
P.A. HOLLYWOOD



GC MAPPING SERVICE, INC.

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

CASE NO.
DATE: 05-24-2010
SCALE: 1" = 100'
USES FIELD
D.M. 148.5 A 185,
147 A 185
T.B. PAGE: 593. GRID: E-4

0.61 NET AC.

CONDITIONS OF APPROVAL

Pursuant to Los Angeles Municipal Code Section 16.05, the project is subject to the following conditions.

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan, and elevations labeled Exhibit "A", attached to the subject case file. Minor deviations may be allowed in order to comply with provisions of the Municipal code and the conditions of approval.
2. **Floor Area.** The total floor area of the new building on the subject property shall be limited to 80,451 square feet.
3. **Height.**
 - a. The height of the proposed structure on the subject property shall not exceed 75 feet to the top of the roof as defined by Section 12.21.1 of the City of Los Angeles Municipal Code.
 - b. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties.
4. **Density.** The total density at the site shall be limited to no more than 66 units, including one manager's unit.
5. **Balconies.** A minimum of 18 inches of the lower balcony walls shall be made of opaque or solid materials. The applicant shall indicate on the final elevation plans the height of the balcony wall and material(s) being used to the satisfaction of the Planning Department. This condition shall only apply to balconies facing the public right-of-way or public street.
6. **Bicycle Facilities.** A minimum of 40 resident bicycle parking spaces with lockers and four guest bicycle parking spaces shall be provided.
7. **Landscaping.** The developer shall work with the Council Office (CD 13) on a landscape plan along Selma Avenue to the satisfaction of the Director of Planning.
8. **Green Building Program.** Pursuant to LAMC Section 16.10, (Green Building Program), prior to the issuance of any building permit, the project must be reviewed and the plans stamped approved by the Director of Planning (or designee) for LEED® compliance.
9. **Solid Waste.** The developer shall institute a recycling program to the satisfaction of the Planning Department to reduce the volume of solid waste going to landfills. Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be picked up no less than once a week as a part of the project's regular trash pick-up program.
10. **Posting of Construction Activities.** A visible and readable sign (at a distance of 50 feet) shall be posted on the construction site identifying a telephone number for inquiring about the construction process and to register complaints.

11. **Construction-related Parking.** Off-street parking shall be provided for all construction-related parking generated to employees of the proposed project. No employees or subcontractor shall be allowed to park on the surrounding residential streets for the duration of all construction activities. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any residential street in the immediate area. All construction vehicles shall be stored on site unless returned to their owner's base of operations.
12. **Truck Traffic Restricted Hours.** Truck traffic directed to the project site for the purpose of delivering construction materials or construction-machinery shall be limited to the hours beginning at 7:00AM and ending at 3:00PM, Monday through Friday. No truck deliveries for construction shall occur outside of that time period. No construction truck staging related to such deliveries to the project site shall occur on any adjacent streets.
13. **Maintenance.** The subject property (including any trash storage areas, associated parking facilities, sidewalks, driveways, yard areas, parkways, and exterior walls along the property lines) shall be maintained in an attractive condition and shall be kept free of trash and debris.
14. **Dust Walls.** Temporary dust walls (e.g., Visqueen plastic screening or other suitable product) not less than 8 feet in height shall be installed and maintained along the property line as necessary to preclude dust dispersion from the project site to adjacent properties. The walls shall be in place during any time period when grading is being conducted within 100 feet of any occupied residence or the school on said adjoining lots.

Other Conditions

15. **Bureau of Engineering.** Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
 - a. Dedications Required:

Cherokee Avenue (Non-continuous Local Street) – A 2-foot wide strip of land along the property frontage to complete a 27-foot half right-of-way in accordance with Non-Continuous Local Street Standards, including 10' by 10' corner cut at the intersection with Selma Avenue.

Selma Avenue (Local Street) – None.
 - b. Improvements Required:

Cherokee Avenue – Construct additional concrete sidewalk in the dedicated area and repair any broken, off-grade or bad order concrete curb, gutters and sidewalks. Close any unused driveways.

Selma Avenue – Repair any broken, off-grade or bad order concrete curb, gutters and sidewalks and close any unused driveways to the satisfaction of the City Engineer.

Notes:

Relocate traffic signs, equipments and parking meters to the satisfaction of the Department of Transportation (213) 972-8485.

Refer to the Department of Water and Power regarding power pole (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (213) 482-6543.

- c. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk and curb drains or connections to the catch basins.
 - d. Sewer lines exist in Cherokee Avenue and Selma Avenue. Extension of the 6-inch house connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
 - e. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering (213) 482-7050.
 - f. Submit shoring and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the right-of-way (213) 482-7048.
 - g. Submit parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
- 13. Street Lighting.** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights:
- a. Two (2) lights on Cherokee Avenue.
 - b. One (1) light on Selma Avenue.
- 14. Department of Transportation.**
- a. A minimum of 40-foot reservoir space be provided between any security gate(s) and the property line. Proposed project curb-cut should be W-30' case 2 driveway.
 - b. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk.
 - c. A parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.
 - d. Submit a construction work site traffic control plan to DOT for review and approval prior to the start of any construction work. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs, and access to properties. DOT

also recommends that all construction related traffic be restricted to off-peak hours.

- e. An ordinance adding Section 19.15 to the Los Angeles Municipal Code relative to application fees paid to the Department of Transportation for permit issuance activities was adopted by the Los Angeles City Council. Ordinance No. 180542, effective March 28, 2009, identifies specific fees for traffic study review, condition clearance, and permit issuance. The applicant shall comply with any applicable fees per this new ordinance.

15. Fire Department.

- a. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
- b. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- c. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
- d. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; but, in no case greater than 150 feet horizontal travel distance from the edge of the public street, private street or fire lane. This stairwell shall extend unto the roof.
- e. Entrance to the main lobby shall be located off the address side of the building.
- f. Any required Fire Annunciator panel or Fire Control Room shall be located within 50 feet visual line of site of the main entrance stairwell or the satisfaction of the Fire Department.
- g. Any roof elevation changes in excess of three feet may require the installation of ships ladders.
- h. Site plans shall include all overhead utility lines adjacent to the site.

16. Urban Forestry.

- a. Cherokee Avenue: Plant five (5) 24" box size Chinese Pistache (*Pistache chinensis*) trees in 3'x5' tree wells. Trees shall be planted with 10' lodgepole tree stakes inserted to a depth of two feet outside of the tree's rootball. Two rubber tree ties shall be used to secure trees to the tree stakes. Tree well cover shall be 3" Disintegrated Granite (DG) installed to within ¼" of sidewalk grade.
- b. Selma Avenue: Plant one (1) 24" box size Magnolia Tree in a 4'x6' tree well. The tree shall be planted with 10' lodgepole tree stakes inserted to a depth of two feet outside of the tree's rootball. A rubber tree tie shall be used to secure the tree to the tree stake. Tree well cover shall be 3" Disintegrated Granite (DG) installed to within ¼" if sidewalk grade.

17. **Community Redevelopment Agency (CRA)**. The project is located in the Hollywood Redevelopment Project Area. The applicant shall make suitable arrangements for clearance with the Community Redevelopment Agency.

Environmental Conditions

18. **Aesthetics – Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.
19. **Air Pollution – Demolition, Grading, and Construction Activities.**
- 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. Wetting could reduce fugitive dust by as much as 50 percent.
 - b. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - c. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - d. All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
 - e. All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - f. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - g. Trucks having no current hauling activity shall not idle but be turned off.
20. **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 8, to the satisfaction of the Department of Building and Safety.
21. **Cultural Resources.** If any archaeological materials are encountered during the course of the project development, all further development shall halt and:
- a. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
 - b. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
 - c. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

22. **Seismic.** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
23. **Erosion/Grading/Short-Term Construction Impacts.** Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- a. The applicant shall provide a staked signage at the site with a minimum 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
 - b. Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMP's includes but is not limited to the following mitigation measures: (a) Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened to reduce runoff velocity; (b) Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.
24. **Greenhouse Gas Emissions.** The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measures:
- a. Install a demand (tankless or instantaneous) water heater system, or a high-efficiency central boiler, sufficient to serve the anticipated needs of the dwellings.
 - b. Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.
25. **Stormwater Pollution (Demolition, Grading, and Construction Activities).**
- a. Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.
 - 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. All vehicles/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
 - d. Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
 - e. Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.
26. **Standard Urban Stormwater Mitigation Plan.** Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level

by incorporating stormwater pollution measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMP's). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following:

- a. 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.
- b. 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.
- c. 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 Department of Public Works, Stormwater Management Division.
- d. 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.

27. 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 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
- c. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

28. Fire. The submittal of a plot plan for approval by the Fire Department shall be required either prior to 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.

29. Police. 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 spaces 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. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213)486-6000.

These measures shall be approved by the Police Department prior to the issuance of building permits.

30. Construction and Haul Route Activity Near Schools.

- a. The developer and contractors shall maintain ongoing contact with administrator of Selma Avenue Elementary School 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 school(s) 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 be maintained.
- b. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- c. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- d. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
- e. LADBS shall assign specific haul route hours of operation based upon Selma Avenue Elementary School hours of operation.
- f. Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.

31. 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.

32. Parks. Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.

33. Safety Hazards.

- a. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- b. The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents to the Bureau of Engineering and the Department of Transportation for approval.

34. Emergency Access. The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

35. Utilities – Local Water Supplies. Environmental impacts may result from the project implementation due to the cumulative increase demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:

- a. The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g, use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- b. In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
 - (1) Weather-based irrigation controller with rain shutoff
 - (2) Matched precipitation (flow) rates for sprinkler heads
 - (3) Drip/microspray/subsurface irrigation where appropriate
 - (4) Minimum irrigation system distribution uniformity of 75 percent
 - (5) Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
 - (6) Use of landscape contouring to minimize precipitation runoff
 - (7) A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf and greater
- c. Install no more than one showerhead per shower stall, having a flow rate of no greater than 2.0 gallons per minute.
- d. Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- e. Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

36. Utilities – Solid Waste Recycling.

- a. Recycling bins shall be provided at appropriate locations to promote recycling paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- b. Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract waste disposal services with a company that recycles demolition and/or construction-related wastes.
- c. To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins

on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

- d. All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

Administrative Conditions

37. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
38. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.
39. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
40. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
41. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
42. **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.
43. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.
44. **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

General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the area covered by the Hollywood Community Plan area, which was adopted by the City Council on December 13, 1988. The Community Plan designates the subject property for Public Facilities land uses with the corresponding zone of PF. The subject property contains approximately 26,817 square feet (0.61 acres) and is currently zoned PF-1XL, and is consistent with the Public Facilities land use designation. The proposed Height District Change from '1XL' to '2D' would not result in changes to permitted uses of the PF Zone. The currently adopted Hollywood Community Plan is currently in the process of being updated.
2. **General Plan Text.** The Hollywood Community Plan text includes the following relevant land use objectives, policies and programs:

Objective 2: To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected to the year 2010.

Objective 3: To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

Objective 5: To provide a basis for the location and programming of public services and utilities to coordinate the phasing of public facilities with private development.

Housing Standards and Criteria

The intensity of residential land use in this Plan and the density of the population which can be accommodated thereon, shall be limited in accordance with the following criteria:

- (1) The adequacy of the existing and assured circulation and public transportation systems within the area;
- (2) The availability of sewers, drainage facilities, fire protection services and facilities, and other public facilities;
- (3) The steepness of the topography of the various parts of the area, and the suitability of the geology of the area for development.

New apartments should be soundproofed and should be provided with adequate usable open space at a minimum of ratio of 100 square feet per dwelling unit excluding parking areas, driveways and the required front yard setback.

Additional low and moderate-income housing is needed in all parts of the Community. Density bonuses for provision of such housing through Government Section Code 65915 may be granted in the Low Medium I or less restrictive residential categories.

Public Schools - Policies

(3) That all school facilities in the Hollywood Community be constantly reviewed, analyzed, and upgraded, in view of the fact that the District contains some of the oldest schools in the City.

(4) That due to an absence of vacant land, an after-hours, multi-use concept of school facilities, together with a joint-use concept of other public facilities, be encouraged and promoted.

Other Public Facilities - Policies

(2) That new equipment for public facilities be energy efficient.

The project is being proposed as a joint public-private development involving the construction of 66 units of affordable housing with 50 of the 117 parking spaces to be used by Selma Avenue Elementary during school operating hours and for public use in the evening. The project is comprised of a six-story structure over a single subterranean parking level. The ground level uses include parking, a parking management office, residential lobby, laundry room, a community room, and other multi-purpose rooms. The upper five stories will include the 66 residential units, including one non-deed restricted unit for the property manager. The proposed building has been conditioned herein to not exceed a height of 75 feet). The development of the project involves the removal of the existing surface parking lot.

The development is seeking Site Plan Review approval for a joint public and private development in the PF Zone with uses permitted in the most restrictive adjoining zone, C4. Pursuant to Los Angeles Municipal Code Section 12.04.09-A,9, the Public Facilities (PF) Zone permits:

“Any joint public and private development uses permitted in the most restrictive adjoining zones if approved by the Director utilizing the procedures described in Section 16.05-E to H. The phrase “adjoining zones” refers to the zones on properties abutting, across the street or alley from or having a common corner with the subject property. If there are two or more different adjoining zones, then only the uses permitted by the most restrictive zone shall be permitted.”

The project site is surrounded by properties in the C4-2D, PF-1XL, and P-1 Zones. The C4 zone is the most restrictive adjoining zone, following the order of restrictiveness as provided in LAMC Section 12.04-A:

“The order of restrictiveness of these zones, the first being the most restrictive and last being the least restrictive, is as follows: OS, A1, A2, RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C4, C2, C5, CM, MR1, M1, MR2, M2, M3, and PF.”

As such, the applicant may develop the project site with uses that are permitted in the C4 Zone, including multi-family residential uses. The P-1, which adjoins the project site to the north, is not identified in the list referenced above (LAMC Section 12.04-A).

The project is proposing to change the Height District from ‘1XL’ to ‘2D’. This would make the development consistent with adjacent properties in located in Height District ‘2D’,

including properties immediately west and south of the project site. However, in lieu of having no vertical height limit as is the case of the abutting C4-2D zoned properties, the applicant is proposing a 'D' limitation on the project site that would limit the height to 75 feet limit the Floor Area Ration (FAR) to 3:1.

The proposed project's 67 on-site residential parking spaces and 50 LAUSD/public use parking spaces would be consistent with the provisions of Parking Option 2 of the Density Bonus provisions in Section 12.22-A,25 of the LAMC. The abutting '2D' Height District permits an FAR of 2:1 and no height limit. Moreover, the CRA permits an FAR of up to 6:1 in the Regional Center Commercial land use designation, of which the adjoining properties are a part. The in-fill development at this site would further the objectives, policies and programs of the Hollywood Community Plan by developing housing for all economic segments, and to coordinate the phasing of public facilities with private development.

Framework Element. The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range City-wide growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

The project site is currently developed with a surface parking lot. It is one of many surface parking lots in the vicinity. The development of this site is an infill of an otherwise commercially developed community. By enabling the construction of a supply of housing in close proximity to jobs and services, the proposed Height District Change would be consistent with goals and policies of the Framework Element. The Land Use chapter of the Framework Element identifies objectives and supporting policies relevant to the project site. Those objectives and policies seek, in part, to provide for an adequate supply of housing for all income levels, sufficient homeownership and rental housing to meet the City's needs, and housing, jobs, and services in mutual proximity.

3. The **Transportation Element** of the General Plan may be affected by the recommended action herein. Cherokee Avenue to the east is a Non-continuous Local Street dedicated to a 50-foot width and Selma Avenue to the south is a Local Street dedicated to a 60-foot width. One vehicular access point is proposed along Selma Avenue with a 30-foot wide driveway. Any improvements will assure compliance with this Element of the General Plan and with the City's street improvement standards pursuant to Municipal Code Section 17.05. As conditioned, the proposed project will provide off-street parking spaces in conformance with the LAMC.
4. **Height District Findings.**
 - a. Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.

The Applicant proposes a 6-story, LEED-certified joint public/private development which would permit the construction of 66 dwelling units with 67 parking spaces and 50 parking spaces for use by Selma Elementary School. The development consists of one subterranean parking level, community, property management, storage, and

parking on the ground level, followed by five levels of residential use. The proposed building will reach a maximum height of 75 feet. Parking for a total of approximately 117 vehicles will be provided; 67 spaces will be provided for the residential tenants, and 50 spaces will be provided for use by Selma Elementary School, which will be available for public use outside of the school's operating hours.

The project site is currently zoned PF-1XL and is improved with a surface parking lot. Adjoining the property to the north is a surface parking lot in the P-1 Zone, to the west is parking and office uses in the C4-2D Zone, to the east across Cherokee Avenue is Selma Elementary School in the PF-1XL Zone, and immediately to the south across Selma Avenue is a church, surface parking, and commercial office uses (Crossroads of the World) in the C4-2D Zone. The proposed Height District Change to '2D' would allow development consistent with the abutting properties in the C4-2D Zone, with the exception that the applicant is imposing a height limitation to 75 feet, as opposed to that of the adjoining '2D' Height District which has no height restrictions.

Public Necessity. Granting the requested height district change, as recommended, will be deemed consistent with public necessity. There is a public need to locate new housing on parcels that do not first require demolition of existing housing stock. To satisfy the public necessity for more housing, the Hollywood Community Plan encourages the provision of housing to satisfy the varying needs and desires of all economic segments, and that residences be accommodated by the adequacy of existing and assured circulation and public transportation systems within the area, and the availability of sewers, drainage facilities, fire protection services, and other public utilities. The project site is currently improved with a surface parking lot within an urban developed area, which has access to sewers, drainage facilities, Fire (District/Fire Station No. 27), Police (Hollywood Division), and to other utilities, including LA DWP and the Gas Company. Additionally, the project site is located within walking distance of Metro Bus Lines 15, 656, 217, 580 and the Hollywood/Highland Metro Red line Station.

The proposed 66-units of housing have been designed for households making up to 100% of the area median income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD). Per the ground lease agreement with the State Board of Education, 50% of the units will contain a leasing preference for employees of LAUSD. Separate from the 67 parking spaces for the residential component, the project will include 50 parking spaces for use by LAUSD employees of Selma Elementary School and for public use outside of the school's operating hours. Currently, the surface parking is available for public use, and managed by a third party, which generates revenue for LAUSD. The development of the joint private/public development will continue to provide parking for the school, for the public, and will simultaneously increase the affordable housing stock for Hollywood. In doing so, the project meets the Hollywood Community Plan's policy of encouraging and promoting an after-hours, multi-use concept of school facilities, together with a joint-use concept of public facilities.

Convenience. Granting the requested height district change, as recommended, will be deemed consistent with public convenience. The proposed project contributes to the public convenience as it locates much needed affordable housing on an underutilized site in a thriving urban center. The Community Plan states, "The Plan

does not seek to promote nor hinder growth; rather it accepts the likelihood that growth will take place and must be provided for." Additionally, the Hollywood Community Plan acknowledges the lack of vacant land and encourages the multi- and joint-use of public facilities. It also acknowledges that new residential developments should be located near existing utilities, and that low and moderate-income housing is needed in all part of the Community.

The combination of affordable housing and public facilities at this site reduces reliance on the automobile by locating housing near jobs, entertainment, and public transit services. The subject site is located less than one block south of Hollywood Boulevard, near many office, retail, restaurant, and theater establishments. This joint public-private development provides future residents the opportunity to walk to their places of employment, public transit, shopping, and dining destinations, thereby increasing pedestrian activity to local businesses.

General Welfare. Granting the requested height district change, as recommended, will be deemed consistent with the general welfare, in that the project will replace a surface parking lot serving Selma Elementary School and the public with 66 units of new affordable housing units as well as replacement parking for the continued use by the school and the public. Furthermore, with the site's proximity to several transit opportunities, will help alleviate congestion, vehicle dependency, and commute times to improve the general welfare.

Good Zoning Practice. Granting the requested height district change, as recommended, will be deemed consistent with good zoning practice. The requested Height District Change from '1XL' to '2D' is in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Hollywood Community Plan.

Properties to the north are developed with surface parking in the P-1 Zone, as well as office, retail, and restaurant uses in the C4-2D-SN Zone along Hollywood Boulevard in structures ranging from one- to four-stories. Selma Elementary School is located to the east across Cherokee Avenue in the PF-1XL Zone in one and two-story structures with additional retail, office, and restaurant uses just north of the school in the C4-2D-SN Zone along Hollywood Boulevard in one- to four-story structures. To the south across Selma Avenue, properties are improved with one- and two-story office buildings, church structures ranging in heights from one- to three-stories, and surface parking in the C4-2D Zone. Immediately to the west, properties are improved with a two-story office building and surface parking in the C4-2D Zone.

Thus, the proposed '2D' Height District would allow development that is consistent with that of the surrounding properties in Height District 2D, which permits an FAR of 2:1 (or 6:1 with CRA approval) and unlimited height. The proposed Height District Change and 'D' Limitation from the current '1XL' to '2D' on the subject site would reflect good zoning practice as it would allow for a maximum FAR of 3:1 and a height limit of 75 feet, within the development rights available to the adjacent properties. Furthermore, the project will eliminate the aesthetic blight of a surface parking lot without eliminating parking in the area.

- b. The current action, as recommended, has been made contingent upon compliance with new "D" conditions of approval imposed herein for the proposed project. Such limitations are necessary to protect the best interests of and to assure a development more compatible with surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

5. D Limitation Findings.

- a. *The 'D' Limitation is necessary to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood.*

The subject site is located in the PF-1XL Zone and improved with a surface parking lot serving Selma Elementary School. The '1XL' Height District limits the property to an FAR of 3:1 and a maximum height of 30 feet. Properties to the west, south, and further north are located in Height District 2D, which has no height restriction and limits the FAR to 2:1, with a possible maximum FAR of 6:1 with CRA approval.

Additionally, the adjoining C4-2D zoned properties are located in the Regional Center Commercial land use designation within the Hollywood Community Plan and the Hollywood Redevelopment Plan, where properties in this designation are limited to an equivalent of an average FAR of 4.5:1 with an FAR of up to 6:1 with CRA approval.

Permitting the 'D' Limitation to an FAR of 3:1 with a 75-foot height limit will be well within the development rights available to adjacent zones and land use designations.

- b. *The 'D' Limitations is necessary to secure an appropriate development in harmony with the objectives of the General Plan.*

The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services.

To that end, the proposed 'D' limitation meets the following goals and objectives the general plan and land use elements, including:

General Plan Framework

Objective 3.7 – Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

The proposed project will provide multi-family development in an urban area of Hollywood that is conducive to development. The affordable housing project is geared to provide housing for employees of LAUSD as well as other moderate- and low-income families. It's location to Selma Elementary School and several public

transit options, including the Hollywood/Highland Metro Red Line station, meets the overall goal of locating housing near jobs and services.

Housing Element

Goal 1 – A City where housing production and preservation result in adequate supply of ownership and rental housing that is safe, healthy, sanitary, and affordable to people of all income levels, races, ages, and suitable for various needs.

Objective 1.1 – Plan the capacity and develop incentives for the production of an adequate supply of rental and ownership housing for households of all income levels and needs.

Goal 2 – A City in which housing helps to create safe, livable and sustainable neighborhoods.

Objective 2.2 – Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services, and transit.

The proposed affordable rental housing project will result in 66 new dwelling units in the community without the removal or displacement of existing units or tenants. With the exception of the manager's unit, the development will be geared towards LAUSD employees and households making 100% or less of the Area Median Income (AMI). The project will introduce new housing options in walking proximity to public transit, jobs, and retail services.

Hollywood Community Plan

Objective 3 – To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

Objective 5: To provide a basis for the location and programming of public services and utilities to coordinate the phasing of public facilities with private development.

The proposed joint public/private development will provide new housing options for low- and moderate-income households while still meeting the parking needs of the adjacent Selma Elementary School and continue providing a revenue stream for the school through the provision of the 50 parking space for public use.

As proposed, the joint development with LAUSD would introduce new housing options to the community, will provide parking to serve employees of Selma Elementary School, and would provide secure off-street parking for visitors and tourists in the area. Moreover, the proposed 'D' Limitation would allow for development that is consistent with that of adjoining properties and will be within the proposed changes under the plan update.

- c. *The 'D' Limitation is necessary to prevent or mitigate potentially adverse environmental effects of the Height District establishment or change.*

The 'D' Limitation requested as part of this project seeks an FAR of 3:1 and a height limit of 75 feet. The adjoining '2D' limitation has an unrestricted height limit and an

FAR of 2:1, or an FAR of up to 6:1 with CRA approval. Instead, the project is seeking a 75-foot height limit with a maximum FAR of 3:1.

The Mitigated Negative Declaration prepared for the project determined that the project will result in potential impacts to the areas of aesthetics, air quality, biological resources, cultural resources, geology and soils, green house gas emissions, hydrology and water quality, land use and planning, noise, public services, recreation, transportation/traffic, and utilities and service systems. However, mitigation measures were identified, and have been incorporated herein, to reduce those impacts to less than significant levels.

While the imposition of a 'D' Limitation is not necessary to prevent or mitigate potentially adverse effects, it would allow for development that is consistent with the development rights available to the immediately abutting properties.

6. Site Plan Review Findings. In order for the site plan review for a joint public and private development to be granted, all six of the legally mandated findings delineated in Section 16.05-F of the Los Angeles Municipal Code must be made in the affirmative.

- a. *The project complies with all applicable provisions of this Code and any applicable specific plan.*

The Applicant proposes a new 6-story, LEED-certified joint public/private development which would include a maximum of 66 affordable rental housing units with 67 residential parking spaces, and 50 parking spaces for use by Selma Elementary School and the public. The building includes one subterranean level of parking, one ground level of property management, community space, storage, and parking, followed by five levels of residential use. The proposed building will reach a maximum height of 75 feet. The surface parking lot will be removed and 50 replacement parking spaces will be provided within the proposed project.

The Public Facilities (PF) Zone has no yard or other development requirements. In addition to permitting farming and nursery uses, public parking facilities, fire stations, government buildings, public libraries, schools, and health facilities, the PF Zone the allows uses permitted in the most restrictive zone as a joint public/private development. In this case, the most restrictive zone is the C4 Zone, which permits multi-family uses. The proposed 66 units on the 26,817 square-foot site is in conformance with the allowable residential density of the adjoining C-2D Zone. In addition to the development of 66 affordable housing units, the project is providing 50 parking spaces to serve Selma Elementary School (LAUSD) and for public use during the school's non-operating hours. These will be located within the ground-floor level and the subterranean levels of the building.

The project site is not located within a Specific Plan area.

- b. *This project is consistent with the General Plan.*

The subject property is located within the area covered by the Hollywood Community Plan area, which was adopted by the City Council on December 14, 1988. The adopted Community Plan designates the subject property for Public Facilities land use with a corresponding zone of PF. The subject property contains approximately

26,817 square feet (0.61 acres) and is currently zoned PF-1XL. The PF Zone permits uses in the most restrictive adjoining zone when developed as a joint public/private development. In this case, the C4 Zone permits multi-family residential uses. The proposed 66-unit project complies with density provisions of the C4 Zone.

The Hollywood Community Plan text includes the following relevant land use objectives, policies and programs:

Objective 2: To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected to the year 2010.

Objective 3: To make provision for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

Objective 5: To provide a basis for the location and programming of public services and utilities to coordinate the phasing of public facilities with private development. To encourage open space and parks in both local neighborhoods and high density areas.

Housing Standards and Criteria

The intensity of residential land use in this Plan and the density of the population which can be accommodated thereon, shall be limited in accordance with the following criteria:

- (1) The adequacy of the existing and assured circulation and public transportation systems within the area;
- (2) The availability of sewers, drainage facilities, fire protection services and facilities, and other public facilities;
- (3) The steepness of the topography of the various parts of the area, and the suitability of the geology of the area for development.

New apartments should be soundproofed and should be provided with adequate usable open space at a minimum of ratio of 100 square feet per dwelling unit excluding parking areas, driveways and the required front yard setback.

Additional low and moderate-income housing is needed in all parts of the Community. Density bonuses for provision of such housing through Government Section Code 65915 may be granted in the Low Medium I or less restrictive residential categories.

Public Schools - Policies

- (3) That all school facilities in the Hollywood Community be constantly reviewed, analyzed, and upgraded, in view of the fact that the District contains some of the oldest schools in the City.
- (4) That due to an absence of vacant land, an after-hours, multi-use concept of school facilities, together with a joint-use concept of other public facilities, be encouraged and promoted.

The project would consist of a joint public/private development including multi-family housing as permitted in the C4 Zone together with parking for Selma Elementary School as is permitted in the PF Zone. When not in used by Selma Elementary School, the parking will be made available to the public as an off-street option for visitors and tourists in the area.

The uses as presented are permitted in the Zone and are consistent with the policies and objectives of the adopted Hollywood Community Plan. As conditioned herein, the proposed project will be consistent with the General Plan.

- c. *The project is consistent with any applicable adopted redevelopment plan.*

The project site is located within the Hollywood Redevelopment Project Area of the Community Redevelopment Agency (CRA), which designates the property for Public land uses. This includes school sites, public services, open space, and recreation areas. The CRA, however, can permit uses other than Public Uses provided that the CRA finds that the use is consistent with the goals of the Redevelopment Area, that the use is compatible with land use designations for adjacent areas, and that it secure the necessary City approvals comply with the Community Plan. The applicant is seeking funding from the CRA for the development of the project. Also, a Letter of Acknowledgement and Support from the CRA, dated January 14, 2011, which stated that the project is consistent with the area redevelopment plan, the CRA Housing Guidelines, and the Design for Development guidelines. The CRA review for the project is still pending.

Also, as previously mentioned, the PF Zone permits uses in the most restrictive zone that adjoins the project site as part of a joint public/private development. In this case, the most restrictive adjoining property is located in the C4-2D Zone with a Regional Center Commercial land use designation. The CRA allows developments in the Regional Center Commercial land use area with an FAR of 6:1. The 'D' Limitation associated with the joint public/private development would permit an FAR of 3:1 and a height limit of 75 feet which is well within the rights available to the abutting properties in the C4-2D Zone.

- d. *The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading facilities, loading areas, lighting, landscaping, trash collections and other such pertinent improvements, which is or will be compatible with existing and future development on neighboring properties.*

The proposed project consists of a new 6-story, joint public/private development with 66 affordable rental units with 67 residential parking spaces and 50 LAUSD/public parking spaces. Residential uses will be located within 5 stories located above the ground-floor with community room, laundry room, and parking uses above one subterranean parking level.

A total of 117 off-street parking spaces are proposed for the project: 67 spaces for the residential tenants, and 50 spaces for use by Selma Elementary School employees and for public use during the school's non-operating hours. The existing

surface parking lot has 50 parking spaces, which will be replaced as part of the development. The project will provide residential parking in conformance with Parking Option 2 of the City's Density Bonus provisions of the LAMC.

Commercial uses are not being proposed as part of this project and would not necessitate the provision of a loading facility or designated loading area. The existing surface parking for Selma Elementary School does not currently serve as a loading area for the school.

The project has been conditioned to provide exterior lighting with shielding so that it cannot be visible from the public right-of-way.

Landscaping consists of a variety of shrubs, groundcover, and trees proposed for the first, second, and sixth floors of the building. Based on the number of habitable rooms, 9,200 square feet of open space is required and is being provided, including 6,050 square feet of common open space and 3,150 square feet of private open space in the form of patios and balconies for some units.

Vehicular access to the project is proposed through a 30-foot wide driveway along Selma Avenue. The trash area is located in an enclosed room, along with storage and laundry facilities on the ground floor of the building.

As conditioned, the project will be designed and arranged, so that it will be compatible with existing and future development on neighboring properties.

- e. *The project incorporates feasible mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review that would substantially lessen the significant environmental effects of the project, and/or any additional findings as may be required by CEQA.*

On December 29, 2010, a Mitigated Negative Declaration, ENV-2010-1946-MND, was prepared for the proposed project. All mitigation measures and other requirements have been made a part of this action so that the project, as conditioned, will not have a significant impact on the environment. Other identified potential impacts not mitigated by these conditions are mandatory subject to other existing City ordinances (Sewer Ordinance, Grading Ordinance, Water Conservation Ordinance, Landscape Ordinance, Flood Plain Management Specific Plan, etc.), which are specifically intended to mitigate such impacts on all projects.

There are no substantial changes in the proposed project or the circumstances under which the project is undertaken, which will cause any significant environmental effects or require any revisions to the MND.

- f. *Any project containing residential uses provides its residents with appropriate type and placement of recreational facilities and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties where appropriate.*

The proposed project is an affordable housing development geared towards low- and moderate-income households. A lease agreement with the Board of Education and in order to secure funding from the CRA, the project is gearing 50% of the units for

employees of LAUSD and will provide a mix of one-, two-, and three-bedroom units. To that end, the project includes community/multi-purpose rooms and a common laundry room on the first floor, a secure podium-level courtyard and play structure on the second floor, and an outdoor rooftop garden and terrace. The project meets the Code-required 9,200 square feet of common and private open space requirements. The proposed project will provide its residents with appropriate types and placement of recreational facilities and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties. The common open space will be available to all residents of the proposed project as part of the second floor courtyard.

The Applicant is also proposing to provide 17 on-site trees, which meets the Code requirement of one tree for every four units. Also, the Applicant is proposing to provide landscaping along the Cherokee Avenue frontage where the property faces Selma Elementary School to the east.

The project is located within walking distance to several public transit options, including Metro Bus Lines 156, 656, 217, and 780, as well as the Hollywood/Highland Metro Red Line Station. Locating this project in proximity to public transit minimizes the need of residents to drive. Additionally, the project would be located near jobs in the area, specifically along Hollywood and Sunset Boulevards, which are easily accessible on foot or by public transit.

The project is providing Code-required amenities for residential developments and is located in an area served by public transit as well as retail and other commercial services. Moreover, the affordable housing project will introduce new construction in an underdeveloped urban area that has not experienced any recent development. As proposed, the project provides an adequate supply of open space and recreational amenities while simultaneously encouraging investment in the area.

10. Environmental. A Mitigated Negative Declaration (ENV-2010-1946-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 Planning Department in Room 750, 200 North Spring Street.