



**APPROVE** a ministerial review of a Density Bonus Housing Project pursuant to LAMC Section 12.22 A.25 and California Government Code Section 65915, for a 71 dwelling unit project consisting of 55 Low Income units, 15 Moderate Income units, and one (1) market rate manager's unit for a period of 55 years, with the following four (4) Off-Menu Incentives and one (1) Waiver of Development Standards.

#### **Off-Menu Incentives**

- 1. Floor Area Ratio (Off-Menu).** An increase in FAR to allow 3:65:1 in lieu of the otherwise required 1.5:1 FAR in the C2-2D-O-CPIO Zone and Southeast Los Angeles Community Plan Implementation Overlay ("CPIO") Section III-3.B.2.
- 2. Open Space (Off-Menu).** A 100 percent reduction in the required open space, allowing a minimum of zero square feet of open space in lieu of 7,225 square feet otherwise required per LAMC 12.21.G.
- 3. Side Yard (Off-Menu).** A 5 foot easterly side yard setback in lieu of 8 foot side yard setback otherwise required in the C2-2D-O-CPIO Zone.
- 4. Rear Yard (Off-Menu).** A 5 foot rear yard setback in lieu of 17 foot rear yard setback otherwise required in the C2-2D-O-CPIO Zone.

**DENY** the following one (1) waiver requested by the applicant for a project totaling 71 dwelling units, reserving 55 units for Low Income households, 15 units for Moderate Income households, and one (1) Manager's unit at market rate occupancy for a period of 55 years:

#### **Waiver of Development Standards**

- 1. Ground Floor Height. Deny** a waiver of development standards from Southeast LA CPIO Section III-3.A.1(a) and (b) to allow an 11 foot and 2 inch Ground Floor Height in lieu of 14 feet Ground Floor Height as measured from the finished floor to the underside of the structural floor above, and 9 foot and 6 inch foot Active Floor Area Height in lieu of 11 feet Active Floor Area Height as measured from the finished floor to the finished ceiling.

## CONDITIONS OF APPROVAL

1. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped "Exhibit A," with a date of December 8, 2023, attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 71 residential dwelling units, including On-Site Restricted Affordable Units.
3. **On-Site Restricted Affordable Units.** The project shall provide 100% On-Site Restricted Affordable units exclusive of one (1) building manager's unit. 55 units shall be reserved for Low Income Household Units and 15 units shall be reserved for Moderate Income Households Units, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22-A.25 and Government Code Section 65915.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department ("LAHD") to make 55 units available to Low Income Households and 15 units available to Moderate Income Households, for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD and in consideration of the project's Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and any monitoring requirements established by the LAHD.

Unless otherwise required by state or federal law, the project shall provide an onsite building manager's unit, which the owner shall designate in the covenant. The Owner may not use an affordable restricted unit for the manager's unit.
6. **100% Affordable Housing Project (ED1).** If the project changes at any time during the review or construction process such that it no longer meets ED 1 eligibility criteria, the project is disqualified from ED1 streamlining and all prior determinations on the project become inapplicable. For projects requiring a City Planning application, if a project changes at any point during the City Planning review or post-approval process such that the project would no longer qualify for ED 1, a new application for the revised project must be filed.

## 7. Density Bonus Incentives and Waiver

- i. **Floor Area Ratio (Off-Menu).** The project's total Floor Area shall be limited to 35,085 square feet and a 3.65:1 FAR, as shown in Exhibit "A".
  - ii. **Side Yard (Off-Menu).** The project shall provide a minimum 5 foot easterly side yard setback as shown in Exhibit "A".
  - iii. **Side Yard (Off-Menu).** The project shall provide a minimum 5 foot rear yard setback as shown in Exhibit "A".
  - iv. **Open Space (Off Menu).** The project is allowed a minimum of zero square feet of usable open space per Exhibit "A".
8. **Automobile Parking.** Pursuant to California Government Code Section 65915(p)(3) and AB 2097, the project shall be allowed to provide a minimum of zero parking spaces.
9. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16.
10. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Article Section 12.21.G (Chapter 1, Open Space Requirement for Six or More Residential Units).
11. **Required Trees per 12.21 G.2.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum eighteen 24-inch box, or larger, trees on site pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right of way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right of way is proven to be infeasible due to City determined physical constraints.
12. **Landscape Plan.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
13. **Community Plan Implementation Overlay.** Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the objective planning standards of the Southeast Los Angeles Community Plan Implementation Overlay ("CPIO") pursuant to Ordinance No. 185925.
  - a. The Ground Floor shall have a minimum height of 14 feet, measured from the finished floor to the underside of the structure floor or roof above. For Projects with an Active Floor Area, the Ground Floor shall have a minimum height of 11 feet, measured from the finished floor to the finished ceiling per South Los Angeles CPIO Section III-3.A.1.

14. **Redevelopment Project Area.** Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the Council District 9 Redevelopment Project Area pursuant to Ordinance No. 186,325.

### **Administrative Conditions**

15. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
16. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.
17. **Approval, Verification and Submittals.** Copies of any approvals guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
18. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
19. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
20. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.
21. **Indemnification and Reimbursement of Litigation Costs.** Applicant shall do all of the following:
  - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside,

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

## PROJECT BACKGROUND

### Subject Property

The project site (632 – 638 ½ East Washington Boulevard) is located in the Southeast Los Angeles Community Plan and is a corner site comprised of two (2) rectangular shaped lots with a total lot area of approximately 9,626 square feet or approximately 0.22 acres. The project site is located in the C2-2D-O-CPIO Zone with a Land Use designation of Community Commercial. The site has a street frontage of approximately 79 feet along the south side of Washington Boulevard and a frontage of approximately 128 feet along the northside of Adair Street. The project site is located within the Puente Hills Blind Thrust Fault and is not located within the Alquist-Priolo Fault Zone. The site is not located within a designated hillside area, very high fire hazard severity zone, landslide, tsunami inundation zone, or liquefaction area. The project site is located within a 500 Year Flood Zone (B). The tree disclosure statement, signed by Javid Levian, dated July 6, 2023, stated that there are no protected tree or shrub species on the site or adjacent to the site. There is one (1) existing street tree on the public right-of-way that will remain. The existing project site is currently developed with three (3) one-story commercial buildings proposed to be demolished.

### Project Description

The project is for the construction of a new five-story, 56 foot and 11 inch tall residential development with 71 residential dwelling units (including 55 units for Low Income Households occupancy and 15 units for Moderate Income Households occupancy, and one (1) market-rate manager's unit). The project will have a proposed Floor Area Ratio ("FAR") of approximately 3.65:1 with approximately 35,085 square feet of floor area. As a 100% affordable housing project, exclusive of a manager's unit, no residential parking is required per AB 2345 (Government Code Section 65915(p)(4)) and AB 2097.

### *Ministerial Review*

Following the Mayor's Declaration of Local Emergency dated December 12, 2022, Executive Directive 1 (ED-1) went into effect on December 16, 2022 to facilitate the expeditious processing of shelters and 100 percent affordable housing projects to address the homelessness crisis in the City of Los Angeles. A 100 percent Affordable Housing Project is defined as "A project with at least 5 units that has at least two-thirds residential square footage, with all units affordable at 80% of Area Median Income (HUD) levels, OR affordable at mixed income with up to 20% of units at 120% AMI (HCD rents) and the balance at 80% AMI or lower (HUD rents) as technically described here: A housing development project defined in Government Code Section 65589.5 that includes 100% restricted affordable units (excluding any manager's units) for which rental or mortgage amounts are limited so as to be affordable to and occupied by, Lower Income households, as defined by CA Health and Safety Code 50079.5, or that meets the definition of a 100% affordable housing development in CA Gov. Code 65915(b)(1)(G)2, as determined by the Los Angeles Housing Department (LAHD)". For 100 percent affordable housing projects and shelters, the Directive requires the review be completed within 60 days after the application is complete.

### *Housing Replacement*

Pursuant to LAMC Section 12.22 A.25, an eligible Housing Development shall be eligible for Density Bonus Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

Assembly Bill 2222 amended the State Density Bonus Law to require applicants of Density Bonus projects filed as of January 1, 2015, to demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restrict rents to levels affordable to persons and families of lower or very low income; subject to any other forms of rent or price control; or occupied by Low or Very Low-Income Households.

On September 28, 2016, Governor Brown signed AB 2556 which further amended the State Density Bonus Law. The amendments took effect on January 1, 2017. AB 2556 clarifies the implementation of the required replacement of affordable units in Density Bonus projects first introduced by AB 2222. AB 2556 further defines “equivalent size” to mean that as a whole, the new units must contain at least the same total number of bedrooms as the units being replaced.

In addition to the requirements of California State Density Bonus Law, on October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330, and as amended by SB 8), which creates new state laws regarding the productions, preservations and planning for housing, and establishes a statewide housing emergency until January 1, 2025. During the duration of the statewide housing emergency, SB 330 (and as amended by SB 8) creates, among other things, new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant “Protected Units” unless the proposed housing development project replaces those units. The project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the property within the past 5 years. Additionally, the project must also replace all existing or demolished “Protected Units”.

The subject property is currently developed with an auto body service shop containing three (3) single-story structures, and ZIMAS records show the site has not been improved with any housing unit within the last 5 years. Further, the site is not an Ellis Act Property. Los Angeles City Planning has determined that since the subject property is currently developed with an auto body service shop, a Senate Bill 8 Replacement Unit Determination would not be required. A SB 8 No Net Loss Declaration, signed by Javid Levian, dated July 17, 2023 was submitted to the case file for the record verifying that the project will result in no net loss of housing pursuant to Government Code Section 66300.

#### *Density Bonus Incentives and Waivers*

Pursuant to State Density Bonus Law under Government Codes Section 65915, which was modified under AB 1763 and AB 2345, a project located within one-half mile of a Major Transit Stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, may receive a waiver from any maximum controls on density, a height increase of up to three additional stories, or up to 33 additional feet, and an Applicant may request that the city not impose any minimum vehicular parking requirement for 100 percent affordable housing projects. The applicant is utilizing an automobile parking reduction offered under AB 2345 under Government Code Section 65915(p)(3) as the site is located within one-half mile of a Major Transit Stop (Metro Rail A Line – San Pedro Station) located near the intersection of East Washington Boulevard and Stanford Avenue. As a 100 percent affordable housing project within one-half mile of a major transit stop, the project is not required to provide residential parking spaces. The project is also utilizing unlimited density increase.



LAMC Section 12.22 A.25 and State Density Bonus Law (Government Code Section 65915) outline types of relief that minimize restrictions on the size of the project. In exchange for meeting the minimum set-aside requirements, the project may receive a set of incentives and concessions, and waivers to deviate from development standards in order to facilitate the provisions of affordable housing at the site. The requested incentives allow the developer to expand the building envelope so the additional affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased. Given that the applicant is providing 100 percent of dwelling units, except for the manager's unit, to be affordable at Low Income Households and Moderate Income Households occupancy for a period of 55 years, the project is eligible for four (4) incentives under AB 1763. The applicant is requesting the following four (4) Off-Menu Incentives.

- **Floor Area Ratio (Off-Menu).** An increase in FAR to allow 3:65:1 in lieu of the otherwise required 1.5:1 FAR in the C2-2D-O-CPIO Zone and Southeast Los Angeles Community Plan Implementation Overlay ("CPIO") Section III-3.B.2.
- **Open Space (Off-Menu).** A 100 percent reduction in the required open space, allowing a minimum of zero square feet of open space in lieu of 7,225 square feet otherwise required per LAMC 12.21.G.
- **Side Yard (Off-Menu).** A 5 foot easterly side yard setback in lieu of 8 foot side yard setback otherwise required in the C2-2D-O-CPIO Zone.
- **Rear Yard (Off-Menu).** A 5 foot rear yard setback in lieu of 17 foot rear yard setback otherwise required in the C2-2D-O-CPIO Zone.

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

The project requests four (4) Off-Menu incentives for increased FAR, reduction of required open space, and reduced side and rear yard setbacks. Strict compliance with the side and rear yard setback requirements, ground floor height requirements, and FAR would reduce the buildable area for new development and reduce the number and range of units that could be developed. There is no evidence in the record that the proposed incentives would have a specific adverse impact. A "specific adverse impact" is defined as "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" per LAMC Section 12.22 A.25(b). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives.

Pursuant to Government Code 65915 (d)(1)(A), the project has been denied the following Waiver or Modification of any Development Standards not on the Menu:

- **Ground Floor Height . Deny** a waiver of development standards from Southeast LA CPIO Section III-3.A.1(a) and (b) to allow an 11 foot and 2 inch Ground Floor Height in lieu of 14 feet Ground Floor Height as measured from the finished floor to the underside of the structural floor above, and 9 foot and 6 inch foot Active Floor Area Height in lieu of 11 feet Active Floor Area Height as measured from the finished floor to the finished ceiling.

The city shall grant the concession or incentive requested by the applicant unless the city makes a written finding, based upon substantial evidence, that the concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 500052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

The subject property is located in the Southeast Los Angeles Community Plan, which carries out the General Plan Framework Element guiding principles through its land use designation, its policies and specific community focused themes. The Southeast Los Angeles Community Plan contains policies that ensure that new construction or rehabilitation of existing buildings is of a high quality. Revitalizing commercial and industrial corridors throughout Southeast LA is of great importance in as much as the Community Plan Area's vast network of commercial boulevards is significantly underutilized, and has suffered years of disinvestment, and is not providing essential goods and services to community residents.

According to the Housing Element of the General Plan, neighborhood serving retail is critical component of a healthy thriving residential community. The Housing Element of the General Plan indicates the property is situated in a Low Resource area according to the CTCAC/HCD Opportunity Map. The Housing Element of the General Plan contains the following policies and standards:

Goal 3: A City in which housing creates healthy, livable, sustainable and resilient communities that improves the lives of all Angelenos.

Objective 3.1: Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.

The subject property is located in the Southeast Los Angeles Community Plan Implementation Ordinance Overly District. The Southeast Los Angeles CPIO District provides supplemental development regulations tailored to the Community Plan Area in order to promote better urban design and to ensure that development enhances the aesthetic character of the community, maintains compatible land uses, and promotes appropriate development scale, intensity, and density. The Southeast Los Angeles CPIO requires new ground floor retail to provide a minimum ceiling height of 14 feet. The Southeast Los Angeles CPIO further advances the Housing Element goals and objective by requiring ground floor retail space meeting minimum space standards in order to create opportunities to achieve the goals' objective.

The applicant is requesting a Waiver of Development Standards to allow an 11 foot and 2 inch Ground Floor Height in lieu of 14 feet Ground Floor Height as measured from the finished floor to the underside of the structural floor above, and 9 foot and 6 inch foot Active Floor Area Height in lieu of 11 feet Active Floor Area Height as measured from the finished floor to the finished ceiling otherwise required by Southeast Los Angeles CPIO Section III-3.A.1(a) and (b). Granting the

requested action to deviate from the requirement to provide a 14 foot high ceiling undermines such efforts and exacerbates the imbalance in the low resource area. In addition, granting the deviation in order to provide a few housing units along the commercial corridor would cost the community the opportunity to develop economic or commercial resources needed for healthy, livable, sustainable, resilient neighborhoods. Denying the applicant's request preserves opportunities to provide neighborhood serving commercial uses for the growing residential uses in the Southeast Los Angeles Community Plan Area. Lastly, the site is located in the Southeast Los Angeles CPIO Subarea TOD High which allows a height of 105 feet and 7 stories. The project is proposing five-story, 56 foot and 11-inch-tall residential development with 71 residential dwelling units. The project is not requesting a height increase incentive to deviate from the Southeast Los Angeles CPIO height provisions and therefore complies with the required height. The project plans (Sheets A-6 through A-11) show the project can still meet the height provision of the CPIO, while providing the required Ground Floor Height, and will not physically preclude the proposed affordable housing.

## **CONCLUSION**

As a Density Bonus Housing Project that satisfies all the objective planning standards of LAMC Section 12.22 A.25(g)(3), California Government Code Section 65915 and is a 100% affordable housing project consistent with ED1 streamlined approval, the project is considered to be a ministerial project and is statutorily exempt from the California Environmental Quality Act (CEQA).

## **OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES**

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

## **TRANSFERABILITY**

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

## **VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

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

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

Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

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

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either through the Department of City Planning website at <http://planning.lacity.org> or by calling (213) 482-7052 or (818) 374-5050. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

**Effective Date/Appeals:** The decision of this Letter of Compliance is final and effective upon the mailing of this letter and not appealable.

VINCENT P. BERTONI, AICP  
Director of Planning

Approved by:

*Theodore L. Irving*

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Theodore L. Irving, AICP, Principal City  
Planner

Reviewed by:

*Daisy Benicia*

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Daisy Benicia, City Planner

Prepared by:

*Daisy Benicia* for

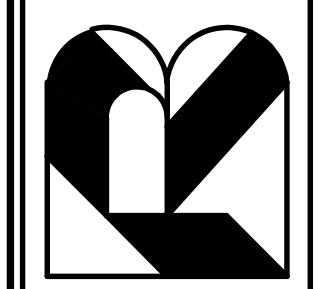
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Michael Donovan, Student Professional Worker



REVISIONS	BY

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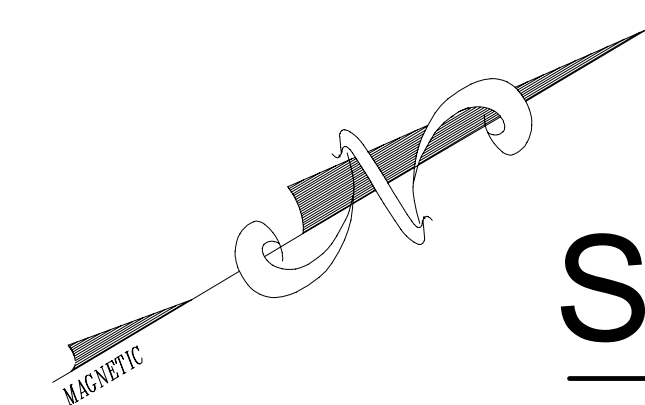
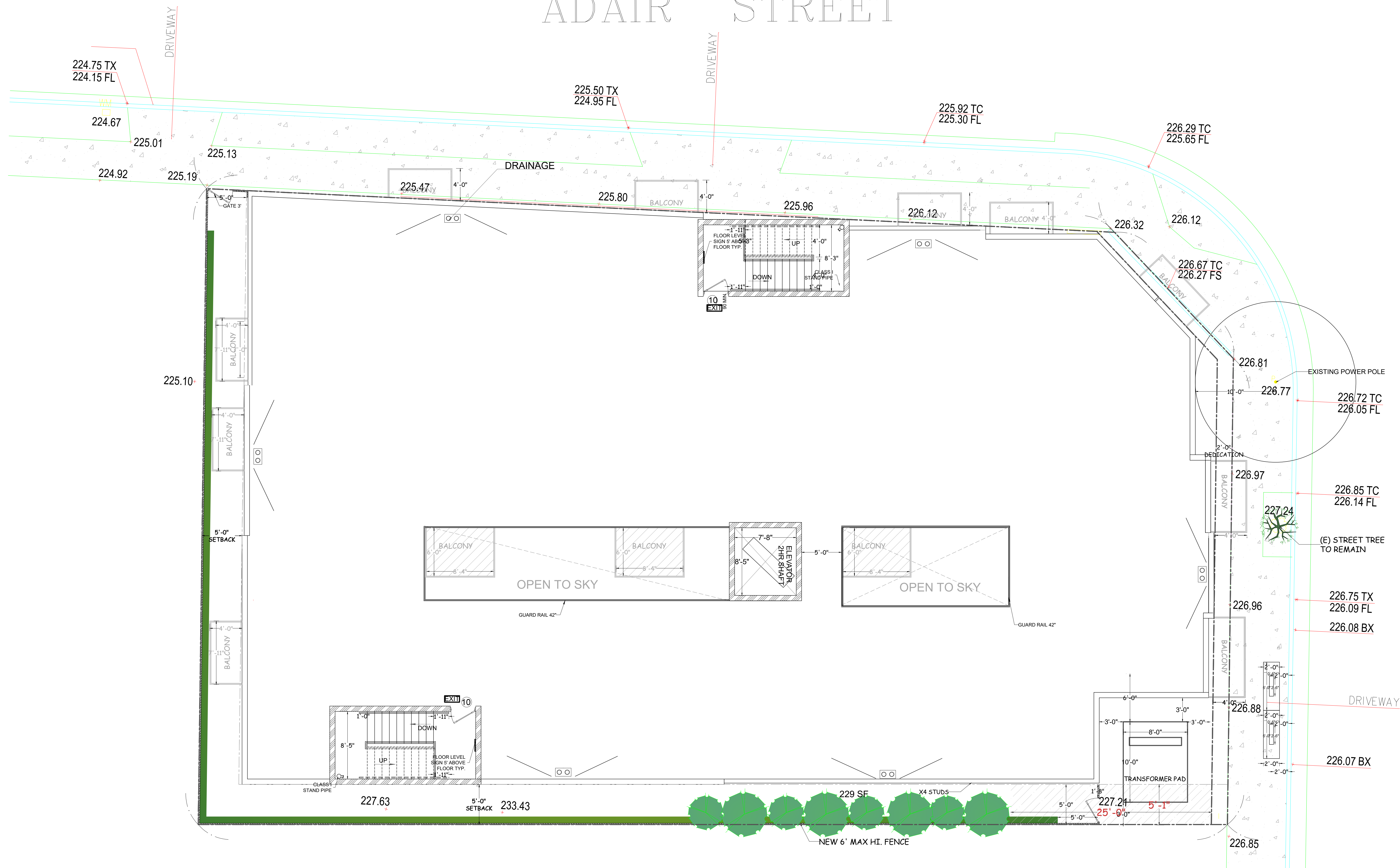
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 LOS ANGELES, CALIFORNIA 90015

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# ADAIR STREET

# WASHINGTON BOULEVARD

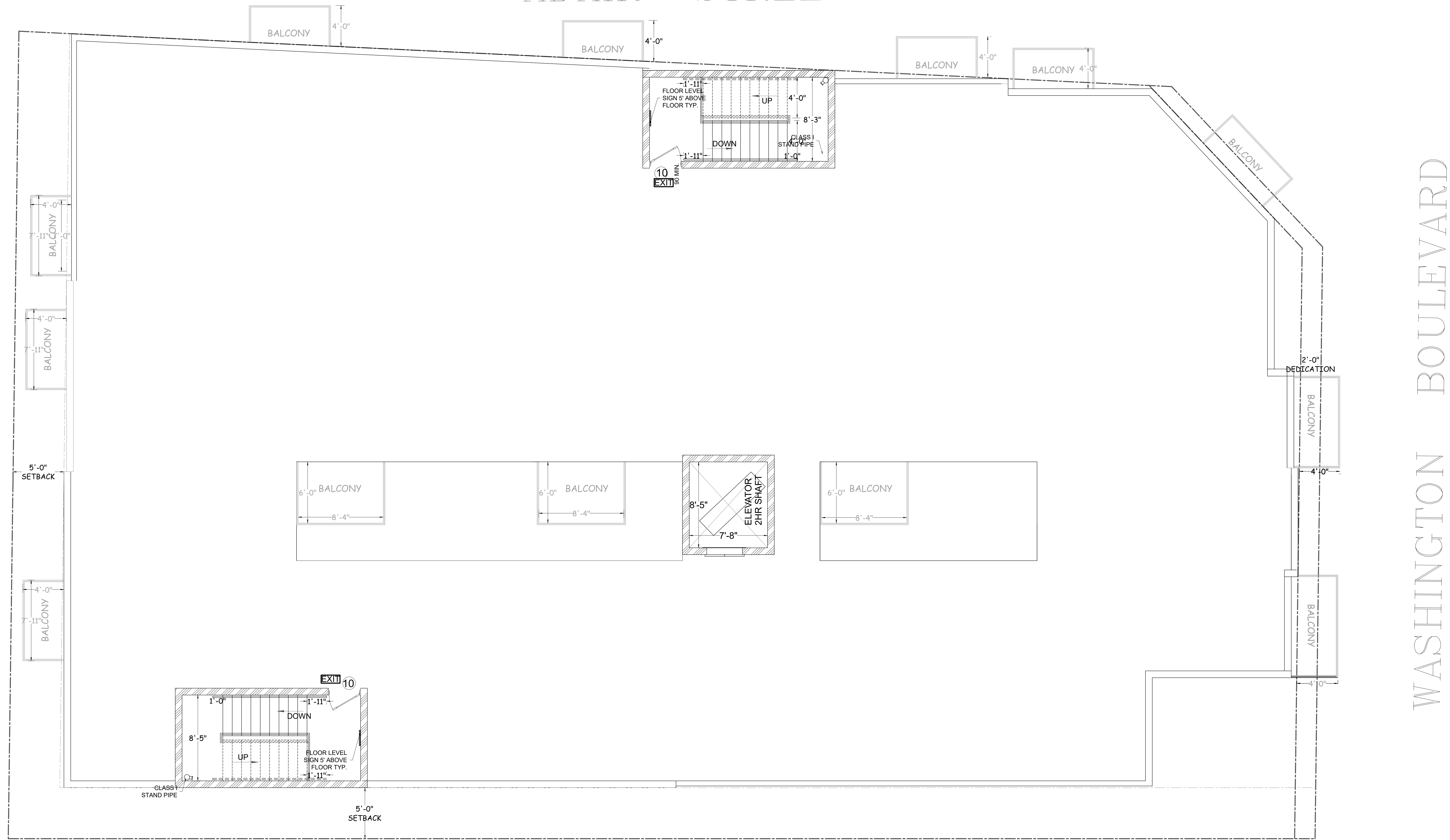


## SITE PLAN

SCALE: 3/16" = 1'-0"

**EXHIBIT "A"**  
 Page No. 2 of 17  
 Case No. ADM-2023-4523-DB-ED1-VHCA

# ADAIR STREET



WASHINGTON BOULEVARD

OPEN SPACE		
STUDIO (1 HABITABLE ROOMS): 15 x 100 =		1,500
1-BR (2 HABITABLE ROOMS): 51 x 100 =		5,100
2-BR (3 HABITABLE ROOMS): 5 x 125 =		625
TOTAL REQUIRED SQUARE FOOTAGE		7,225

TOTAL PROVIDED SQUARE FOOTAGE(100% REDUCTION) 0

OPEN SPACE

SCALE: 1/4"=1'-0"

**EXHIBIT "A"**

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Case No. ADM-2023-4523-DB-ED1-VHCA

<p>REVISIONS BY</p> <table border="1" style="width: 100%; height: 50px;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p style="font-size: small;">THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p> <p style="font-size: x-small;">B. RAEEN CONSULTANT ENGINEER, INC. 11040 SANTA MONICA BLVD. SUITE 326, LOS ANGELES, CA 90025 TEL: (310) 852-2648 FAX: (310) 202-7444 email: braeen@aol.com</p>
											
											
<p>71 APARTMENT UNITS 632 WASHINGTON BLVD, LOS ANGELES, CALIFORNIA 90015</p>											
<p>Date: _____ Scale: _____ Drawn: _____ Job: _____ Sheet: <b>A-1.1</b> Of _____ Sheets</p>											

ADAIR STREET

WASHINGTON BOULEVARD

**BUILDABLE AREA 9,626.3 SQ.FT**

79'-2"

128'-1"

MAX BUILDABLE AREA PER C ZONE:  
9,626.3 x 1.5 = 14,439.45

**BUILDABLE AREA DIAGRAM**

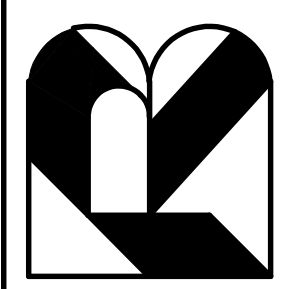
SCALE: 1/4"=1'-0"

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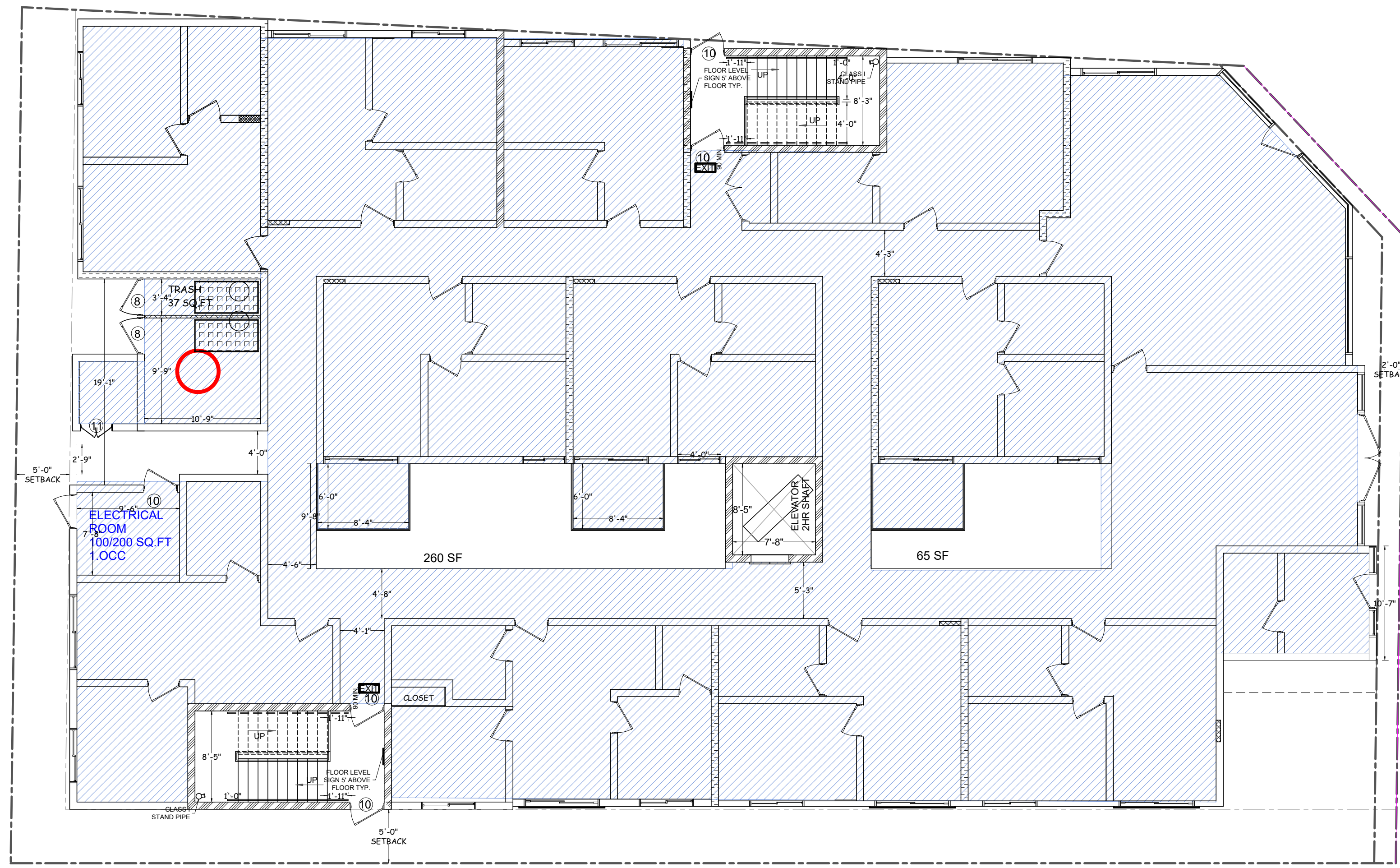
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email: braeen@aol.com



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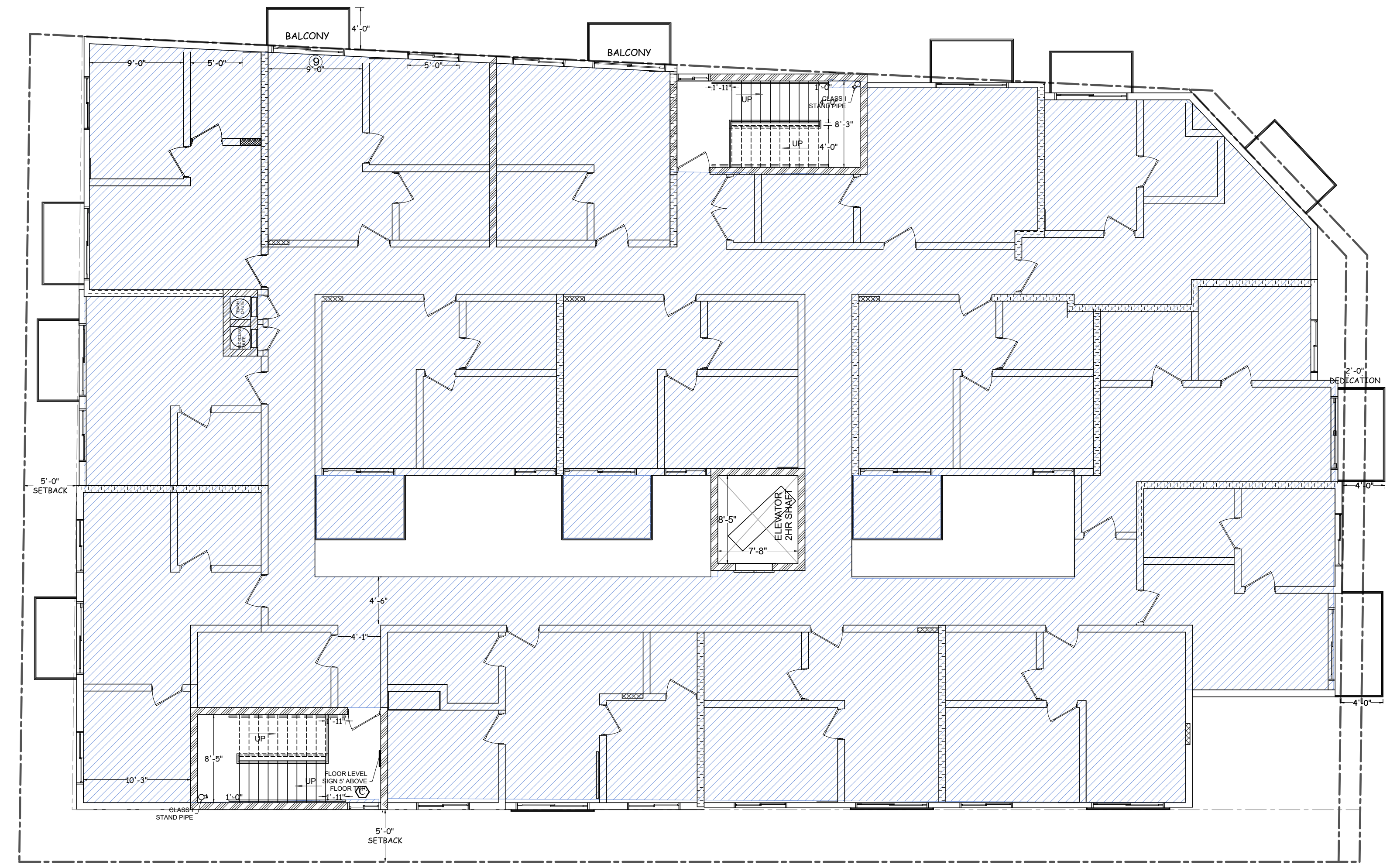




**FIRST FLOOR PLAN**

6,600+ 147(COMMERCIAL)=6,807 SQ.FT

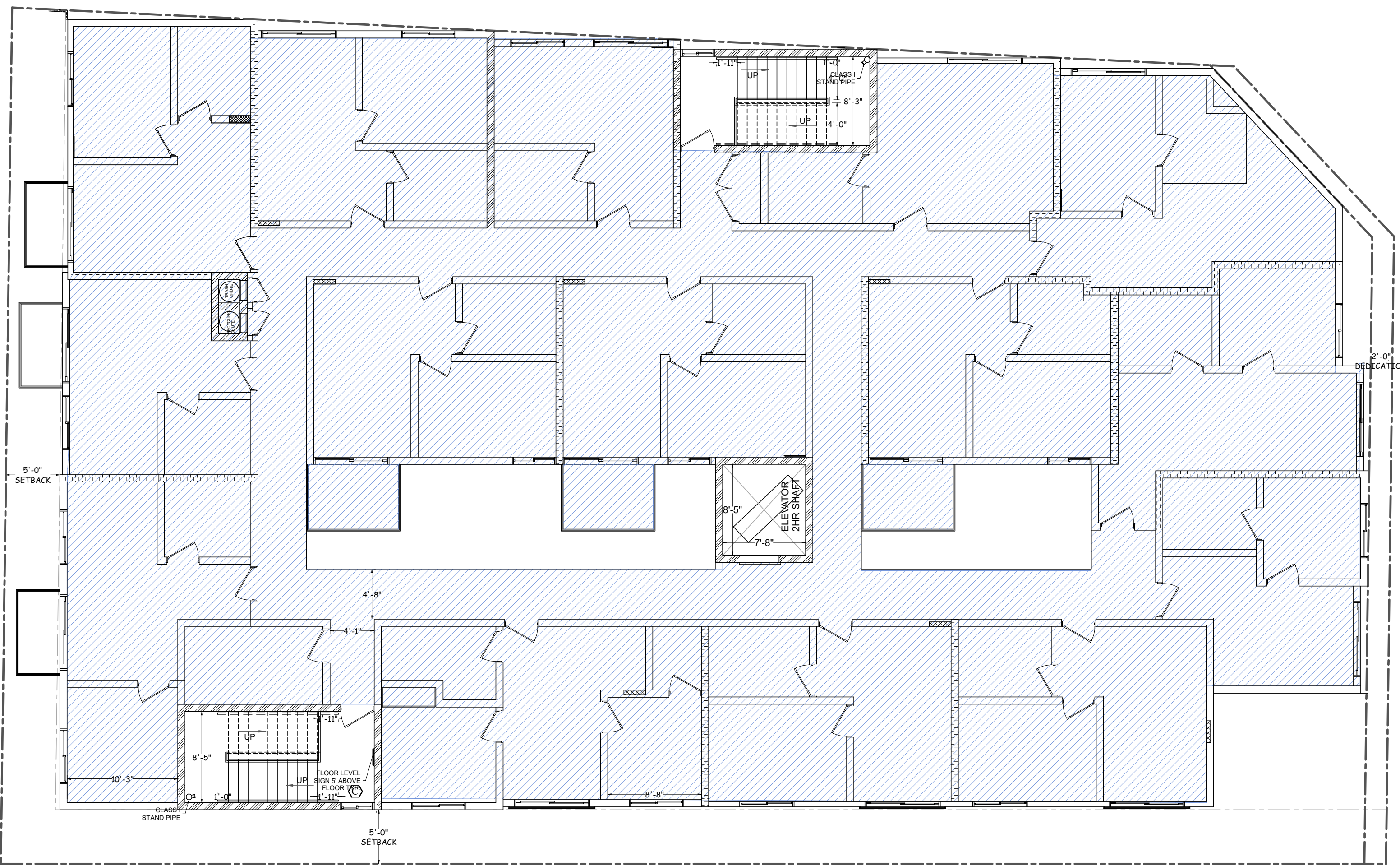
SCALE:1/8"=1'-0"



**THIRD TO FIFTH FLOOR PLAN**

7,087 SQ.FT

SCALE:1/8"=1'-0"



**SECOND FLOOR PLAN**

7,017 SQ.FT

SCALE:1/8"=1'-0"

**FLOOR AREA DIAGRAM (ZONING)**

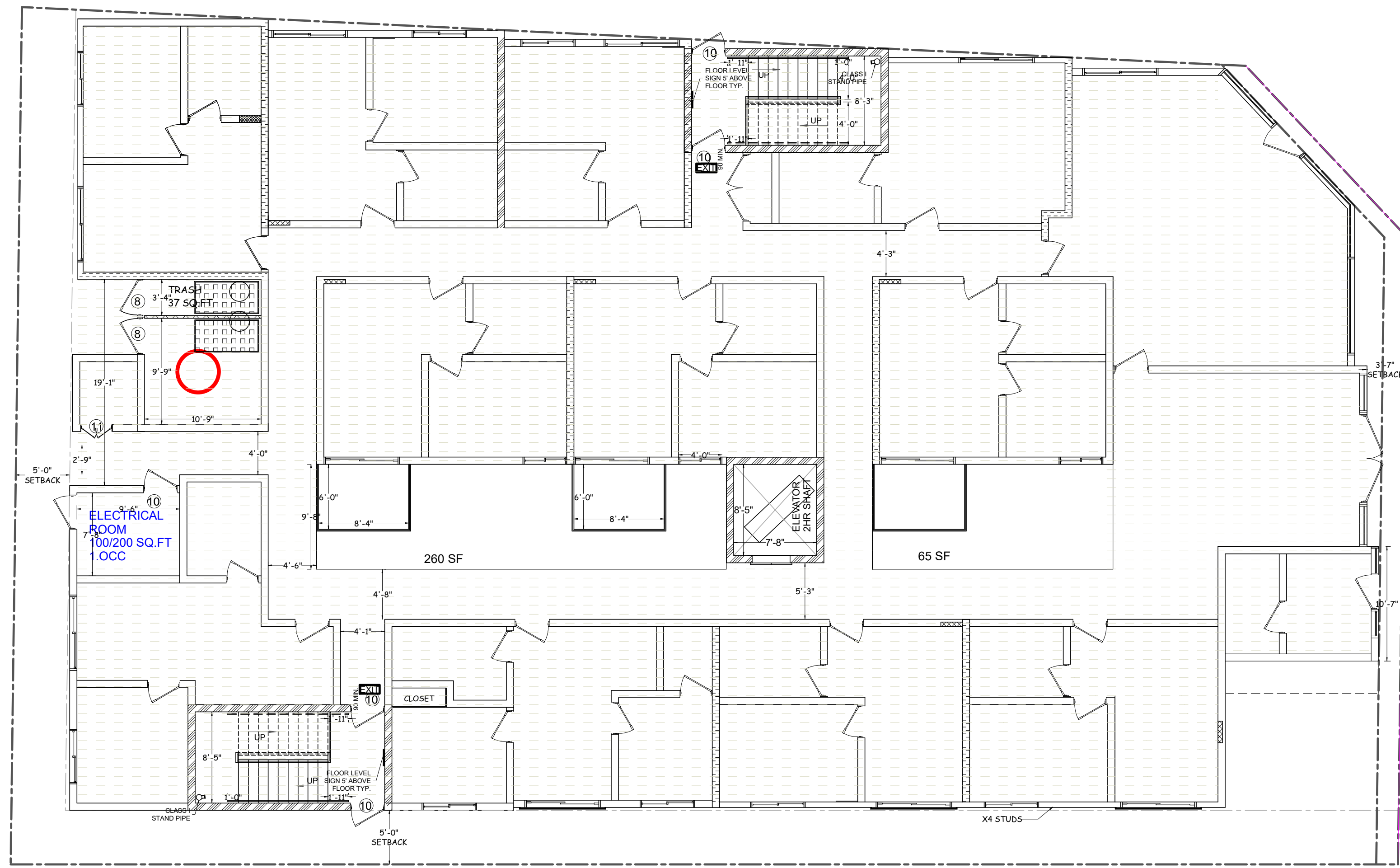
**FLOOR AREA PER ZONING CODE:**

1ST FLOOR+(TRASH & RECYCLE AREA)+(147 SQ)	6,807 SF
2ND FLOOR	7,017 SF
3RD FLOOR	7,087 SF
4TH FLOOR	7,087 SF
5TH FLOOR	7,087 SF
<b>TOTAL RESIDENTIAL +147.SQ COMMERCIAL:</b>	<b>35,085SF</b>

**EXHIBIT "A"**

Page No. 5 of 17

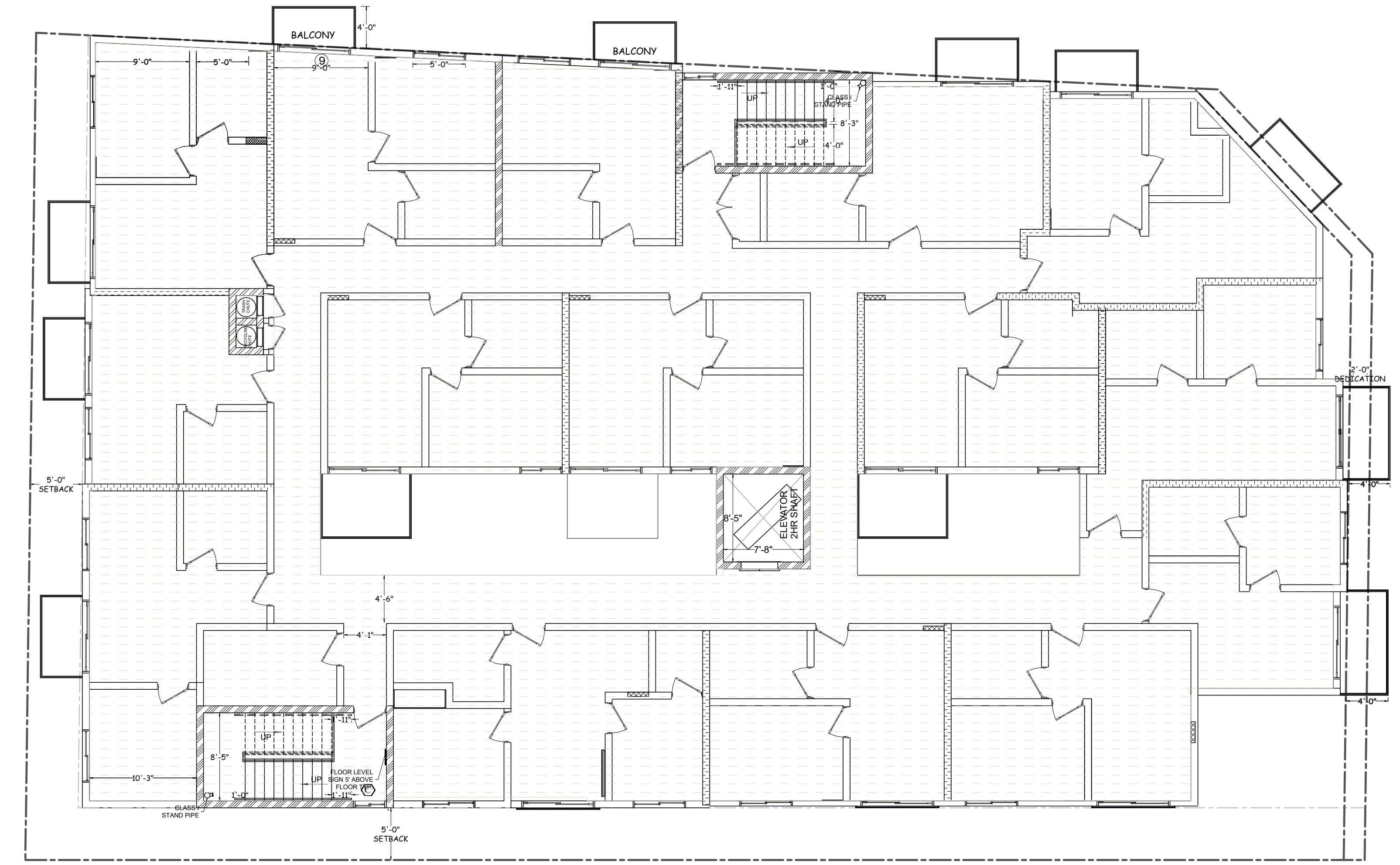
Case No. ADM-2023-4523-DB-ED1-VHCA



**FIRST FLOOR PLAN**

7,173 SQ.FT

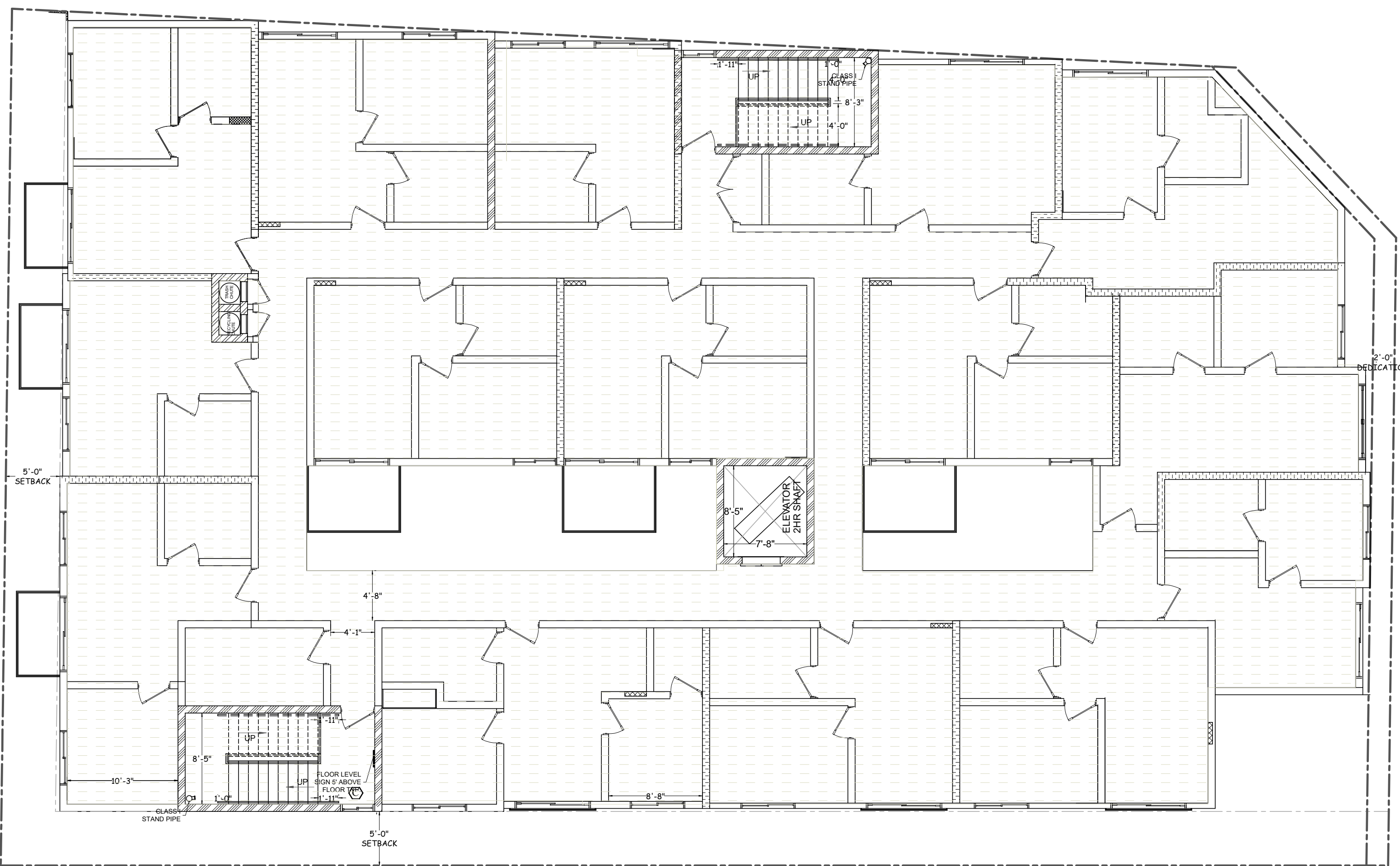
SCALE:1/8"=1'-0"



**THIRD TO FIFTH FLOOR PLAN**

7,730 SQ.FT

SCALE:1/8"=1'-0"



**SECOND FLOOR PLAN**

7,680 SQ.FT

SCALE:1/8"=1'-0"

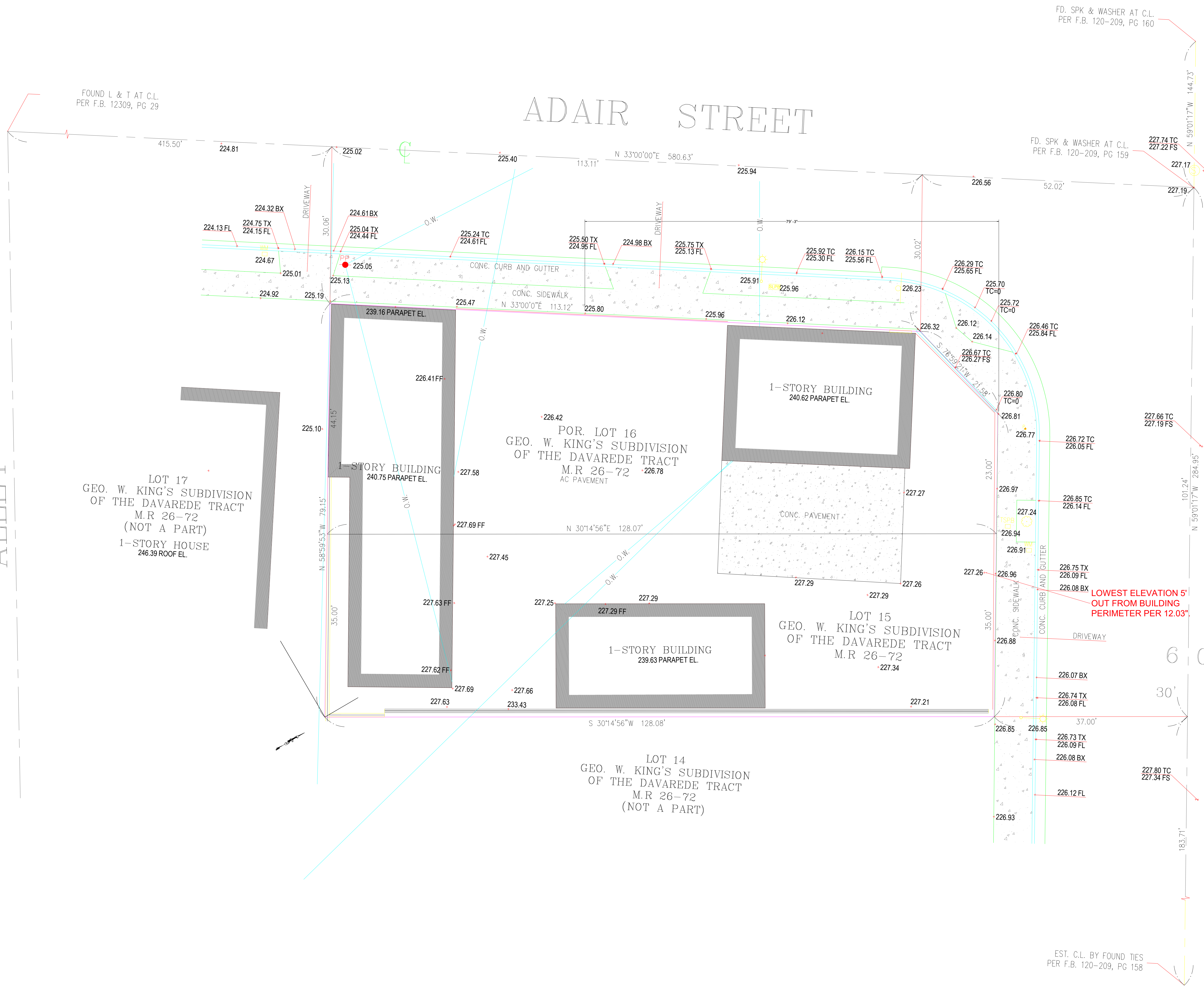
**FLOOR AREA DIAGRAM (BUILDING)**

**FLOOR AREA PER BUILDING CODE:**

1ST FLOOR+(TRASH & RECYCLE AREA)	7,173 SF
2ND FLOOR	7,680 SF
3RD FLOOR	7,730 SF
4TH FLOOR	7,730 SF
5TH FLOOR	7,730 SF
<b>TOTAL</b>	<b>38,043 SF</b>

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ALLEY



FOUND L & T AT C.L.  
PER F.B. 12309, PG 29

ADAIR STREET

FD. SPK & WASHER AT C.L.  
PER F.B. 120-209, PG 160

FD. SPK & WASHER AT C.L.  
PER F.B. 120-209, PG 159

LOT 17  
GEO. W. KING'S SUBDIVISION  
OF THE DAVAREDE TRACT  
M.R 26-72  
(NOT A PART)  
1-STORY HOUSE  
246.39 ROOF EL.

1-STORY BUILDING  
240.75 PARAPET EL.

POR. LOT 16  
GEO. W. KING'S SUBDIVISION  
OF THE DAVAREDE TRACT  
M.R 26-72  
AC PAVEMENT

1-STORY BUILDING  
240.62 PARAPET EL.

1-STORY BUILDING  
239.63 PARAPET EL.

LOT 15  
GEO. W. KING'S SUBDIVISION  
OF THE DAVAREDE TRACT  
M.R 26-72

LOT 14  
GEO. W. KING'S SUBDIVISION  
OF THE DAVAREDE TRACT  
M.R 26-72  
(NOT A PART)

WASHINGTON BOULEVARD

SURVEY PLAN (FOR REFERENCE ONLY)

SCALE: 1/8"=1'-0"

**EXHIBIT "A"**  
 Page No. 7 of 17  
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 11040 SANTA MONICA BLVD., SUITE 226, LOS ANGELES, CA 90025

**REGISTERED PROFESSIONAL ENGINEER**  
 No. 37069  
 Exp. June 30, 2024  
 CIVIL  
 STATE OF CALIFORNIA

71 APARTMENT UNITS  
 632 WASHINGTON BLVD,  
 LOS ANGELES, CALIFORNIA 90015

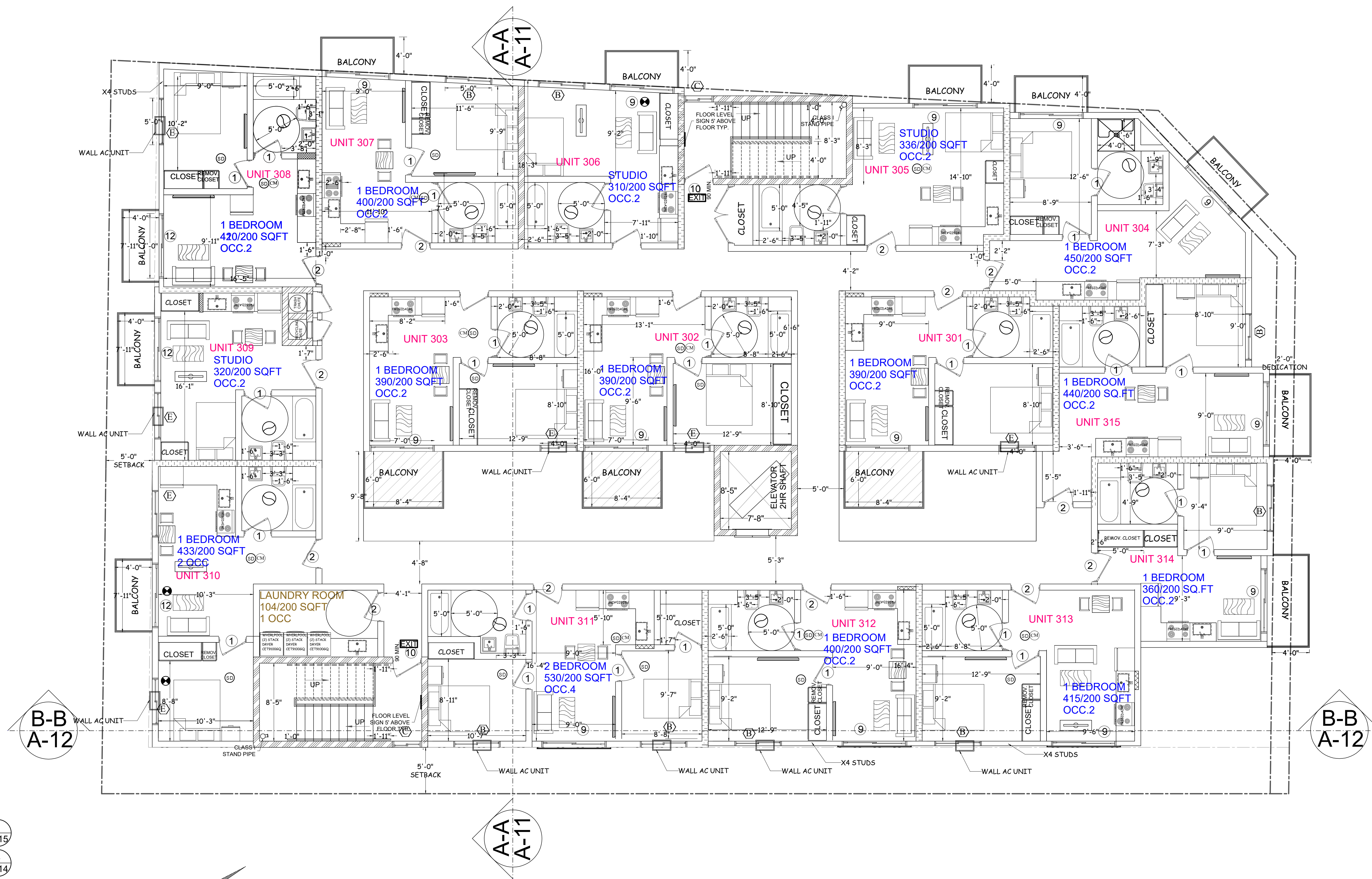
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 Of \_\_\_\_\_ sheets





# ADAIR STREET

# WASHINGTON BOULEVARD



## THIRD TO FIFTH FLOOR PLAN

SCALE: 3/16" = 1'-0"

### LEGEND

- WP 7940 1-HR EXTERIOR WALL (21 A-15)
- WP 3510 1-HR WALL (14 A-14)
- WP 3113 1 HR FR STAGGERED WALL SOUND RATED (STC-50) (4 A-14)
- RAILING
- PLUMBING 2" X6" WALL (1 A-15)
- CONCRETE BLOCK WALL
- SOUND RATED WALLS
- WP 3750 2-HR RATED (3 A-14)
- FIN. FLOOR LINE ELEVATION
- WATER CURTAIN (DETAIL C A-20)
- EXIT SIGN
- OPEN SPACE
- FC 5122 FLOOR SECTION (1 A-14)
- RC 2601 ROOF SECTION (16 A-16)
- TRESH HOLD (7 A-15, 6 A-14)

- (SD) HARD WIRED SMOKE DETECTORS
- BATHROOM FAN W/5 AIR CHANGE PER HOUR (MIN. 50CFM) CONNECTED DIRECTLY TO OUTSIDE
- ENERGY STAR/CONDUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. SEE NOTES 24 AND 25 ON GREEN FORM 14

- (CM) AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WAHICH FUEL-BURNING APPLICANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
- CARBON MONOXIDE SHALL BE INSTALLED OUTSIDE BEDROOMS. TYPICAL ON ALL UNITS. ON ALL FLOOR

#### UNIT SUMMARY

FIRST FLOOR	
APARTMENT	NUMBER
STUDIO	3
1 BEDROOM	11
2 BEDROOM	1

## EXHIBIT "A"

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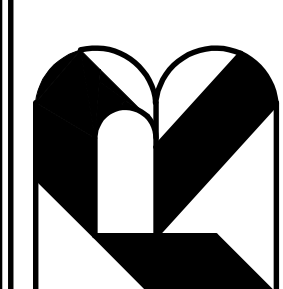
6,978 SF ROOF AREA X 15% =  
 1,046 SF REQUIRED SOLAR PANELS  
 1,046 SF PROVIDED SOLAR PANELS

- ALL AREA DRAINS TO DRAIN TO LID PLANERS  
 "ALL ROOF RUNOFF TO DRAIN TO LID PLANTERS.

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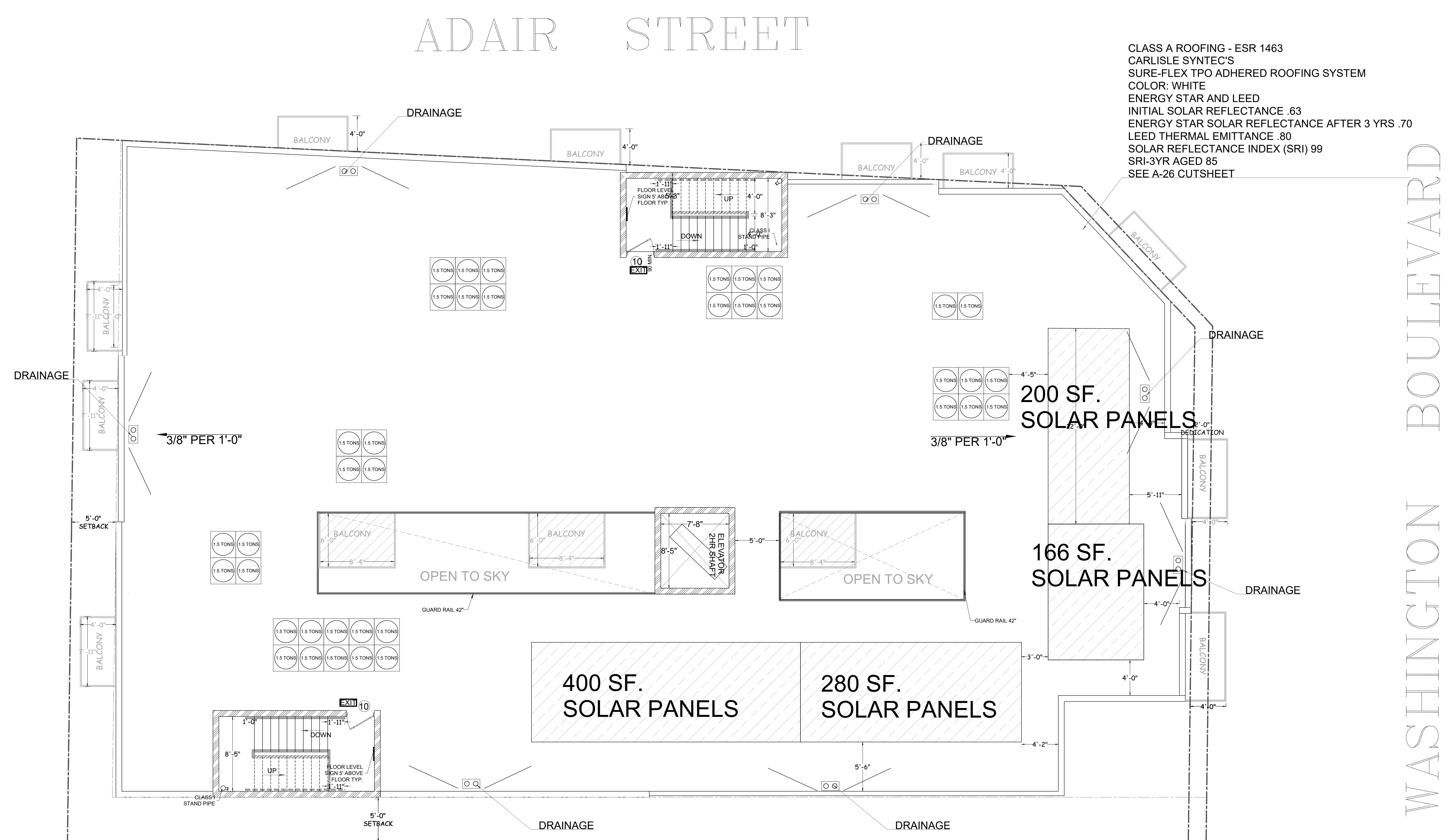
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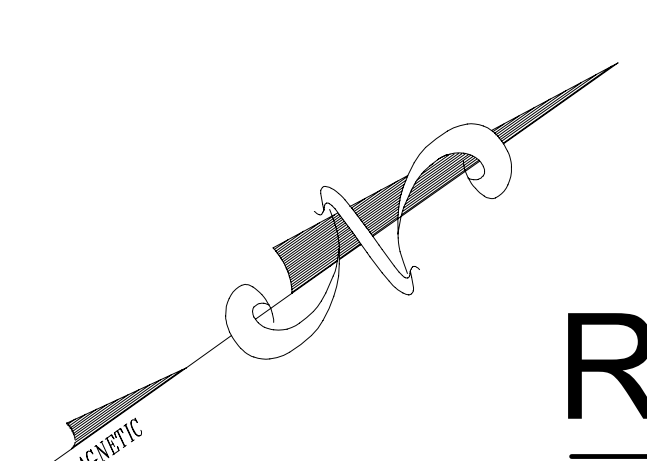


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 Of \_\_\_\_\_ Sheets



CLASS A ROOFING - ESR 1463  
 CARLISLE SYNTEC'S  
 SURE-FLEX TPO ADHERED ROOFING SYSTEM  
 COLOR: WHITE  
 ENERGY STAR AND LEED  
 INITIAL SOLAR REFLECTANCE .63  
 ENERGY STAR SOLAR REFLECTANCE AFTER 3 YRS .70  
 LEED THERMAL EMITTANCE .80  
 SOLAR REFLECTANCE INDEX (SRI) 99  
 SRI-3YR AGED 85  
 SEE A-26 CUTSHEET



# ROOF PLAN

SCALE: 3/16" = 1'-0"

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**WEST ELEVATION**

**SCALE: 1/4" = 1'-0"**

TOP OF STAIR CASE	288.65'
TOP OF PARAPET	283.99'
ROOF	280.16'
5TH TH FLOOR	269.66'
4TH FLOOR	259.16'
3RD FLOOR	248.66'
2ND FLOOR	238.16'
FIRST FLOOR	227.00'
LOWEST GRADE	227.26'

FLOOR	WINDOW SQFT PER FLOOR	WALL SQFT	PERSENTAGE
1ST	473.0' SF.	68.08'x 11.2' =759.77' SF.	62.25%
2ND	(22.5'X2)+(56'X3)= 213.0' SF.	68.08'x 10.5' =714.84' SF.	29.79%
3RD	(22.5'X2)+(56'X3)= 213.0' SF.	68.08'x 10.5' =714.84' SF.	29.79%
4TH	(22.5'X2)+(56'X3)= 213.0' SF.	68.08'x 10.5' =714.84' SF.	29.79%

CALCULATIONS FOR MIN. 50% CLEAR TRANSPARENT GLAZING AT THE PRIMARY FRONTAGE OF THE GROUND FLOOR. "FOR ALL OTHER BUILDING FACADES FACING PUBLIC STREETS, CLEAR TRANSPARENT GLAZING SHALL OCCUPY A MINIMUM OF 15 PERCENT INCLUSIVE OF ALL FLOORS EXCEPT THE PRIMARY FRONTAGE OF THE GROUND FLOOR."SECTION III-3 D.1

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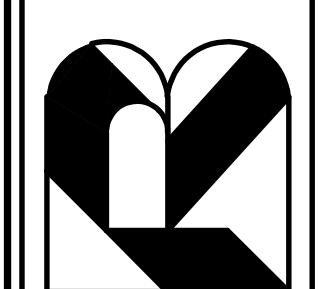




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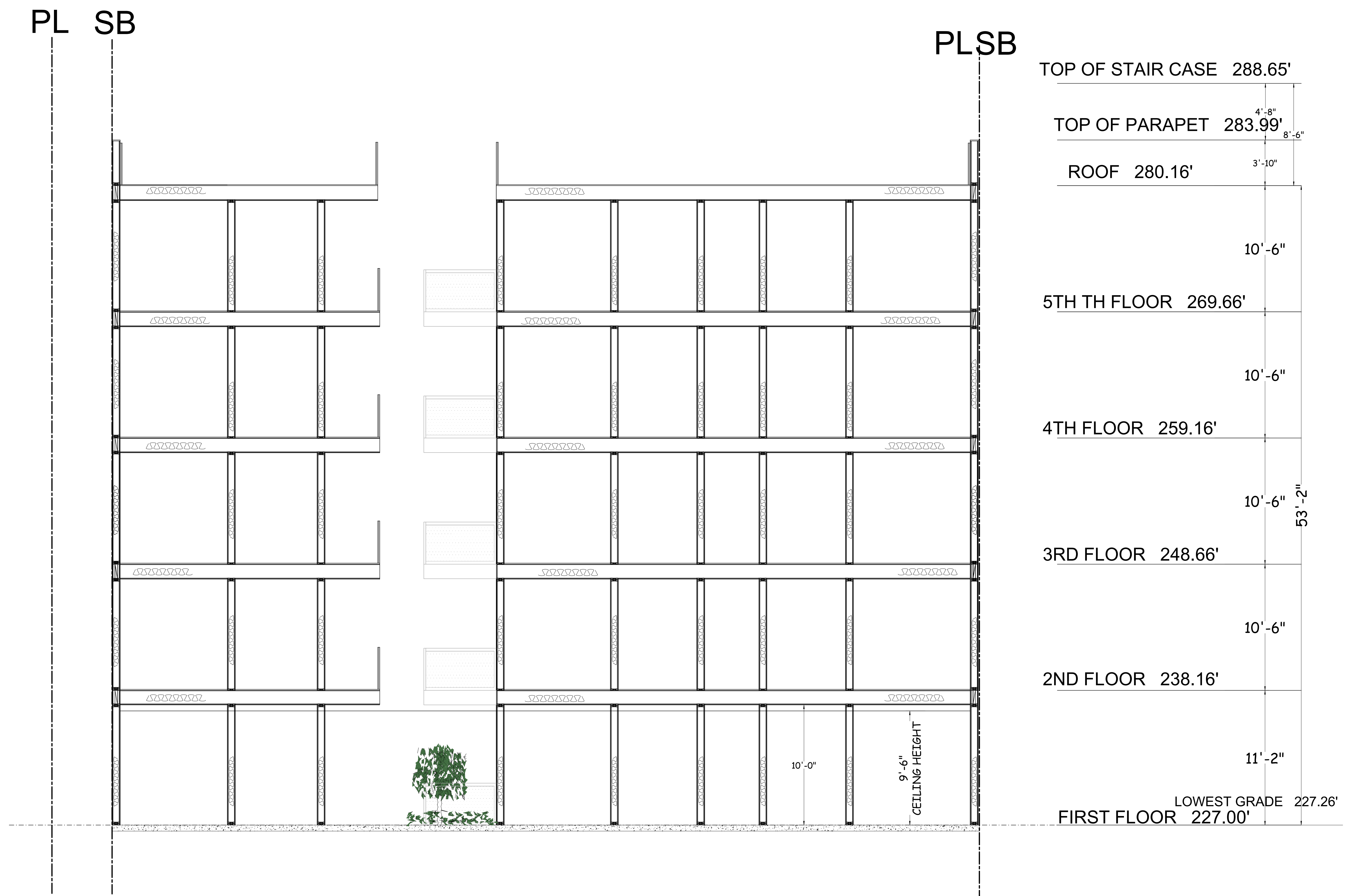


**SOUTH ELEVATION**

SCALE: 1/4"=1'-0"

TOP OF STAIR CASE	288.65'
TOP OF PARAPET	283.99'
ROOF	280.16'
5TH TH FLOOR	269.66'
4TH FLOOR	259.16'
3RD FLOOR	248.66'
2ND FLOOR	238.16'
FIRST FLOOR	227.00'
LOWEST GRADE	227.26'

**EXHIBIT "A"**  
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SECTION A-A

SCALE: 1/4"=1'-0"

EXHIBIT "A"

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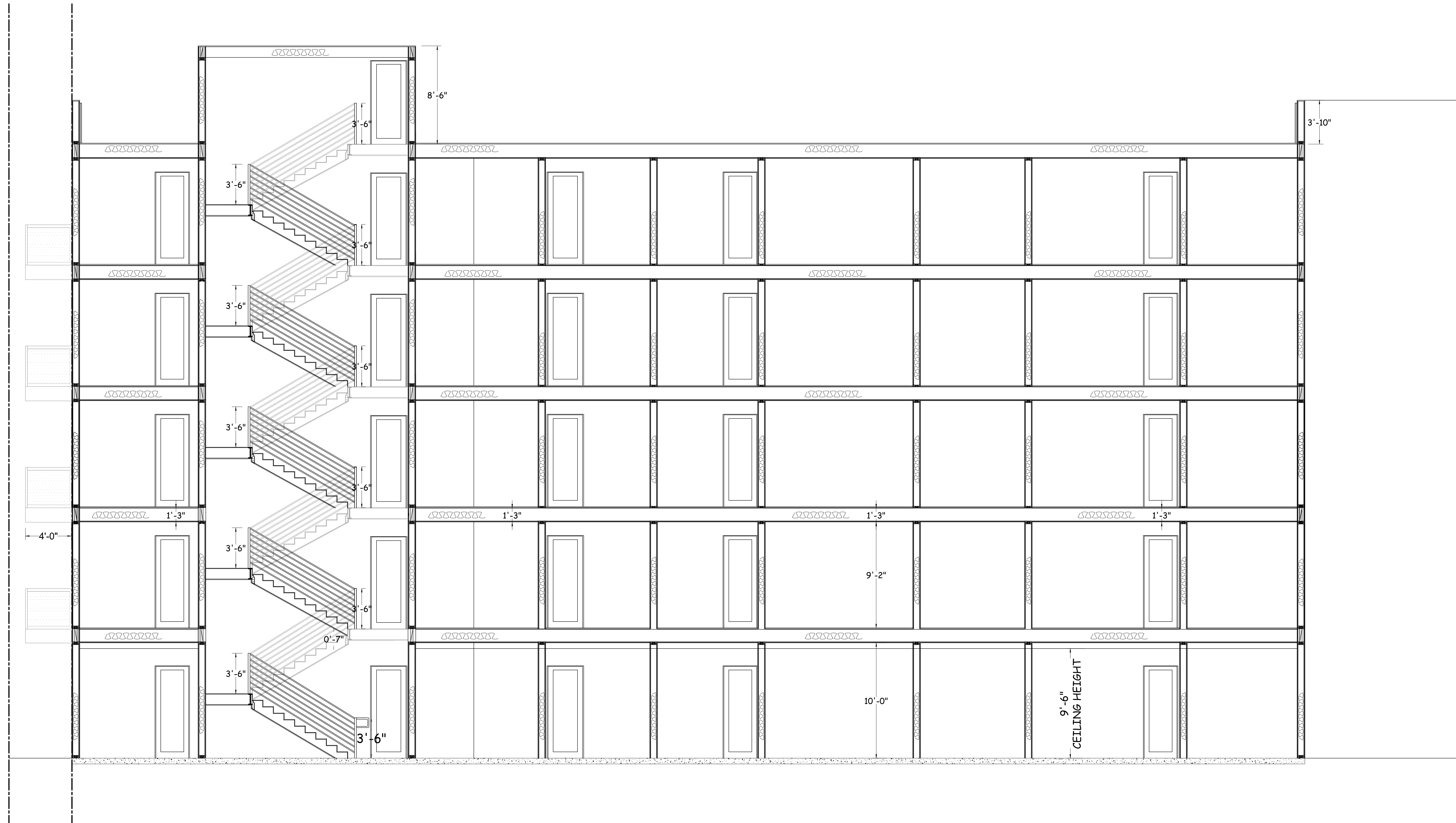
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Date	
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Of	

A-10

PL SB

PLSB



TOP OF STAIR CASE	288.65'	
TOP OF PARAPET	283.99'	4'-8" 8'-6"
ROOF	280.16'	3'-10"
		10'-6"
5TH TH FLOOR	269.66'	
		10'-6"
4TH FLOOR	259.16'	
		10'-6" 53'-2"
3RD FLOOR	248.66'	
		10'-6"
2ND FLOOR	238.16'	
		11'-2"
FIRST FLOOR	227.00'	
		LOWEST GRADE 227.26'

SECTION B-B

SCALE: 1/4" = 1'-0"

**EXHIBIT "A"**  
 Page No. 17 of 17  
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PROFESSIONAL SEAL  
 No. 37060  
 Exp. June 30, 2024  
 CIVIL  
 STATE OF CALIFORNIA

DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 JOB: \_\_\_\_\_  
 SHEET: **A-11**

71 APARTMENT UNITS  
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