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**DIRECTOR'S DETERMINATION  
TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM**

August 22, 2024

**Applicant/Owner**

c/o Jeff Martin  
1030 Manzanita LLC  
313 Grand Boulevard, Unit #1260  
Venice, CA 90291

**Representative**

Matthew Hayden  
Hayden Planning  
10100 Venice Boulevard  
Los Angeles, CA 90232

**Case No.:** DIR-2023-5803-TOC-HCA

**Related Case No.:** N/A

**CEQA:** ENV-2023-5804-CE

**Location:** 1032 – 1044 North Manzanita  
Street

**Council District:** 13 – Soto-Martinez

**Neighborhood Council:** Silver Lake

**Community Plan Area:** Silver Lake – Echo Park –  
Elysian Valley

**Land Use:** Medium Residential

**Designation:**

**Zones:** R3-1VL

**Legal Description:** Lots 21-23, Block E,  
Manzanita Heights TR

**Last Day to File an Appeal:** September 6, 2024

Pursuant to the Los Angeles Municipal Code (LAMC) Sections 12.22 A.31, I have reviewed the proposed project and as the designee of the Director of City Planning, I hereby:

1. **Determine** that, based on the whole of the administrative record, the project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approve with Conditions** a Tier 3 TOC housing development project consistent with the Transit Oriented Communities Affordable Housing Incentive Program with a total of 50 dwelling units, including 5 dwelling units reserved for Extremely Low Income (ELI) Household occupancy for a period of 55 years, along with the following three (3) Additional incentives:
  - a. **Yard/Setbacks.** A reduction of the northerly and southerly side yard setback by up to 30 percent;
  - b. **Height.** An increase in maximum building height by two additional stories up to 22 additional feet; and
  - c. **Open Space.** A reduction in open space by up to 25 percent of the otherwise

required; and

3. **Adopt** the attached findings and Conditions of Approval.

**CONDITIONS OF APPROVAL**

Pursuant to LAMC Sections 12.22 A.31 the following conditions are hereby imposed upon the use of the subject property:

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped Exhibit "A," and attached to the subject case file. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions. Changes beyond minor deviations required by other City Departments or the LAMC may not be made without prior review by the Department of City Planning, Expedited Processing Section, and written approval by the Director of City Planning. Each change shall be identified and justified in writing.
2. **On-site Restricted Affordable Units.** A total of 50 units shall be set aside for Extremely Low Income Households, as defined by the Los Angeles Housing Department (LAHD) and California Government Code Section 65915(c)(2).
3. **Changes in On-site 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.31.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of LAHD to make 10 percent of the total number of dwelling units available to Extremely Low 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 set-aside affordable units may be adjusted, consistent with LAMC Section 12.22 A.31, to the satisfaction of LAHD, and in consideration of the project's SB 8 or SB 330 Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD. Refer to the Density Bonus Legislation Background section of this determination. The project shall comply with any other requirements stated in project's Housing Crisis Act of 2019 (SB 330) Replacement Unit Determination Letter, dated August 15, 2023, including but not limited to replacement unit requirements and requirements regarding relocation, right of return, and right to remain for occupants of protected units.
5. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing Department (LAHD) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873. In order for all the new units to be exempt from the Rent Stabilization Ordinance, the applicant will need to either replace all withdrawn RSO units with affordable units on a one-for-one basis or provide at least 20 percent of the total number of newly constructed rental units as affordable, whichever results in the greater number. The executed and recorded covenant and agreement submitted and approved by LAHD shall be provided.
6. **Base Incentives.**
  - a. **Residential Density.** The project shall be limited to a maximum density of 50 residential units, including On-site Restricted Affordable Units.

b. **Floor Area Ratio.** Development of the subject property shall be limited to a maximum Floor Area Ratio (FAR) of up to 4.43:1.

c. **Parking.**

- i. **Automobile Parking.** Pursuant to California Government Code Section 65915(p)(3) and AB 2097, the project shall not be required to provide any minimum vehicle parking. The applicant may choose to provide a greater amount of vehicle parking.
- ii. **Bicycle Parking.** Bicycle parking shall be provided in compliance with the Municipal Code and to the satisfaction of the Department of Building and Safety. No variance from the bicycle parking requirements has been requested or granted herein.
- iii. **Unbundling.** Required parking may be sold or rented separately from the units, with the exception of all Restricted Affordable Units which shall include any required parking in the base rent or sales price, as verified by the Los Angeles Housing Department.
- iv. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.

7. **Additional Incentives.**

- a. **Yards/Setbacks.** The project shall be permitted a reduction of up to 30 percent in the northerly and southerly side yard setbacks. The northerly and southerly side yard setbacks shall be limited to 6 feet and 4 inches in lieu of 9 feet otherwise required by 12.10 C.
- b. **Height.** The project shall be permitted a maximum building height of 79 feet in lieu of the required 57 feet otherwise required by LAMC Sections 12.21.1.A1 and 12.21.1.B2.
- c. **Open Space.** The project shall be permitted up to a 25 percent reduction in open space, or a minimum of 5,100 square feet in lieu of the required 6,800 square feet otherwise required by LAMC Section 12.21 G.

**Site Plan Review Conditions**

8. **Landscaping.**

- a. 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.
- b. All planters containing trees shall have a minimum depth of 42 inches, including those located on the rooftop.
- c. **Landscape Plan.** Landscaping shall be substantial conformance with the Landscape Plan stamped "Exhibit A".

9. **Tree Requirement.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A." There shall be a minimum of eighty-six (86) 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.

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.3 (Chapter 1, Open Space Requirement for Six or More Residential Units).
11. **Materials.** A variety of high quality exterior building materials, consistent with the approved Exhibit "A" plans, shall be used. Substitutes of an equal quality shall be permitted to the satisfaction of the Department of City planning.
12. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source does not illuminate adjacent residential properties or the public right-of-way, nor the above night skies.
13. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer(s), if located at-grade and facing the public right-of-way, shall be screened with landscaping or a green wall.
14. **Trash Collection.** All trash collection and storage areas shall be located on-site and not visible from the public right-of-way.
15. **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.
16. **Solar Energy.** The project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211.1, to the satisfaction of the Department of Building and Safety.
17. **Parking / Driveway Plan.** Prior to the issuance of any building permit, the applicant shall submit a parking and driveway plan to the Department of Transportation for approval.

#### **Administrative Conditions**

18. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building & Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building & Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building & Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
19. **Covenant.** Prior to the effectuation of this grant, 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 Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file.
20. **Notations on Plans.** Plans submitted to the Department of Building & Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

21. **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.
22. **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.
23. **Department of Building & Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building & Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building & Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
24. **Department of Water and Power.** Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's Rules Governing Water and Electric Service. Any corrections and/or modifications to plans made subsequent to this determination in order to accommodate changes to the project due to the under-grounding of utility lines, that are outside of substantial compliance or that affect any part of the exterior design or appearance of the project as approved by the Director, 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.
25. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
26. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
27. **Expedited Processing Section Fee.** 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.
28. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

  - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
  - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out, in whole or in part, 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.

- c. 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 (b).
- d. 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 (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

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

## PROJECT BACKGROUND

The subject property is comprised of a three lot with a total lot area of 22,503 square feet (0.52 acres) in the Silver Lake neighborhood. The property experiences a gradual incline from northeast to southwest along North Manzanita Street and from the property frontage towards the easterly rear. The project site has a frontage of approximately 180 feet along North Manzanita Street and a depth of approximately 125 feet. The property is currently developed with three single-family houses and accessory structures.

The Project site is zoned R3-1VL and is located within the Silver Lake – Echo Park – Elysian Valley Community Plan with a General Plan Land Use Designation of Medium Residential. The site is located within a Transit Priority Area, Hillside Area, Urban Agriculture Incentive Zone, Special Grading Area, and is within 0.35 kilometers from the Upper Elysian Park Fault. The site is also located outside a flood zone and within a Housing Element Inventory of Sites.

The proposed Project involves the demolition of three existing single-family houses and accessory structures and the construction, use, and maintenance of a new six-story, 50-unit residential building of which five (5) dwelling units will be reserved for Extremely Low Income Households. The Project will provide 80 automobile parking spaces within the ground and subterranean floor level with access along North Manzanita Street. The Project will provide a total of 46 bicycle parking spaces; 4 short-term bicycle spaces will be located in front of the building frontage near the building lobby and 42 long-term bicycle spaces will be stored within bicycle room in the subterranean garage. The Project will comprise of a floor area of 71,508 square feet and Floor Area Ratio (FAR) of 4.43:1. The Project will contain 10 studio units, 8 one-bedroom units (including loft units), 25 two-bedroom units, and 7 three-bedroom units.

Pursuant to the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, the applicant requests Base Incentives and three Additional Incentives in exchange for reserving 10 percent, or five (5) units, for Extremely Low Income Households. The Project will provide 80 residential parking spaces located between on the ground floor and one (1) subterranean level. Pursuant to AB 2097, projects located within ½ mile of a major transit stop are not required to provide any parking. The Project will provide a total of 46 bicycle parking spaces of which 42 long-term spaces will be located in an enclosed bicycle storage room in the subterranean floor level and four (4) short-term spaces will be located in front of the building lobby entrance along North Manzanita Street. A new two-way driveway will be constructed along North Manzanita Street with access to residential parking spaces, the trash collection room, storage rooms, and utility rooms. A total of 5,126 square feet will be dedicated to open space which includes private balconies, a recreation room, and a roof deck. The Project will provide a total of 13 on-site trees and three (3) street trees. The new street trees will complement the existing three (3) street trees that front the Project site along North Manzanita Street.

The Project meets all eligibility requirements for the Transit Oriented Communities (TOC) Affordable Housing Incentive Program. The Project is eligible for Base Incentives and up to three Additional Incentives. The Project meets the TOC Guideline requirements of providing at least 10 percent of the total units for Extremely Low Income Households in exchange for three Additional Incentives.

### **Surrounding Properties**

The Project site is located in an urbanized neighborhood bound by North Manzanita Street to the west and single- and multi-family residences to the north, east and south. Approximately 500 feet north of the project site is West Santa Monica Boulevard and West Sunset Boulevard. Both streets are high trafficked east-west corridors that provide access to a variety of residential, commercial, office, and community facility uses across Los Angeles. These corridors also include public transit stops for Metro Bus Lines 2 and 4 which connects commuters to housing, job centers, and essential services. As such,



the project is an eligible Tier 3 Transit Oriented Communities (TOC) project. Surrounding properties are zoned R3-1VL, [Q]RD1.5-1D, C2-1D, and [Q]C2-1VL.

### **Streets and Circulation**

North Manzanita Street – Adjoining the project site to the west, is a designated Local Street - Standard, with a roadway width of 36 feet and a right-of-way width of 60 feet improved with asphalt roadway, concrete curb, gutter, and sidewalk. The corridor permits northbound and southbound traffic flow.

### **HOUSING REPLACEMENT**

Pursuant to LAMC Section 12.22 A.31(b)(1), a Housing Development located within a Transit Oriented Communities (TOC) Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets any applicable replacement requirements of California Government Code Section 65915(c)(3) (California State Density Bonus Law).

Assembly Bill 2222 (AB 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 restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households.

On September 28, 2016, Governor Brown signed Assembly Bill 2556 (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). SB 330 creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2025. During the duration of the statewide housing emergency, SB 330, among other things, creates 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 Los Angeles Housing Department has determined, per the Housing Crisis Act of 2019 (SB 330) Replacement Unit Determination, dated August 15, 2023, that the replacement requirement for this project will consist of one (1) unit restricted to Extremely Low Income Households and one (1) unit restricted to Very Low Income Households.

As such, the project meets the eligibility requirement for providing replacement housing consistent with California Government Code Sections 65915(c)(3) (State Density Bonus Law) and 66300 (Housing Crisis Act of 2019).

### **TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM ELIGIBILITY REQUIREMENTS**

To be an eligible Transit Oriented Communities (TOC) Housing Development, a project must meet the Eligibility criteria set forth in Section IV of the Transit Oriented Communities Affordable Housing



Incentive Program Guidelines (TOC Guidelines). A Housing Development located within a TOC Affordable Housing Incentive Area shall be eligible for TOC Incentives if it meets all of the following requirements, **which it does**:

1. ***On-Site Restricted Affordable Units.*** *In each Tier, a Housing Development shall provide On-Site Restricted Affordable Units at a rate of at least the minimum percentages described below. The minimum number of On-Site Restricted Affordable Units shall be calculated based upon the total number of units in the final project.*
  - a. *Tier 1 - 8% of the total number of dwelling units shall be affordable to Extremely Low Income (ELI) income households, 11% of the total number of dwelling units shall be affordable to Very Low (VL) income households, or 20% of the total number of dwelling units shall be affordable to Lower Income households.*
  - b. *Tier 2 - 9% ELI, 12% VL or 21% Lower.*
  - c. *Tier 3 - 10% ELI, 14% VL or 23% Lower.*
  - d. *Tier 4 - 11% ELI, 15% VL or 25% Lower.*

The Project site is located within a Tier 3 Transit Oriented Communities Affordable Housing Incentive Area. As part of the proposed development, the Project is required to reserve 10 percent of the 50 total dwelling units for Extremely Low Income Households which equates to five (5) on-site dwelling units as part of the Housing Development. Therefore, the Project meets the eligibility requirement for On-Site Restricted Affordable Units.

2. ***Major Transit Stop.*** *A Housing Development shall be located on a lot, any portion of which must be located within 2,640 feet of a Major Transit Stop, as defined in Section II and according to the procedures in Section III.2 of the TOC Guidelines.*

As defined in the TOC Guidelines, a Major Transit Stop is defined as a site with an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. The Project site is located within 500 feet from West Santa Monica Boulevard and West Sunset Boulevard which includes public transit infrastructure and a Major Transit Stop for Metro Bus Lines 2 and 4. As such, the Project meets the eligibility requirement for proximity to a Major Transit Stop.

3. ***Housing Replacement.*** *A Housing Development must meet any applicable housing replacement requirements of California Government Code Section 65915(c)(3), as verified by the Los Angeles Housing Department prior to the issuance of any building permit. Replacement housing units required per this section may also count towards other On-Site Restricted Affordable Units requirements.*

Pursuant to the SB 330 Determination made by the Los Angeles Department dated August 15, 2023, the replacement requirement for this project will consist of one (1) unit restricted to Extremely Low Income Households and one (1) unit restricted to Very Low Income Households. The Project will set aside five (5) units for Extremely Low Income Households. Therefore, the Project meets the eligibility requirement for providing replacement housing consistent with California Government Code Section 65915(c)(3).

4. **Other Density or Development Bonus Provisions.** *A Housing Development shall not seek and receive a density or development bonus under the provisions of California Government Code Section 65915 (state Density Bonus law) or any other State or local program that provides development bonuses. This includes any development bonus or other incentive granting additional residential units or floor area provided through a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Plan Implementation Overlay (CPIO), Specific Plan, or overlay district.*

The Project is not seeking any additional density or development bonuses under the provisions of the State Density Bonus Law or any other State or local program that provides development bonuses, including, but not limited to a General Plan Amendment, Zone Change, Height District Change, or any affordable housing development bonus in a Transit Neighborhood Plan, Community Implementation Overlay (CPIO), Specific Plan, or overlay district. The Project will construct an six-story residential building with 50 dwelling units. The TOC Incentives are applied throughout the entirety of the site and no development bonuses under any other state or local program will be utilized. The Project will reserve five (5) units for Extremely Low Income Households and provide 45 market-rate units. As such, the Project meets this eligibility requirement.

5. **Base Incentives and Additional Incentives.** *All Eligible Housing Developments are eligible to receive the Base Incentives listed in Section VI of the TOC Guidelines. Up to three Additional Incentives listed in Section VII of the TOC Guidelines may be granted based upon the affordability requirements described below. For the purposes of this section below "base units" refers to the maximum allowable density allowed by the zoning, prior to any density increase provided through these Guidelines. The affordable housing units required per this section may also count towards the On-Site Restricted Affordable Units requirement in Section IV.1 above (except Moderate Income units).*

- a. *One Additional Incentive may be granted for projects that include at least 4% of the base units for Extremely Low Income Households, at least 5% of the base units for Very Low Income Households, at least 10% of the base units for Lower Income Households, or at least 10% of the base units for persons and families of Moderate Income in a common interest development.*
- b. *Two Additional Incentives may be granted for projects that include at least 7% of the base units for Extremely Low Income Households, at least 10% of the base units for Very Low Income Households, at least 20% of the base units for Lower Income Households, or at least 20% of the base units for persons and families of Moderate Income in a common interest development.*
- c. *Three Additional Incentives may be granted for projects that include at least 11% of the base units for Extremely Low Income Households, at least 15% of the base units for Very Low Income Households, at least 30% of the base units for Lower Income Households, or at least 30% of the base units for persons and families of Moderate Income in a common interest development.*

As an eligible housing development, the Project is qualified to receive the Base Incentives listed in the TOC Guidelines. The Project also requests three Additional Incentives as follows: (1) up to a 30 percent reduction in the northerly and southerly side yard setbacks, (2) an increase of up to two additional stories up to 22 additional feet in maximum building height, and (3) up to a 25 percent reduction in open space. The Project shall set aside a minimum of 11 percent of the base units proposed, or four (4) units, for the three requested Additional Incentives. The Project proposes five (5) units set aside for Extremely Low Income Households

and 45 market-rate units. As such, the Project meets the eligibility requirement for Base and Additional Incentives.

6. ***Projects Adhering to Labor Standards.*** *Projects that adhere to the labor standards required in LAMC 11.5.11 may be granted two Additional Incentives from the menu in Section VII of these Guidelines (for a total of up to five Additional Incentives).*

The Project is not seeking Additional Incentives beyond the three permitted in exchange for reserving at least 10 percent of the total units for Extremely Low Income households. The Project will set aside 10 percent of the total units, or 5 units, for Extremely Low Income Households. As such, the Project need not adhere to the labor standards required in LAMC Section 11.5.11; this eligibility requirement does not apply.

7. ***Multiple Lots.*** *A building that crosses one or more lots may request the TOC Incentives that correspond to the lot with the highest Tier permitted by Section III above.*

The proposed residential building is located on three lots which are designated within a Tier 3 TOC Affordable Housing Incentive Area. With 50 dwelling units proposed, the Project will reserve 10 percent of the total proposed number of units, or five (5) units, for Extremely Low Income Households.

8. ***Request for a Lower Tier.*** *Even though an applicant may be eligible for a certain Tier, they may choose to select a Lower Tier by providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier and be limited to the Incentives available for the lower Tier.*

The Applicant has not selected a Lower Tier and is not providing the percentage of On-Site Restricted Affordable Housing units required for any lower Tier. Therefore, this eligibility requirement does not apply.

9. ***100% Affordable Housing Projects.*** *Buildings that are Eligible Housing Developments that consist of 100% On-Site Restricted Affordable units, exclusive of a building manager's unit or units shall, for purposes of these Guidelines, be eligible for one increase in Tier than otherwise would be provided.*

The Project does not consist of 100 percent On-Site Restricted Affordable units. It is not eligible for or seeking an increase in Tier. As such, this eligibility requirement does not apply.

10. ***Design Conformance.*** *Projects seeking to obtain Additional Incentives shall be subject to any applicable design guidelines, including any Community Plan design guidelines, Specific Plan design guidelines and/or Citywide Design Guidelines and may be subject to conditions to meet design performance. The conditions shall not preclude the ability to construct the building with the residential density permitted by Section VI.*

The Project as proposed and as conditioned, meets the intent of the Citywide Design Guidelines (adopted by City Planning Commission October 24, 2019). The proposed development has been conditioned to ensure a well-designed project and compliance with the Design Guidelines. The Project is designed such that vehicular access to the project's on-site parking will take place at one two-way driveway located along North Manzanita Street. The Project's main building entrance will also be located along North Manzanita Street with short-term bicycle parking installed along the building frontage and long-term bicycle parking located within the project's subterranean level. The Project's residential lobby and several of the dwelling units and private balconies will overlook the street, creating a sense of transparency and "eyes on the street". Regarding façade articulation, the Project will utilize breaks along the

building's exterior with changes in depth, color, building materials, windows, and balconies as shown in the "Exhibit A". These design features not only provide visual interest to the Project but also promote a safe, comfortable, and pedestrian-friendly environment.

The Project has been conditioned to provide a pedestrian-friendly environment through the provision of landscaping and screening of any mechanical equipment from the public right-of-way. The Project has also been conditioned to incorporate a variety of building materials and architectural components to create visually interesting building façades and minimize impacts on surrounding properties. The Project will utilize a mixture of stucco, concrete, metal finishings, glass windows and guardrails for the massing of the new residential building to create a clear and coherent design that respects the surrounding neighborhood. The Project will also provide street trees to protect residents and pedestrians from rain and excessive sunlight. These design features do not preclude the provision of the permitted density of residential units. Thus, the Project conforms to the applicable design guidelines and conditions have been imposed accordingly.

**TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM**  
**/AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS**

**1. Pursuant to Section 12.22 A.25(g)(2)(i)(c) of the LAMC and Section 65915(e) of the California Government Code, the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:**

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

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

The list of Additional Incentives in the Transit Oriented Communities Guidelines was pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of the Project. As such, the Director will always arrive at the conclusion that the Additional Incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the Project.

**Yard/Setback.** The requested Additional Incentive to permit up to a 30 percent reduction in the northerly and southerly side yard setbacks is expressed in the Menu of Incentives in the Transit Oriented Communities Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The proposed six-story residential building will be developed in the R3-1VL Zone which require a 15-foot front yard setback, 9-foot yard side yard setbacks, and a 15-foot rear yard setback. The proposed Project will utilize the Tier 3 yard/setback incentive to reduce the northerly and southerly side yard setback requirement to 6 feet and 4 inches. The Project will maintain a front and rear yard setback of 15 feet in accordance with the zoning of the Project site. With the incentive, the Project will dedicate more floor area to the construction of additional dwelling units thereby allowing for more affordable units to be set aside for



Extremely Low Income households. This incentive supports the Applicant's decision to reserve 10 percent, or five (5) units, as affordable housing units.

**Height.** The requested Additional Incentive for an increase in height is expressed in the Menu of Incentives in the TOC Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. For this project, the LAMC limits properties located in the R3-1VL Zone to a maximum height of 45 feet and no limitations on the number of stories. Pursuant to LAMC Section 12.21.1.B2, the property is qualified for a height exception which permits a building or structure to exceed the maximum building height by no more than 12 feet whenever the highest point of elevation of the adjoining sidewalk or ground surface within a five-foot horizontal distance measured from the exterior wall of a building exceeds grade level by more than 20 feet, for a maximum height of 57 feet. The requested Tier 3 incentive allows the applicant to increase height by two additional stories up to 22 additional feet. The project proposes a residential building with six stories and a maximum building height of 79 feet (LAMC Section 12.21.1 B.3 permits roof structures housing elevators or stairways to exceed the building height limit by up to 10 feet). The incentive allows the applicant to utilize more of the total building square footage for residential units, which facilitates the construction of more affordable housing units, while remaining in compliance with all other applicable zoning regulations. The incentive further supports the applicant's decision to reserve 10 percent of the total units proposed for Extremely Low Income Households. Therefore, the Additional Incentive is necessary to provide for affordable housing costs.

**Open Space.** The requested Additional Incentive for a 25 percent reduction in the required amount of open space is expressed in the Menu of Incentives in the TOC Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. For this Project, the LAMC requires a total open space area of 6,800 square feet. The requested Tier 3 incentive allows the applicant to reduce the open space requirement to 5,100 square feet. The Project proposes a total open space area of 5,126 square feet, which includes common and private open space. The incentive allows the applicant to utilize more of the total building square footage for residential units, which facilitates the construction of more affordable housing units, while remaining in compliance with all other applicable zoning regulations. The incentive further supports the applicant's decision to reserve 10 percent of the total units proposed for Extremely Low Income Households. Therefore, the Additional Incentive is necessary to provide for affordable housing costs.

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

There has been no evidence provided that indicated that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The proposed Project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the State's CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or



exceed those thresholds. Analysis of the proposed Project determined that it is Categorically Exempt from environmental review pursuant to Article 19, Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas. The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "Infill Projects" as further described in the analysis for Case No. ENV-2023-3562-CE. The five conditions which the Project must meet in order to qualify for the Class 32 Categorical Exemption are as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. The project, as proposed, was determined to meet all five conditions. Furthermore, planning staff evaluated the exceptions to the use of Categorical Exemptions for the proposed ordinance listed in "CEQA Guidelines" Section 15300.2 and determined that none of the exceptions apply to the proposed project. The project site does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historic-Cultural Monuments.

Therefore, there is no substantial evidence that the proposed project will have a specific adverse impact on public health and safety, or the physical environment or on any real property that is listed in the California Register of Historical Resources.

*c. The incentives are contrary to state or federal law.*

There is no substantial evidence in the record indicating that the requested incentives are contrary to any state and federal law.

### **ADDITIONAL MANDATORY FINDINGS**

2. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside of a flood zone.
3. It has been determined based on the whole of the administrative record that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2, applies.

The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "In-fill Projects". The Project can be characterized as in-fill development within urban areas for the purpose of qualifying for Class 32 Categorical Exemption as a result of meeting five established conditions and if it is not subject to an Exception that would disqualify it. The Categorical Exception document dated August 2024 and attached to the subject case file provides the full analysis and justification for project conformance with the definition of a Class 32 Categorical Exemption.

### **TRANSIT ORIENTED COMMUNITIES AFFORDABLE HOUSING INCENTIVE PROGRAM BACKGROUND**

Measure JJJ was adopted by the Los Angeles City Council on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, a transit-based affordable housing incentive program. The

measure required that the Department adopt a set of TOC Guidelines, which establish incentives for residential or mixed-use projects located within ½ mile of a major transit stop. Major transit stops are defined under existing State law.

The TOC Guidelines, adopted September 22, 2017, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. The largest bonuses are reserved for those areas in the closest proximity to significant rail stops or the intersection of major bus rapid transit lines. Required affordability levels are increased incrementally in each higher tier. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

#### **TIME LIMIT – OBSERVANCE OF CONDITIONS**

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC Section 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void. 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.

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

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."

#### **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.



**APPEAL PERIOD - EFFECTIVE DATE**

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).

This determination will become effective after the end of appeal period date on the first page of this document, unless an appeal is filed with the Department of City Planning. An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment.

An appeal may be filed utilizing the following options:

**Online Application System (OAS):** The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely electronically by allowing an appellant to fill out and submit an appeal application online directly to City Planning's DSC, and submit fee payment by credit card or e-check.

**Drop off at DSC.** Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, and payment can be made by credit card or check. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications; alternatively, appeal applications can be filed with staff at DSC public counters. Appeal applications must be on the prescribed forms, and accompanied by the required fee and a copy of the determination letter. Appeal applications shall be received by the DSC public counter and paid for on or before the above date or the appeal will not be accepted.

Forms are available online at <http://planning.lacity.gov/development-services/forms>. Public offices are located at:

Metro DSC	Van Nuys DSC
201 N. Figueroa Street Los Angeles, CA 90012 <a href="mailto:planning.figcounter@lacity.org">planning.figcounter@lacity.org</a> (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 <a href="mailto:planning.mbc2@lacity.org">planning.mbc2@lacity.org</a> (818) 374-5050
South LA DSC	West LA DSC
(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 <a href="mailto:planning.southla@lacity.org">planning.southla@lacity.org</a>	(CURRENTLY CLOSED) 1828 Sawtelle Boulevard West Los Angeles, CA 90025 <a href="mailto:planning.westla@lacity.org">planning.westla@lacity.org</a> (310) 231-2901

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

Verification of condition compliance with building plans and/or building permit applications are done at the City Planning Metro or Valley DSC locations. An in-person or virtual appointment for Condition Clearance can be made through the City's BuildLA portal ([appointments.lacity.gov](https://appointments.lacity.gov)). The applicant is further advised to notify any consultant representing you of this requirement as well.



QR Code to  
Online Appeal  
Filing



QR Code to Forms for In-  
Person Appeal Filing



QR Code to BuildLA Appointment Portal  
for Condition Clearance

**Only an applicant or any owner or tenant of a property abutting, across the street or alley from, or having a common corner with the subject property can appeal the Transit Oriented Communities/Density Bonus Compliance Review Determination.** Per the Density Bonus Provision of State Law (Government Code Section 65915), the Density Bonus increase in units above the base density limits per the underlying zone(s) and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per LAMC Sections 12.22 A.25 and 12.22 A.31, appeals of Density Bonus Compliance Review and Transit Oriented Communities cases with the Director of Planning or Zoning Administrator as the initial decision maker are heard by the City Planning Commission.

Note of Instruction Regarding the Notice of Exemption: Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notices-fees>. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, and the possibility of a CEQA appeal, being extended to 180 days.

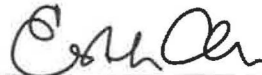
Vincent P. Bertoni, AICP  
Director of Planning

Approved by:

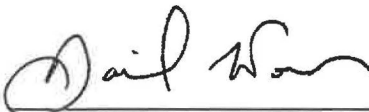


Heather Bleemers, Senior City Planner

Prepared by:



Esther Ahn, City Planner



David Woon, Planning Assistant





SCALE: 1" = 10'

**EXHIBIT "A"**

Page No. 2 of 28

Case No. DIR-2023-5803-TOC-HCA

**TOPOGRAPHY SURVEY**

LEGEND

1. LOT 1

2. LOT 2

3. LOT 3

4. LOT 4

5. LOT 5

6. LOT 6

7. LOT 7

8. LOT 8

9. LOT 9

10. LOT 10

11. LOT 11

12. LOT 12

13. LOT 13

14. LOT 14

15. LOT 15

16. LOT 16

17. LOT 17

18. LOT 18

19. LOT 19

20. LOT 20

21. LOT 21

22. LOT 22

23. LOT 23

24. LOT 24

25. LOT 25

26. LOT 26

27. LOT 27

28. LOT 28

29. LOT 29

30. LOT 30

31. LOT 31

32. LOT 32

33. LOT 33

34. LOT 34

35. LOT 35

36. LOT 36

37. LOT 37

38. LOT 38

39. LOT 39

40. LOT 40

41. LOT 41

42. LOT 42

43. LOT 43

44. LOT 44

45. LOT 45

46. LOT 46

47. LOT 47

48. LOT 48

49. LOT 49

50. LOT 50

51. LOT 51

52. LOT 52

53. LOT 53

54. LOT 54

55. LOT 55

56. LOT 56

57. LOT 57

58. LOT 58

59. LOT 59

60. LOT 60

61. LOT 61

62. LOT 62

63. LOT 63

64. LOT 64

65. LOT 65

66. LOT 66

67. LOT 67

68. LOT 68

69. LOT 69

70. LOT 70

71. LOT 71

72. LOT 72

73. LOT 73

74. LOT 74

75. LOT 75

76. LOT 76

77. LOT 77

78. LOT 78

79. LOT 79

80. LOT 80

81. LOT 81

82. LOT 82

83. LOT 83

84. LOT 84

85. LOT 85

86. LOT 86

87. LOT 87

88. LOT 88

89. LOT 89

90. LOT 90

91. LOT 91

92. LOT 92

93. LOT 93

94. LOT 94

95. LOT 95

96. LOT 96

97. LOT 97

98. LOT 98

99. LOT 99

100. LOT 100

LEGAL DESCRIPTION: LOTS 21, 22 & 23 IN BLOCK E OF MANZANITA HEIGHTS TRACT  
 IN MISCELLANEOUS RECORD BOOK 19 PAGE 59

BENCH MARK: THE ELEVATION OF 372.71 ON BENCH MARK STATION 3-105  
 AS SHOWN ON BECKER "Y" MAP NO. 7219-2 ON FILE IN THE CITY  
 OF LOS ANGELES WAS USED AS DATUM FOR THE SURVEY

BOUNDARY: RECORD INFORMATION ADJUSTED TO FOUND CENTERLINE SURVEY  
 MONUMENTS

DATE OF SURVEY: SEPTEMBER 27, 2023

SITE ADDRESSES: 1032, 1038 & 1044 MANZANITA STREET, LOS ANGELES

AREA OF LOT 21: 7,499 SQUARE FEET, 0.17 ACRES

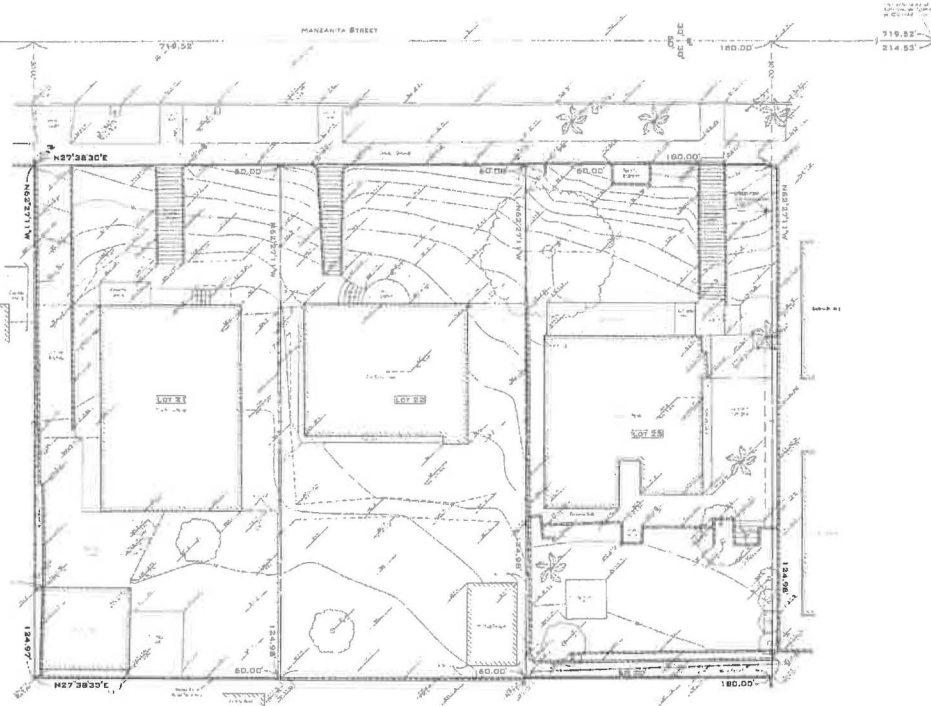
AREA OF LOT 22: 7,499 SQUARE FEET, 0.17 ACRES

AREA OF LOT 23: 7,499 SQUARE FEET, 0.17 ACRES

A.P.N.: 5437-006-025, 026 & 027

PLAN PREPARED FOR: JEFF MARTIN  
 1032, 1038, 1044 MANZANITA STREET  
 LOS ANGELES, CA 90035

PLAN PREPARED BY: SILLAS LAND SURVEYORS  
 1644 N. AVENUE STREET  
 BURBANK, CA 91505  
 (661) 839-2188  
 ALFRED SILLAS, L.S. 9113



MANZANITA APARTMENTS  
 1032, 1038, 1044 Manzanita Street, Los Angeles, CA 90035

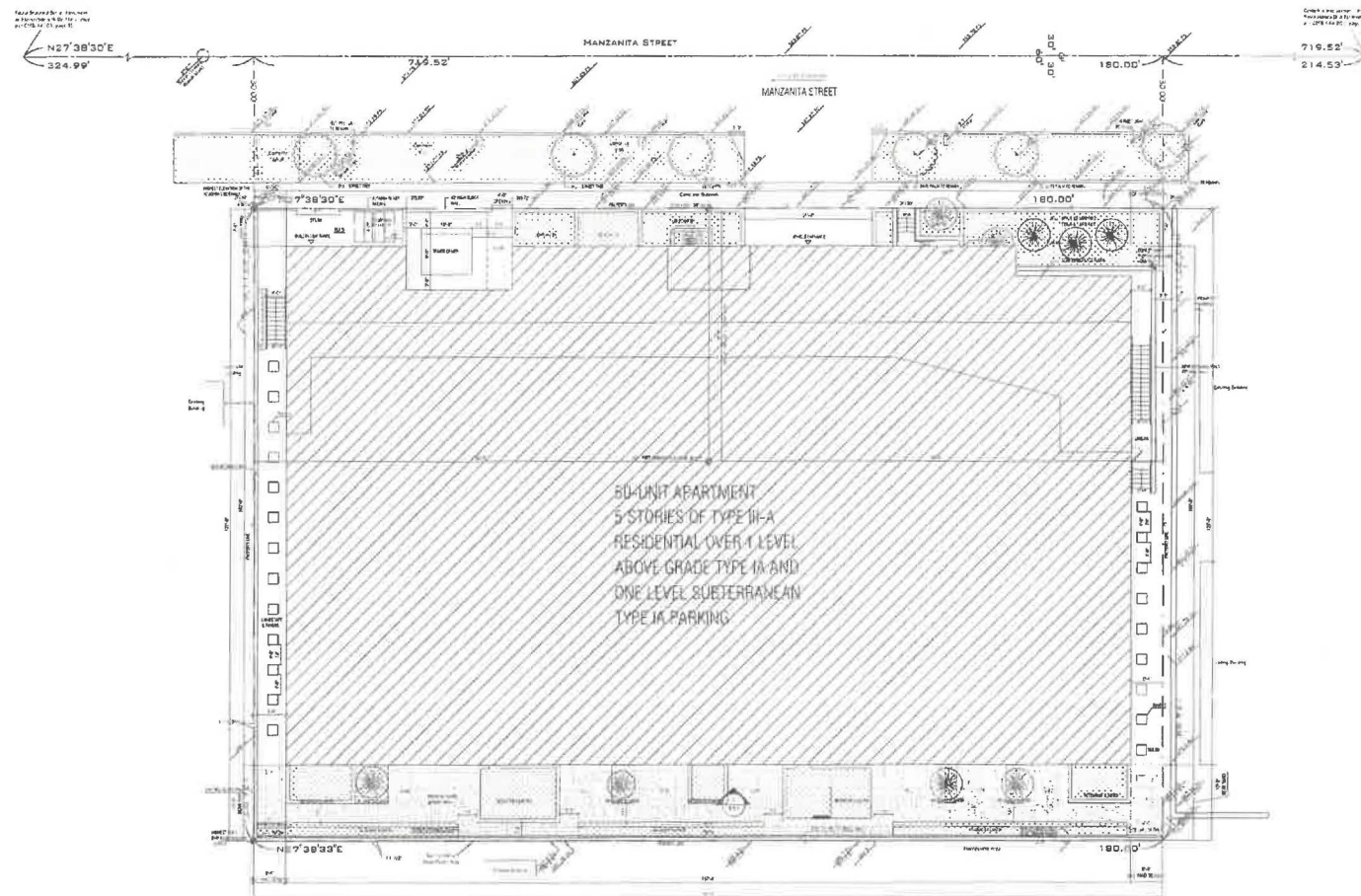


MANZANITA APARTMENTS  
 1032, 1038, 1044 Manzanita Street, Los Angeles, CA 90035

28 August 2024

SURVEY

A-2.0



**EXHIBIT "A"**  
 Page No. 3 of 28  
 Case No. DIR-2023-5803-TOC-HCA

**NOTES**

1. CURB POINT = 345.50'  
 2. 10' WIDE SIDEWALK = 355.50'  
 3. DIFFERENCE = 10.00' > 10'

FRONT YARD = 7'-0" PER LANE 12.22' & 6' FROM YARD ALSO NOT EXCEED ANY WHEN THE ELEVATION OF THE BUILDING IS 10' FROM THE FRONT LOT LINE OPTION IS 10' FROM THE CURB LEVEL - 13.77' (13.77' - 7.4' = 6.37')

**PROJECT SUMMARY**

HIGHEST POINT OF ELEVATION OF THE ADJACENT ELEVATION = 376.50'  
 (10' FROM 10' WIDE SIDEWALK = 355.50' + 21' = 376.50')

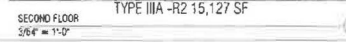
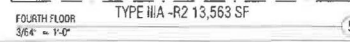
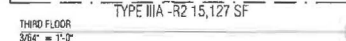
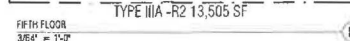
DIFFERENCE = 31.00' > 20'

EXISTING CURB HEIGHT = 47.0' + 10' = 57.0' ADDITIONAL HEIGHT ON A SLOPING LOT (PER LANE 12.22' & 6' FROM YARD ALSO NOT EXCEED ANY WHEN THE ELEVATION OF THE BUILDING IS 10' FROM THE FRONT LOT LINE OPTION IS 10' FROM THE CURB LEVEL - 13.77' (13.77' - 7.4' = 6.37')

SITE PLAN  
 1" = 10'



FLOOR AREA (FOOTING)  
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING:  
EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMP, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS, AND BASEMENT STORAGE AREAS.



**OPEN SPACE CALCULATIONS**  
 SEE A-2.3 FOR OPEN SPACE DEFINITIONS

**OPEN SPACE REQUIRED**

10 UNITS < 3 HABITABLE ROOMS @ 100 SF =	1,000 SF
31 UNITS > 3 HABITABLE ROOMS @ 110 SF =	3,410 SF
10 UNITS > 3 HABITABLE ROOMS @ 100 SF =	1,000 SF
<b>TOTAL REQUIRED</b>	<b>5,410 SF</b>

LAND SET LESS 25% REDUCTION PER TDC 10.3.3 ADJUNCTIONAL USES NOTE = 4,057.5 SF. ADDITIONAL 25% OF REQUIRED OPEN SPACE CAN BE PROVIDED BY BALCONIES = 2,028.75 SF. TOTAL = 6,086.25 SF

**OPEN SPACE PROVIDED**

PRIVATE OPEN SPACE (SEE A-2.3 FOR DEFINITION)	2,000 SF
COMMON OPEN SPACE (SEE A-2.3 FOR DEFINITION)	4,086.25 SF
<b>TOTAL</b>	<b>6,086.25 SF</b>

**COMMON OPEN SPACE**

	REAR YARD	REC. ROOM	ROOF DECK	PLANTING
1ST FLOOR	-	3,800 SF	-	-
2ND FLOOR	-	-	-	-
3RD FLOOR	-	-	-	-
4TH FLOOR	-	-	-	-
5TH FLOOR	-	-	-	-
6TH FLOOR	-	-	-	-
ROOF DECK	-	3,283 SF	3,283 SF	-
<b>TOTAL</b>	-	7,083 SF	6,566 SF	-

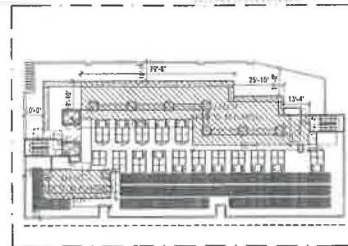
**TOTAL**  
 10,649 SF

\*ONLY 1,275 SF OF COMMON TOWARD TOTAL  
 BALCONIES ARE REQUIRED TO PROVIDE COMMON OPEN SPACE  
 1,000 SF REQUIRED OPEN SPACE LESS 600 SF PRIVATE OPEN SPACE AND LESS 1,275 SF OF  
 INDOOR REC. ROOM = 3,225 SF REQUIRED COMMON SPACE  
 1,000 SF LESS 600 SF LESS 1,275 SF = 135 SF REQUIRED

**TOTAL PROVIDED OPEN SPACE 6,100 SF > TOTAL REQUIRED 5,410 SF**

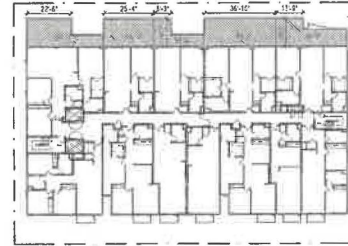
ONE SF BALCONY PER 4 UNITS @ 60 UNITS, 60 IS TOTAL BALCONIES PROVIDED

PRIVATE OPEN SPACE  
 COMMON OPEN SPACE  
 PLANTED COMMON OPEN SPACE



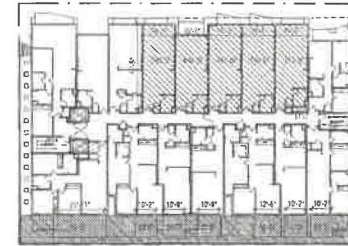
ROOF  
 3/8" = 1'-0"

8



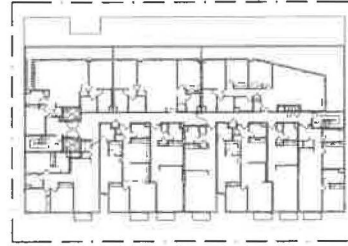
FIFTH FLOOR  
 3/8" = 1'-0"

6



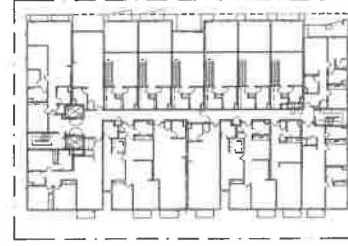
SECOND FLOOR  
 3/8" = 1'-0"

3



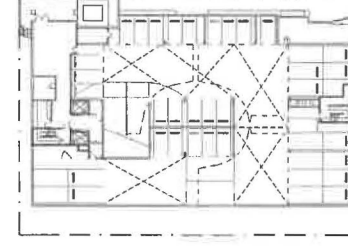
SIXTH FLOOR  
 3/8" = 1'-0"

7



FOURTH FLOOR  
 3/8" = 1'-0"

5



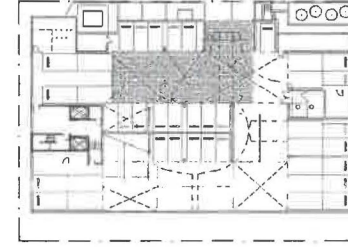
GROUND FLOOR  
 3/8" = 1'-0"

2



THIRD FLOOR  
 3/8" = 1'-0"

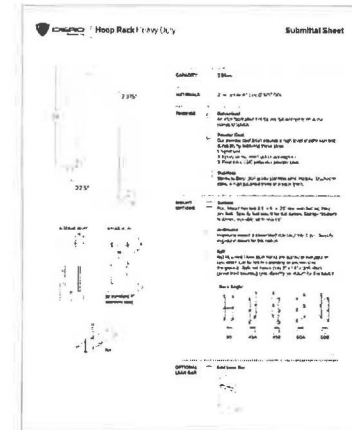
4



F1 FLOOR  
 3/8" = 1'-0"

1





MANZANITA APARTMENTS  
 1871 West Washington Street, Los Angeles, CA 90017

28 August 2024  
 BUREAU INFO  
 A-2.4

[illegible]











**Case No.** DIR-2023-5803-TOC-HCA

[illegible][illegible]

7. ALL THE MAGAZINES IN EACH SHEDDING UNIT TO COMPLY WITH REFERENCE (JOINT ATTACHMENT A) AND BE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS FROM OR WAITING FOR AN OCCUPANCY PERMIT TO ENTER THE SHEDDING POSITION.

8. IN EACH SHEDDING UNIT INSTALL A DEWATERER AND REFRIGERATOR THAT MEET THE FOLLOWING CRITERIA:

A. THE DRAINAGE CAPACITY SHALL BE AT LEAST 10 GALLONS PER HOUR PER SHELL TON.

$$2.11 = 1.1$$

2 HR. RATED STEEL STUD WALL  
OR FIREBARRIER WALL SEE  
15/A-9.1

3 HR RATED CMU BLOCK WALL PER  
DETAIL 7A-0.0

STEEL STUD WALL PER DETAIL 12

1 HR RATED STEEL STUD WALL PER  
DETAIL 7A-0.1, MUST MEET SOUND  
TRANSMISSION CLASS OF 50 (SBD  
ELECTRICAL PANEL)

- OD OVERFLOW DRAIN
- DD DECK DRAIN
- PD PLANTER DRAIN
- II OG OVERFLOW SCUPPER
- ⊙ DOOR TAG, SEE A-1.10
- ⊙ WINDOW TAG, SEE A-1.5

② COMBINATION SMOKE & CARBON DIOXIDE DETECTOR  
 ③ SMOKE DETECTOR  
 ④ BATHROOM FAN 5 AIR CHANGES/HOUR  
 1) ENERGY STAR COMPLIANT  
 2) HUMIDISTAT CONTROLLED  
 3) DUCTED TO EXTENSION

 PANIC HARDWARE  
 WATER CURTAIN AT COMMERCIAL  
 EXIT SIGN IN CONFORMANCE  
 EBC SECTION 1012.  
 ELECTRICAL PANEL  
 FIRE ALARM CONTROL PANEL

7

117 508

\_\_\_\_\_

79 August 2024

\_\_\_\_\_

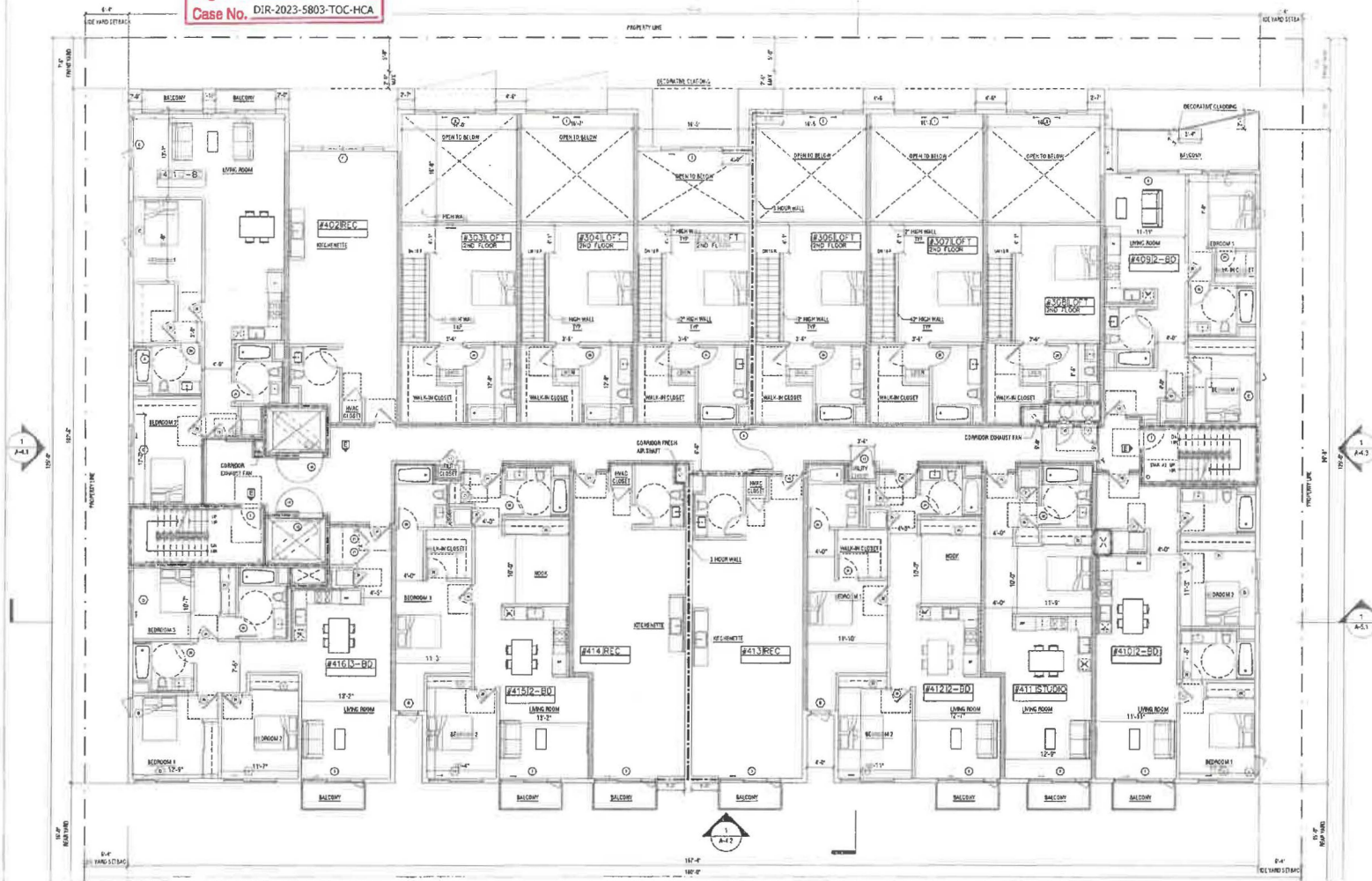
THESE RESULTS ARE

A 22

A-3.3

ANALYSED





2. ALL INTERIOR FINISHES MUST BE BY SHAW-WALL BOARD UP;  
3. WALKER AND DRYER TO BE INSTALLED AND OPERATING ACCORDING TO  
MANUFACTURER'S INSTRUCTIONS; TO BE LOCATED INSIDE THE AIR-DRYER DRYER ROOM OF DRY-OUT  
4. 2" X 4" X 12" HIGH TYPICAL DIMENSIONS  
5. FINISHES ARE TO BE FINISHED AT THE FIRST FLOOR, MEASURES FROM GRADE AT EXTERIOR WALLS  
AND SPINDS  
6. ACCEPTABLE WAYS OF TRAVEL TO BE PROVIDED AND MAINTAINED THROUGHOUT THE  
CONSTRUCTION ALL ACCESSIBLE (11) WAYS AND WALLS IN A ACCESSIBLE BUILDING OR FACILITY THAT  
CAN BE NEGOTIATED BY A PERSON WITH A PHYSICAL DISABILITY USING A WHEELCHAIR AND THAT IS ALSO  
SAFE AND USABLE BY PERSONS WITH OTHER DISABILITIES

7. ALL INFORMATION IN EACH SWELLING MUST COMPLY WITH REFERENCE JOINT ATTACHED AND BE CAPABLE OF RECORDING AND BE SUITABLE TO BEING REPRODUCED DIRECTLY FROM TO GAUGING, AS AN OCCUPANCY POINT IN THE MEASURING SYSTEM.

FOURTH FLOOR PLAN  
SEE T-2

LEGEND

**2 HR. RATED STEEL STUD WALL**

**2 HR. RATED STEEL STUD SHAFT OR FIREBARRIER WALL SEE 15A-9.1 PLUMBING WALL**

**EP** ELECTRICAL PANEL

- \* 00 OVERFLOW DRAIN
- \* 00 DECK DRAIN
- \* P0 PLANTER DRAIN
- II 05 OVERFLOW SCUPPER
- DOOR TAG. SEE A-1.10
- WINDOW TAG. SEE A-1.11
- A 00 DRAINAGE KIT

COMBINATION SMOKE & CARBON DIOXIDE DETECTOR  
SMOKE DETECTOR  
BATHING FAN & AIR CHANGE/SHOWER  
1) ENERGY STAR COMPLIANT  
2) HUMIDISTAT CONTROLLED  
3) DUCTED TO EXTERIOR

 PANIC HARDWARE  
 WATER CURTAIN AT CORRIDOR  
 EXIT SIGN IN CONFORMANCE WITH  
 CBC SECTION 1013  
 ELECTRICAL PANEL  
 FIRE ALARM CONTROL PANEL

**MANZANITA  
APARTMENTS**

29 August 2024

FOURTH-FLOOR PLAN

A-3.4





Page No. 14 of 28  
Case No. DIR-2023-5803-TOC-HCA

MANZANITA STREET

wtarcl

for the staff  
Masoud  
Guzan  
and daughter 5'11" 140 lb  
born 4-2-78  
in the U.S.

ASME is pleased to announce the publication of the 2010 ASME Code Book, which is available for purchase at a special price of \$199.95. The code book is a comprehensive reference for ASME standards and is essential for anyone involved in the design and construction of mechanical equipment. The code book is available in both print and electronic formats. The print version is a hardcover book, while the electronic version is available as a PDF file. The code book is a valuable resource for anyone involved in the design and construction of mechanical equipment. The code book is available for purchase at a special price of \$199.95. The code book is a comprehensive reference for ASME standards and is essential for anyone involved in the design and construction of mechanical equipment. The code book is available in both print and electronic formats. The print version is a hardcover book, while the electronic version is available as a PDF file. The code book is a valuable resource for anyone involved in the design and construction of mechanical equipment. The code book is available for purchase at a special price of \$199.95.

MANZANITA  
APARTMENTS

27 August 2024

SIXTH FLOOR PLAN

A-3.6

PL 101-193

[illegible]

SIXTH FLOOR PLAN

**LÉGENDE**

XXXX

**Appendix 1**

FOOTNOTES

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EP **RESEARCH**

ELECTRICAL PANEL

---

- DD OVERFLOW DRAIN

- DD DECK DRAIN
- PD PLANTER DRAIN

II DS	OVERFLOW SCUMPS
-------	-----------------

④ WINDOW TAG, SEE

\* DS DOWNSPOUT

---

COMBINATION SMOKE &amp; CARBON DIOXIDE DETECTOR

⑤ SMOKE DETECTOR

1) ENERGY STAR COMPLIANT

2) HUMIDISTAT CONTROLLED  
3) DUCTED TO EXTERIOR

WATER CURTAIN W/ 18" DRAFT STOP

① ②

**PANIC HARDWARE**  
www.panic-hardware.com

WATER CURTAIN AT CORRIDOR  
WINDOWS

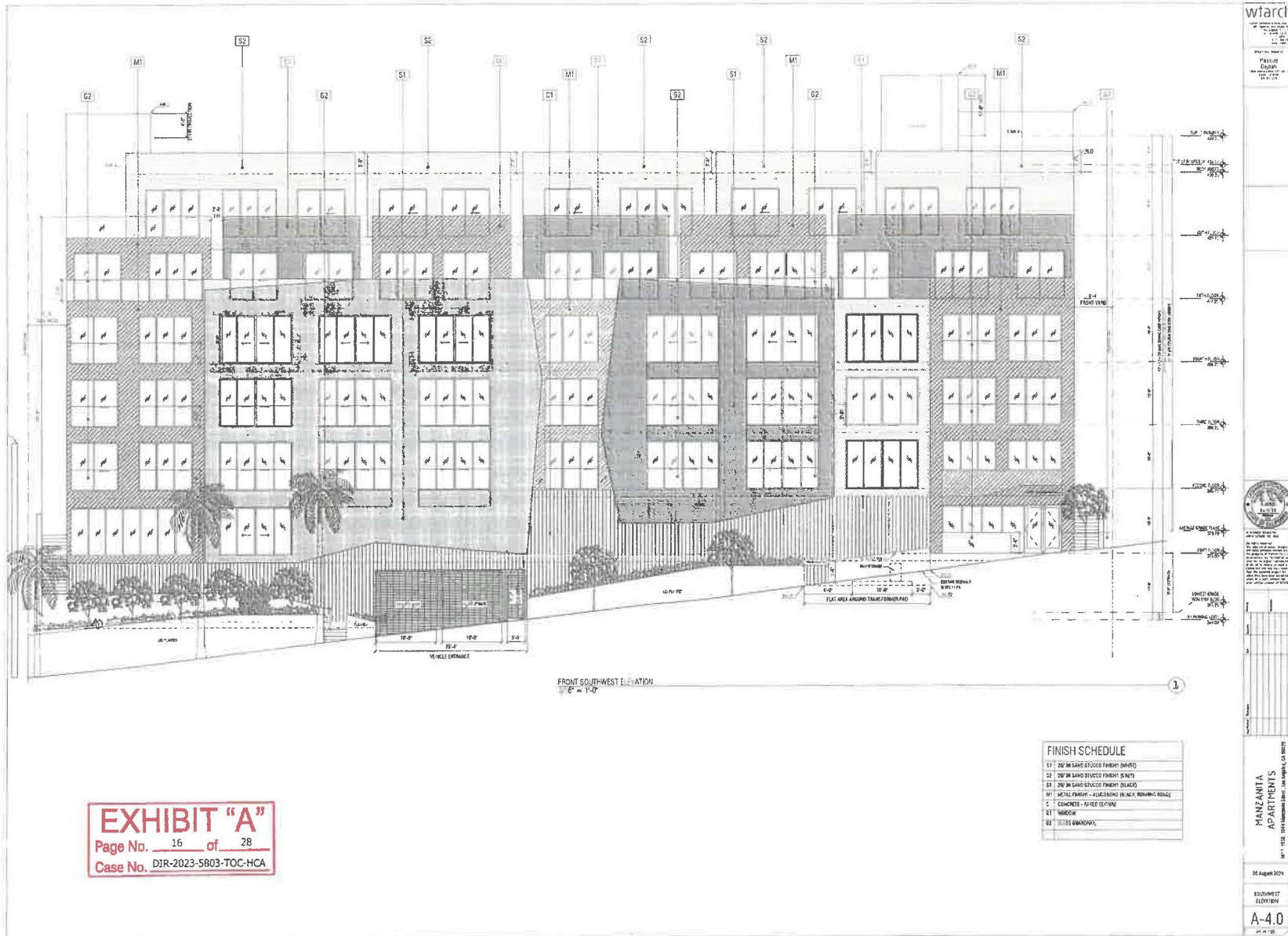
EXIT SIGN IN CONFORMANCE WITH  
CBC SECTION 1013.

ELECTRICAL PANEL  
FIRE ALARM CONTROL PANEL

FILE NUMBER CONTRACT NUMBER

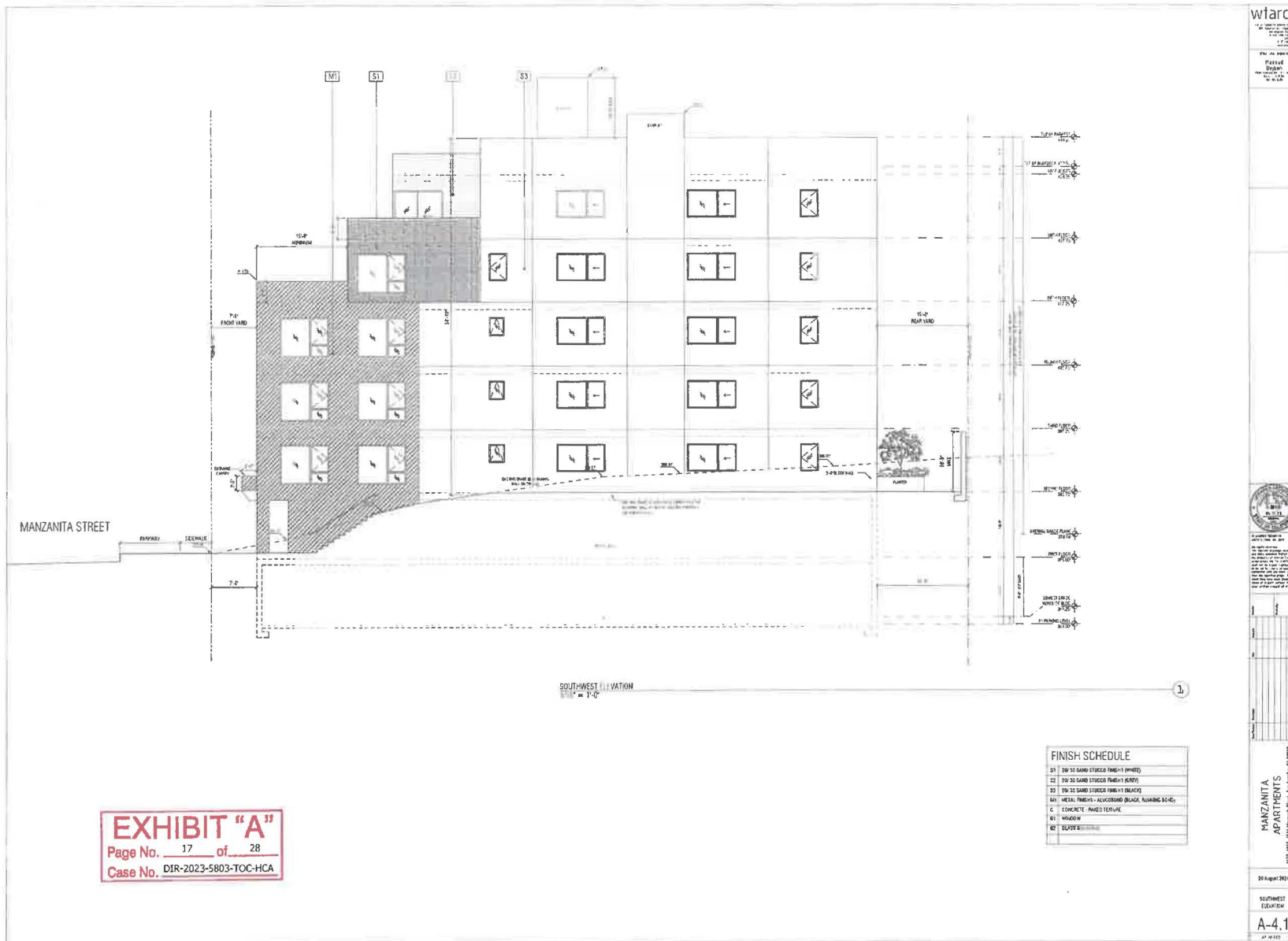


00	OVERFLOW DRAIN	COMBINATION SMOKE & CARBON DIOXIDE DETECTION	PAHNS HARDWARE
01	DECK DRAIN	SMOKE DETECTION	WATER CUPBOARD AT CORRIDOR
02	PLANTER DRAIN	BATHROOM FAN 5 AIR CHANGE/HR	EXIT SIGN IN COMPLIANCE WITH
03	INTERLOCK OCCUP.	1) EMERGENCY STAIR COMPLAINT	CGC SECTION 1012.
04	DOOR TAG, SEE A-1.10	2) HUNGWISTAT CONTROLLED	ELECTRICAL PANEL
05	WINDOWN TAG, SEE A-1.11	3) BUZZER TO EXTENSION	FIRE ALARM CONTROL PANEL
06	DISPOSABLE	WATER CURTAIN @ 18" DRAFT STOP	



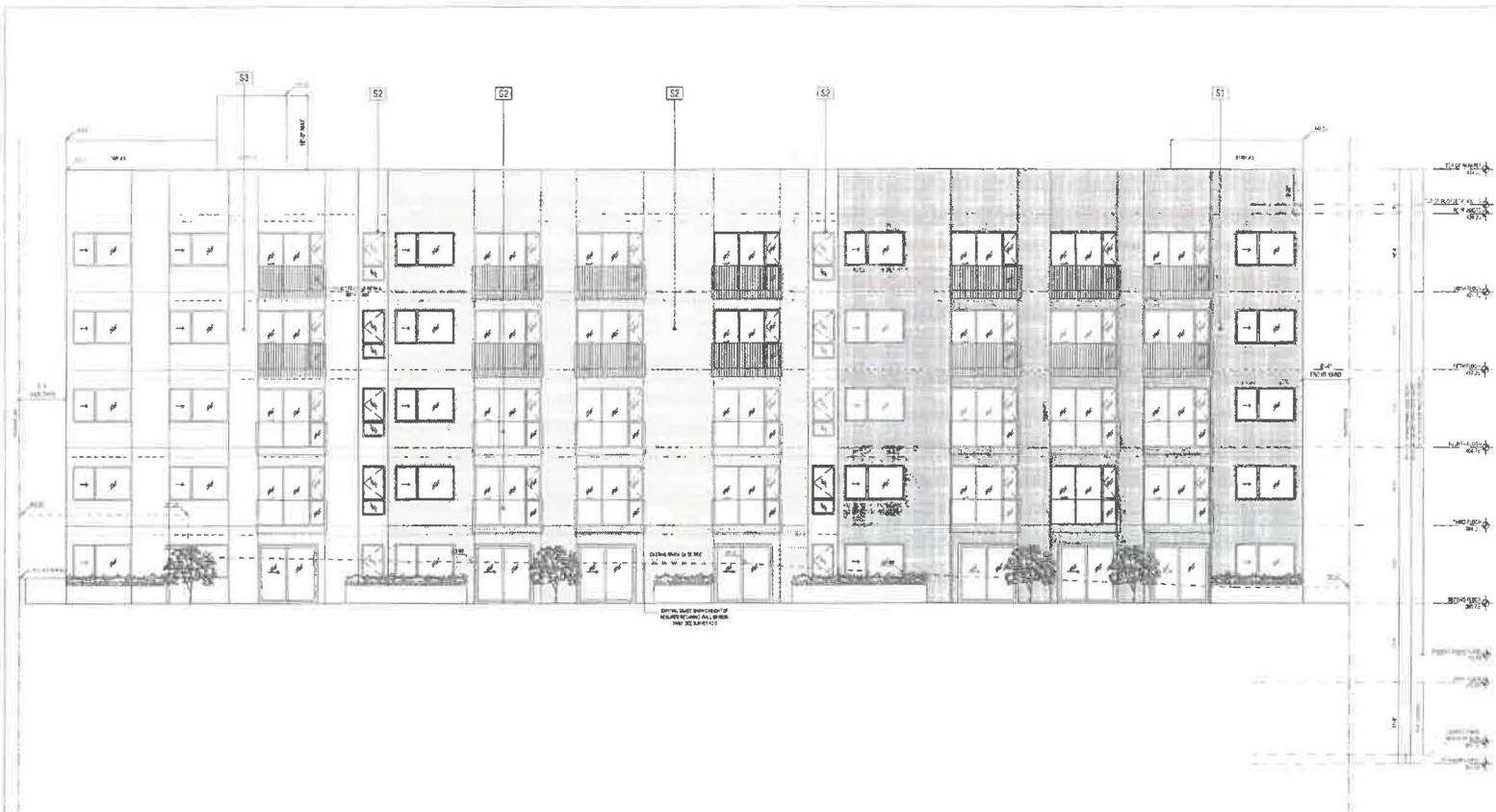
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**EXHIBIT "A"**  
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 Case No. DIR-2023-5803-TOC-HCA





REAR SOUTHEAST ELEVATION - REAR YARD  
1/8" = 1'-0"

FINISH SCHEDULE	
S1	20' 30' SAND STUCCO FINISH (WHITE)
S2	20' 30' SAND STUCCO FINISH (WHITE)
S3	20' 30' SAND STUCCO FINISH (WHITE)
M1	METAL FINISH - ALUMINUM (BLACK, THERMAL BOND)
C	CLAY TILE - RIVER TESSERA
W1	WINDOW
B1	BALCONY

**EXHIBIT "A"**  
Page No. 18 of 28  
Case No. DIR-2023-5803-TOC-HCA



By Seal: [Signature]  
I hereby certify that I am a duly Licensed Professional Engineer in the State of California, License No. 10000, and that I am the author of the design and calculations shown on this drawing.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/20/24
2	ISSUED FOR PERMIT	08/20/24
3	ISSUED FOR PERMIT	08/20/24
4	ISSUED FOR PERMIT	08/20/24
5	ISSUED FOR PERMIT	08/20/24
6	ISSUED FOR PERMIT	08/20/24
7	ISSUED FOR PERMIT	08/20/24
8	ISSUED FOR PERMIT	08/20/24
9	ISSUED FOR PERMIT	08/20/24
10	ISSUED FOR PERMIT	08/20/24

MANZANITA  
APARTMENTS  
10' - 0" MAX. DIMENSIONS  
20 AUGUST 2024

20 AUGUST 2024

MANZANITA  
APARTMENTS

20 AUGUST 2024

MANZANITA  
APARTMENTS

20 AUGUST 2024

MANZANITA  
APARTMENTS

20 AUGUST 2024

MANZANITA  
APARTMENTS

20 AUGUST 2024

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20 AUGUST 2024

MANZANITA  
APARTMENTS

20 AUGUST 2024

MANZANITA  
APARTMENTS

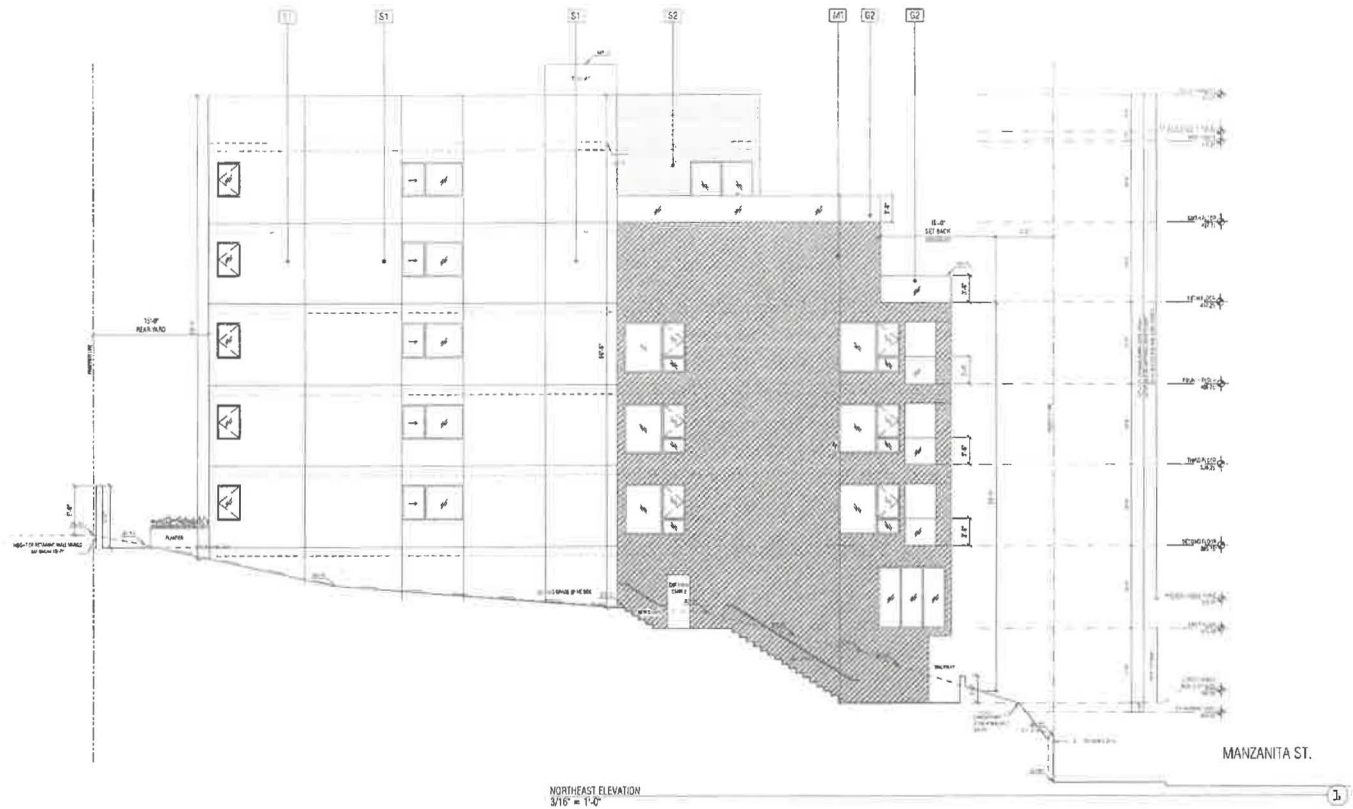
20 AUGUST 2024

MANZANITA  
APARTMENTS

20 AUGUST 2024

MANZANITA  
APARTMENTS

20 AUGUST 2024



**EXHIBIT "A"**  
Page No. 19 of 28  
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FINISH SCHEDULE	
S1	20' W/ SAND STRUCK FINISH (WHITE)
S2	20' W/ SAND STRUCK FINISH (WHITE)
S3	20' W/ SAND STRUCK FINISH (WHITE)
M1	METAL FINISH - ALUMINUM (BLACK ANODIZED)
C	CONCRETE - RAISED TEXTURE
E1	EXTERIOR
E2	EXTERIOR

A-4.3



MANZANITA  
APARTMENTS

20 August 2024

SECTION

A-5.0

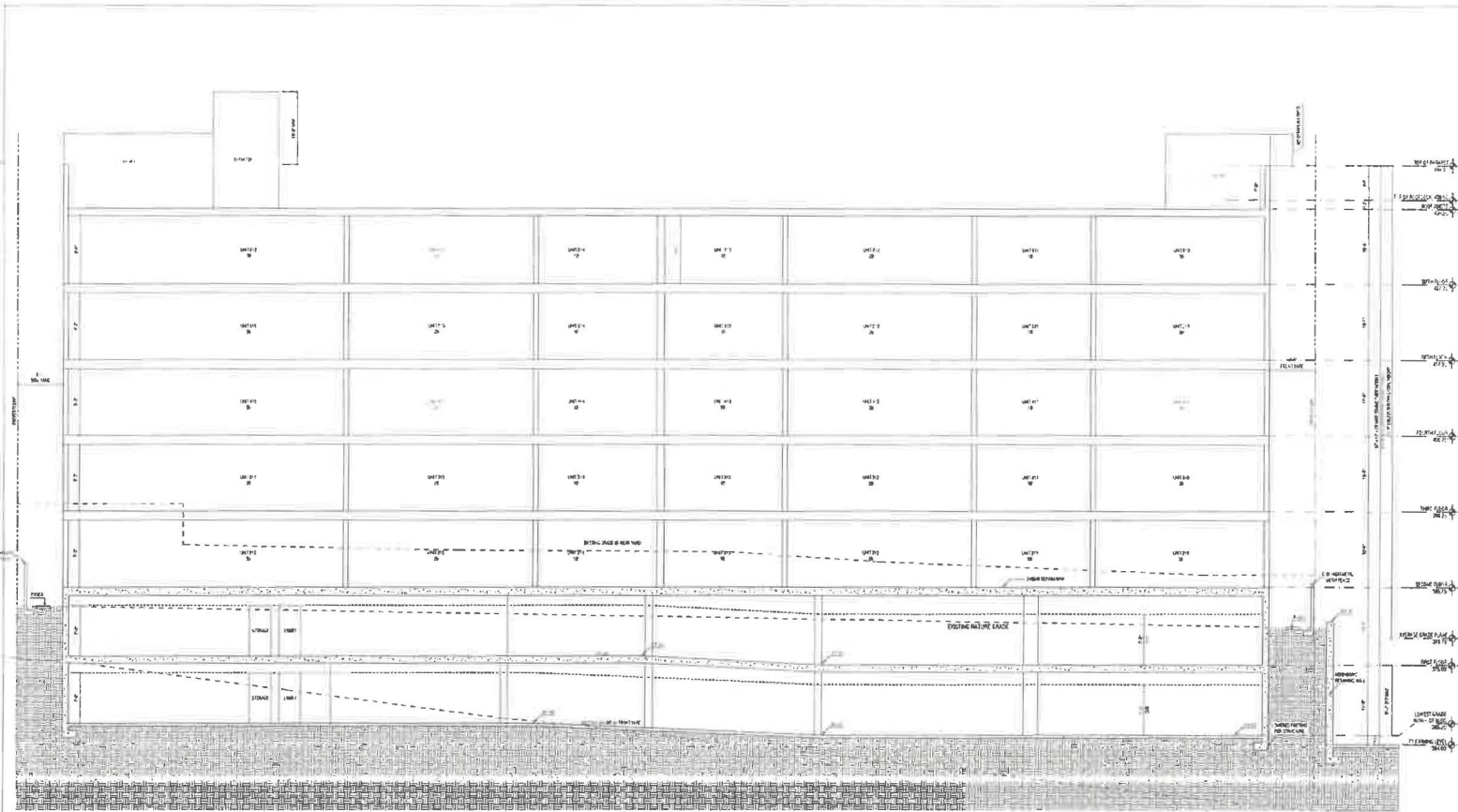
of 1998

**EXHIBIT "A"**  
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SECTION  
3/16" = 1'

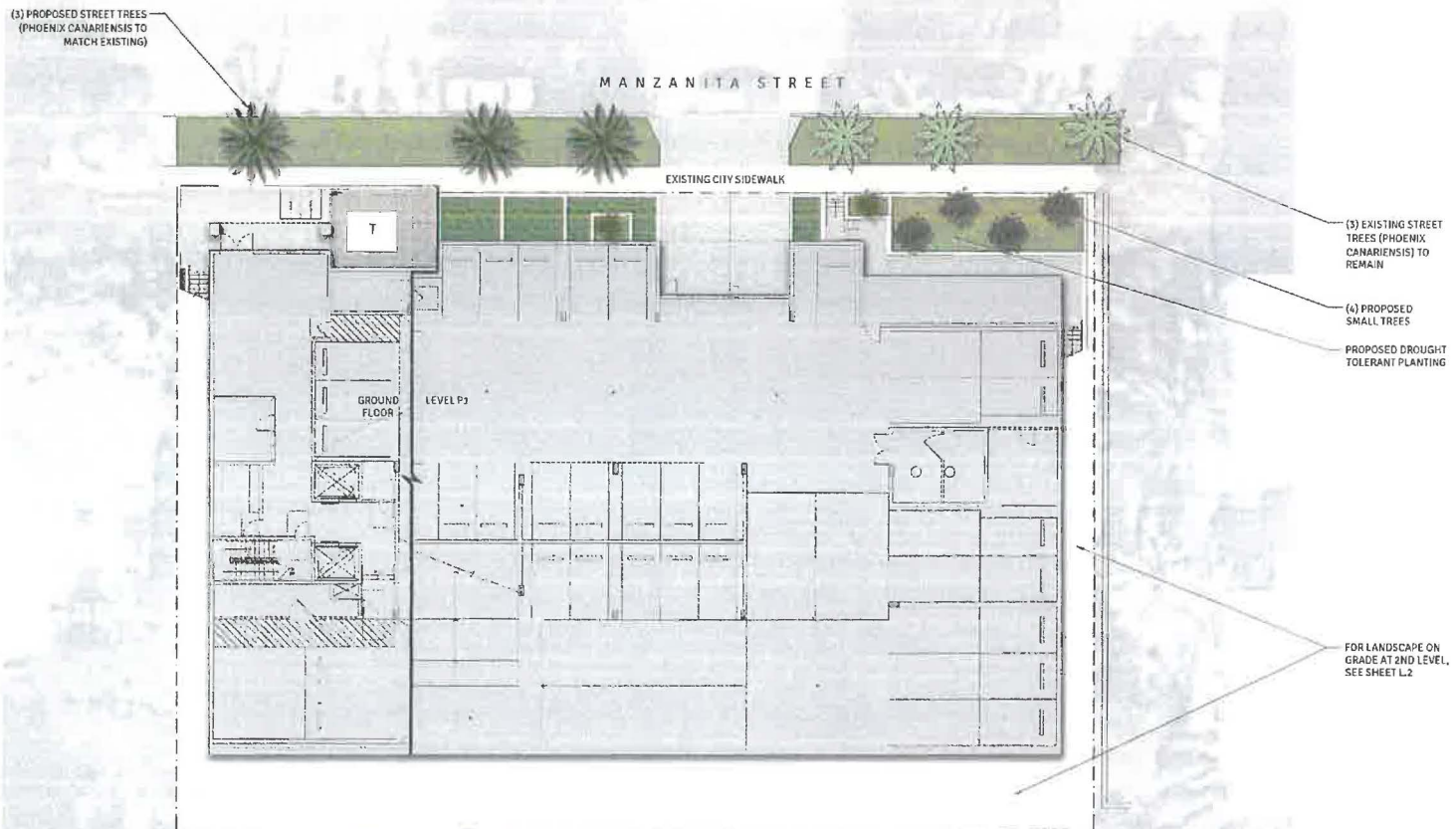
—

NOTES: (1) ROOF DECK 74.25' ABOVE LOWEST POINT 5'-0" FROM BUILDING (75.00' MAXIMUM)  
(2) PARAPET @ FIFTH FLOOR 55.50' ABOVE LOWEST POINT 5'-0" FROM BUILDING, (420.75' - 365.25') (67.00' MAXIMUM HEIGHT LESS 11.00' = 56.00' MAXIMUM BEFORE 15'-0" STEPPED BACK)



SECTION  
3/16" = 1'-0"





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NOTE:  
 FOR OPEN SPACE TABULATION,  
 SEE SHEET L.6

MANZANITA APARTMENTS

1032, 1038, 1044 MANZANITA STREET

LOS ANGELES, CA

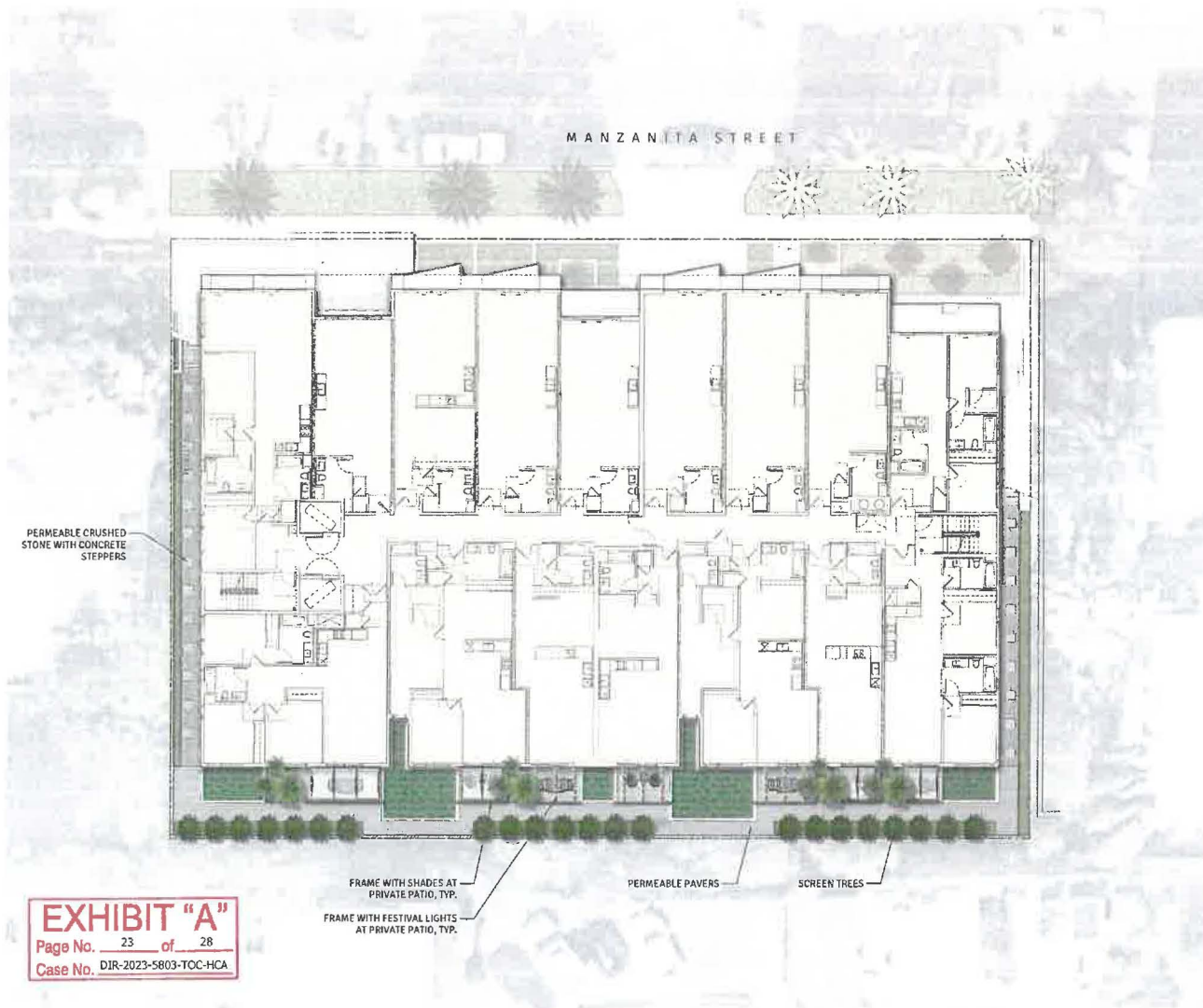
AUGUST 19, 2024 5:14 PM CDT (HMS/SLA)

CONCEPTUAL LANDSCAPE PLAN - GROUND LEVEL L.1



Landscape Architecture | Planning | Design  
 www.dsdesign.com 714.919.8040 @dsdesign





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 Case No. DIR-2023-5803-TOC-HCA

NOTE:  
 FOR OPEN SPACE TABULATION,  
 SEE SHEET L.6

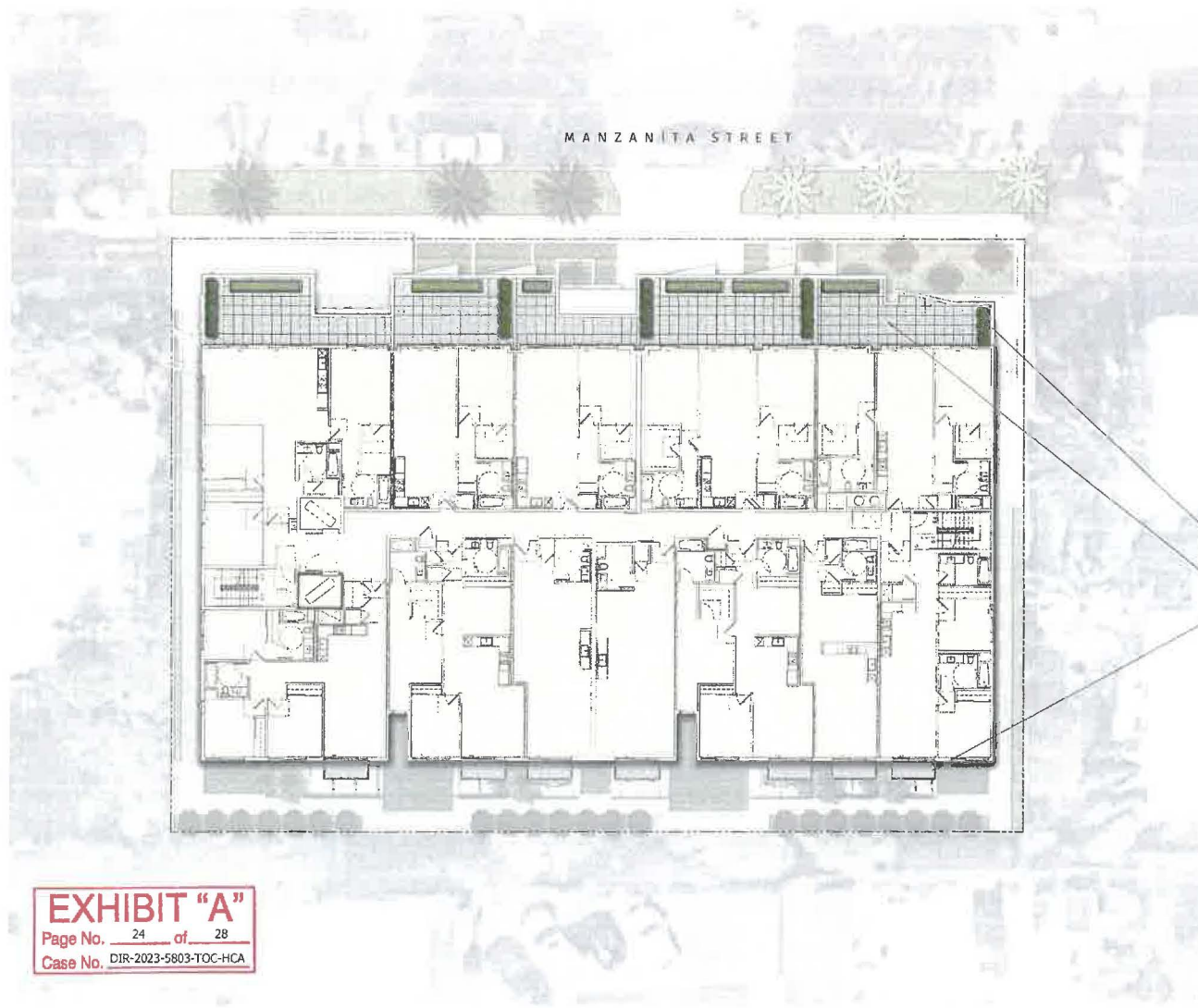
MANZANITA APARTMENTS  
 1032, 1038, 1044 MANZANITA STREET  
 LOS ANGELES, CA

CONCEPTUAL LANDSCAPE PLAN - 2ND LEVEL L.2



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**EXHIBIT "A"**  
Page No. 24 of 28  
Case No. DIR-2023-5803-TOC-HCA

NOTE:  
FOR OPEN SPACE TABULATION,  
SEE SHEET L.6

MANZANITA APARTMENTS

1032, 1038, 1044 MANZANITA STREET

LOS ANGELES, CA

AUGUST 19, 2024 (BY CITY SUBMITTAL)

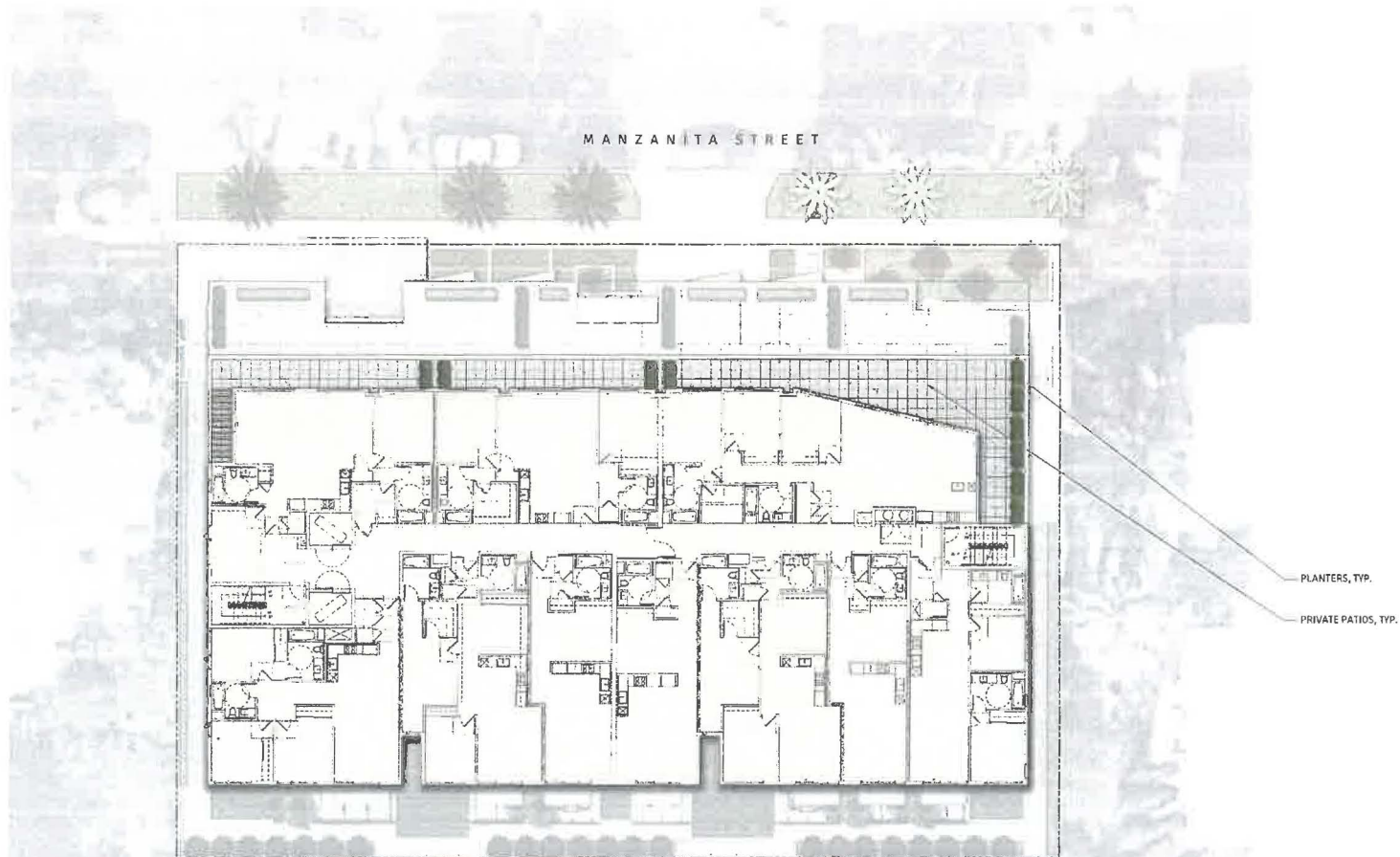
CONCEPTUAL LANDSCAPE PLAN - 5TH LEVEL L.3



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**EXHIBIT "A"**  
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 Case No. DIR-2023-5803-TOC-HCA

NOTE:  
 FOR OPEN SPACE TABULATION,  
 SEE SHEET L.6

MANZANITA APARTMENTS

1032, 1038, 1044 MANZANITA STREET

LOS ANGELES, CA

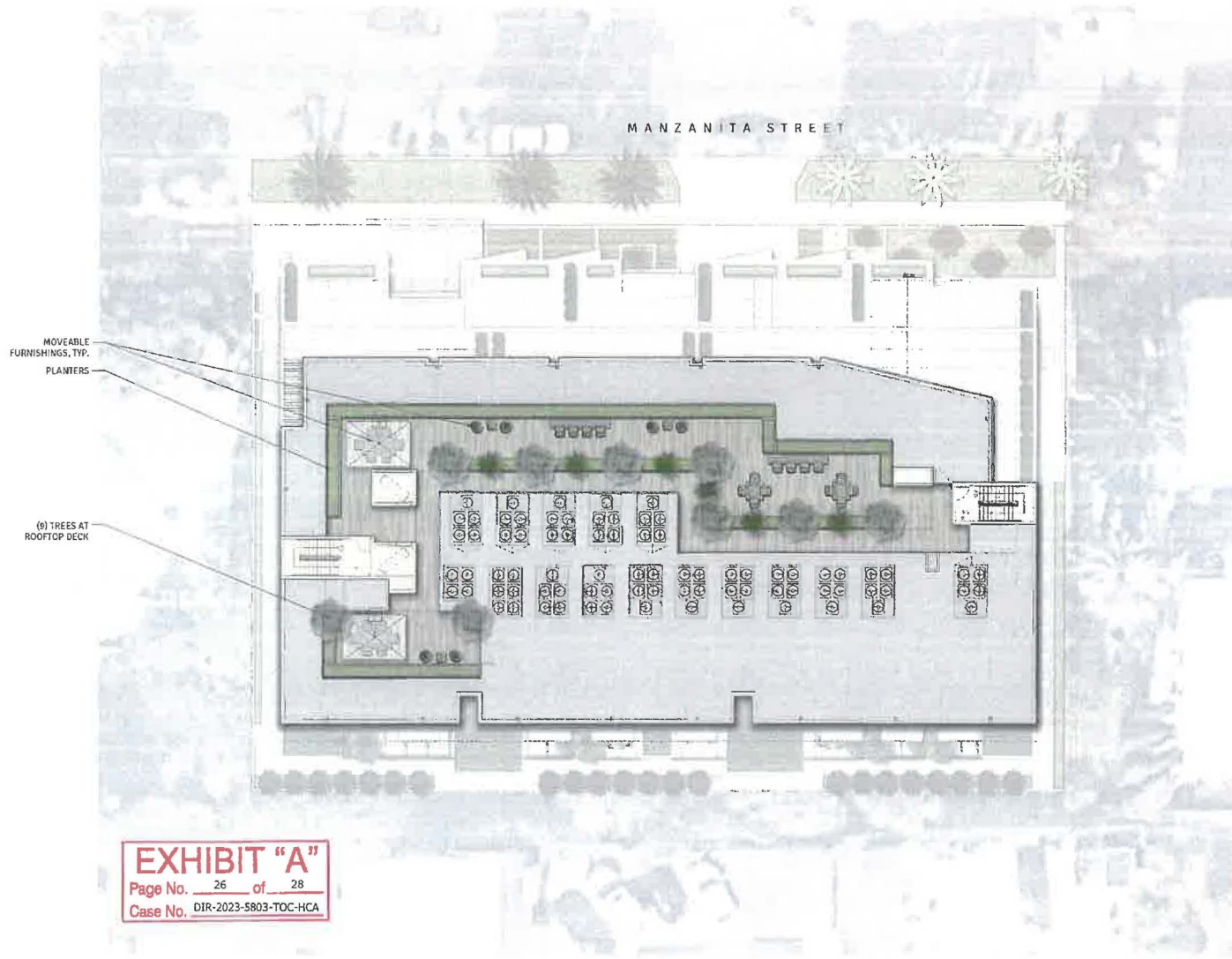
AUGUST 19, 2024 5TH CITY SUBMITTAL

CONCEPTUAL LANDSCAPE PLAN - 6TH LEVEL L.4



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**EXHIBIT "A"**  
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 Case No. DIR-2023-5803-TOC-HCA

NOTE:  
 FOR OPEN SPACE TABULATION,  
 SEE SHEET L.6

MANZANITA APARTMENTS

1032, 1038, 1044 MANZANITA STREET

LOS ANGELES, CA

AUGUST 18, 2024 5TH CITY (AMSTAC)

CONCEPTUAL LANDSCAPE PLAN - ROOFTOP LEVEL L.5



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**EXHIBIT "A"**  
Page No. 27 of 28  
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Blueberry Bush  
Dwarf Yucca



Silver Cholla  
Silver Cholla



Queen Palm  
Queen Palm



King Palm  
King Palm



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca



Blueberry Bush  
Dwarf Yucca

## MANZANITA APARTMENTS

1032, 1035, 1044 MANZANITA STREET

LOS ANGELES, CA

AUGUST 28, 2024 8th CITY SUBMITTAL

PLANTING IMAGERY L.7



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