

**DEPARTMENT OF  
CITY PLANNING**

COMMISSION OFFICE  
(213) 978-1300

**CITY PLANNING COMMISSION**

SAMANTHA MILLMAN  
PRESIDENT

VAHID KHORSAND  
VICE-PRESIDENT

DAVID H. J. AMBROZ

CAROLINE CHOE

HELEN LEUNG

KAREN MACK

MARC MITCHELL

VERONICA PADILLA-CAMPOS

DANA M. PERLMAN

**CITY OF LOS ANGELES  
CALIFORNIA**



ERIC GARCETTI  
MAYOR

**EXECUTIVE OFFICES**

200 N. SPRING STREET, ROOM 525  
LOS ANGELES, CA 90012-4801  
(213) 978-1271

VINCENT P. BERTONI, AICP  
DIRECTOR

KEVIN J. KELLER, AICP  
EXECUTIVE OFFICER

SHANA M.M. BONSTIN  
DEPUTY DIRECTOR

TRICIA KEANE  
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP  
DEPUTY DIRECTOR

LISA M. WEBBER, AICP  
DEPUTY DIRECTOR

**CENTRAL CITY WEST SPECIFIC PLAN  
PROJECT PERMIT COMPLIANCE REVIEW  
TRANSIT ORIENTED COMMUNITIES AND  
AFFORDABLE HOUSING INCENTIVES PROGRAM**

**February 26, 2020**

**Applicant / Owner**

Manish Drona  
Drona Investments LLC  
160 Forrester Court  
Simi Valley, CA 93065

**Case No.** DIR-2019-3138-TOC-SPP

**CEQA:** ENV-2019-3193-CE

**Location:** 162 – 166 North Douglas Street  
South Westlake

**Council District:** 1 – Cedillo

**Neighborhood Council** Westlake North

**Community Plan Area:** Westlake

**Specific Plan:** Central City West

**Land Use Designation:** Medium Residential

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

**Legal Description:** Lot 53, 54 of Joseph Bayer's  
First & Lakeshore Boulevard  
Tract

**Last Day to File an Appeal:** March 12, 2020

**DETERMINATION**

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

**Determined** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section, 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies

**Approve with Conditions, a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review**, pursuant to the Los Angeles Municipal Code (LAMC) Section 12.22 A.31, for a qualifying Tier 1 project with thirty-nine (39) dwelling units, of which eleven percent (11%) or four (4) on-site units will be restricted for Extremely Low-Income (ELI) occupancy for a period of 55 years, with the following base and three (3) additional incentives:







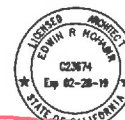


EXHIBIT "A"  
Page No. 3 of 21  
Case No. DIR-2014-3138 Inc-5 PP

- 1 (E) PROPERTY LINE
- 2 (C) 15 FEET ALLEY
- 3 (E) CURB AND GUTTER TO REMAIN
- 4 (E) STREET LIGHT TO REMAIN
- 5 (N) SIDEWALK PER BOE.
- 6 (N) DRIVEWAY CURB CUT PER LA CITY STD.
- 7 SHORT TERM BICYCLE PARKING - 4 TOTAL
- 8 DECORATIVE PAVING AT BUILDING ENTRY
- 9 SLAB ON GRADE CONCRETE WALKWAY
- 10 LA CITY APPROVED WATERPROOFING OVER CONCRETE DECK
- 11 CONCRETE DRIVEWAY - BROOM FINISH
- 12 IN CONCRETE STAIR
- 13 IN STEEL STAIR
- 14 ON GRADE PLANTER
- 15 RAISED PLANTER
- 16 CONCRETE RETAINING WALL
- 17 PROJECT LOCATED IN HILLSIDE GRADING AREA MUST COMPLY WITH HILLSIDE ORDINANCE

There shall be one tree provided on-site for every dwelling unit, each of which shall be a minimum of 12 feet in height and three inches in caliper at the time of planting. In the event that this requirement cannot be met, as an alternative compliance, the applicant may, upon approval by the Director of Planning, place up to 50% of the required trees off-site, first, at locations within the Specific Plan Area, or second, at locations within the Westlake Community Plan Area.

**DRONA PALACE**  
**39 UNITS**  
**HOUSING DEVELOPMENT**  
188 N. DOUGLAS STREET  
LOS ANGELES, CA 90026  
APN # 5160-014-012 & 013

Client: **DRONA INVESTMENTS LLC**

100 FORRESTER AVE.  
SIMI VALLEY, CA 93065  
TEL: 805-233-2300

EMAIL: MANISHDROHA@GMAIL.COM

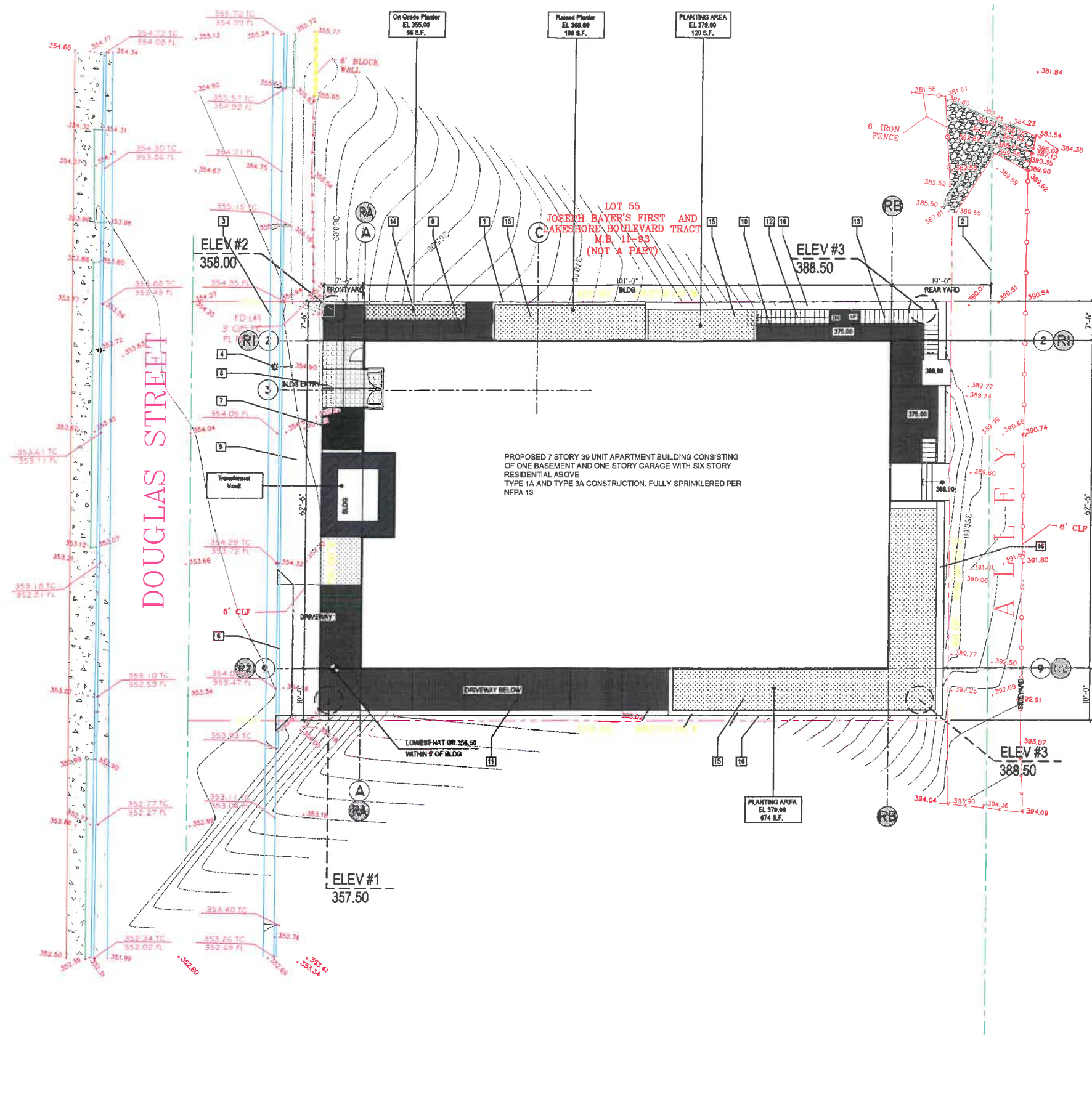
Revisions:

Project No.:	021
Drawn By:	EF
Reviewed By:	EF
Scale:	1/8" = 1'-0"
Date:	06-30-1
Filename:	
Sheet Title:	

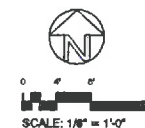
## SITE PLAN

Sheet #: A0.2

© EMP ARCHITECTS 2005. ALL RIGHTS RESERVED.



**KEYWORDS:**  
FILE PATH











# EMA

Edwin Mohabir  
Architects

24979 constitution ave #1435  
stevenson ranch, ca 91381  
tel: 323-459-8808 . fax: 811-799-3434

Seal:



A Project for:

**EXHIBIT "A"**

Page No. 8 of 21

Case No. DIR-2019-7138-PIC-578

DRONA PALACE  
39 UNITS  
HOUSING DEVELOPMENT  
186 N. DOUGLAS STREET  
LOS ANGELES, CA 90028  
APN # 5180-014-012 & 013

Client:

DRONA INVESTMENTS LLC

180 FORNESTER AVE.  
SUN VALLEY, CA 91305  
TEL: 805-553-2388

EMAIL: MANISHDRONA@GMAIL.COM

Provider:

No. Description Date

Project No.: 0218

Drawn By: EM

Reviewed By: EM

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

Date: 08-30-19

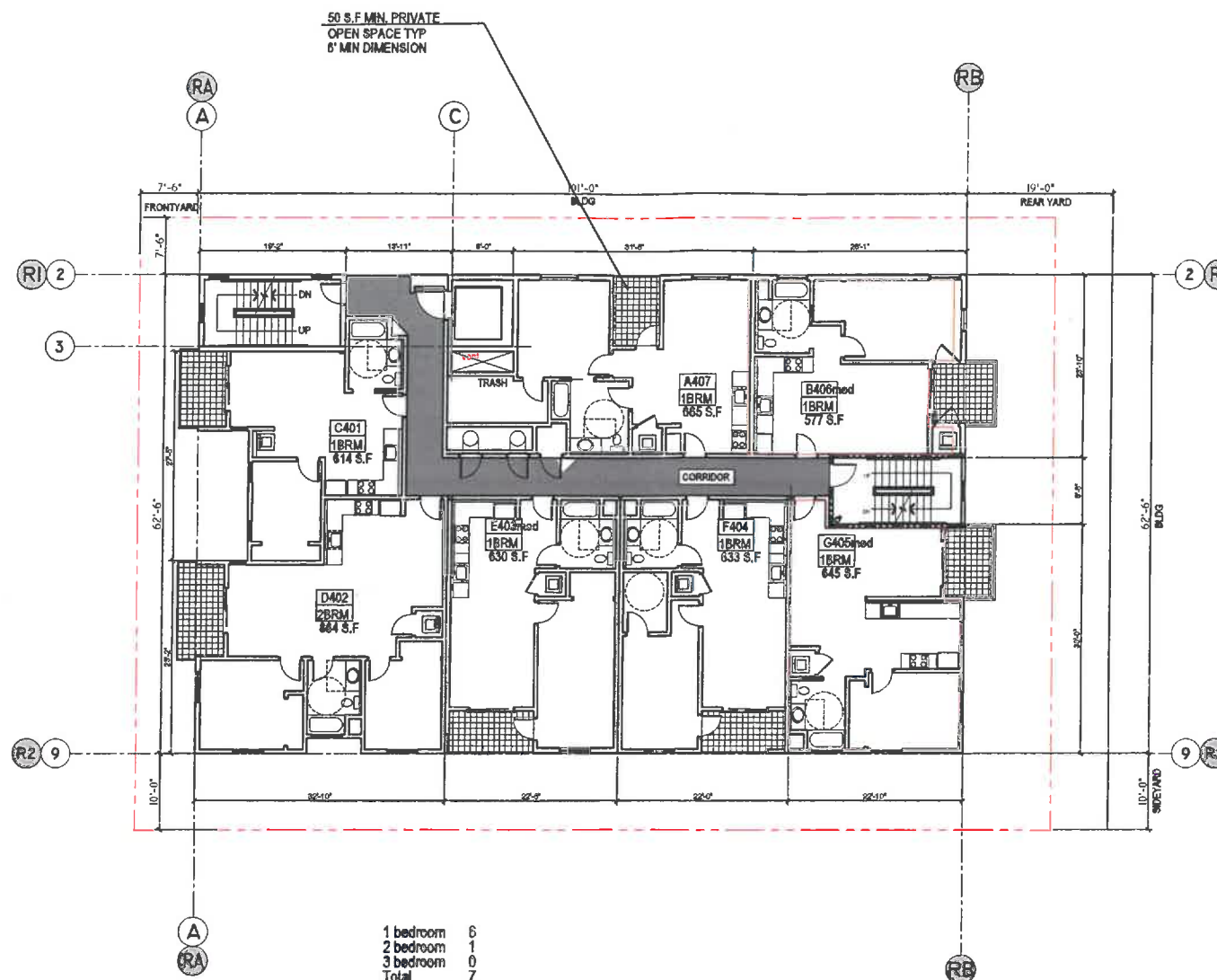
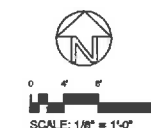
Revision:

Sheet Title:

FOURTH FLOOR  
RESIDENTIAL  
TYPE 1A

Sheet #:

A-2.2











# EMA

Edwin Mohabir  
Architects

24979 constitution ave #1435  
stevenson ranch, ca 91381  
tel: 323-459-8800, fax: 951-799-3434

Rev:



A Project for:

**EXHIBIT "A"**  
Page No. 12 of 21  
Case No. DIR-2019-3138-TOC-SPP

DRONA PALACE  
39 UNITS  
HOUSING DEVELOPMENT  
166 N. DOUGLAS STREET  
LOS ANGELES, CA 90026  
APN # 5160-014-012 & 013

Client:

DRONA INVESTMENTS LLC

166 FORRESTER AVE.  
SUN VALLEY, CA 91356  
TEL: 805-233-2388

EMAIL: MANISHDRONA@GMAIL.COM

Revisions:  
No. Description Date

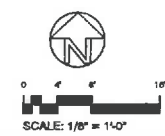
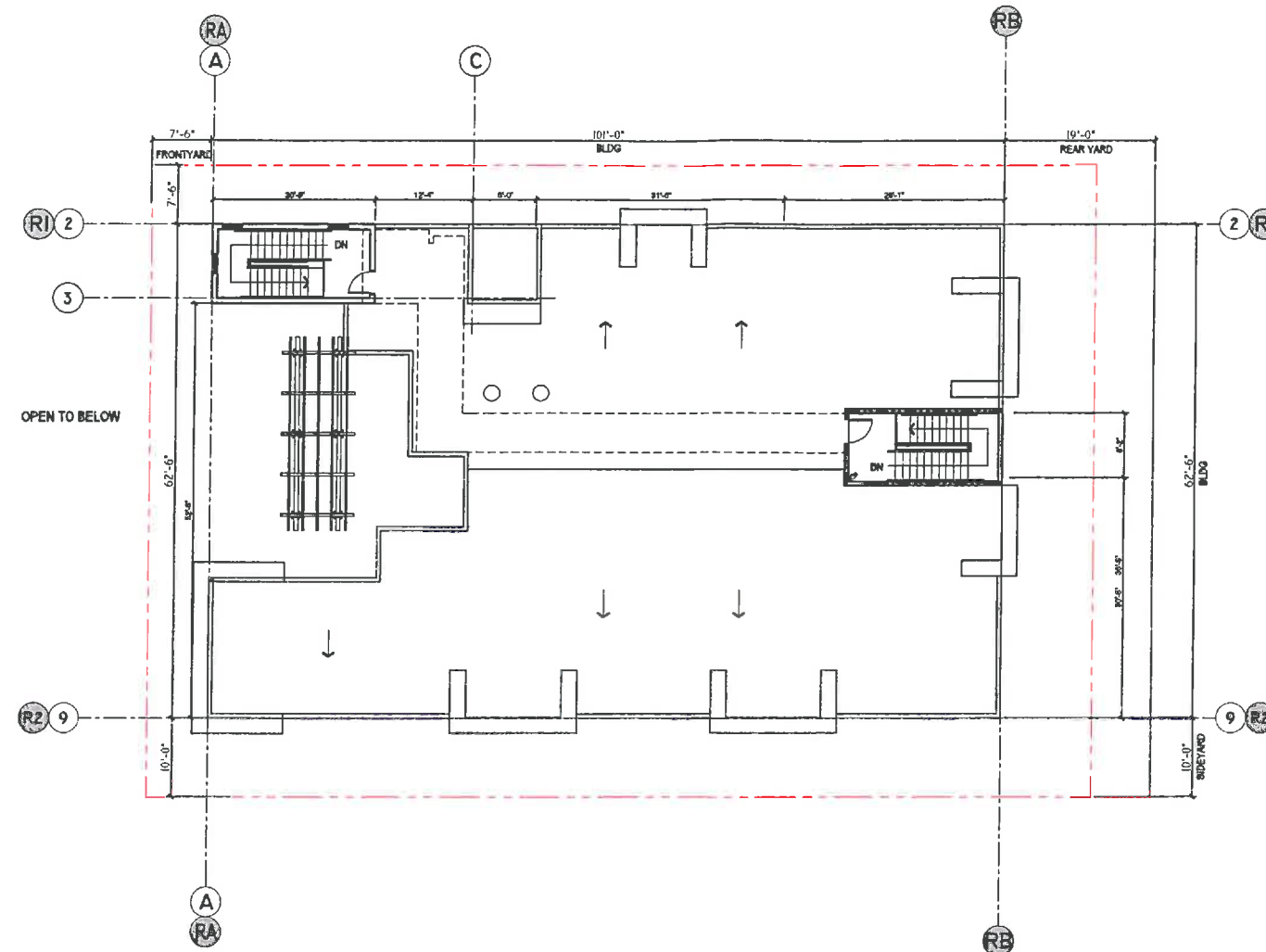
Project No.: 0218  
Drawn By: EM  
Reviewed By: EM  
Scale: 1/8"=1'-0"  
Date: 08-30-19  
Filename:  
Sheet Title:

ROOF PLAN

TYPE IIIA

A-2.6

Not for construction until reviewed, signed, and dated.  
© EMP ARCHITECTS 2005. ALL RIGHTS RESERVED.



AKB: FILE PATH:







## A Project for:

- ## NOTES BY SYMBOL
- |    |  |
|----|--|
| 1  | 12" metal railing on hot chimes; W.I. and moisture resistant board         |
| 2  | Metal covered canopy and overhang  |
| 3  | 42" high W.I. rail with pickets 4" apart max.                              |
| 4  | 4X4 balcony scuppers w/ through wall flashing.                             |
| 5  | 30" roof overhang with metal covered fascia and eave.                      |
| 6  | Double frame vinyl window typical. Recessed                                |
| 7  | Stucco finish.   |
| 8  | Shoring w/ laminate waterproofing installed per manufacturer's instruction |
| 9  | Provide foundation drain pipe  |
| 10 | 12"x12" gravel pocket  |
| 11 | Curr. ledge/ exterior stair landing  |
| 12 | Recessed structural entry door with 48" metal covered canopy above.        |
| 13 | W.I. rail up gate  |

**EXHIBIT "A"**  
Page No. 14 of 21  
Case No. DIR-2019-3138-TOC-SP2

**DRONA PALACE**  
**39 UNITS**  
**HOUSING DEVELOPMENT**  
**188 N. DOUGLAS STREET**  
**LOS ANGELES, CA 90028**  
**APN # 5160-014-012 & 013**

Client: **DRONA INVESTMENTS LLC**

100 FORRESTER AVE.  
SAN VALLEY, CA 93085  
TEL: 805-233-2388

EMAIL: MANISHDRONA@GMAIL.COM

No.	Description	Date
-----	-------------	------

Project No.:	0210
Drawn By:	EM
Reviewed By:	EM
Scale:	1/8" = 1'-0"
Date:	09-18-19
Filename:	
Sheet Title:	

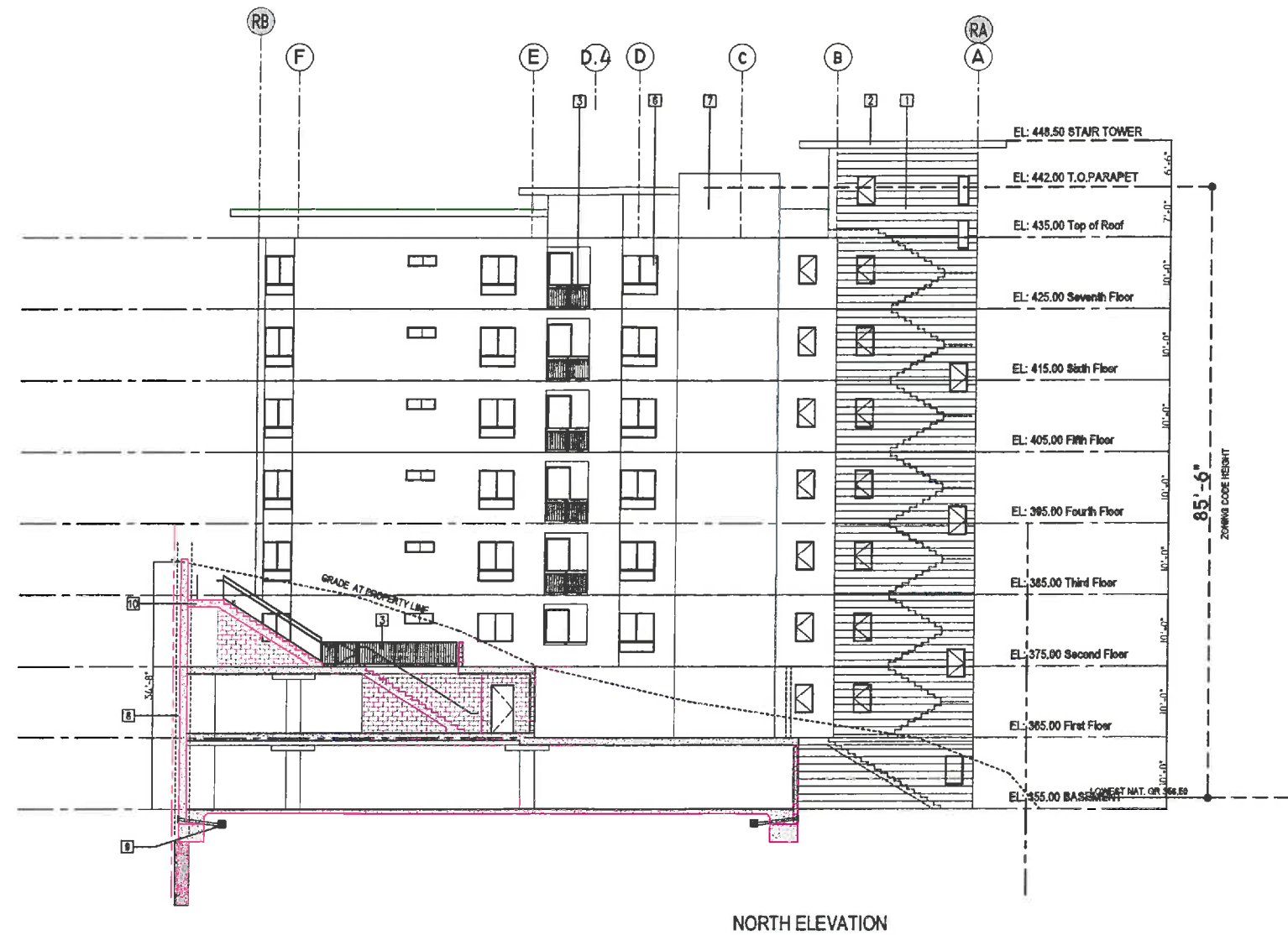
## EXTERIOR ELEVATIONS

Sheet #:

A-3.1

Not for construction until reviewed, signed, and dated.

© EMP ARCHITECTS 2005 ALL RIGHTS RESERVED



NORTH ELEVATION







# SITE IMPROVEMENT PLANS FOR DRONA PALACE

## 166 N. DOUGLAS STREET

### CITY GENERAL GRADING NOTES

- ALL GRADED SLOPES SHALL BE PLANTED AND SPRINKLERED.
- STANDARD 12-INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
- NO FILL SHALL BE PLACED UNTIL THE SOILS ENGINEER OF RECORD AND THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
- TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.

### PROJECT INFORMATION

**PROJECT OWNER:**  
MANISH DRONA  
DRONA INVESTMENTS, LLC  
150 FORRESTER CIRCLE  
SMI VALLEY, CA 93065  
805.233.2385

**JOB ADDRESS / A/N NUMBERS:**  
166 N. DOUGLAS STREET  
LOS ANGELES, CA 90026  
APN 5160-014-012  
APN 5160-014-013  
LOT 53 & 54

**RESPONSIBLE CIVIL ENGINEER:**  
RANDY CHAPMAN  
CCE DESIGN ASSOCIATES, INC.  
450 ROSEWOOD AVE, SUITE 202  
CARMARTO, CA 93010  
805.738.5434

**EARTHWORK QUANTITIES:**  
CUT: 5,185 CUBIC YARDS  
FILL: 0 CUBIC YARDS  
NET: 5,185 CUBIC YARDS  
(EXPORT)

**SOILS ENGINEER / GEOLOGIST:**  
ADVANCED GEOTECHNIQUES  
3467 OCEAN BLVD., SUITE C  
GLENNDALE, CA 91208  
818.549.0330

**SURVEY:**  
SAM A. SOLVÉN  
THE LAND SURVEYOR  
PO BOX 11034  
DREA, CA 91708  
714.376.7123

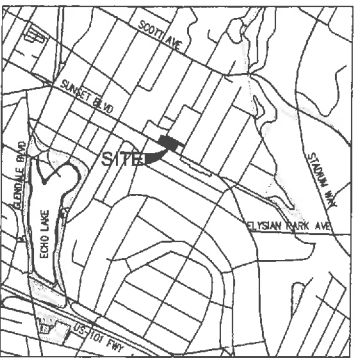
### NOTICE TO CONTRACTORS

- SEPARATION:** ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF LOS ANGELES, AS MODIFIED BY THE CORRESPONDING ISSUE OF STANDARD PLANS S-810.
- PLAN REFERENCES:** THE IMPROVEMENT CONSISTS OF WORK CALLED FOR ON THIS PLAN ONLY.
- REMOVALS:**
  - REMOVE ALL EXISTING IMPROVEMENTS THAT INTERFERE WITH THE CONSTRUCTION OF THIS PROJECT.
  - ALL EXISTING PUBLIC UTILITIES SHALL BE REMOVED OR RELOCATED BY OTHERS.
- EXISTING UTILITIES:** THE EXISTENCE, LOCATION, AND CHARACTERISTICS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND OTHER FACILITIES NOT ON RECORD OR SHOWN ON THESE PLANS.  
  
PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER AND VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES TO BE JOINED, CROSSED, OR PARALLELED. ANY CONFLICT OR DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. OTHERWISE, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR ANY COSTS OR REPLACEMENT, RELOCATION, OR ADDITIONAL COSTS OF CONSTRUCTION.
- SURVEY MONUMENT PRESERVATION IS REQUIRED AND SHALL INCLUDE SURVEY FIELD NOTES PER STANDARD PLAN NO. S-810 PART 1-28 SURVEYING.
- ANY LOT DRAINING INTO THE STREET SHALL DO SO AT A CONCRETE DRIVEWAY OR AN APPROVED OUTLET STRUCTURE.
- IN ADDITION TO THE CONSTRUCTION SHOWN HEREON, WORK REQUIRED UNDER THIS PLAN WILL ALSO INCLUDE THE CONSTRUCTION OF PERMANENT TRENCH RESURFACING IN ALL AREAS WHERE UTILITY LINES HAVE BEEN INSTALLED TO SERVE THIS DEVELOPMENT. CONDITIONS OF TRENCH BACKFILL AND RESURFACING WILL BE AS SPECIFIED ON THE EXCAVATION PERMIT.
- THE TRAFFIC SIGNAL INSPECTOR - LADOT SHALL BE NOTIFIED THREE (3) WORKING DAYS IN ADVANCE OF BEGINNING WORK AT EACH TRAFFIC SIGNAL CONTROLLED INTERSECTION AT (213) 485-2277.
- RELOCATED STREET TREES SHALL BE REPLACED WITH A 24" BOX TREE IF THEY DO NOT SURVIVE. CONTACT THE DIVISION FOR TREE LOCATION. TREES SHALL NOT BE PLANTED CLOSER THAN 20' FROM EXISTING OR PROPOSED ELECTRIC LINES.
- IN THE EVENT OF DAMAGE TO EXISTING TRAFFIC SIGNAL EQUIPMENT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE TRAFFIC SIGNAL SUPERINTENDENT - LADOT AT (213) 485-2281. DAMAGED EQUIPMENT SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE AND INSPECTED BY THE TRAFFIC SIGNAL INSPECTOR BEFORE SIGNAL CIRCUITS ARE ENERGIZED.
- THE TEMPORARY REMOVAL AND REINSTALLATION OF TRAFFIC SIGNAL EQUIPMENT NECESSITATED BY THE IMPROVEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE ENTIRE COST THEREOF SHALL BE CONSIDERED AS INCLUDED IN THE OTHER WORK FOR WHICH BID ITEMS ARE ENTERED.
- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION AND SUPPLEMENTS) AND THE CORRESPONDING ISSUE OF STANDARD PLAN S-810 WILL BE SATISFACTORY FOR THE REMAINDER OF THE TRAFFIC EQUIPMENT.

### ABBREVIATIONS

AD	AREA DRAIN
BOW	BOTTOM OF WALL (AT GROUND)
BW	BACK OF WALK
BLOG	BUILDING
CB	CATCH BASIN
CC	CLEARCUT
CONC	CONCRETE
CUP	CORRUGATED METAL PIPE
DR	DOOR
DS	DOWN SPOUT
DPI	DUCTILE IRON PIPE
EASMT	EASEMENT
EG	EXISTING GRADE
EW	EDGE OF WALK
FC	FACE OF CURB
FW	FACE OF WALL
FF	FINISHED FLOOR
FDC	FIRE DEPARTMENT CONNECTION
FI	FIRE HYDRANT
FL	FLOW LINE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
OFF	GRADE FINISHED FLOOR
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LP	LOW POINT
LT	LIGHT
MH	MANHOLE
PV	PAVEMENT
POC	POINT OF CONNECTION
R	ROD
RM	RM ELEVATION
RD	ROOF DRAIN
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
T	TRANSFORMER
WM	WATER METER
WV	WATER VALVE

### VICINITY MAP



### DRAWING SHEET INDEX

C1	COVER SHEET
C2	GRADING PLAN
C3	UTILITY PLAN
C4	EROSION CONTROL PLAN

**EXHIBIT "A"**  
Page No. 18 of 21  
Case No. DIR-2019-3138-TOC-SP0

### MINIMUM WATER QUALITY REQUIREMENTS

CONSTRUCTION MEANS CONSTRUCTING, CLEARING, GRADING OR EXCAVATION THAT RESULT IN SOIL DISTURBANCE. CONSTRUCTION INCLUDES STRUCTURE TEARDOWN (DEMOLITION). IT DOES NOT INCLUDE ROUTINE MAINTENANCE TO MAINTAIN ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, OR ORIGINAL PURPOSE OF FACILITY; EMERGENCY CONSTRUCTION ACTIVITIES REQUIRED TO IMMEDIATELY PROTECT PUBLIC HEALTH AND SAFETY; INTERIOR REMODELING WITH NO OUTSIDE EXPOSURE OF CONSTRUCTION MATERIAL OR CONSTRUCTION WASTE TO STORM WATER; MECHANICAL PERMIT WORK; OR SIGN PERMIT WORK.  
(ORDER NO. 01-182, NPDES PERMIT NO. CAS004001 -PART 5: DEFINITIONS)

- ERODED SEDIMENTS AND POLLUTANTS SHALL BE RETAINED ON SITE AND SHALL NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE COVERED AND/OR PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND SHALL NOT CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED TOXIC STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY AND SHALL NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED ON THE PROJECT SITE.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTE ON-SITE UNTIL IT CAN BE APPROPRIATELY DISPOSED OF OR RECYCLED.
- TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF STORM WATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE STREET/PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.
- RETENTION BASINS OF SUFFICIENT SIZE SHALL BE PROVIDED TO RETAIN STORM WATER RUNOFF ON-SITE AND SHALL BE PROPERLY LOCATED TO COLLECT ALL TRIBUTARY SITE RUNOFF.
- WHERE RETENTION OF STORM WATER RUNOFF ON-SITE IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, RUNOFF MAY BE CONVEYED TO THE STREET AND THE STORM DRAIN SYSTEM PROVIDED THAT AN APPROVED FILTERING SYSTEM IS INSTALLED AND MAINTAINED ON-SITE DURING THE CONSTRUCTION DURATION.

### LEGEND

NEW	EXISTING	DESCRIPTION
[Symbol]	[Symbol]	ASPHALT BERM
[Symbol]	[Symbol]	BLOCK/RETAINING WALL
[Symbol]	[Symbol]	BUILDING LINE
[Symbol]	[Symbol]	CONCRETE CURB
[Symbol]	[Symbol]	CONCRETE CURB OUT
[Symbol]	[Symbol]	CONCRETE CURB & OUTER
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	DRIVEWAY
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	FENCE LINE
[Symbol]	[Symbol]	GRADE BREAK
[Symbol]	[Symbol]	LOT LINE
[Symbol]	[Symbol]	ROCK LINE
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	SEAWALL
[Symbol]	[Symbol]	STORM DRAIN & CATCH BASIN
[Symbol]	[Symbol]	TRACT BOUNDARY
[Symbol]	[Symbol]	WATER LINE AND WATER METER

### SOILS ENGINEER / GEOLOGIST CERTIFICATION

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING / GEOLOGIC REPORTS DATED \_\_\_\_\_

SOILS ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

GEOLOGIST \_\_\_\_\_ DATE \_\_\_\_\_

### NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES



Know what's below.  
Call before you dig.

NO.	REVISION	BY	NO.	REVISION	BY	DATE
1			1			DECEMBER, 2018
2			2			SCALE
3			3			DESIGNER RC/SB
4			4			JOB NO 2018-0050
5			5			
6			6			



### CCE DESIGN ASSOCIATES, INC.

450 Rosewood Avenue, Suite 202  
Carmartto, CA 93010  
P-805.738.5434  
www.ccedesignassociates.com

RANDY CHAPMAN, P.E.

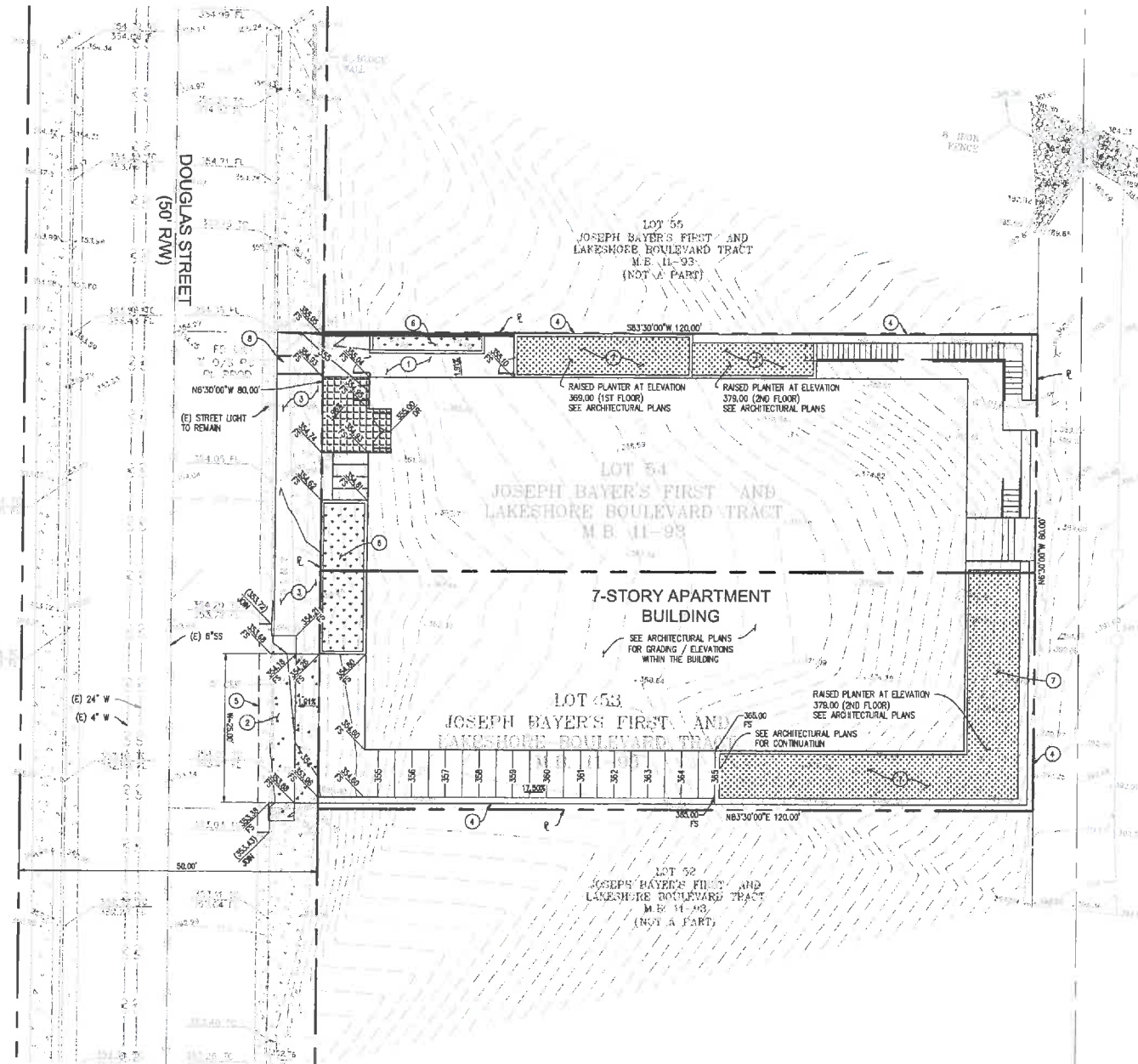


DRONA PALACE  
APN #5160-014-012 & 013  
COVER SHEET  
166 N. DOUGLAS STREET  
LOS ANGELES, CA 90026

SHEET

C1

OF X SHEETS



# GRADING CONSTRUCTION NOTES / LEGEND

1. HARDSCAPE, INSTALL MATERIAL ON 4" AGGREGATE BASE, SEE ARCHITECTURAL PLANS FOR PRODUCT SPECIFICATION, PRODUCT TO BE 4" P.C.C. UNLESS NOTED OTHERWISE.
2. CONSTRUCT DRIVEWAY PER CITY OF LOS ANGELES STANDARD PLAN S-440-4, CASE 2, "W" PER PLAN, DO NOT CONSTRUCT PRIOR TO OBTAINING "A" PERMIT FROM CITY OF LOS ANGELES.
3. CONSTRUCT SIDEWALK PER CITY OF LOS ANGELES STANDARD PLAN S-444-0.
4. CONSTRUCT RETAINING WALL PER SEPARATE PERMIT, SEE ARCHITECTURAL PLANS FOR DETAILS, ELEVATIONS SHOWN HEREON REFLECT SOIL ELEVATION AT TOP AND BOTTOM OF RETAINING WALL.
5. SAWCUT EXISTING PAVEMENT, REPLACE EXISTING CURB & GUTTER AS REQUIRED PER CITY OF LOS ANGELES STANDARD PLAN S-410-2, TYPE C.
6. CONSTRUCT LANDSCAPE AREA PER ARCHITECTURAL / LANDSCAPE PLANS.
7. CONSTRUCT RAISED TREATMENT PLANTER BOX, SEE UTILITY PLAN, STRUCTURAL WALLS PER ARCHITECTURAL PLANS.
8. CONSTRUCT SIDEWALK OUTLET STRUCTURE PER CITY OF LOS ANGELES STANDARD PLAN S-320-0, "W"-3.
9. CUT/FILL TRANSITION LINE.
10. FOUNDATION OVEREXCAVATION LIMIT, REMOVE AND RECOMPACT TO A DEPTH OF 5 FEET, RECOMPACT SOIL TO MINIMUM 90% PER GEOTECHNICAL ENGINEER.
11. CONSTRUCT DEEPENED FOOTING, SEE STRUCTURAL PLANS FOR DETAILS.

# GRADING NOTES

1. CONSTRUCT STEM WALL AT BUILDING PERIMETER WHERE ADJACENT TO SOIL, CONSTRUCT 8" MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE TO BUILDING WALL.
2. IMPROVEMENTS WITHIN CITY OF LOS ANGELES PUBLIC RIGHT OF WAY, INCLUDING (BUT NOT EXCLUSIVE OF) FENCES, DRIVEWAYS, AND UTILITY CONNECTIONS WILL REQUIRE SUBSEQUENT PERMITS FROM THE CITY OF LOS ANGELES BUREAU OF ENGINEERING.
3. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
4. ADA HANDRAILS, PARKING SIGNS, AND PARKING STRIPING ARE PER ARCHITECTURAL PLANS AND ARE SHOWN HEREON FOR REFERENCE ONLY.
5. TOP OF WALL CALLOUTS REPRESENT TOP OF RETAINED SURFACE AND DO NOT INCLUDE WALL FREEBOARD AS SHOWN ON DETAILS, BOTTOM OF WALL CALLOUTS REPRESENT FACE OF WALL AT FINISHED SURFACE.

**EXHIBIT "A"**  
Page No. 19 of 21  
Case No. D12-2014-3138-TOC-599



Know what's below.  
Call before you dig.

## NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES

NO.	REVISION	BY	NO.	REVISION	BY	DATE
1			1			DECEMBER, 2018
2			2			SCALE
3			3			DESIGNER R/CBB
4			4			JOB NO 2018-0050



**CCE DESIGN ASSOCIATES, INC.**

450 Rosewood Avenue, Suite 202  
Camarillo, CA 93010  
P:805.738.5434  
www.ccedesignassociates.com

RANDY CHAPMAN, P.E.

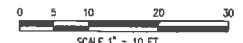


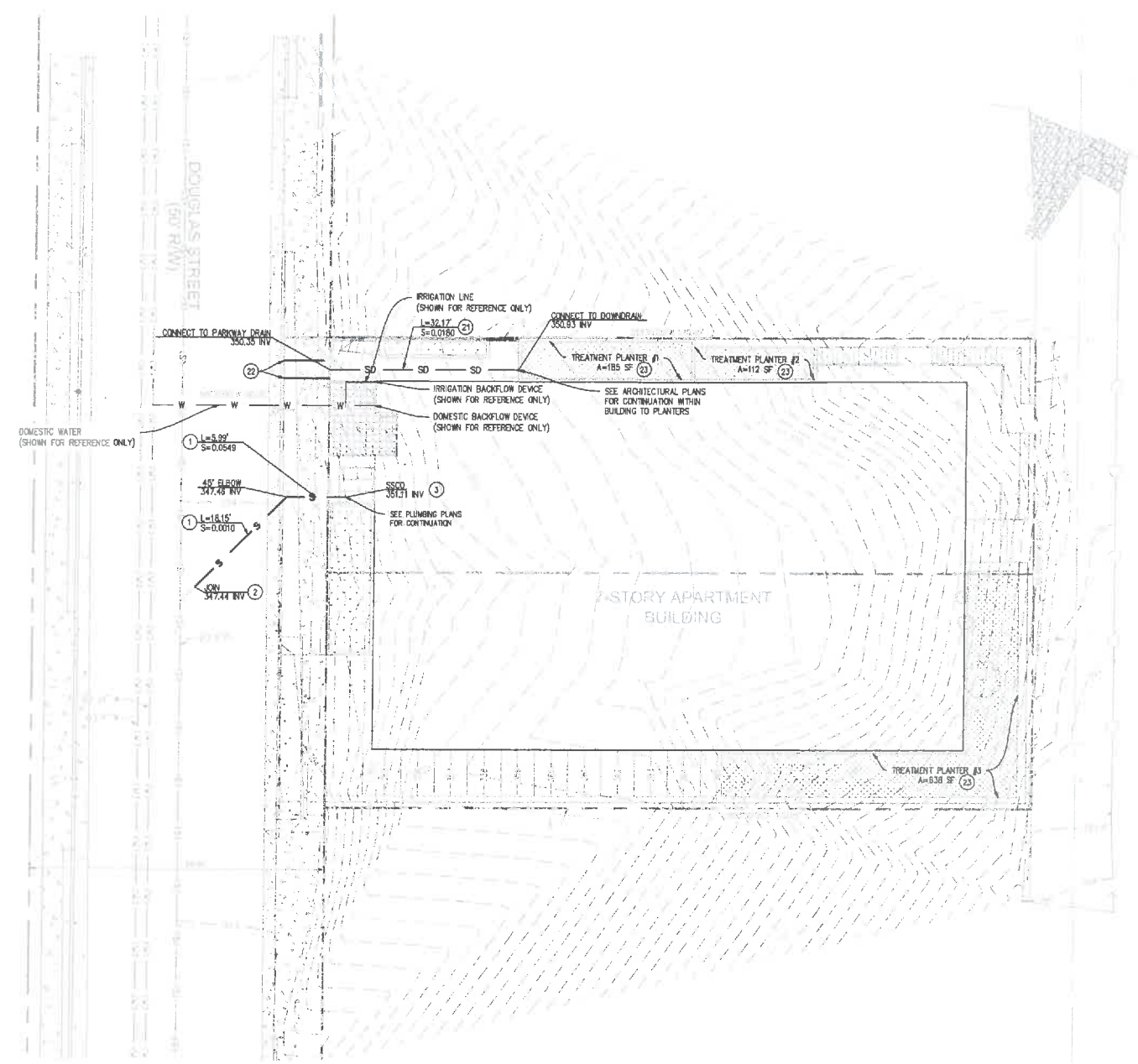
**DRONA PALACE**  
**APN #5160-014-012 & 013**  
**GRADING PLAN**  
166 N. DOUGLAS STREET  
LOS ANGELES, CA 90026

SHEET

**C2**

OF X SHEETS





### UTILITY CONSTRUCTION KEYNOTES / LEGEND

- S — ① INSTALL 6" HOUSE CONNECTION WCP PER CITY OF LOS ANGELES STANDARD S-110-1, PROFILE TYPE "A", LENGTH AND SLOPE PER PLAN.
- ② INSTALL SEWER WYE, SIZE AND INVERT PER PLAN. CONTRACTOR TO VERIFY INVERT ELEVATION AND PIPE CONDITION PRIOR TO INSTALLATION.
- ③ INSTALL SEWER CLEANOUT TO GRADE PER CITY OF LOS ANGELES STANDARD PLAN S-164-0, INVERT PER PLAN.
- ④ CONNECT TO EXISTING WYE. CONTRACTOR TO VERIFY INVERT ELEVATION AND PIPE CONDITION PRIOR TO INSTALLATION.
- SD — ②1 INSTALL PVC SDR 35 STORM DRAIN, SIZE, SLOPE, AND LENGTH PER PLAN.
- ②2 CONSTRUCT SIDEWALK OUTLET STRUCTURE PER CITY OF LOS ANGELES STANDARD PLAN S-320-10, "W-3".
- ②3 INSTALL RAISED TREATMENT PLANTER BOX PER CITY OF LOS ANGELES LID MANUAL.

### UTILITY NOTES

1. BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY, SHALL CONFORM TO THE CITY OF LOS ANGELES STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENT OF ADDITIONAL PERMITS TO BE OBTAINED BY THE CITY OF LOS ANGELES PRIOR TO ANY WORK BEING DONE IN THE RIGHT-OF-WAY.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
5. FOR UTILITY MATERIALS AND TYPES, SEE THE PROJECT SPECIFICATIONS.
6. WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
7. MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
8. WATER LINES SHOWN HEREON FOR REFERENCE. SEE PLUMBING PLANS FOR CONSTRUCTION DETAILS.

**EXHIBIT "A"**  
 Page No. 20 of 21  
 Case No. DIR-2019-3138-Tac-SPP



Know what's below.  
Call before you dig.

**NOTICE TO CONTRACTORS**  
 CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES

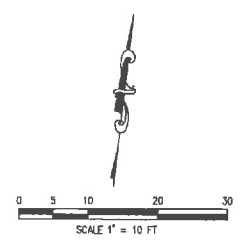
NO.	REVISION	BY	NO.	REVISION	BY	DATE
△			△			DECEMBER, 2018
△			△			SCALE
△			△			DESIGNER RC/BB
△			△			JOB NO 2018-0050
△			△			
△			△			

**CCE DESIGN ASSOCIATES, INC.**  
 450 Rosewood Avenue, Suite 202  
 Camarillo, CA 93010  
 P: 805.738.5434  
 www.ccedesignassociates.com

RANDY CHAPMAN, P.E.

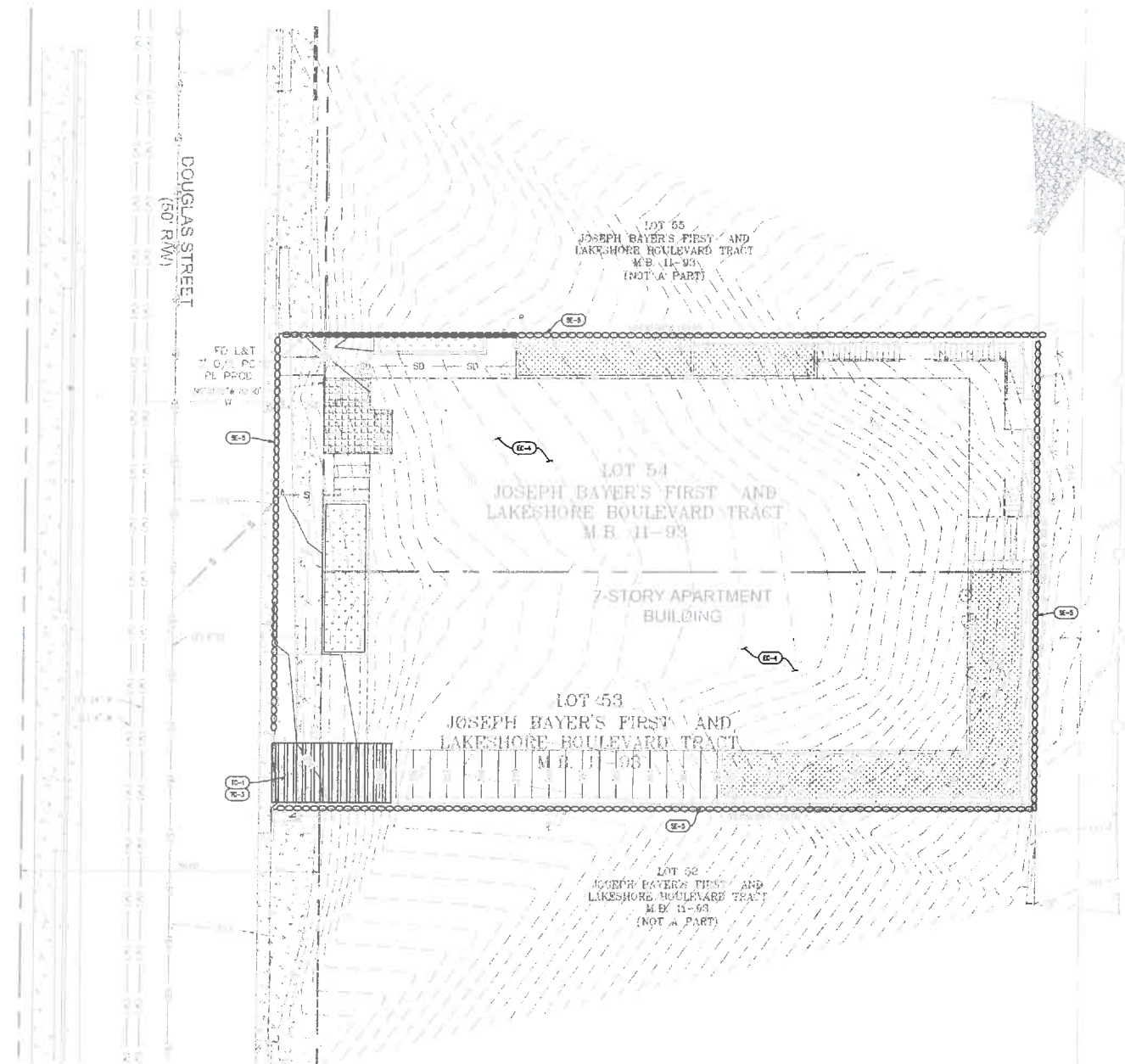


**DRONA PALACE**  
**APN #5160-014-012 & 013**  
**UTILITY PLAN**  
 166 N. DOUGLAS STREET  
 LOS ANGELES, CA 90026



SHEET  
**C3**  
 OF X SHEETS





#### EROSION CONSTRUCTION NOTES / LEGEND

- SE-3 FIBER ROLLS PER CSQA BMP SE-3. SEE DETAIL X / SHEET C5
- SE-10 INLET PROTECTION PER CSQA BMP SE-10. SEE DETAIL X / SHEET C5
- TO-1 STABILIZED CONSTRUCTION ENTRANCE / EXIT PER CSQA BMP TO-1. SEE DETAIL X / SHEET C5
- THE FOLLOWING CSQA BMPs ARE PART OF THE EROSION CONTROL PLAN. HOWEVER, ARE NOT LOCATION BASED AND CANNOT BE SHOWN HEREIN.
- EC-1 SCHEDULING PER CSQA BMP EC-1
- EC-4 HYDROSEEDING PER CSQA BMP EC-4
- SE-8 GRAVEL BAG BERM PER CSQA BMP SE-8 (ACCEPTABLE SUBSTITUTE FOR FIBER ROLLS)
- SE-7 STREET SWEEPING AND VACUUMING PER CSQA BMP SE-7
- WE-1 WIND EROSION CONTROL PER CSQA BMP WE-1
- TO-3 ENTRANCE / OUTLET TIRE WASH PER CSQA BMP TO-3
- NS-10 ANY AND ALL APPLICABLE CSQA NON-STORMWATER BMPs (INCLUSIVE OF NS-1 THROUGH NS-10)
- WM-10 ANY AND ALL APPLICABLE CSQA WASTE MANAGEMENT BMPs (INCLUSIVE OF WM-1 THROUGH WM-10)

#### EROSION CONTROL NOTES

- TEMPORARY EROSION CONTROL PRIOR TO COMPLETION OF FINAL IMPROVEMENTS SHALL BE PERFORMED BY THE CONTRACTOR AS INDICATED BELOW:
- ALL GRADED AREAS ARE TO RECEIVE HYDROSEED EROSION CONTROL. HYDROSEEDING TO EXTEND 5 FT BEYOND DAYLIGHT LINES.
  - EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
  - DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE RESIDENT ENGINEER.
  - THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER AFTER EACH RUNOFF PRODUCING RAINFALL.
  - THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
  - ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREIN.
  - GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
  - TEMPORARY EROSION CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL HYDROSEEDING AREAS ARE ESTABLISHED AND NO EROSION IS EVIDENT.
  - EXCEPT AS OTHERWISE DIRECTED BY THE CITY INSPECTOR, ALL DRAINAGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF THE WORKING DAY WHEN THE 48 HOUR FORECAST OF RAIN PROBABILITY IS 40% AND MAINTAINED DURING THE RAINY SEASON FROM OCTOBER 15TH TO APRIL 15TH OF THE SUCCEEDING YEAR.
  - EROSION CONTROL DEVICES MUST BE IN PLACE DURING THE ABOVE STATED PERIOD.
  - CLEAN OUT MUD AND SILT AFTER EACH RAIN OR AS DIRECTED BY THE CITY INSPECTOR.
  - THE LOCATIONS OF THE GRAVEL BAGS AS SHOWN MAY VARY DUE TO THE FIELD CONDITIONS AND ADDITIONAL GRAVEL BAGS MAY BE REQUIRED AS DIRECTED BY THE CITY INSPECTOR.
  - FIBER ROLLS MAY BE USED IN PLACE OF GRAVEL BAGS AND SPACING IS TO BE PER STREET SCHEDULE HEREIN BELOW AND SHALL BE PLACED BY FIELD CONDITIONS ALSO. DRIVEWAYS SHALL HAVE GRAVEL BAGS PLACED AT 50 FOOT INTERVALS.
  - PLACE MIRARI FILTER FABRIC INSERT INTO CATCH BASIN OPENING AND PROTECT WITH GRAVEL BAGS (BMP SE-10).
- NOTE:
- THE LOCATION AND DESIGN OF ALL EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE TENTATIVE ONLY AND ARE SUBJECT TO REVISIONS AS DETERMINED BY THE RESIDENT INSPECTOR OR THE CITY ENGINEER. ACTUAL EROSION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE RESIDENT INSPECTOR. AS CONDITIONS WARRANT, SILT, DEBRIS, AND MUD SHALL BE PROMPTLY REMOVED FROM ALL EROSION CONTROL STRUCTURES AFTER EACH RAIN TO THE SATISFACTION OF THE RESIDENT INSPECTOR. THE CITY MAY CONDUCT REGULAR SITE INSPECTIONS TO ASSESS CHANGING CONDITIONS AND DETERMINE THE NECESSITY OF ADDITIONAL CONTROL MEASURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL EROSION CONTROL FACILITIES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN OR AS DIRECTED BY THE CITY ENGINEER AT THE END OF EACH WORKING DAY.
  - THE CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL IS THE CONSTRUCTION SUPERINTENDENT INDICATED HERE.
- 24 HOUR CONTACT TELEPHONE NUMBER: 180 180

**EXHIBIT "A"**  
Page No. 21 of 21  
Case No. DIR-2019-3138-TOC-888



Know what's below.  
Call before you dig.

#### NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT)  
AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING  
UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF  
UNDERGROUND UTILITIES

NO.	REVISION	BY	NO.	REVISION	BY	DATE
1			1			DECEMBER 2018
2			2			SCALE
3			3			DESIGNER RCB
4			4			JOB NO 2018-0050
5			5			
6			6			
7			7			
8			8			
9			9			
10			10			



**CCE DESIGN ASSOCIATES, INC.**

450 Rosewood Avenue, Suite 202  
Camarillo, CA 93010  
P: 805.738.5434  
www.ccedesignassociates.com

RANDY CHAPMAN, P.E.



**DRONA PALACE**  
**APN #5160-014-012 & 013**  
**EROSION CONTROL PLAN**  
166 N. DOUGLAS STREET  
LOS ANGELES, CA 90026

SHEET

**C4**

OF X SHEETS

0 5 10 20 30  
SCALE 1" = 10 FT

## Base Incentives

- a. **Residential Density.** A fifty percent (50%) increase in the maximum density to permit thirty-nine (39) units in lieu of twenty-six (26) base units otherwise permitted.
- b. **Floor Area Ratio.** A forty percent (40%) FAR increase to allow 5.18:1 in lieu of 3.7:1, and to permit up to 38,073 square feet of floor area.
- c. **Parking.** A reduction in LAMC required parking to allow a half (0.50) parking space per bedroom to allow a minimum of twenty-four (24) parking spaces.

## Additional Incentives:

- a. **Height:** on-menu eleven foot (11') height incentive to allow up to 11-feet of additional building height to permit a building height of 85-feet, 10-inches in lieu of 75-feet otherwise allowed;
- b. **Northerly Side Yard:** on-menu twenty-five percent (25%) reduction of the northerly side yard to allow 7-feet, 6-inches width in lieu of 10-feet otherwise required.
- c. **Open Space Reduction:** on-menu twenty percent (20%) reduction of the required open space to allow 3,534 square feet in lieu of 4,175 square feet otherwise required.

Pursuant to LAMC Section 11.5.7 C, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

**Approve with Conditions** a Project Permit Compliance Review for the construction, use and maintenance of a thirty-nine (39) unit apartment building with thirty-one (31) parking spaces within the Central City West Specific Plan.

**Adopt** the attached Findings.

## CONDITIONS OF APPROVAL

### Transit Oriented Communities Conditions

1. **Site Development.** Except as modifies herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped Exhibit "A," and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Central Project Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provision of the municipal code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum thirty-nine (39) dwelling units and four (4) on-site restricted dwelling units accessible to Extremely Low-Income (ELI) households.
3. **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.31.
4. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make four (4) dwelling unit available to Extremely Low-Income Households, for rental as determined to be affordable to such households by HCIDLA for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required set aside units may be adjusted, consistent with LAMC Section 12.22A.31 to the satisfaction of HCIDLA and in consideration of the project's AB2556 Determination. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with any monitoring requirements established by the HCIDLA. 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 HCIDLA. Refer to the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Background and Housing Replacement (AB 2556 Determination) sections of this determination.
5. **Floor Area Ratio (FAR).** The FAR shall be limited to 4.2:1 or 30,378 square feet as shown in Exhibit A.
6. **Height.** The TOC Project shall not exceed 85-feet, 10-inches in height, as measured from grade to the highest point of the roof parapet.
7. **North Side Yard.** A twenty-five percent (25%) reduction in the north side yard shall allow a minimum of 7-foot, 6-inch side yard.
8. **Automobile Parking for Residential Uses.** The project shall provide a minimum of twenty four (24) parking spaces consistent with TOC Tier 1 parking reductions.
9. **Adjustment of Parking.** In the event that the number of Restricted Affordable Units should increase, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance) and no other Condition of Approval or incentive is affected, then no modification of this determination

shall be necessary, and the number of parking spaces shall be re-calculated by the Department of Building and Safety based upon the ratios set forth above.

10. **Bicycle Parking.** The TOC Project shall provide four (4) short-term bicycle parking spaces and thirty-nine (39) long-term bicycle parking spaces on-site consistent with LAMC 12.21 A.16
11. **Open space.** The TOC Project shall provide a minimum of 3,534 square feet of open space in lieu of 4,175 pursuant to a 20% open space reduction incentive.
12. **Landscaping.** 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.

### **Central City West Specific Plan Conditions**

13. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped “Exhibit A,” and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Central Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
14. No certificate of occupancy for a multiple-family residential or Mixed Use Project which is subject to applicable housing provisions of this Specific Plan shall be issued prior to the issuance of the certificate of occupancy for the Extremely Low-Income dwelling units required pursuant to this Subsection.
15. **Trees.** There shall be a minimum of thirty-nine (39) trees planted in compliance with Section C.2 of Appendix D in the Specific Plan, of which a minimum of 20 shall be provided on-site. Trees shall be a minimum of twelve (12) feet in height and three (3) inches in caliper at the time of planting. Final landscape plans shall show the location, height, and caliper of all trees. Trees that cannot be accommodated on-site shall be provided through the payment of the In-Lieu Fee – Development Tree Planting Requirement, as specified in Article 2, Chapter VI, Section 62.177(b)(1) of the Los Angeles Municipal Code for each tree to be planted off-site. The first priority for the location of off-site plantings shall be within the Specific Plan, and second, within the Westlake Community Plan Area, subject to the acceptance of a donor site. A receipt showing proof of payment shall be provided at the time of Building Permit Clearance. In the event that the number of dwelling units should be reduced, then no modification of this determination shall be necessary, and the number of trees shall be recalculated based upon the Specific Plan requirement of one tree per unit.
16. **Inclusionary Housing Requirements.** In concert with the Transit Oriented Communities (TOC) Program, Government Code Section 65915 and Section 11.C.2.f of the Central City West Specific Plan, the Project shall provide, a restricted on-site set aside of at least four (4) units or 11% for Extremely Low-Income (ELI) households for a period of 55 years.



17. **Deed Restriction.** Extremely Low-Income dwelling units shall be evidenced by a deed restriction, which reserves and maintains the affordability of the required dwelling units for the life of the dwelling units. The deed restriction shall also state that rent levels cannot exceed those specified in Section 11, Subsection E of the Central City West Specific Plan.
18. **Notice Requirements.** A notice of the availability of Extremely Low-Income dwelling units required pursuant to this Section shall be caused to be published by the Project Applicant in at least two (2) local newspapers, at least one of which shall be a Spanish language newspaper, and one newspaper of citywide circulation, for a period of no less than 30 days prior to the occupancy of any of the Project's units. The Project Applicant shall also post a notice of availability, in English and Spanish, on the Project lot or lots for a period of no less than 30 days prior to the occupancy of any of the Project's units.
19. **Oil Drilling Districts** The subject site is designated and classified as being in the "O" Oil Drilling District. The regulations and restrictions of Article 3, Chapter 1 of the LAMC shall apply to all land so designated and classified, and the classification is indicated on Map Nos. 2 and 3
20. **Mechanical Equipment.** All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.

#### **ADMINISTRATIVE CONDITIONS**

21. **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 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.
22. **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.
23. **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.
24. **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.
25. **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.

26. **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.
27. **Enforcement.** Compliance with and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
28. **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.
29. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$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

This TOC Project includes the construction, use and maintenance of a 30,378 square foot multi-family apartment building with thirty-nine (39) units including four (4) on-site restricted dwelling units accessible to Extremely Low-Income (ELI) households. The site will provide thirty-one (31) automotive parking spaces, four (4) short-term bicycle parking spaces and thirty-nine (39) long-term bicycle parking spaces. The Project includes 3,534 square feet of open space, including 1,950 square feet of private open space, a 640 square foot recreation room, a 410 square foot gym and a 749 square foot roof deck. The Project includes a 206 square foot landscaped front yard and 644 square foot landscaped rear yard are included as open space. The proposed 85-foot, 10-inches in height building will include seven-stories of residential units over one level of at grade parking.

The site qualifies for Tier 1 Transit Oriented Communities Housing Program incentives and is within 2,650 feet of a Major Transit Stop at the intersection of Temple Street and Douglas Street, where the Metro Local Lines #14, #10 and #53 intersect. At the time the application was filed for the project, the bus schedules indicated a local service at a peak service interval of 7.6 minutes and 10 minutes respectively.

The Project seeks a fifty percent (50%) density increase, forty percent (40%) increase in Floor Area Ratio and a reduced parking ratio to allow a half space per bedroom - consistent with the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 1 site. The Project includes a total of thirty-nine (39) dwelling units, of which eleven percent (11%) or four (4) on-site restricted units for Extremely Low-Income (ELI) occupancy for a minimum period of 55 years, with the following three (3) additional incentives:

- a. **Height:** on-menu eleven foot (11') height incentive to allow up to 11-feet of additional building height to permit a building height of 85-feet, 10-inches in lieu of 75-feet otherwise allowed;
- b. **Northerly Side Yard:** on-menu twenty-five percent (25%) reduction of the northerly side yard to allow 7-feet, 6-inches width in lieu of 10-feet otherwise required.
- c. **Open Space Reduction:** on-menu twenty percent (20%) reduction of the required open space to allow 3,534 square feet in lieu of 4,175 square feet otherwise required.

The site includes two (2) contiguous lots within the Hillside Area. The lot dimensions are 80-feet along Douglas Street with a uniform depth is 120-feet. The gross lot area is 10,200 square feet, which includes 600 square feet from the half alley for the purposes of calculating density and setbacks. The net buildable area of the project site is 7,350 square feet or a maximum floor area of 38,073 square feet.

The site is located within the Westlake Community Plan Area, which prescribes a Medium Residential General Plan Land Use. The site is in the R4 (CW)-75/3.7-O Zone, which allows a 75 foot height limit and a 3.7:1 Floor Area Ratio. The TOC incentive program for the Project allows for an FAR increase of forty percent or 5.18:1 FAR and the project is allowed a height increase up to 11 foot.

The parcel is an infill site, substantially surrounded by urban land uses such as multiple family apartment buildings on all sides of the project site. Furthermore, the multi-family housing projects dominate and defined the character of the area. The surrounding neighborhood is fully developed



with streets, sidewalk, gutter, sewer and street trees. The properties along the rear and side yard of the project are similarly zoned R4(CW)75/3.7-O.

The project has frontage along Douglas Street of 80 feet. To the rear of the Project site, there is a 15 foot wide alley.

Douglas Street is a Local Street Standard, with a right-of-way width of 60 feet and a roadway width of 36 feet, the street is improved with a roadway, sewer, gutter and curb.

## **HOUSING REPLACEMENT (AB2556 DETERMINATION)**

On September 27, 2014 Governor Jerry Brown signed Assembly Bill (AB) 2222, as amended by AB2556 on August 19, 2016, to amend sections of California's Density Bonus Law (Government Code Section 65915). AB 2556 requires applicants of Density Bonus projects files 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, Very Low Income Households.

Pursuant to the AB 2556 a Determination made by the Housing and Community Investment Department (HCIDLA) is not required for vacant lots and do not have to be considered in replacement calculation, therefore the HCIDLA AB2556 determination is not required.

## **FINDINGS**

The proposed Project is a thirty-nine (39) unit apartment building including four (4) on-site restricted dwelling units accessible to Extremely Low-Income (ELI) households, thirty-one (31) parking spaces, four (4) short-term bicycle parking spaces and thirty-nine (39) long-term bicycle parking spaces. The Project includes 3,534 square feet of open space, including 1,950 square feet of private open space, a 640 square foot recreation room, a 410 square foot gym, a 749 square foot roof deck. The Project includes a 206 square foot landscaped front yard and 644 square foot landscaped rear yard.

## **CENTRAL CITY WEST SPECIFIC PLAN FINDINGS**

### **1. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.**

- a. **Use.** The use and area regulations of the R4(CW) Multiple Dwelling Category are pursuant to Section 6.F for lots within the Central City West Specific Plan, which states that use and area regulation shall be pursuant to the R4 Zone Category as specified in Section 12.11 of the LAMC.

The site is in the R4 (CW)-75/3.7-O Zone in the North Temple/Beaudry Subarea on Map No. 2 and has a General Plan Land Use designation of Medium Residential. Pursuant to LAMC 12.11 and the R4(CW) Multiple Residential Category, the proposed multiple family residential housing project with thirty-nine (39) dwelling units is a permitted use in the R4(CW) Zone as shown on Map Nos. 2. Therefore, a multiple family housing use is permitted on the site.

**b. Area Regulation Pursuant to LAMC 12.11 For R4**

1. **Front Yard.** Section 6.F.1 of the Specific Plan states that the area regulations of the R4 Zone, as specified in LAMC Section 12.11 “R4 Multiple Dwelling Zone,” shall apply to all lots in the R4(CW) Category within the Specific Plan area. LAMC Section 12.11 C states that the front yard setback in the R4 Zone shall comply with the 15-foot front yard setback required in the R3 Zone as specified in LAMC Section 12.10 C.1.

In this case, an area exception for the front yard setback is utilized for a front yard reduction for a sloping lot pursuant to LAMC section 12.22 C.6, which states “where the elevation of the ground at a point fifty (50) feet from the front lot line and midway between the side lot lines differs ten (10) feet or more from the curb level, the front yard need not exceed fifty (50) percent of that required in the zone.” As shown on Exhibit A, the subject project demonstrates a front yard that is 7 feet and 6 inches which is half of the front yard required by the zone. Therefore, the project complies.

2. **Side Yards** –There shall be a side yard on each side of said building of not less than five feet, except that for a building more than two stories in height, one foot shall be added to the width of such side yard for each additional story above the second story, but in no event shall a side yard of more than 16 feet in width be required.

The subject Project results in a minimum side yard setback of 10 feet for the proposed seven-story building. As such to project provides a south side yard of 10 feet, which is consistent with the requirements pursuant to the zone. The north side yard as shown on Exhibit A is 7 feet, 6 inches, which is permissible with the 25% reduction of the individual north side yard pursuant to TOC Housing Program Incentive. Therefore, the project complies.

3. **Rear Yard** – There shall be a rear yard of not less than 15 feet in depth. For a building more than three stories in height, one foot shall be added to the depth of such rear yard for each additional story above the third story, but such rear yard need not exceed 20 feet.

As shown on Exhibit A, the Project is seven stories in height and required a rear yard setback of nineteen 19 feet, as measured from the centerline of the adjacent 15-foot alley. As such, the rear yard setback as shown on Exhibit A satisfies the minimum rear yard setback requirement.

- c. **Height.** Pursuant to Section 8.A1, Urban Design Requirements of the Central City West Specific Plan states that the maximum permitted height of a building or structure on a lot within the Specific Plan area shall be as shown by the height designation on Map No. 2 in Section 6. E. of this Specific Plan.

Section 8A.1 of the Central City West Specific Plan, the project site is located on Map No. 2 and designated as R4 (CW)-75/3.7-O. Therefore, the maximum height permitted by the Central City West Specific Plan is 75 feet. The project requests an Additional Incentive pursuant to the TOC Affordable Housing Incentive Program for an 11-foot increase in the maximum allowable building height. In conjunction with the incentive program, an

additional 11 feet allows a maximum building height of 86 feet. The project proposes 85 feet, 6 inches in lieu of 86 feet, which is less than the 86 feet granted as a TOC incentive. As shown on Exhibit A, the proposed project height of 85 feet, 6 inches is compliant with the Central City West Specific Plan because of a height incentive in conjunction with a TOC program.

- d. **Floor Area Ratio.** Section 6.I.1.a of the Central City West Specific Plan states that the Base Permitted Floor Area on a lot within the Specific Plan area shall be as shown by the Floor Area Ratio (FAR) specified on Map Nos. 2, 3, and 4.

The project site is located on Map No. 2 and designated as R4 (CW)-75/3.7-O, which permits a maximum FAR of 3.7:1. The project requests a Base Incentive per the TOC Affordable Housing Incentive Program for a forty percent (40%) increase in the maximum allowable FAR to permit 5.18:1 in lieu of 3.7:1 with a maximum allowable floor area of 38,073 square feet. The project proposes a 4.2:1 FAR with 30,378 square feet of floor area, which is significantly less than the allowable floor area with the incentive. As such, in conjunction with the TOC Base Incentive request, the project complies with Section 6.I.1.a of the Specific Plan.

- e. **Open Space and Landscaping Pursuant to Section 8D.2. & Appendix D, Section C Urban Design Guidelines.**

- 1. Pursuant to Section C.1 provisions of the Urban Design Guidelines contained in Appendix D of this Specific Plan, (Amended by Ord. No. 176519, Eff. 4/19/05) all multiple-family residential Projects shall meet on-site per dwelling unit open space requirements.

- a. A minimum of 100 square feet per unit of the required useable Open Space, as provided in Section 12.21 G. of the LAMC, shall be provided as Common Open Space.

The project contains 39 dwelling units including thirty-two (32) one-bedrooms requiring 100 square feet, five (5) two-bedrooms requiring 125 square feet and two (2) three-bedrooms units requiring 175 square feet of open space per unit. Overall, the project proposes to provide 3,534 square feet of open space pursuant to a TOC Incentive to reduce the otherwise code required 4,175 square feet by up to twenty percent (20%). Although the open space provided is less than code the code requirement, the TOC open space reduction incentive make the open space required consistent with TOC Housing Incentive Program, and the Central City West Specific Plan Urban Design Guidelines.

- b. Up to a maximum of 50 square feet per unit of the required open space for units providing more than 150 square feet of open space per unit may be provided as Private Open Space, provided at least 50% of the units on the first level of residential use and 50% of the units on all levels above the first level have Private Open Space. Private Open Space shall have a minimum dimension of five feet.

There are two units providing more than 150 square feet of open space. Therefore, a maximum of 50 square feet per unit of the required open space for units providing more than 150 square feet of open space per unit or two units shall be provided as open space. As shown on Exhibit A, all of the units

on the first level of residential contain up to 50 square feet of private open space. Therefore, the private open space as shown on Exhibit A is consistent with the provisions of the Central City West Specific Plan open space requirements.

- c. Up to a maximum of 50% of the area contained within the front yard and/or rear yard setback may be used to meet the Open Space per unit requirement; however, driveways, parking facilities of any kind and landscaped parkway areas may not be used.

The project includes a front yard that includes 206 square feet of open space and 644 square feet in the rear yard is landscaped and included as part of the open space. As demonstrated on Exhibit A Landscape Plan calculations, the landscape in the front and rear yards are compliant with the Central City West Specific Plan Design Guidelines occupying not more than 50% of each yard.

- d. Up to a maximum of 50% of landscaped side yard setbacks may be used to meet the Open Space per unit requirement on lots with 50 feet or less of street frontage.

There is no allocation of the side yard prescribed as open space. Therefore, the side yards are not considered in the calculation of open space requirements.

- 2. There shall be one tree provided on-site for every dwelling unit, each of which shall be a minimum of 12 feet in height and three inches in caliper at the time of planting. In the event that this requirement cannot be met, as an alternative compliance, the applicant may, upon approval by the Director of Planning, place up to 50% of the required trees off-site, first, at locations within the Specific Plan Area, or, second, at locations within the Westlake Community Plan Area.

The subject project provides a minimum of 39 trees planted in compliance with Section 8C.2 of Appendix D in the Specific Plan as shown on Exhibit A. The Project shall provide a minimum of 20 trees on-site. Trees shall be a minimum of 12 feet in height and three inches in caliper at the time of planting. The project has been conditioned to reflect the project's compliance with the tree standards. Therefore, the project complies.

- 3. All multiple-family residential Projects shall substantially conform to the Urban Design Guidelines contained in Appendix D of this Specific Plan, as determined by the Director of Planning pursuant to Section 17 of this Specific Plan.

Based on the content of Exhibit A, the project substantially conforms to the Urban Design Guidelines established in Appendix D of the Central City West Specific Plan, albeit relief is granted for the FAR, Height, North side yard setback and open space in conjunction with the approval of a Transit Oriented Communities Incentive Program, and therefore it satisfies the Specific Plan requirements.

- f. **Inclusionary Housing Requirements Pursuant to Section 11 B.2.** All multiple-family residential or Mixed Use Projects are subject to either the Replacement Dwelling Unit or Inclusionary Housing requirement, whichever results in the greater number of affordable dwelling units, as follows:



1. The project shall reserve a minimum of 15% of the total residential units or six units for Very / Low-Income households. This requirement may be satisfied by the provision of set aside units in concert with the Transit Oriented Communities (TOC) Program, Government Code Section 65915 and Section 11.C.2.f of the Central City West Specific Plan. The project shall provide, pursuant to Government Code Section 65915, a set aside of at least four (4) units or eleven (11%) for Extremely Low-Income units for a period of 55 years. Extremely Low-Income dwelling units constructed pursuant to Section 11.C.2 shall be counted as reserved units in any application for a Transit Oriented Communities density bonus for the same Project.
2. **The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Mitigation measures are not necessary for the subject project, and there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article 19, Section 15332, Class 32, for infill projects of the CEQA Guidelines. There is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

## **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.

Pursuant to LAMC 12.22 A.31, the project site is located within the Tier 1 incentive area as defined by the Transit Oriented Communities (TOC) Guidelines and therefore is eligible to utilize base incentives and up to three (3) additional incentives for setting aside eleven percent (11%) of twenty-six (26) base units or four (4) dwelling units for Extremely Low-Income (ELI) households. The TOC Housing Program Incentives for this Project include a fifty percent (50%) density increase, a forty percent (40%) increase in Floor Area Ratio and a reduced parking ratio to allow a half space per bedroom consistent with the Transit Oriented Communities (TOC) Affordable Housing Incentive Program Guidelines. As the project provides eleven percent (11%) of 26 base units for ELI households, the Project qualifies for and is electing to utilize up to three (3) additional incentives including:

- d. **Height:** on-menu eleven foot (11') height incentive to allow up to 11-feet of additional building height to permit a building height of 85-feet, 10-inches in lieu of 75-feet otherwise allowed;

- e. **Northerly Side Yard:** on-menu twenty-five percent (25%) reduction of the northerly side yard to allow 7-feet, 6-inches width in lieu of 10-feet otherwise required.
- f. **Open Space Reduction:** on-menu twenty percent (20%) reduction of the required open space to allow 3,534 square feet in lieu of 4,175 square feet otherwise required.

## **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 TOC 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) households, 8% of the total units shall be for Very Low (VL), or 20% of the total show be for 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 proposes to provide four (4) on-site restricted dwelling units reserved, of which eleven percent (11%) of thirty-nine (39) total dwelling units accessible to extremely low-income (ELI) households for a period of 55 years. Therefore, the subject housing project will provide the minimum of four (4) on-site restricted affordable dwelling units.

2. **Major Transit Stops:** 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 subsection (b) of Section 21155 of the California Public Resources Code, and Section II of the TOC Guidelines.

Pursuant to the Transit Oriented Communities Guidelines, this housing development qualifies as a Tier 1 Transit Oriented Communities housing project because the subject site is within 2,650 feet of a major transit stop at the intersection of Temple Street and Douglas Street, where the #14, #10 and #53 regular bus lines intersect. Furthermore, at the time of application, the bus schedules indicated a local service at a peak service interval of 7.6 minutes and 10 minutes respectively. Therefore, the distance criteria set forth in LAMC 12.22 A.31 is therefore satisfied.

3. **Housing Replacement:** With Assembly Bill 2556, applicants of TOC Housing Developments filed as of January 1, 2015 must 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.

Pursuant to the AB 2556 a Determination made by the Housing and Community Investment Department (HCIDLA) is not required for vacant land and do not have to be considered in

replacement calculation. The site contains no buildings; therefore, the HCIDLA AB2556 determination is not required.

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, or overlay District.

The project is not seeking any additional density or development bonuses under the provisions of 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 other overlay district. As such, the project meets this eligibility requirement.

5. **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 VI of the TOC Guidelines may be granted based on affordability requirements described below; “base units” refers to the maximum allowable density allowed by 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 the eligibility Requirement No. 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 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 House hold, 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 of the base units for Lower Income Households, or at least 30% of base units for residents of Moderate Income in a common interest development.

The Project elects to utilize Tier 1 base incentives including a forty percent (40%) increase in Floor Area Ratio to allow 5.18:1 in lieu of 3.7:1 and a parking reduction to allow a half space per bedroom consistent with Transit Oriented Communities (TOC) Affordable Housing Incentive Program Guidelines. The Project includes thirty-nine (39) dwelling units, whereby eleven percent (11%) or four (4) on-site restricted units will be restricted for Extremely Low-Income (ELI) occupancy for a period of 55 years. Three additional incentives may be granted for projects that include at least 11% of the base units. The subject project provide sixteen percent (16%) of twenty-six (26) base units for Extremely Low Income Households and utilizes three (3) additional incentives:

- a. **Height:** up to 11 additional feet in height to allow 85-feet, 10-inches in height in lieu of 75 feet otherwise allowed;
  - b. **Northerly Side Yard:** a twenty-five percent (25%) reduction of the northerly side yard to allow 7-feet, 6-inches width in lieu of 10 feet otherwise required.
  - c. **Open Space Reduction:** a twenty percent (20%) reduction of the required open space to allow 4,175 square feet in lieu of 4,298 square feet otherwise required.
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 up to five additional incentives).

The project has not proposed any additional incentives beyond the three (3) permitted in exchange for reserving at least seventeen percent (17%) of the base units for Extremely Low-Income (ELI) households. Thus, there is no requirement to adhere to labor standards per the TOC Program.

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 project site consists of two (2) contiguous lots within the hillside area within a Tier 1 TOC Affordable Housing Incentive Area.

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 project has elected to provide the set aside of Tier 1 and accordingly has limited the scale of development within Tier 1 thresholds. The subject housing project provides four (4) on-site restricted dwelling units reserved for Extremely Low-Income (ELI) households. This is eleven percent (11%) of thirty-nine (39) total dwelling units. Therefore, the project incentive requests are consistent with Tier 1 guidelines.

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 TOC Guidelines, be eligible for one increase in Tier than otherwise would be provided.

The project does not consist of 100% on-site restricted affordable units. Instead, sixteen percent (16%) of the base, or four (4) on-site restricted dwelling units for Extremely Low-Income (ELI) households pursuant to Tier 1 TOC incentives program.

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

Pursuant to LAMC Section 12.22 A.31 (e) of the LAMC, the Director shall review a Transit Oriented Communities (TOC) Affordable Housing Incentive Program project application in accordance with the procedures outlined in LAMC Section 12.22 A.25 (g).

1. Pursuant to section 12.22 A.25(g) of the LAMC, the Director shall approve a density bonus and requested incentives unless the Director finds that:



- a. **The incentives are not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.**

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income Households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels. The project is electing to provide four (4) on-site restricted affordable dwelling units accessible to Extremely Low-Income (ELI) households. The benefit of the incentives allows the project to expand the building envelope in order to accommodate the affordable units on the site. Therefore, it is necessary to provide for affordable housing costs per State Law.

The requested base incentives includes a forty percent (40%) increase in Floor Area Ratio to allow 5.18:1 FAR in lieu of 3.7:1 and a Parking reduction to allow 0.5 space per bedroom as shown below to allow a minimum of twenty-four parking spaces.

The requested mix of incentives allows the housing development to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside four (4) on-site restricted affordable dwelling units accessible to Extremely Low-Income (ELI) households for a minimum of 55 years.

The list of additional on-menu incentives in LAMC 12.22 A.25 Transit Oriented Communities Guidelines was pre-evaluated at the time the Transit Oriented Communities 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 TOC density bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

**Floor Area Ratio:** Tier 1 base incentive allows a forty percent (40%) increase in floor area ratio to allow 5.18:1 FAR in lieu of 3.7:1 FAR.

#### **Floor Area**

Allowable FAR increase (40%)	Buildable area of the Lot (sf)	Total allowable floor area	Proposed floor area
3.7(1.4)=5.18:1	7,350 square feet	38,073 square feet	30,378 square feet

**Parking Reduction:** The Project seeks to utilize a Parking Incentive to allow 0.5 parking spaces per bedroom. As a thirty-nine (39) unit housing project with forty-eight (48) bedrooms, a minimum of twenty-four (24) parking spaces are required. The Project proposes thirty-one (31) parking spaces, which is in excess of the requirement.

**Additional Incentives:** Pursuant to LAMC 12.22 A.31, the project site is located within the Tier 1 incentive area as defined by the Transit Oriented Communities (TOC) Guidelines. Therefore, the TOC Housing Project is eligible to utilize base incentives and up to three (3) additional incentives for setting aside sixteen percent (16%) of twenty-six (26) base units or four (4) dwelling units for Extremely Low-Income (ELI) households, as the project does. The Project is eligible for up to three additional incentives as the project restricts eleven percent (11%) of thirty-nine (39) total and sixteen percent (16%) of the twenty-six (26) base dwelling units for Extremely Low-Income (ELI) households and is justified in requesting the following additional incentives:

1. **Height:** The underlying R4 (CW)-75/3.7-O Zone has building height limit of 75 feet as measured from the lowest adjacent grade. Pursuant to Transit Oriented Communities Guidelines, the Project provides sixteen percent (16%) of the base units for ELI and therefore, may utilize an on-menu eleven foot (11') height incentive to permit a maximum building height of 85-feet, 10-inches. As such, the height incentive is consistent with the TOC Housing Program Guidelines, an exception of the General Provision for Height contained in LAMC 11.5.7 and 12.22 G.
2. **Open Space:** Based on the open space requirements as stipulated in LAMC 12.21 G and the Central City West Specific Plan, Appendix D, the Project shall provide a minimum of 100 square feet of open space per unit with less than three habitable room. In addition, 125 square feet of open space is required for units with three habitable rooms and 175 square feet is required for units with more than three habitable rooms.

Number of Bedrooms	Required Area Per bed	Number of Units	Total Area
One Bedroom	100	32	3,200 square feet
Two Bedroom	125	5	625 square feet
Three Bedroom	175	2	350 square feet
<b>Total LAMC required open space</b>			4,175 square feet LAMC Open Space
<b>Incentive #2 - twenty percent (20%) reduction of open space</b>			3,340 square feet minimum open space

In all, the Project would be otherwise required to provide the 4,175 pursuant to LAMC, however, as a second incentive, project provides sixteen percent (16%) of twenty-six base dwelling units for ELI, and is eligible to utilize the twenty percent (20%) reduction in code required open space. In this case, the result of a twenty percent (20%) reduction in open space results in a minimum of 3,340 square feet of open space. Accordingly, the project has programmed 3,534 square feet of open space, which exceeds the minimum required open space. Therefore, the project is consistent with open space requirements pursuant to TOC Incentives.

3. **Side Yard Reductions:** The R4 (CW)-75/3.7-O requires a 10-foot landscaped setback in the north side yard perpendicular to Douglas Street. Consistent with the incentive program and qualification for additional incentives, the project is eligible for a twenty-five percent

(25%) reduction in the north side yard. A twenty-five percent (25%) reduction results in a minimum yard width of 7-foot, 6 inches. The required side yard reduction incentives are expand the project's building envelope so that the restricted affordable units can be constructed and the overall space dedicated to residential units is increased. These incentives support the Applicant's decision to set aside four (4) on-site restricted affordable dwelling units accessible to extremely low-income (ELI) households for 55 years.

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

There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant quantifiable, direct and unavoidable impact based on objectives identified in written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete "(LAMC Section 12.22A.25(B)). The proposed project and potential impacts were analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines Thresholds. These guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of the proposed Project reach or exceed those thresholds. Analysis of the proposed project determined that is Categorically Exempt from environmental review pursuant to Article 19, Class 32 of the CEQA Guidelines. The project also 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. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety.

On February 19, 2020, the Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Categorically Exempt under Article 19, Section 15332, Class 32.

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the following criteria:

- (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 is the excavation and removal of 5,185 cubic yards of earth material, a haul route and the construction, use and maintenance a thirty-nine (39) unit apartment building including four (4)

on-site restricted dwelling units for Extremely Low-Income (ELI) households, thirty-one (31) parking spaces, four (4) short-term bicycle parking spaces and thirty-nine (39) long-term bicycle parking spaces. The Project includes 3,534 square feet of open space, including 1,950 square feet of private open space, a 640 square foot recreation room, 410 square foot gym and a 749 square foot roof deck. The Project includes a 206 square foot landscaped front yard and 644 square foot landscaped rear yard. Overall, the Project provides 3,534 square feet of open space and 2,649 square feet of common open space. As Transit Oriented Communities Housing Project, and a project which is characterized as in-fill an development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned R4 (CW)-75/3.7-O Zone and has a General Plan Land Use Designation of Medium Residential. As shown in the case file, the project is consistent with the applicable Westlake Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately .22 acres. Lots adjacent to the subject site are developed with the following urban multi-family apartment building uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of a thirty-nine (39) unit apartment building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes thirty-nine (39) dwelling units in an area zoned and designated for such development. All adjacent lots are developed with multi-family residential buildings, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 3.14:1 on a site that is permitted to have a maximum FAR of 3.7:1. The parcel is two (2) contiguous lots within the Hillside Area. The lot dimensions are 80-feet along Douglas Street and the site depth is 120-feet. The gross lot area is 9,600 square feet and an added 600 square feet for the half alley is included to figure the gross parcel area calculation of 10,200 square feet. The Project includes the construction; use and maintenance of an 85-foot, 10-inches in height, 30,378 square feet multi-family apartment building. The proposed building will include seven-stories of residential units over one level of on-grade parking. Overall, the massing and scale of development proposed is not unusual for the vicinity of the subject site, and is similar in scope to other existing Medium Residential multi-family apartment buildings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The subject site is not in the vicinity of Topanga State Park and would not pose any potential threat of damage to this resource would result from the Project. Therefore the subject site will not create any impacts within a designated as a state



scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

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

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

## **TRANSFERABILITY**

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

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

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

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

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

## **APPEAL PERIOD - EFFECTIVE DATE**

**The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination** unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the

appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at [planning.lacity.org](http://planning.lacity.org).

Planning Department public offices are located at:

Downtown Office  
Figueroa Plaza  
201 North Figueroa Street,  
4<sup>th</sup> Floor  
Los Angeles, CA 90012  
(213) 482-7077

Valley Office  
Marvin Braude Constituent  
Service Center  
6262 Van Nuys Boulevard,  
Suite 251  
Van Nuys, CA 91401  
(818) 374-5050

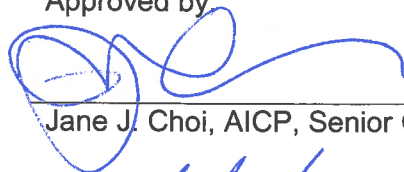
West Los Angeles Office  
1828 Sawtelle Boulevard,  
2<sup>nd</sup> Floor  
Los Angeles, CA 90025  
(310) 231-2901

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

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at Figueroa Plaza in Downtown Los Angeles, Marvin Braude Constituent Service Center in the Valley, or in West Los Angeles. 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) 482-7077, (818) 374-5050, or (310) 231-2901. The applicant is further advised to notify any consultant representing you of this requirement as well.

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

VINCENT P. BERTONI, AICP  
Director of Planning  
Approved by:



Jane J. Choi, AICP, Senior City Planner



Kevin S. Golden, City Planner



Hakeem Parke-Davis, Planning Assistant  
[hakeem.parke-davis@lacity.org](mailto:hakeem.parke-davis@lacity.org)