

To:	Department of City Planning
From:	217 Park View, LLC
Date:	3/20/2025
Re:	Findings for Project 217 Park View
Case #:	TBD
Address:	217 N Park View. Los Angeles, CA

Findings for Density Bonus Incentives for Project 217 N Park View St.

Project 217 N Park View St. includes 34 residential units including 32 (1) bedroom units and two (2) Bedroom units. The project is considered 100% affordable and is subject to streamlining per the Mayor's Executive Directive 1. Project 217 N Park View St. is requesting four Off-Menu Density Bonus Incentives. Below, please find a detailed summary of the requests and the findings for each request.

Off-Menu Density Bonus Incentive Requests

1. Incentive: LAMC 12.22.A.25(f)(4)(i): An Off-Menu incentive to increase allowable FAR to 3.25:1 in lieu of 3:1 (9% increase).
2. Incentive: LAMC 12.21.G: An Off-Menu incentive to reduce open space to 2,222 SF in lieu of 3,450 SF (36% reduction).
3. Incentive: LAMC 12.10.C.2: An Off-Menu incentive to reduce the west rear yard setback to 8' in lieu of 15' (47% reduction) and the north and south side yard setbacks to 5'4" in lieu of 7' (24% reduction).
4. Incentive: LAMC 12.22.A.25(g)(2): An Off-Menu incentive to allow 7 trees in lieu of 9 trees (25% reduction).

On/Off-Menu Density Bonus Incentive Findings

Pursuant to Government Code Section 65915, the decision maker shall approve a Density Bonus and requested Incentive(s) unless the decision maker finds that:

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

Project 217 Park View's requested incentives for the increased FAR, reduction in open space, reduced setbacks, and reduced trees are required to develop affordable housing on this site. Without the requested incentives, the maximum allowable density would be limited to 37 units. However, with the aforementioned density bonus incentives, Project 217 N Park View St. will be able to introduce a total of 34 new housing units to help address the city's affordable housing shortfall.

FAR: Increasing the FAR is necessary to optimize land utilization to its fullest potential. It will allow the site to support a larger building with more units and be more financially viable.

Open Space: The reduction in open space allows the project to build more units by utilizing the entire site which produces a building that is financially feasible to support affordable housing.

Setbacks: Reduced setbacks allows for a larger number of affordable units to be built on the site.

Trees: Reduced tree count makes the project more financially viable and allows more space on the site for affordable housing.

2. ***The incentives would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety 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 low-income and moderate-income households.***

Project 217 N Park View St. does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. There is no substantial evidence that the proposed incentives for increased FAR, reduction of open space, reduced setbacks, and reduced trees will have a specific adverse impact on public health and safety.

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

Project 217 Park View's requested incentives for reduction of increased FAR, reduction of open space, reduced setbacks, and reduced trees are not contrary to state or federal law.