

ATTACHMENT "A"

DEVELOPMENT INFORMATION

1136 N. VERMONT AVENUE

PROPERTY INFORMATION

**Per City of Los Angeles Department of City Planning Zoning Information Map Access System (ZIMAS)*

Street Addresses: 1136-1142 ½ N. Vermont Avenue, Los Angeles, CA 90029

Legal Description: FR Lot 18 & FR Lot 19, Vermont Place Tract

Assessor's Parcel Number: 5542-029-002 / 5542-029-003

Lot Area: Approximately 14,005.6 square feet / 0.32 acres (*note - per survey*)

PROPOSED DEVELOPMENT

New construction, use, and maintenance of a 7-story, approximate 75-foot in height, approximate 60,852-square foot mixed use building (the project) containing 65 units (3 studio / 60 one-bedroom / 2 two-bedroom), including 11% of the total project units (8 units) set aside as affordable housing for Extremely Low Income (ELI) households, over approximately 2,088 square feet of neighborhood-serving ground floor commercial space, with at-grade and subterranean parking providing 43 on-site vehicular parking spaces (40 residential and 3 commercial) and 36 bicycle parking spaces (33 residential / 3 commercial). Existing site improvements and landscaping to be removed / replaced.

ENTITLEMENT REQUESTS

Transit-Oriented Communities (TOC) Affordable Housing Incentives Program

pursuant to LAMC Section 12.22 A 31 (e) for a Tier 4 project setting aside 11% of its total project units (8 units) for ELI households, and with two additional incentives requested for setting aside 11% of its base units (4 units) for ELI households, as follows:

- A base incentive to permit up to an 80% increase in density;

- A base incentive to permit an increase in Floor Area Ratio (FAR) from 3:1 up to a maximum of 4.35:1 in a C2-1D Zone;
- A base incentive to permit no required parking for residential units;
- An additional incentive to permit an increase in building height of 11-feet / 1-story to allow a 41-foot setback and a third-story setback in lieu of the otherwise required 30-foot setback and second-story setback; and
- An additional incentive to permit a 25% reduction in Open Space to allow 4,913 square feet in lieu of the otherwise required 6,550 square feet.

Project Permit Compliance pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 C, for compliance with the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP) to permit the construction, use, and maintenance of a new mixed use building within Subarea C (Community Center) of the SNAP.

BACKGROUND INFORMATION

Subject Property

The subject property (*see Figure 1 – ZIMAS Map*) consists of two lots generally located at 1136 N. Vermont Avenue (the property). The property is a rectangular-shaped, interior parcel of land with approximately 14,005.6 square feet of surface land area (per survey). The site fronts approximately 100 feet along the easterly side of Vermont Avenue, with an approximate 140-foot depth, and an approximate 100-foot rear yard.

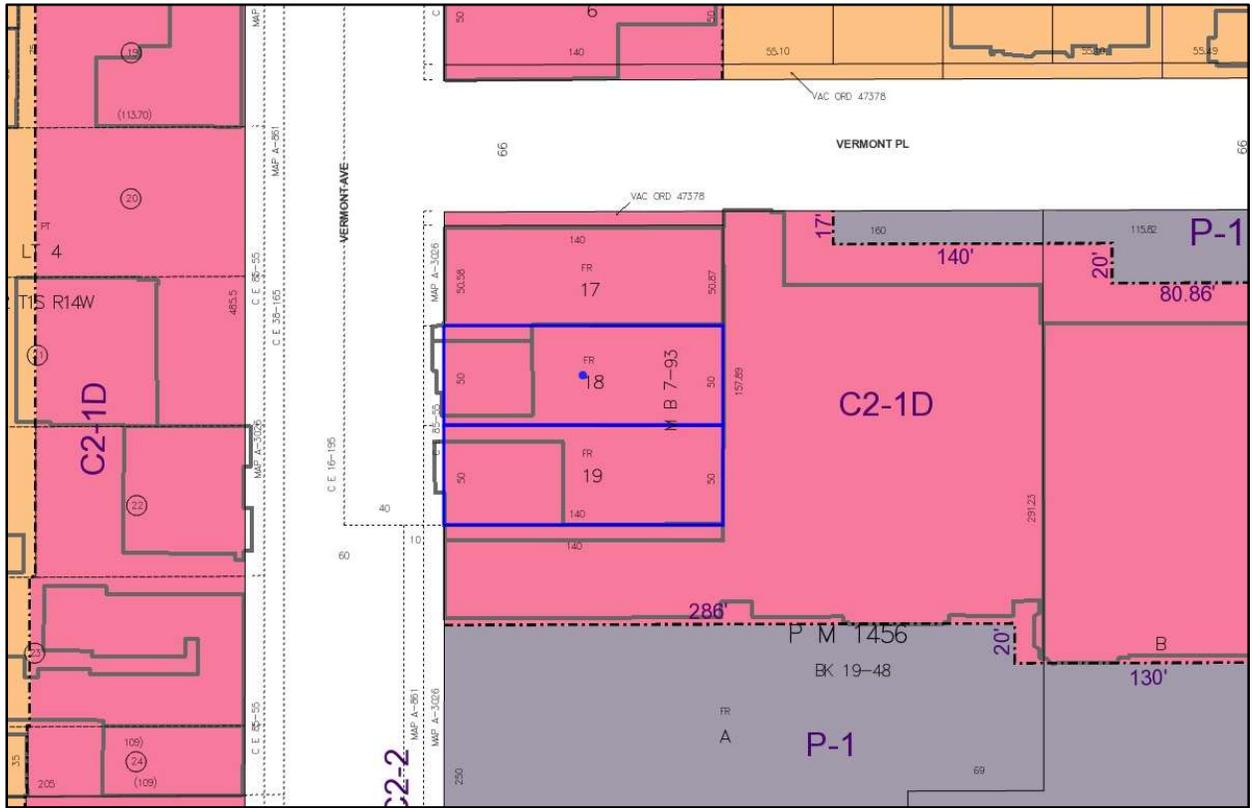


Figure 1 - Subject Property (in blue) ZIMAS Map.

General Plan / Zoning

The property is located within the Hollywood Community Plan area and designated for Highway Oriented Commercial land uses corresponding to the C1, CR, P, RAS3, and RAS4 Zones. The site is accordingly classified in a C2-1D Zone and consistent with the Community Plan land use designation. The site is also located within the SNAP area, in Subarea C – Community Center.

Surrounding Property

Property in the surrounding area is classified in the C2-1D, P-1, RD1.5-1XL, R4-1D, and [Q]C2-2D Zones. The area is improved with a mix of commercial, multi-family residential, and parking uses and public streets.

STREETS AND CIRCULATION

Vermont Avenue, which is located on the easterly side of the property, is designated an Avenue I, dedicated to an approximate width of 100 feet, and improved with asphalt roadway, concrete curb, gutter, and sidewalk. No dedication or improvement is anticipated for the project pursuant to LAMC Section 12.37 A.

RELATED CASES

The following cases are listed for the subject property but are not related to the project:

CPC-2016-1450-CPU
CPC-2014-0669-CPU
CPC-2005-6082-CPU
CPC-2000-1976-SP
CPC-1997-0043-CPU
CPC-1986-0831-GPC
CPC-1984-0001-HD
CPC-1966-21520
Ordinance No. 186735
Ordinance No. 184888
Ordinance No. 184414
Ordinance No. 184385
Ordinance No. 184271
Ordinance No. 182960
Ordinance No. 182173-SA31:1
Ordinance No. 173799
Ordinance No. 173749
Ordinance No. 164687
Ordinance No. 161116-SA18B
Ordinance No. 129279

BUILDING PERMIT RECORDS

1136 N. Vermont Avenue

Permit No. 1921LA14456

Issued for construction of a new real estate office.

Permit No. 1929LA10451

Issued to move flower shop building to the property.

1142 N. Vermont Avenue

Permit No. 1922LA16247

Issued to move a restaurant building to the property.

FINDINGS – TOC AFFORDABLE HOUSING INCENTIVE PROGRAM

Pursuant to LAMC Section 12.22 A 31 (e) and 12.22 A 25 (g) of the LAMC, the Director shall approve a density bonus and requested incentive(s) unless the director finds that:

- 1. The Incentive is not required in order 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 property is located approximately 335 feet norther of the intersection of Vermont Avenue and Santa Monica Boulevard. The intersection is served by the Metro Red Line – Vermont/Santa Monica Station, which qualifies the property as a Tier 4 TOC site. Accordingly, the project provides 11% (8 units) of the 65 total project units for ELI households for 55 years as required by the TOC Guidelines to qualify for TOC Tier 4 base incentives. The project also provides 11% (4 units) of the 35 base density units to qualify for up to three additional incentives, and two are requested.

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, moderate, and extreme 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% gross income based on area median income thresholds dependent on affordability levels.

The list of base incentives in the TOC Guidelines was pre-evaluated at the time the TOC Affordable Housing Incentive Program Ordinance was adopted to include

relief mechanisms that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the base incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

Density – The property is classified in a C2-1D Zone in a Tier 4 TOC Incentive Area. The property is also located in SNAP Subarea C – Community Center. SNAP Section 9 A allows, in pertinent part, R4 uses/density for property Subarea C, with lot area requirements for the property at 1 dwelling unit per 400 square feet of surface land area, which would yield 35.014 by-right units. As a base incentive of the City’s TOC Guidelines per LAMC Section 12.22 A 31, fractional density calculations round units up, so the site would have 36 base units and permit up to an 80% density bonus for Tier 4 projects, in exchange for the provision of a 11% affordable set aside of the total project units reserved for ELI households. Based on the incentive, the applicant would be permitted to build 29 additional density bonus units for up to 65 total project units. In return, the proposed project is required to, and will, set aside at least 11% (8 units) of the total units for ELI households. Therefore, the project is consistent with the provisions of the City’s TOC Guidelines.

FAR – The property is allowed a 3:1 FAR by-right for a mixed use project under SNAP Section 9 B 2. Pursuant to the City’s TOC Guidelines, relief from building FAR is allowable as a TOC base incentive to help provide housing and help alleviate the costs of providing affordable units. Due to the scope of the project, the applicant is requesting a 4.35:1 FAR, or a 45% increase – the allowable increase within a Specific Area limiting FAR, to accommodate the proposed units in the building. The requested incentive would serve to facilitate the provision of new housing on the site, including 8 rent-restricted apartments for ELI households. The proximity to transit at the nearby intersection of Vermont Avenue and Santa Monica Boulevard makes this project an ideal candidate for in-fill development. Therefore, the project is consistent with the provisions of City’s TOC Guidelines.

Automobile Parking – The applicant has selected the No Residential Parking Option for Tier 4, which permits each residential unit to have no on-site vehicle parking spaces per unit. The project will, however, provide 40 parking spaces for the 65 units to allow flexibility in parking accommodations for future tenants. The project will also provide parking as required per SNAP Section 9 E 3, LAMC Section 12.21 A 4 x, and TOC Guideline VI 2 b for the ground floor neighborhood serving space of 3 spaces. Therefore, the project complies with/exceeds the vehicle

parking requirements.

Requested Additional Incentives

The project provides 11% (8 units) of the base density units for ELI households for 55 years to qualify for up to three additional TOC incentives, and two have been selected.

Open Space – The requested open space incentive, allowing a 25 percent reduction of the open space requirements, is expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. Per the LAMC, the proposed project is required 6,550 square feet for open space, however, the project will be utilizing the open space incentive to reduce the minimum open space requirement to 4,913 square feet. The reduction in open space by approximately 25 percent allows the inclusion of affordable housing while still providing usable open space as intended by the code. The requested incentive allows the developer to reduce open space requirements so that affordable housing units reserved for ELI households can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant’s decision to reserve 8 units as affordable housing units reserved for ELI households.

Height – The requested increase in height is expressed in the Menu of Incentives in the TOC Guidelines, which permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. For property in Subarea C of the SNAP, Section 9 B 2 allows an overall building height up to 75 feet. SNAP Design Standard V 6 limits buildings in Subarea B and C to 30 feet within 15 feet of the front property line, and also requires, due to the frontage along Vermont Avenue, that the second floor be set back from the first floor by at least 10 feet. The TOC height incentive, as applicable to the SNAP height and design requirements, allows for an additional 11- to 22-feet in height / and additional story to these standards per the City’s SNAP Height diagram, thereby creating a building envelope with the area necessary to accommodate the proposed density, including the affordable housing units. The project is 7 stories under LAMC, with one level of subterranean parking, and a maximum of 75 feet in height. As proposed, the project provides the SNAP design setbacks, on the third floor and the 15-foot step back of the upper floors, as required. The requested height incentive, in combination with the

requested floor area of 60,852 square feet, will allow the developer to increase the number of units in the building so 8 units for ELI households can be constructed and the overall space dedicated to residential uses is increased. This incentive supports the applicant's decision to reserve 8 units as affordable housing units reserved for ELI households.

These incentives support the applicant's decision to set aside 8 dwelling units for ELI households for 55 years.

2. *The Incentive will have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources 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 general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

There is no evidence 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 objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A 25 (b)). The proposed project and potential impacts will be analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project will determine that it is Categorically Exempt from environmental review pursuant to Article 19, Class 32 of the CEQA Guidelines.

The Class 32 Exemption is intended to promote infill development within urbanized areas. The proposed project qualifies for a Class 32 Categorical Exemption because it conforms to the definition of "Infill Projects". The five (5) conditions which the project must meet in order to qualify for the Class 32 Categorical Exemption are as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres

substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. The project, as proposed, meets all five conditions.

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

FINDINGS – SNAP PROJECT PERMIT COMPLIANCE

Pursuant to LAMC section 11.5.7 C 2, the Director shall grant a Project Permit Compliance upon written findings that the project satisfies each of the following requirements:

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

1. Parks First. Section 6 F of the SNAP requires applicants to pay a Parks First Trust Fund fee of \$4,300 for each new residential unit, prior to the issuance of a Certificate of Occupancy. The project proposes the demolition of two commercial buildings, and the construction, use, and maintenance of a 7-story, mixed use building with 65 units over approximately 2,088 square feet of ground floor neighborhood serving commercial space, resulting in a net increase of 65 residential units. The project is therefore required to pay a total of \$279,500 into the Parks First Trust Fund during plan check. Thus, the project complies with Section 6 F of the SNAP.

2. Use. Section 9 A of the SNAP states that residential uses permitted in the R4 Zone by LAMC Section 12.11 and commercial uses permitted in the C4 Commercial Zone by LAMC Section 12.16 shall be permitted by-right on any lot located within Subarea C. The subject site is approximately 14,005.6 square feet in size, allowing a maximum of 35 base dwelling units per the underlying zone. An 80% increase in the maximum allowable density permitted in the SNAP to construct up to 65 dwelling units in lieu of the otherwise permitted 35 dwelling units, in exchange for setting aside 11% (8 units) of the total 65 units for Extremely Low Income households is allowed by the TOC Program. An approximate 2,088-square foot ground floor neighborhood serving

commercial space is also proposed. Therefore, and as allowed under the TOC Program, the project complies with Section 9 A of the SNAP.

- 3. Height and Floor Area.** For property in Subarea C of the SNAP, Section 9 B 2 allows an overall building height up to 75 feet. SNAP Design Standard V 6 limits buildings in Subarea B and C to 30 feet within 15 feet of the front property line, and also requires, due to the frontage along Vermont Avenue, that the second floor be set back from the first floor by at least 10 feet. The TOC height incentive, as applicable to the SNAP height and design requirements, allows for an additional 11- to 22-feet in height to these standards per the City's SNAP Height diagram, thereby creating a building envelope with the area necessary to accommodate the proposed density, including the affordable housing units. The project is 7 stories under LAMC, with one level of subterranean parking, and a maximum of 75 feet in height. As proposed, the project provides the SNAP design setbacks and a 15-foot TOC step back of the upper floor as required.

Similarly, the property is allowed a 3:1 FAR by-right for a mixed use project under SNAP Section 9 B 2. Pursuant to the City's TOC Guidelines, relief from building FAR is allowable as a TOC base incentive to help provide housing and help alleviate the costs of providing affordable units. Due to the scope of the project, the applicant is requesting a 4.35:1 FAR, or a 45% increase – the allowable increase within a Specific Area limiting FAR, to accommodate the proposed units in the building. The requested incentive to allow 60,852 square feet of floor area would serve to facilitate the provision of new housing on the site, including 8 rent-restricted apartments for ELI households. The proximity to transit at the nearby intersection of Vermont Avenue and Santa Monica Boulevard makes this project an ideal candidate for in-fill development.

The requested height incentive, in combination with the requested floor area, will allow the developer to increase the number of units in the building so 8 units for ELI households can be constructed and the overall space dedicated to residential uses is increased. This incentive supports the applicant's decision to reserve 8 units as affordable housing units reserved for ELI households. Therefore, and as allowed under the TOC Program, the project complies with Section 9 B of the SNAP.

- 4. Transitional Height.** Section 9 C of the SNAP states that portions of buildings on a lot located within Subarea C adjoining or abutting a lot within Subarea A

shall not exceed 25 feet in height, 33 feet in height, and 61 feet in height when located within 0-49 feet, 50-99 feet, and 100-200 feet, respectively. The project site does not abut any properties located within Subarea A. Therefore, Section 9 C of the SNAP does not apply.

5. Usable Open Space. Section 9 D of the SNAP states that mixed use projects with two or more dwelling units must provide specified amounts of common and private open space pursuant to the standards set forth in LAMC Section 12.21 G 2. These requirements are that units containing less than 3 habitable rooms require 100 square feet of Open Space per unit; units containing 3 habitable rooms require 125 square feet of Open Space per unit; and units containing more than 3 habitable rooms require 175 square feet of Open Space per unit. Per the LAMC, the proposed project is required 6, 550 square feet for Open Space, however, the project will be utilizing the TOC Open Space incentive to reduce the minimum Open Space requirement to 4,913 square feet, with 5,015 square feet provided. The requested Open Space incentive, allowing a 25% reduction of the Open Space requirements, is expressed in the Menu of Incentives in the TOC Guidelines which permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The reduction in Open Space by approximately 25% allows the inclusion of affordable housing while still providing usable Open Space as intended by the code and SNAP. The requested incentive allows the developer to reduce Open Space requirements so that affordable housing units reserved for ELI households can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant’s decision to reserve 8 units as affordable housing units reserved for ELI households. Therefore, and as allowed under the TOC Program, the project complies with Section 9 D of the SNAP.

6. Project Parking Requirements. Section 9 E 1 of the SNAP sets forth a minimum and maximum parking standards for residential units, as shown below:

SNAP Minimum

<3 Habitable Rooms = 1 space

>3 Habitable Rooms = 1.5 spaces

0.25 guest spaces per dwelling unit

$(16 \times 1) + (69 \times 1.5) + (85 \times .25) = 141$ spaces

SNAP Maximum

<3 Habitable Rooms = 1 space

=3 Habitable Rooms = 1.5 spaces

>3 Habitable Rooms = 1.5 spaces

0.5 guest spaces per dwelling unit

$(16 \times 1) + (54 \times 1.5) + (15 \times 2) + (85 \times .5) = 169$ spaces

However, the applicant proposes to utilize the automobile parking incentive under the TOC Program, which allows 0 residential parking spaces for Tier 4 sites in exchange for setting aside the required percentage of affordable units, which the project does via the 8 ELI units (11%). The TOC automobile parking incentive replaces the minimum parking requirement in the SNAP; but the project is still subject to the maximum parking requirement per the SNAP. The SNAP limits the maximum number of automobile parking spaces to 98, inclusive of guest parking spaces. The project will provide 40 parking spaces without any guest parking spaces (as permitted by TOC), which is within the maximum requirements.

Section 9 E 2 of the SNAP requires any residential project with two (2) or more dwelling units to provide 0.5 bicycle parking spaces per residential unit. The proposed development consists of 65 residential units, thus, requiring 33 bicycle parking spaces. The project proposes 33 bicycle spaces located within the ground floor parking level as required.

The property is also located within an Enterprise Zone, so pursuant to LAMC Section 12.21 A 4 (x) (3) 6, the required parking for the combined gross floor area of commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development buildings on any lot is 2 spaces per 1,000 square feet of area. Section 9 E 3 of the SNAP sets forth a maximum parking standard for commercial space, which is also 2 spaces per 1,000 square feet of area. There are 3 spaces provided for the ground floor neighborhood serving space within the project, which complies with these requirements.

Therefore, and as allowed under the TOC Program / Enterprise Zone, the project complies with Section 9 E of the SNAP.

- 7. Conversion Requirements.** Section 9 F of the SNAP sets forth requirements pertaining to the conversion of existing structures to residential condominium

uses. The project proposes the demolition of two commercial buildings and a single-family dwelling, and the construction, use and maintenance of an seven-story, mixed used building with 65 residential units over approximately 2,088 square feet of ground floor neighborhood serving commercial space. The project does not include the conversion of existing commercial structures to residential condos. Therefore, Section 9 F of the SNAP does not apply.

8. Pedestrian Throughways. Section 9 G of the SNAP states that applicants shall provide one public pedestrian walkway, throughway, or path for every 250 feet of street frontage for the project. The proposed mixed use building has one street frontage and will occupy approximately 100 feet along the easterly side of Vermont Avenue. Therefore, Section 9 G of the SNAP does not apply.

9. Yards. Section 9 H of the SNAP specifies that no front, side, or rear yard setbacks are required for the development of any project within Subarea C. The project proposes no yard setbacks. Therefore, the new development complies with Section 9 H of the SNAP.

10. Development Standards. Section 9 I of the SNAP requires that all projects be in substantial conformance with the following Development Standards and Design Guidelines. The proposed project will conform to the Development Standards and Design Guidelines.

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.

There is no evidence 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 objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A 25 (b)). The proposed project and potential impacts will be analyzed in accordance with the California Environmental Quality Act (CEQA) Guidelines and the City's L.A. CEQA Thresholds Guide. These two documents establish guidelines and thresholds of significant impact, and provide the data for determining whether or not the impacts of a proposed project reach or exceed those thresholds. Analysis of the proposed project will

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