

**KSK DESIGN, INC.**  
**3435 Wilshire Blvd, Suite 2905**  
**Los Angeles, CA 90010**  
**Tel. 213.388.5807**  
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## **Findings & Justifications**

### **Transit Oriented Communities Density Bonus**

A 7-story, 55-unit apartment building. Tier 3 TOC development  
2700 W 7<sup>th</sup> St  
Los Angeles, CA 90057  
Lot FR61, FR62, FR63 of WEST END TERRACE TRACT  
APN 5141012001, 514012003

### **BACKGROUND**

The subject property is a gently sloping, generally flat parcel addressed 2700 W 7<sup>th</sup> St, Los Angeles, CA 90057. The project site is within Westlake Community Plan Area in the jurisdiction of Central Area Planning Commission, Council District 1 (Gilbert Cedillo) and MacArthur Park Neighborhood Council. The Community Plan designates the site as High Medium Residential land use corresponding to C2-2 Zone. The site is zoned C2-2 erected and used for commercial and residential purposes. Per Section 12.21 C2-1 zone allows multiple dwellings and apartment houses in lieu with R4-2 zone. According to ZIMAS as of 5/3/2018, the site falls in Tier 3 of the Transit Oriented Communities Guidelines. It is also a Transit Priority Area in the City of Los Angeles per ZI-2452, Los Angeles State Enterprise Zone per ZI-2374, and ZI-2499 Redevelopment Project Area: Westlake Recovery. There is no other Zoning or Planning overlay and there is no designated historic resource on site. The subject site is a corner lot fronting 7<sup>th</sup> St to the North-east and Hobart Blvd to the east, is surrounded by other mixed-use buildings to East, West and South. The three parcels are currently developed with commercial buildings each.

Per ZIMAS, the total area of both lots is 12,750 sq. ft., and per a density ratio of 1 dwelling unit per 400 sq. ft., the underlying zoning permits 31 units by right. With density bonus per Transit Oriented Communities Guidelines, the site is allowed 32 base units and 55 units with 70% bonus for Tier 3. The project proposes 49 market rate units and 6 Extremely Low Income units out of 55 units. 10% of the total number of units is Extremely Low income units and therefore the project qualifies for Tier 3 and up to three (3) Additional Incentives.

The project proposes of 7 stories above ground. Ground level consists of parking and commercial space, 2nd floor consists of parking garage and a common area, and from 3<sup>rd</sup>-7<sup>th</sup> floor consists of apartment units. Two elevator and two stairwells provide access to all floors from 1st floor to the roof. Common open space is provided at roof level, as well as private balconies to meet open space requirement per LAMC 12.21.G. The roof deck open space is open to sky.

Three Additional Incentives are requested: (1) 30% side yard reduction, (2) 30% rear yard reduction, and (3) 25% open space reduction. Three Base Incentives are requested: (1) 70% Density Increase (2) 50% FAR increase to 4.5:1, and (3) parking reduction to 0.5 spaces per unit.

All requested incentives and number of incentives requested are consistent with the provisions for Tier 3 Eligible Housing Developments per TOC Guidelines.

### **Consistency with the Community Plan**

The Wilshire Community Plan text identifies the following issue in the Plan Area:

- *Need to preserve the existing character of residential neighborhoods while accommodating more affordable housing and child care facilities.*

The proposed multifamily dwelling is located on a block composed of C2-1 zones, and surrounded by mix-used buildings. There is no particular architectural character in the neighborhood. The proposed project, a new multifamily dwelling in an established medium to high density residential area, will preserve the multifamily residential character of the neighborhood and also add more affordable housing – 6 affordable units.

Following are goals, objectives and policies stated on the Community Plan that are relevant to the project:

*GOAL 1 PROVIDE A SAFE, SECURE, AND HIGH QUALITY RESIDENTIAL ENVIRONMENT FOR ALL ECONOMIC, AGE, AND ETHNIC SEGMENTS OF THE WESTLAKE COMMUNITY.*

*Objective 1-1 Provide for the preservation of existing quality housing, and for the development of new housing to meet the diverse economic and physical needs of the existing residents and expected new residents in the Westlake Community Plan Area to the year 2010*

*1-1.2 Promote neighborhood preservation in all stable residential neighborhoods.*

*1-1.3 Provide for adequate Multiple Family residential development. Program: The Community Plan Map, identifies land where Multiple Family residential development is permitted.*

Per Community Plan, the subject property is designated a High Medium Residential land use. The proposed project will propose 49 new market rate units and 6 Extremely Low Income units. These additional units for Extremely low-income levels will help address the dire need for more housing options in the neighborhood.

*Objective 1-2 Reduce vehicular trips and congestion by developing new housing in close proximity to regional and community commercial centers, subway stations and existing bus route stops.*

*1-2.1 Encourage higher density residential uses near major public transportation centers. Program: To accommodate the anticipated population increase to the Wilshire Community Plan Area by the year 2010, the Plan designates a number of increased residential density city blocks, in close proximity to the City's highest number of major public transit corridors, major bus route stops, and subway stations.*

Project is located in a Transit Oriented Community Area Tier 3 hence it is in proximity to the following transit facilities: less than 2,640 ft. from the Metro Red Line and Purple Line (802) - Westlake/MacArthur Park Station. Both lines also allow transfer to buses and Metro rail lines that provide access to other parts of the Greater Los Angeles area. In addition, there are bus stops for Metro Local 20, 200, 487/489, 720 and 603 within 1,500 ft. of the project site. West-East along Wilshire Blvd and provide connection to Downtown Los Angeles and Century City in the West side of the city. Metro Rapid 720 connects to San Monica, Local 20 connections to Culver City and Downtown, 603 connects with Glendale and the route 200 with Echo Park and USC campus.

**GENERAL FINDINGS - Density Bonus with On-Menu Incentive Items: LAMC 12.22 A.25(g)(2) – To be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse project) shall comply with the following:**

1. The façade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the façade is not a flat surface. Indicate the sheet number on your plans which shows compliance with this requirement:

The project site is located in the East side of the block. It is surrounded by other residential structures. The proposed structure will have 7 stories with a roof deck and open space at the roof level. As shown on A3.0, the façade fronting the street is articulated with molding and balconies that project towards the front yard to provide a break in mass into smaller segments. Alternating materials for the balconies provide further articulation to the front façade.

2. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations. Indicate the sheet number on your plans which shows compliance with this requirement:

The main pedestrian entrance is on Hobart Blvd for the residential units as well as the driveway for the 2<sup>nd</sup> level parking garage, and on 7<sup>th</sup> St for the commercial area as well as the driveway for the ground level parking lot. The pedestrian entrance is emphasized with an awning and full-height glazed doors to make it easy to identify. Windows and balconies with

open metal or glazed guardrails throughout this side of the structure create a sense of connection to the street. See A3.0.

3. The Housing Development Project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments. Please check the “Planning and Zoning” tab under the property profile in ZIMAS at <http://zimas.lacity.org>

The project site is not located in and does not abut any HPOZ. Per inquiry on ZIMAS, on Historic Places LA (<http://www.historicplacesla.org/map>), and at Planning Department public counter, there is no contributing structure on the project site.

4. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.4908 of the Municipal Code. To verify whether a project is located on a substandard street, obtain a Hillside Referral Form from the Bureau of Engineering; to verify whether a project is located within a Very High Fire Hazard Severity Zone, check the “Additional” tab under the property profile in ZIMAS.

Per verification on ZIMAS and at Planning Department public counter, the project is not located in a Hillside Area or Very High Fire Hazard Severity Zone. 7<sup>th</sup> St is a Avenue II with a 46-foot roadway width, pero Bureau of Engineering requirements a 3-foot Highway Dedication along both sides is required. It is developed adequately to provide access by Fire Department and any other City or County agency when necessary.

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