



DEPARTMENT OF CITY PLANNING APPEAL RECOMMENDATION REPORT

City Planning Commission

Date:	June 26, 2025 After 8:30 a.m.	Case No.:	ADM-2025-28-DB-VHCA-1A
Time	14410 Sylvan Street	CEQA No.:	Exempt pursuant to Cal. Pub. Res. Code Section 21080(b)(1)
Place	Room 201 Van Nuys, CA 91401	Council No.:	4 – Raman
		Plan Area:	Van Nuys – North Sherman Oaks
		Specific Plan:	N/A
		Certified NC:	Sherman Oaks
		GPLU:	Medium Residential
		Zone:	[Q]RD1.5-1
		Applicant/Owner:	Adam Moloudi & Simin Tolouie Moloudi
		Representative:	Jonathan Riker Venable, LLP

This meeting may be available virtually in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information at: [Commissions, Boards, and Hearings | Los Angeles City Planning](#)

Public Hearing:	Required	Appellants:	Nuno Freire Malo Liming Zhou
Appeal Status:	Not further appealable		
Expiration Date:	July 14, 2025		
Multiple Approval:	No		

PROJECT LOCATION: 14723 West Magnolia Boulevard (14719 & 14721 West Magnolia Boulevard)

PROPOSED PROJECT: Construction, use and maintenance of a new four-story, 19,785 square-foot, 22 percent affordable multi-unit residential building consisting of 10 market-rate units and two (2) units reserved for Very Low Income households for a total of 12 units utilizing On-Menu Density Bonus incentives pursuant to Los Angeles Municipal Code ("LAMC") 12.22 A.25. The project will provide a minimum of 12 automobile parking spaces, 12 bicycle parking spaces, 1,250 square feet of open space, and three (3) on-site trees.

APPEALS: Appeal of the April 15, 2025 Letter of Compliance for a Ministerial On-Menu Density Bonus under Case No. ADM-2025-28-DB-VHCA which:

1. Determined, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to California Public Resources Code Sections 21080(b)(1) and 21080.27(b)(1); and
2. Approved with Conditions, pursuant to CA Government Code Section 65915 and LAMC Section 12.22 A.25, a Ministerial On-Menu Density Bonus Compliance Review for a 22 percent Affordable Housing Development (as defined in CA Government Code Section 65915(b)(1)(A) for a project totaling 12 units, reserving two (2) units for Very Low Income Household occupancy for a period of 55 years. As the project is reserving more than 15 percent of units for Very Low Income Household occupancy, the project is allowed up to three (3) incentives pursuant to CA Government Code Section 65915(d)(2) and the following on-menu incentives were granted:
 - a. An 11-foot increase in maximum allowable height for the portion of the building greater than 50 feet from adjacent R1-zoned properties, for a maximum allowable height of 46 feet in lieu of the permitted 35 feet pursuant to the site's Q Conditions (Ordinance No. 167,939).
 - b. An up to 20% reduction in the east side yard to permit 5'-9" in lieu of 7' in the RD1.5 Zone (LAMC 12.09.1 B.2(a)).
 - c. An up to 20% reduction in the west side yard to permit 5'-9" in lieu of 7' in the RD1.5 Zone (LAMC 12.09.1 B.2(a)).

RECOMMENDED ACTIONS:

1. **DETERMINE** that based on the whole of the administrative record, the project is statutorily exempt from the California Environmental Quality Act ("CEQA") as a ministerial project, pursuant to CA PRC Sections 21080(b)(1) and 21080.27(b)(1).
2. **DENY** the appeal and **SUSTAIN** the Department of City Planning's ("City Planning") Letter of Compliance as conditioned to approve a Ministerial Density Bonus Compliance Review for a 22 percent Affordable Housing Development (as defined in CA GC Sections 65915(b)(1)(A), for a project totaling 12 units, reserving two (2) units for Very Low Income Household occupancy for a period of 55 years. As the project requested a waiver from maximum controls on density, the project is allowed up to three (3) incentives pursuant to CA GC Section 65915(e)(3) and the following on-menu incentives are granted:
 - a. **Height (On-Menu Incentive).** An 11-foot increase in maximum allowable height for the portion of the building greater than 50 feet from adjacent R1-zoned properties, for a maximum allowable height of 46 feet in lieu of the permitted 35 feet pursuant to the site's Q Conditions (Ordinance No. 167,939).
 - b. **Side Yard Setback (On-Menu Incentive).** An up to 20% reduction in the east side yard to permit 5'-9" in lieu of 7' in the RD1.5 Zone (LAMC 12.09.1 B.2(a)).

- c. **Side Yard Setback (On-Menu Incentive).** An up to 20% reduction in the west side yard to permit 5'-9" in lieu of 7' in the RD1.5 Zone (LAMC 12.09.1 B.2(a)).

3. **ADOPT** the conditions of approval and findings of the April 15, 2025, Director of Planning Letter of Compliance.

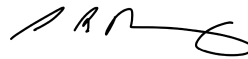
VINCENT P. BERTONI, AICP
Director of Planning

Approved by:

Reviewed by:

 for Blake Lamb

Blake Lamb, Principal City Planner



JoJo Pewsawang, Senior City Planner

Reviewed by:

Prepared by:



Maren Gamboa, City Planner



Sasha Kassab, Planning Assistant

BL:JP:MG:SK

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to the programs, services, and activities. Sign language interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days' notice is strongly recommended. For additional information, please contact the Commission Secretariat (213) 978-1300.

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Exhibit B – City Planning Case No. ADM-2025-28-DB-VHCA
Letter of Compliance approved April 15, 2025

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PROJECT ANALYSIS

PROJECT SUMMARY

The proposed project was approved under Case No. ADM-2025-28-DB-VHCA on April 15, 2025, by the Director of Planning as a 12-unit, 19,785 square foot multi-unit housing development (**see “Exhibit A” – Project Plans and “Exhibit B” – Letter of Compliance**). The project is four (4) stories, 46 feet in height. The proposed project will reserve 22 percent of the units for affordable housing for Very Low Income households. Pursuant to State Density Bonus Law under GC Section 65915(d)(2)(C), a project located within one-half mile of a Very Low Vehicle Miles Traveled (Very Low VMT) area (AB 2334) with at least 15 percent of units reserved for Very Low Income households may be granted a 50 percent density bonus. Pursuant to GC Section 65915(p), Density Bonus projects require a minimum of one (1) onsite automobile parking space for each unit with zero to one (1) bedroom, and a minimum of one (1) and one-half (½) parking spaces for each unit with two (2) to three (3) bedrooms. The project proposes 10 units with one (1) bedroom and two (2) units with two (2) to three (3) bedrooms, so the project is required to provide 13 automobile parking spaces. Pursuant to LAMC Section 12.21 A.4, 10% of automobile parking spaces may be replaced with bicycle parking spaces. Therefore the project proposes 12 automobile parking spaces. The project is providing a minimum of 12 bicycle parking spaces as required pursuant to LAMC Section 12.21 A.16 and regulated by the Los Angeles Department of Building and Safety (“LADBS”). The project will take pedestrian access on Magnolia Boulevard, and vehicular access through the alley which abuts the rear of the project site.

By virtue of utilizing state density bonus law (AB 2334) to provide a 22 percent affordable housing project for Very Low Income household occupancy, the project is granted the ability to utilize the maximum density allowed in the Medium Residential land use designation, which is R3. The R3 zone allows multi-family uses at a density of one unit per 800 square feet of lot area for a base density of 10 units and thus the ability to apply the density bonus statute to obtain the 50 percent density bonus afforded by State law. The project is utilizing a 20% density bonus for an additional two (2) units.

As conditioned under Case No. ADM-2025-28-DB-VHCA and as shown on **“Exhibit A,”** the project is providing a minimum of 1,250 square feet of open space, and in compliance with LAMC Section 12.40, a minimum total of 313 square feet of landscaped open space is required (25 percent of open space shall be landscaped). The project also proposes an additional 445 square feet of open space.

As conditioned (**Condition No. 12**) and as shown on **“Exhibit A,”** a minimum of three (3) 24-inch box trees, or larger, shall be provided on site as required pursuant to LAMC Section 12.21 G.2. There is one (1) existing on-site tree to be removed.

BACKGROUND

Subject Site

As shown in **Figures 1 and 2**, the subject site is a regular-shaped lot located on Magnolia Boulevard, between Willis Avenue and Cedros Avenue (**see “Exhibit C”**). The subject site is approximately 6,914 square feet in lot area according to ZIMAS. The subject site is located within the Van Nuys – North Sherman Oaks Community Plan area and is zoned [Q]RD1.5-1 with a General Plan Land Use Designation of Medium Residential. The Q condition is pursuant to Ordinance No. 167,939 which limits the height to 35 feet. The Medium Residential Land Use designation allows for the R3 zone. The subject site is not located within a geographic specific plan area or a community design overlay. The project site is currently developed with three (3) residential units, according to Los Angeles County Assessor Data on ZIMAS under Assessor Parcel No. 2249020001 which state three (3) residential units were built in 1949, with satellite photos indicating it has been developed with three (3) residential units since at least 2001.

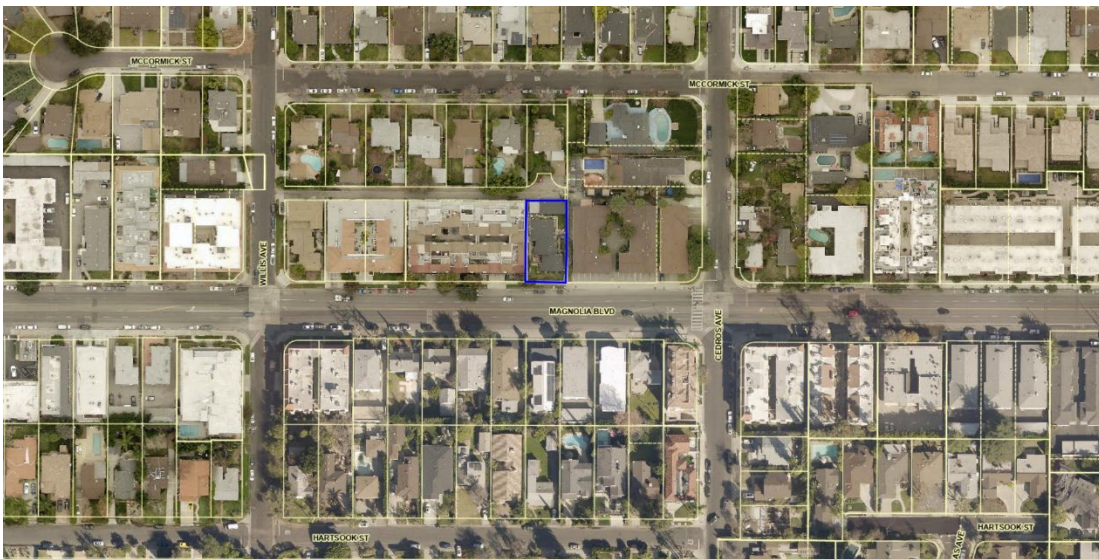


FIGURE 1. AERIAL VIEW



FIGURE 2. ZIMAS MAP

The site has a previously approved case (APCSV-2017-894-ZC) for a Zone Change to (T)[Q]R3-1 (**see “Exhibit D”**). The Zone Change was approved on April 5, 2018 with a 6 year original expiration and 1075 allowable tolling days, which makes the new expiration date September 16, 2027. The Zone Change has not been effectuated as of the filing of this case. The site may have concurrent approved entitlements but only one (1) entitlement may be utilized. The project is not proposing to utilize the zone change approved under this case and is therefore utilizing the underlying zoning regulations.

According to the Tree Disclosure Statement dated February 21, 2025, prepared by Apolonio Gomez (License No. 676), there are no protected trees on-site and no trees were removed within the past two years.

Magnolia Boulevard is designated Avenue II by the City’s Mobility Plan 2035, with a designated right-of-way width of 86 feet and a designated roadway width of 56 feet. The north side of Magnolia Street is improved with a curb, gutter, and sidewalk.

ZIMAS shows that the subject site is located in an area designated as Very Low Vehicle Traveled Area (Very Low VMT) pursuant to State AB 2334. A “Very Low Vehicle Travel Area” is defined by California Government Code Section 65915(o)(9) to mean an urbanized area, as designated by the United States Census Bureau, where the existing residential development generates vehicle miles traveled per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita.

The site is also located within an Urban Agriculture Incentive Zone (UAIZ), which allows landowners to enter into a voluntary contract with the City to use vacant properties for active agricultural purposes in exchange for a potential property tax reduction. No agricultural uses under a UAIZ are currently requested or approved herein.

ZIMAS records show that the subject site is not located within an area designated as a Hillside, Airport Hazard, or Coastal Zone. The subject site is not located within a Very High Fire Hazard Severity Zone, Watercourse, Methane Hazard Site, High Wind Velocity Area, or BOE Special Grading Area. There are no known oil wells on the subject site. Further, the site is not located within the Santa Monica Mountains Zone, or an area designated as a Biological Resource Potential, Mountain Lion Potential or Monarch Butterfly Potential. The subject site is not an historic resource.

According to ZIMAS records, the subject site is located approximately 6.45 km from the nearest known fault (Hollywood Fault) and within a Liquefaction area. ZIMAS shows that the subject site is not located within an Alquist-Priolo Fault Zone, Landslide area, Preliminary Fault Rupture Study Area, or Tsunami Hazard Area. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

Surrounding Properties

The surrounding area consists of properties zoned R3 and RD1.5 to the south across Sherman Way, as well as the east and west along Sherman Way, and are developed with multi-family dwellings. Properties to the north of the site are zoned R1 and are developed with single-family dwellings.

APPROVED ACTION

Case No. ADM-2025-28-DB-VHCA

On April 15, 2025, the designee of the Director of Planning issued a Letter of Compliance ("4/15/2025 Letter of Compliance") for a Ministerial On-Menu Density Bonus under Case No. ADM-2024-28-DB-VHCA to approve a 22 percent Affordable Housing Development (as defined in California Government Code Section 65915(b)(1)(C) and (G)), for a project totaling 12 units, reserving two (2) units for Very Low Income Household occupancy for a period of 55 years. The project is allowed three (3) incentives pursuant to California Government Code Section 65915(d)(2). Accordingly, the following On-Menu incentives were granted under Case No. ADM-2025-28-DB-VHCA:

1. **Height (On-Menu Incentive).** The project shall be limited to a maximum height of 46 feet in lieu of the maximum allowed height of 35 feet pursuant to Ordinance No. 167,939.
2. **Easterly Side Yard Setback (On-Menu Incentive).** An up to 20% reduction in the easterly side yard to permit five (5) feet and nine (9) inches in lieu of seven (7) feet in the RD1.5 zone (LAMC 12.09 C.2).
3. **Westerly Side Yard Setback (On-Menu Incentive).** An up to 20% reduction in the westerly side yard to permit five (5) feet and nine (9) inches in lieu of seven (7) feet in the RD1.5 zone (LAMC 12.09 C.2).

Further, as a ministerial project, the project was found to be statutorily exempt from the California Environmental Quality Act ("CEQA") pursuant to State Public Resources Code Section 21080(b)(1).

On-Menu Density Bonus Ministerial Review Process

California Government Code (CA GC) Section 65915 et seq. regulates Density Bonus housing development projects. Pursuant to CA GC 65915(a)(1):

When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall comply with this section.

CA GC 65915(a)(2) continues as follows:

A local government shall not condition the submission, review, or approval of an application pursuant to this chapter on the preparation of an additional report or study that is not otherwise required by state law, including this section.

Further, CA GC 65915(a)(1)(D)(i) requires that a Density Bonus housing development project determination issued by a local government shall determine the following:

(I) The amount of density bonus, calculated pursuant to subdivision (f), for which the applicant is eligible.

(II) If the applicant requests a parking ratio pursuant to subdivision (p), the parking ratio for which the applicant is eligible.

(III) If the applicant requests incentives or concessions pursuant to subdivision (d) or waivers or reductions of development standards pursuant to subdivision (e), whether the applicant has provided adequate information for the local government

to make a determination as to those incentives, concessions, waivers, or reductions of development standards.

As further regulated under CA GC 65915(b), a city is required to grant the corresponding percentage of density bonus as specified in Section 65915(f), incentives and concessions as described in Section 65915(d) and parking ratios as described in Section 65915(p).

The project proposes 22 percent of the project's total number of dwelling units as affordable to Very Low Income Household occupancy. In the event the applicant reduces the project's percentage of affordable units, a substantial conformance review process along with required fees shall be required as conditioned in the 4/15/2025 Letter of Compliance (**Condition No. 4**).

Pursuant to State Density Bonus Law under Government Code Section 65915(d)(2)(D), a project located within a Very Low Vehicle Miles Traveled (Very Low VMT) area or (AB 2334) with 15 percent or more units reserved for Very Low Income household occupancy may receive an up to 50% density bonus. In compliance with State Density Bonus law, 14 automobile parking spaces are required. Bicycle parking replacement pursuant to LAMC 12.21 A.4 allows the project to replace one (1) automobile parking space with bicycle parking spaces. Therefore, the project is required to provide 12 automobile parking spaces and 12 automobile parking spaces are proposed.

The City's Density Bonus Ordinance (codified at LAMC Section 12.22 A.25) and State Density Bonus law (Government Code Section 65915) outline types of relief that minimize restrictions on the size of the project. In exchange for meeting the minimum set-aside requirements, the project may receive a set of incentives, concessions, and/or waivers to deviate from development standards in order to facilitate the provisions of affordable housing at the site. The approved incentives and waivers allow the developer to expand the building envelope so the additional affordable units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased.

Given that the applicant is providing 22 percent of dwelling units to be affordable at Very Low Income Household occupancy for a period of 55 years, and meets the criteria outlined in Government Code Section 65915(d)(2)(C), the project is eligible for the base incentives and up to three incentive per California Government Code Section 65915(d)(2)(C). Pursuant to State Density Bonus law and LAMC Section 12.22 A., the project is eligible for, and has been granted three on-menu incentives to construct the proposed project as follows:

1. **Height (On-Menu Incentive).** The project shall be limited to a maximum height of 46 feet in lieu of the maximum allowed height of 35 feet pursuant to Ordinance No. 167,939.
2. **Easterly Side Yard Setback (On-Menu Incentive).** An up to 20% reduction in the easterly side yard to permit five (5) feet and nine (9) inches in lieu of seven (7) feet in the RD1.5 zone (LAMC 12.09 C.2).
3. **Westerly Side Yard Setback (On-Menu Incentive).** An up to 20% reduction in the westerly side yard to permit five (5) feet and nine (9) inches in lieu of seven (7) feet in the RD1.5 zone (LAMC 12.09 C.2).

As disclosed in Planning's January 25, 2021, memorandum entitled "On-Menu Density Bonus Ministerial Review Process" ("1/25/2021 Density Bonus Memo" – **see "Exhibit E"**), the City does not have the authority to deny a density bonus or an on-menu incentive in the absence of objectively defined circumstances. Further, the City does not have the authority to require a

discretionary approval for a density bonus with an on-menu request absent any additional entitlement requests. Pursuant to CA GC Sections 65915(f)(5) and (j)(1):

(f)(5) The granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval.

(j)(1) The granting of a concession or incentive shall not require, or be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval.

Pursuant to CA GC Section 65915(d)(1), the City has the authority to deny a density bonus or requested incentive only when the City makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive 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.

(C) The concession or incentive would be contrary to state or federal law.

The California Health and Safety Code Section 65589.5(d)(2) defines a specific, adverse impact as follows:

(2) ...As used in this paragraph, a "specific, adverse impact" means 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. The following shall not constitute a specific, adverse impact upon the public health or safety:

(A) Inconsistency with the zoning ordinance or general plan land use designation...

As such, density bonus on-menu requests are ministerial and not discretionary based on restrictions in State Density Bonus law. Planning operates under the framework that the on-menu incentives codified in LAMC Section 12.22 A.25 provide additional buildable area that in turn provides additional project income and affordable housing costs. On the basis of State Density Bonus law, a finding is not needed to justify an on-menu density bonus request. Further, incentives and waivers can only be denied when the request has a specific, adverse impact upon public health and safety or an historic resource and there is no feasible method to mitigate or avoid the specific, adverse impact. Denial of an on-menu density bonus requires that a specific, adverse impact be quantifiable, direct, and unavoidable based on objective, identified, written public health or safety standards or conditions when the application was deemed complete.

Ministerial actions are exempt from CEQA pursuant to State PRC Section 21080. CEQA Guidelines Section 15369 defines "ministerial" as follows:

“Ministerial” describes a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out.

As disclosed in the 1/25/2021 Density Bonus Memo (**“Exhibit E”**), Planning has no subjective discretion to approve or deny on-menu density bonus incentives. Planning is unable to address environmental impacts related to the project by State law. The State has determined that for ministerial projects, either no significant impact would exist and/or the public benefits of the 22 percent Affordable Housing Development will outweigh any impacts.

As applied here, the record does not contain substantial evidence that would allow the decision maker to make a finding that the approved incentives for an increase in height and an east and west side yard reduction do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health and Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low 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 a predetermined percentage of income based on area median income thresholds dependent on affordability levels. The Density Bonus incentives result in identifiable and actual cost reductions to provide for affordable housing costs because the incentives by their nature increase the scale of the project and thus facilitates the provision of affordable housing units. The project includes three (3) On-Menu Incentives, which further expand the building envelope and residential floor area and allow for identifiable cost reductions in providing for the affordable units. The requested incentives for an increase in height and reduction in yard setbacks permit exceptions to zoning requirements that result in building design or construction efficiencies to provide for affordable housing costs. The requested incentives allow the developer to expand the building envelope and residential floor area so the additional units can be constructed, and the overall space dedicated to residential uses is increased.

There is also no evidence in the record that the approved incentives would 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” per LAMC Section 12.03. The project 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. Soils will be reviewed by LADBS for compliance with Code requirements prior to issuance of a building permit. Site ingress and egress will be reviewed and approved for Code compliance by the Los Angeles Department of Transportation (“LADOT”). There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. The project is not located on a substandard street in a Hillside area or in a Very High Fire Severity Zone. Based on the above, there is no basis to deny the incentives.

Findings can only be made by the Director of Planning to deny a density bonus project if the requested incentives would have a specific, adverse impact on health and safety. Planning has very narrow authority regarding Density Bonus Affordable Housing Development projects, and Planning review for project compliance is one step in the process of constructing an Affordable Housing Development. As with all new construction projects, multiple City Departments, including but not limited to LADBS, Los Angeles Fire Department (“LAFD”), and LADOT review a project for compliance with State and local laws during the Plan Check process (see **“Exhibit F”**).

The project applicant has met all requirements for Planning's compliance review. Specialized requirements for filing a density bonus project are listed on "Findings/Special Requirements: Density Bonus, Conditional Use, Public Benefit Project Housing Incentives" Form No. CP13-3251 (**see "Exhibit G"**). In compliance with filing requirements, the applicant filed an Affordable Housing Referral Form No. CP13-4043 under Case No. PAR-2024-7468-AHRF (**see "Exhibit H"**). As disclosed under Case No. PAR-2024-7468-AHRF completed on December 6, 2024, the applicant is providing two (2) units affordable to Very Low Income Household occupancy (22 percent) and 10 market-rate units (88 percent). As conditioned herein (**Condition Nos. 3 and 4**) and as enforced by the Los Angeles Housing Department ("LAHD"), all units will be provided to households at income levels that meet the requirements of the State Department of Housing and Community Development ("HCD") and U.S. Department of Housing and Urban Development ("HUD").

Additionally, the applicant filed an optional Housing Crisis Act (HCA) Vesting Preliminary Application (CP13-4062) under Case No. PAR-2024-2367-VHCA (**see "Exhibit H"**). Additional papers and forms filed by the applicant are included in Case File No. ADM-2025-DB-VHCA and are by reference incorporated herein including but not limited to Preliminary Zoning Assessment Form No. CP-4064; (Housing Crisis Act of 2019 ("HCA") Replacement Unit Determination; color elevations and renderings; and findings.

Housing Replacement

Pursuant to California Government Code Section 66300 et seq. Housing Crisis Act of 2019, as amended by Senate Bill 8 and Assembly Bill 1218), any proposed development project that requires the demolition of existing residential dwelling units or occupied or vacant Protected Units or is located on a site where Protected Units were demolished in the previous 5 years, is subject to replacement. The HCA Replacement Unit Determination issued by Los Angeles Housing Department dated September 18, 2024 (**see "Exhibit I"**), indicates three (3) residential units were sited on the property within the last 5 years, and three (3) units are subject to replacement. Two (2) units are subject to replacement as affordable Protected Units and one (1) unit is subject to replacement at market rate. Since this project proposes two (2) affordable units and 10 market rate units, there will be no net loss of housing.

APPEAL POINTS/STAFF RESPONSES

A timely appeal was submitted on April 30, 2025, to the Planning Development Services Center during the appeal period for Case No. ADM-2025-28-DB-VHCA. As codified in Chapter 1A, LAMC Section 13B.2.5.G.3(b), for on-menu density bonus projects subject to LAMC Section 12.22 A.25, 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 aggrieved by the Director's decision may file an appeal. Two (2) appeals were filed by two (2) different neighbors abutting the subject site.

The accepted appeals (**see “Exhibit J” and “Exhibit K”**) were each filed by an abutting property owners who provided proof of residency as required by the LAMC (for example, property tax bill, driver's license, utility bill):

- Nuno Freire Malo – 14722 McCormick Street (**see “Exhibit J”**)
- Liming Zhou – 5219 Cedros Avenue (**see “Exhibit K”**)

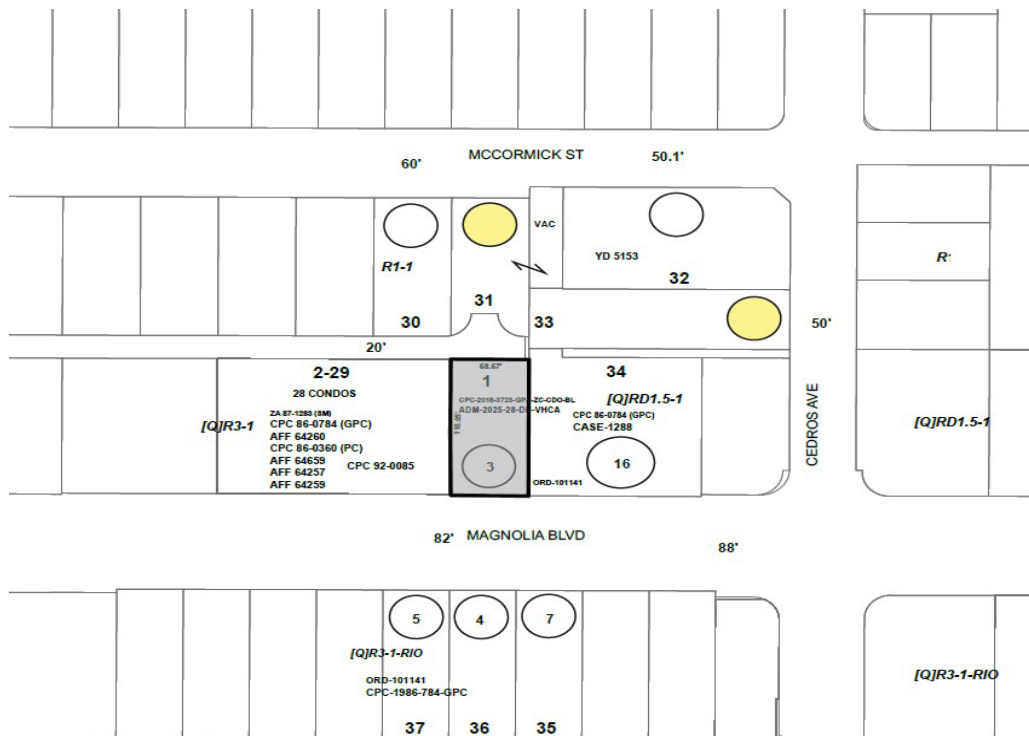


FIGURE 3. Location of Appellants related to subject property

The following points are compiled and summarized from the accepted appeals. Planning staff responses follow each appeal point.

Appeal Point 1 – Development Standards

- **Residential Density** – *The proposed building will turn a bungalow type structure into a multiple story building and adversely change the characteristics of the neighborhood.*

The gradual, respectful balance between one-story homes and modest multi-family structures is being replaced by a high-density, vertical development model that does not belong on a quiet residential block.

- **Height** – *The approval will allow the developer to build a building that is 4 stories high. ...The new building will be up to 46 feet tall, and it will practically hover over our house. The proposed building will block the direct sunlight to our house and yards because of its height... [and] will turn a bungalow type structure into a multiple story building and adversely change the characteristics of the neighborhood.*

This proposed structure would be a full four stories, with no such design compromises, resulting in a building that towers over the surrounding neighborhood, eliminating privacy, blocking natural light, and establishing direct lines of sight into the backyards and interior spaces of neighboring homes- including mine. It will materially reduce the quality of life and the market value of my property. This development would be the first full four-story building adjacent to and interacting with this alley, establishing a troubling precedent that undermines the existing character of the neighborhood.

Staff Response:

The project avails itself of provisions in the LAMC and State Government Code for projects providing 22 percent affordable housing units. As such a project, it qualifies for On-Menu Density Bonus incentives that have been deemed to be consistent with the code by virtue of being pre-vetted incentive options.

Government Code Section 65915 allows for an up to 50 percent density bonus for affordable housing projects with more than 15 percent of units reserved for Very Low Income household occupancy located in Very Low Vehicle Miles Traveled areas as defined by Government Code Section 65915(o)(10). The project is granted the ability to utilize the maximum density allowed in the Medium Residential land use designation, which is R3. The project site is within a Very Low Vehicle Miles Traveled area and is therefore allowed an up to 50 percent density bonus on what is usually allowed in the R3 Zone.

Projects meeting these criteria are also allowed up to three (3) incentives pursuant to CA Government Code Section 65915(d)(2). The menu of incentives is codified in LAMC 12.22 A.25(e)(1). Pursuant to LAMC 12.22 A.25(e)(1), the project may be allowed an 11-foot increase in maximum allowable height. The site's Q Conditions (Ordinance 167,939) limit the project site's building height to 35 feet. By utilizing on-menu height incentive, the project may go as high as 46 feet for the portion of the building greater than 50 feet from adjacent R1-zoned properties. The project is proposing 45 feet and five (5) inches for the portion of the building greater than 50 feet from adjacent R1-zoned properties, and 35 feet for the portion of the building within 50 feet of adjacent R1-zoned properties. The predominant building mass will be oriented towards Magnolia Boulevard. Additionally, privacy and views are not a protected property right.

Pursuant to CA GC Section 65915(d)(1), the City has the authority to deny a density bonus or requested incentive only when the City makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 and Section 50053 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive 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.

(C) The concession or incentive would be contrary to state or federal law.

The California Health and Safety Code Section 65589.5(d)(2) defines a specific, adverse impact as follows:

(2) ...As used in this paragraph, a "specific, adverse impact" means 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. The following shall not constitute a specific, adverse impact upon the public health or safety:

(A) Inconsistency with the zoning ordinance or general plan land use designation...

Density bonus on-menu requests are ministerial based on restrictions in State Density Bonus law that prevent the City from disapproving such requests unless the City can prove that the concession or incentive does not result in cost reductions or have a specific adverse impact. To deny a concession or incentive, the burden of proof is on the City to show that the requested incentive or concession would not result in cost reductions or would have a specific adverse impact.

Planning operates under the framework that the on-menu incentives codified in LAMC Section 12.22 A.25(f) provide additional buildable area that in turn provides additional project income and affordable housing costs. On-menu incentives codified in LAMC Section 12.22 A.25(f) include the following:

- Height. An up to 11-foot or one-story, whichever is lower, increase in height is allowed as an on-menu incentive pursuant to LAMC Section 12.22 A.25(f)(5). The height increase may be applied to the maximum allowable height in feet or stories permitted by the zone.

In compliance with LAMC Section 12.22 A.25(f)(5), the applicant is requesting and has been approved for an up to 11-foot increase in height for the portion of the building greater than 50 feet from adjacent R1-zoned properties. There is no height increase abutting R1-zoned properties.

Therefore, the proposed project metrics are well within the limits otherwise allowed on the subject site.

Appeal Point 2 – Parking and Access

- **Lack of Parking** – *The proposed building will inevitably worsen the parking situation in our neighborhood.*
- **Alley Access** – *The proposed new building raises its number of rental units from 3 to 12 and its parking spaces from 3 to 12. This many-folds of increase will dramatically worsen the traffic condition in the small and dead-ended alley way we share in addition to the added noise and pollution. The new building will have its garage open to the alley and will create safety hazard for the neighboring residents who use the alley way. [Neighboring residents and their children] use that alley to walk to their school and the increased vehicle traffic will definitely make it a lot more dangerous for us to use the alley way.*

This alley was designed for low-traffic, residential use, not as a primary access route for large multi-unit buildings. All other apartment buildings along this block of Magnolia have their parking entrances on Magnolia Boulevard, which is equipped to handle the volume and turning radius required.

Staff Response:

Government Code Section 65915(p) outlines the following parking ratio for density bonus projects: one (1) parking space for every zero to one-bedroom unit and one and one-half (1.5) parking spaces for every two to three-bedroom unit. "Upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests" which exceeds the above parking ratio (Government Code Section 65915(p)). The project proposes 10 one-bedroom units and two (2) two-bedroom units, so 13 parking spaces are required. The project is utilizing bicycle parking replacement pursuant to LAMC Section 12.21 A.4, which allows for 10% of automobile parking spaces to be replaced with bicycle parking. The project proposes replacement of one (1) automobile parking space, which results in 12 automobile parking spaces.

Lots in the R1-1 zone are subject to rear setback requirements for buildings and structures. If the project were developed with single family homes, there is no restriction on where cars may be parked or operated past the front yard setback. The project site is within the [Q]RD1.5 Zone, which requires a 15-foot rear setback from the midpoint of the alley. This project is proposing 17 feet and 11 inches from the midpoint of the alley. Parking spaces will not be within this rear setback area (Figure 4).

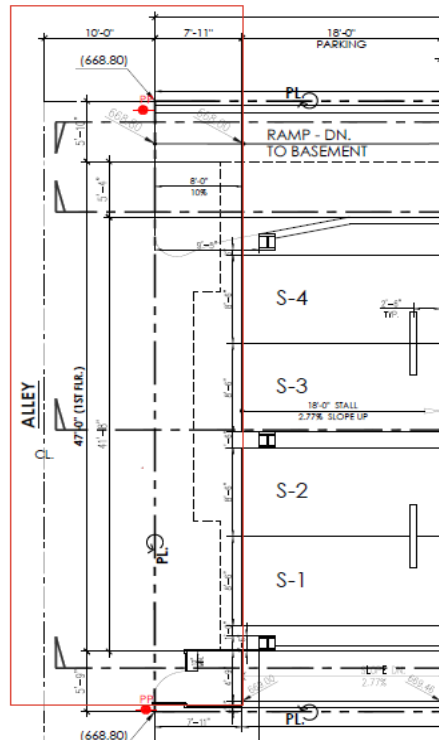


FIGURE 4. Location of rear setback and surface parking areas.

Eight (8) parking spaces are proposed for the underground parking garage and four (4) will be located in a surface parking lot. The four (4) surface parking spaces will be compact spaces

(Figure 4). Additionally, five (5) of the 12 spots will be Electric Vehicle spaces. This mix of parking types and the underground parking structure will further reduce noise and pollution instances.

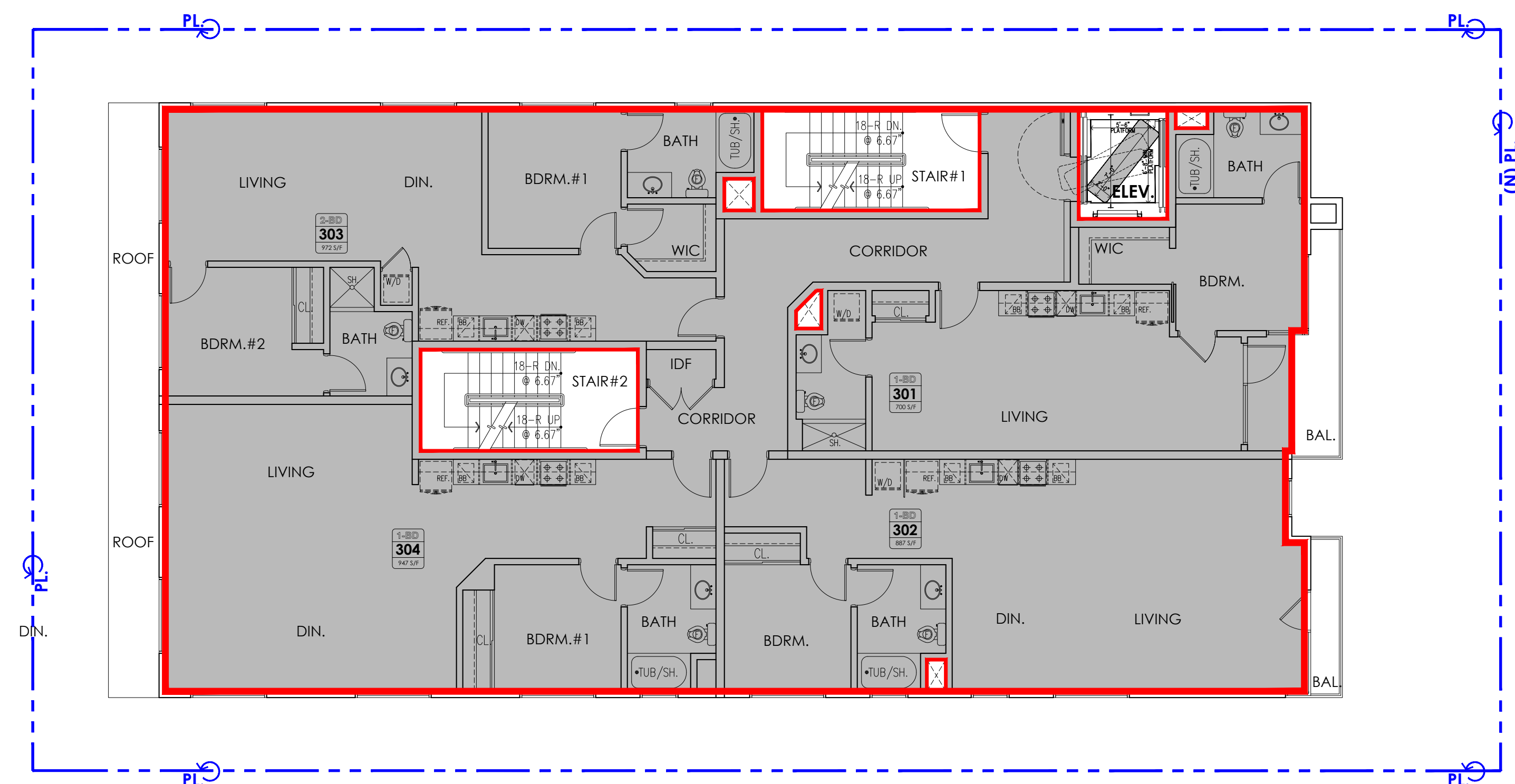
The definition of an alley is “a public way, other than a street or highway, providing a means of vehicular access to abutting property” pursuant to LAMC 17.02. The alley meets dimensions standards for an alley and there is no indication that the design is insufficient to provide access for this residential use. Since alleys are to be used for vehicular access, the project’s use of the rear abutting alley for vehicular access should not affect pedestrian circulation.

CONCLUSION AND STAFF RECOMMENDATIONS

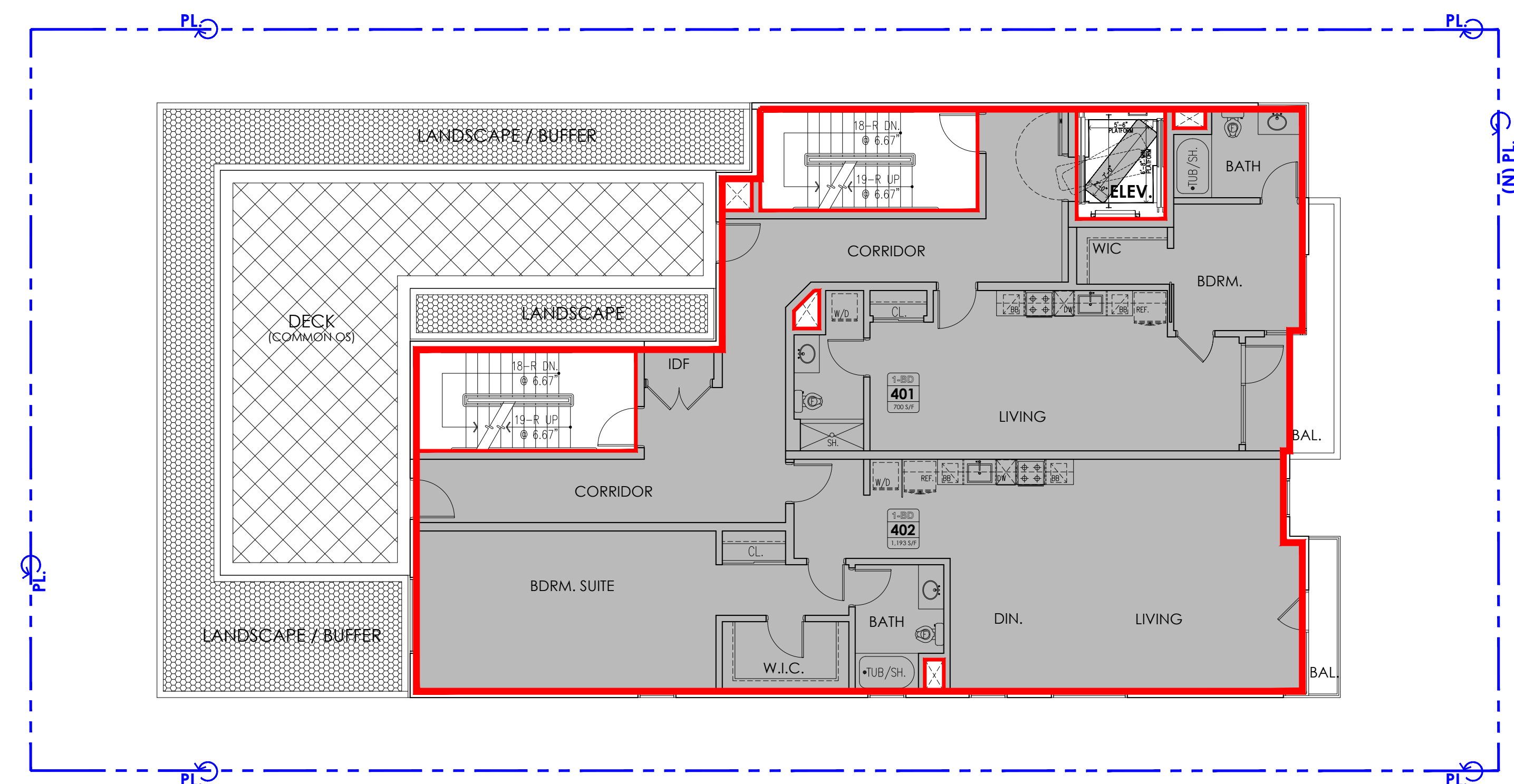
The 22 percent affordable housing development project is requesting three (3) On-Menu incentives (height increase and easterly/westerly side yard reduction) and is subject to State Density Bonus regulations (California Government Code Section 65915 et seq. and LAMC Section 12.22 A.25) under a ministerial review process. The determination is subject to the authority of the Director of Planning and was provided a reduced processing timeline under the City’s Priority Housing Program (PHP). Further, the project solely requests density bonus on-menu incentives, is not subject to other entitlements, and does not trigger analysis under CEQA.

Based on State and municipal Density Bonus law and the rationale herein, staff recommends that the Commission determine that based on the whole of the administrative record, the project is statutorily exempt from the California Environmental Quality Act (“CEQA”) as a ministerial project; deny the appeal and sustain Planning’s determination as conditioned to approve the ministerial density bonus compliance review for a 22 percent affordable housing development for the 12 unit housing development with incentives.

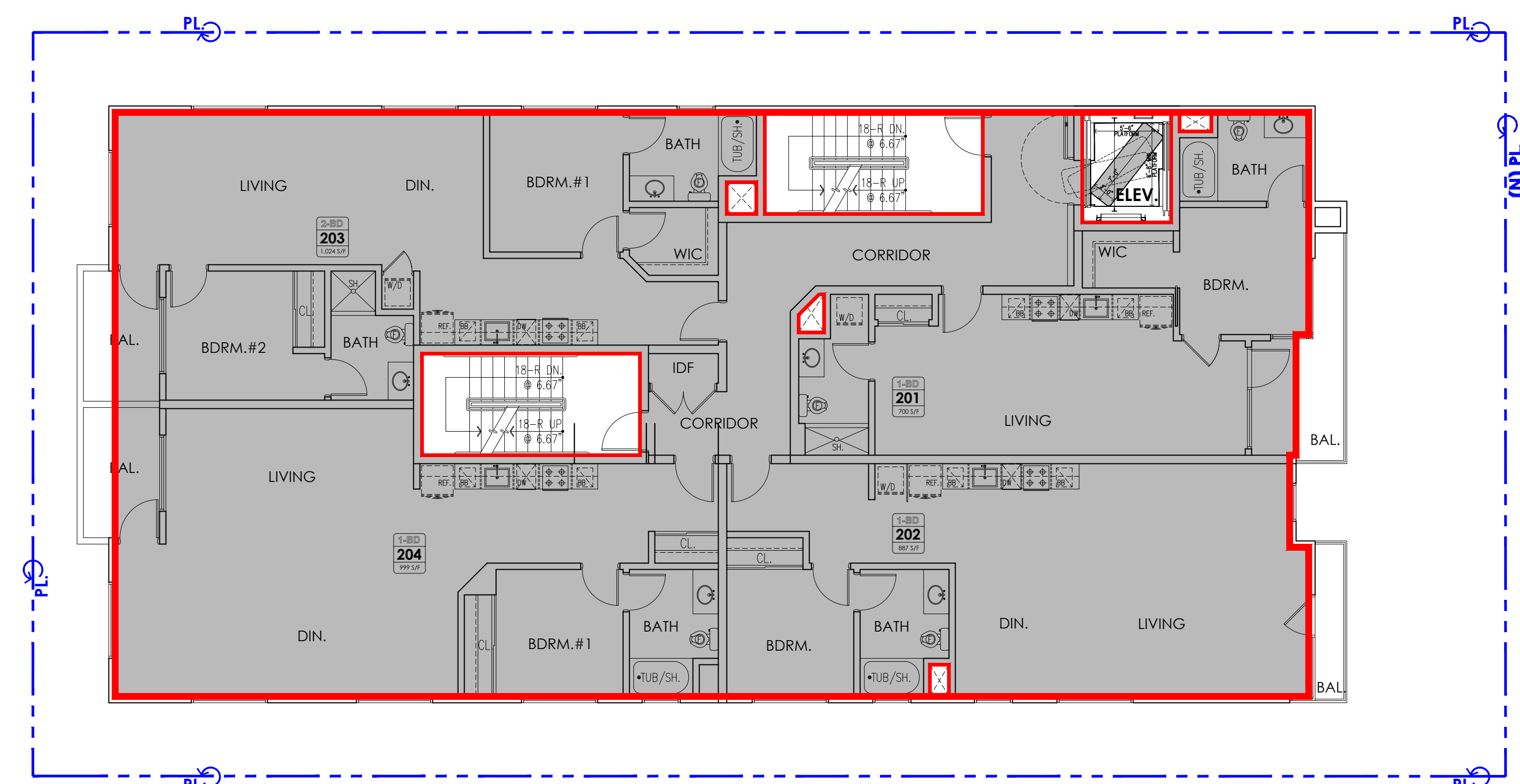
Exhibit A – Project Plans approved April 15, 2025



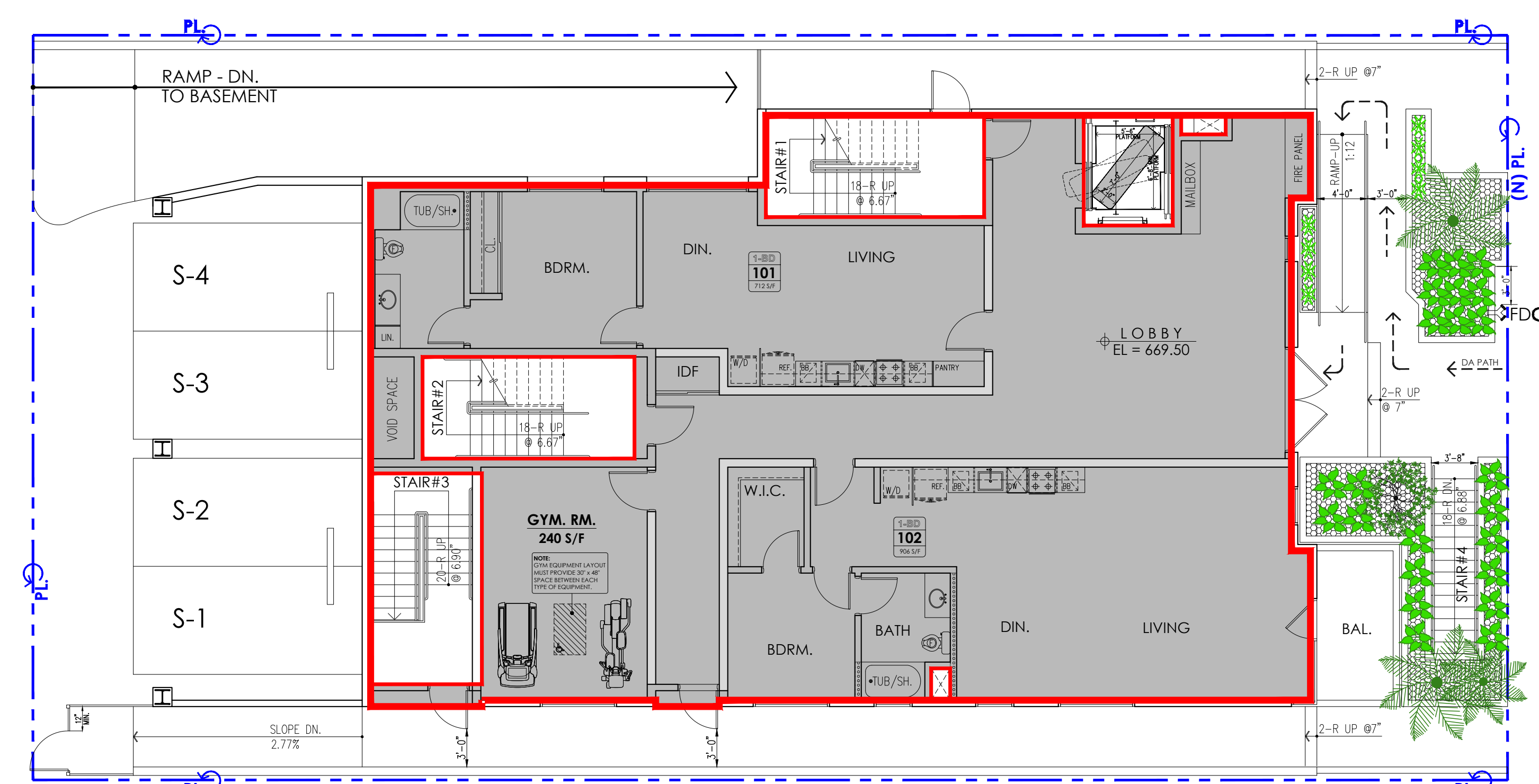
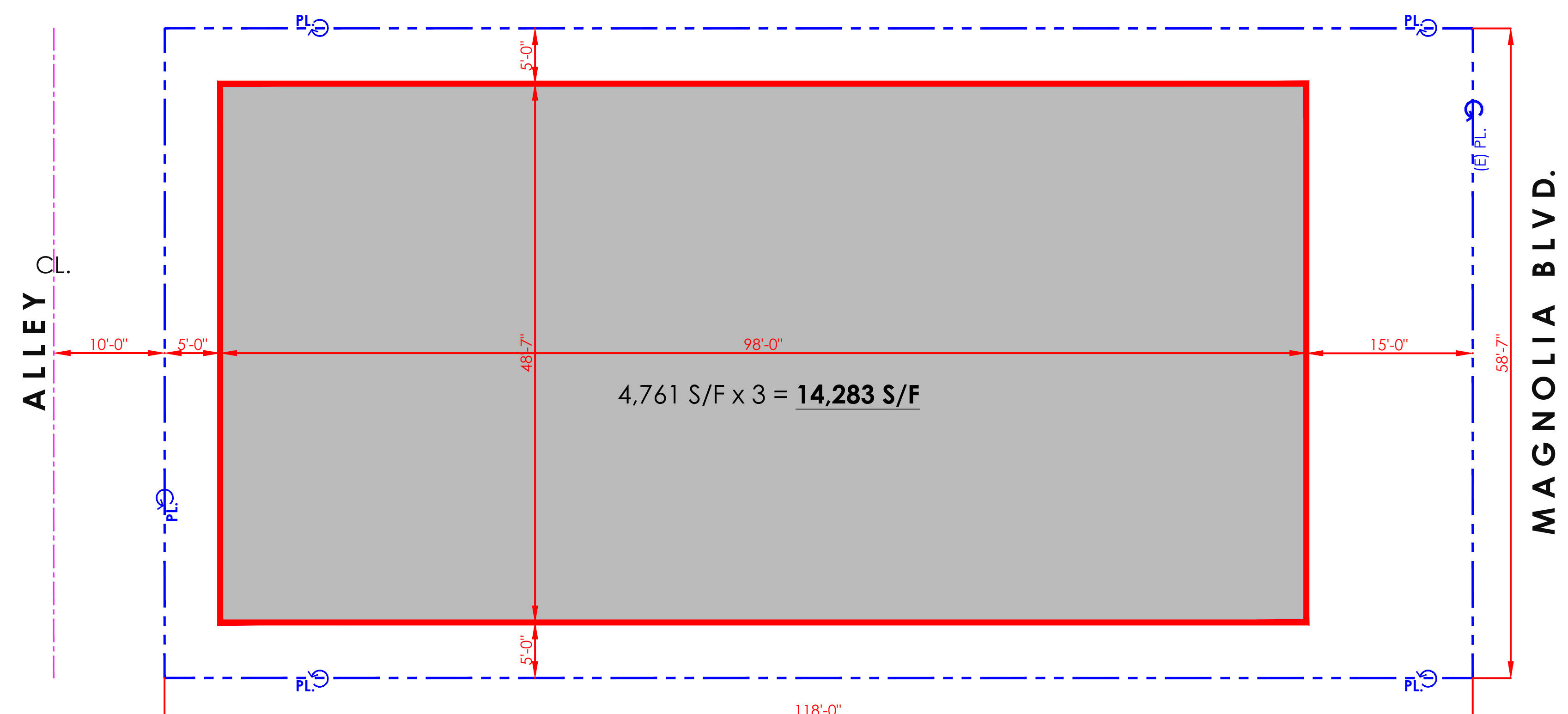
FAR = 3,770 S/F



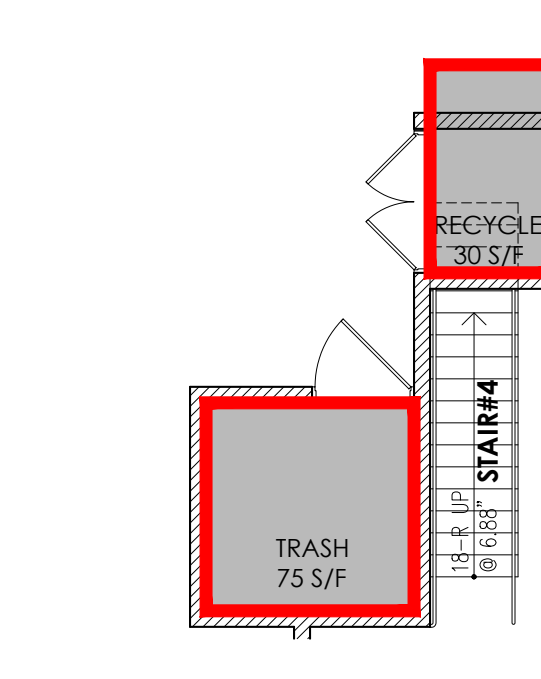
FAR = 2,370 S/F



FAR = 3,950 S/F



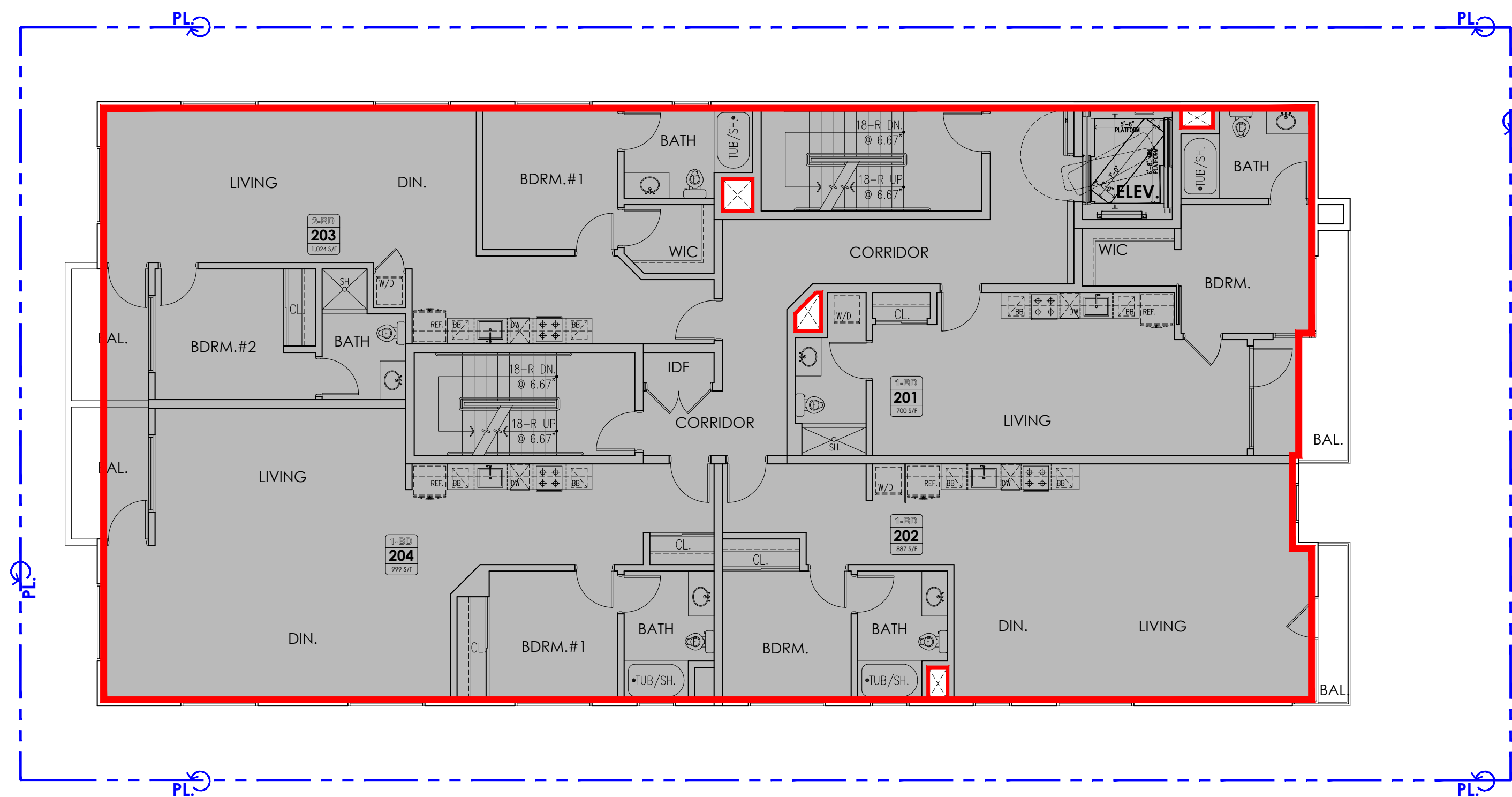
FAR = 2,710 S/F



FAR = 120 S/F

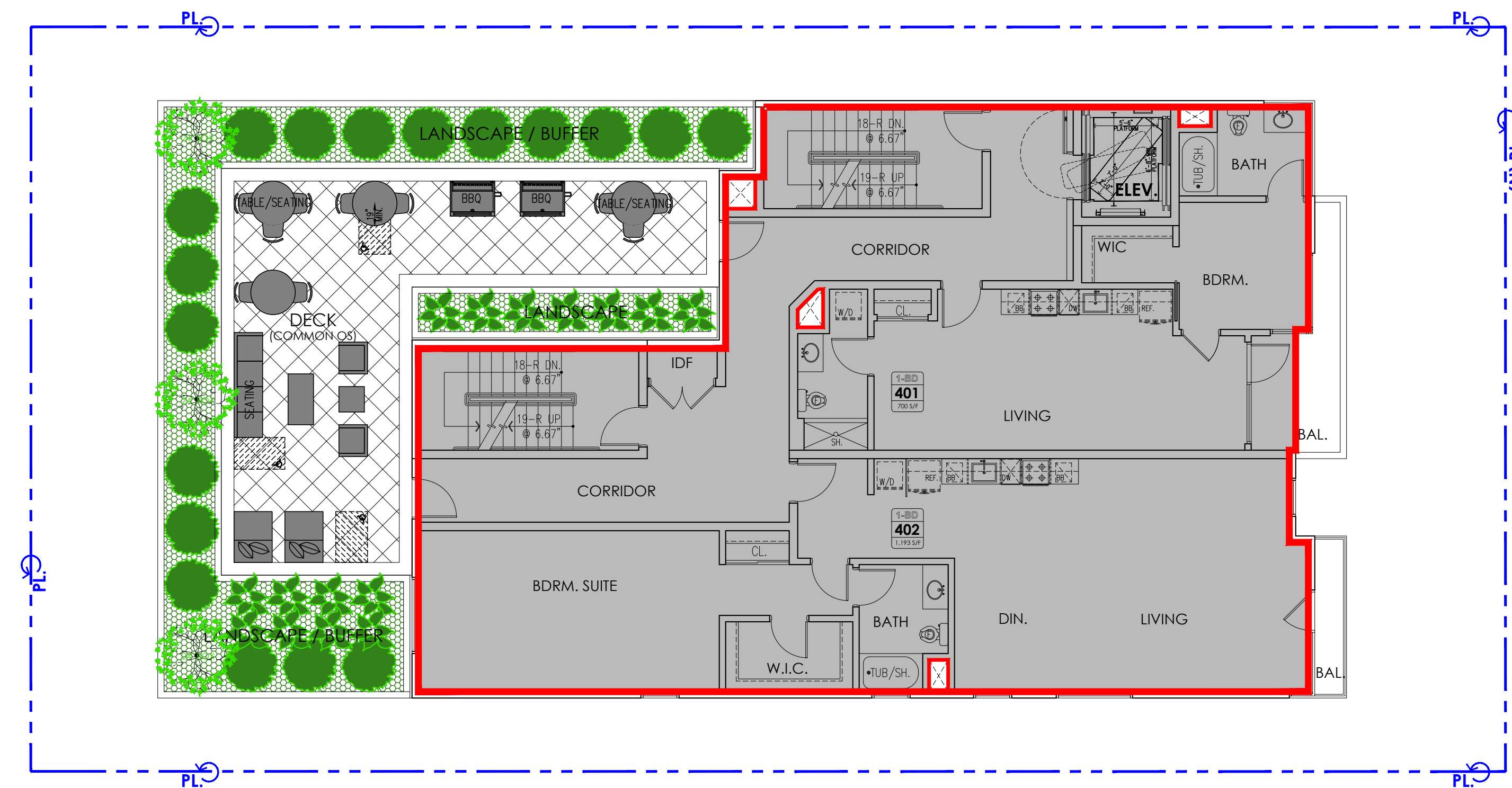
FLOOR	AREA	
BASEMENT	120 S/F	
1ST FLR.	2,710 S/F	
2ND FLR.	3,950 S/F	
3RD FLR.	3,770 S/F	
4TH FLR.	2,370 S/F	
TOTAL	12,920 S/F	< 14,283 S/F

**FLOOR AREA per LAMC Sec. 12.03
(Amended by Ord. No. 182,386, Eff. 3/13/13.)**
"The area in square feet confined within the exterior walls of a Building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing Building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and Basement storage areas."



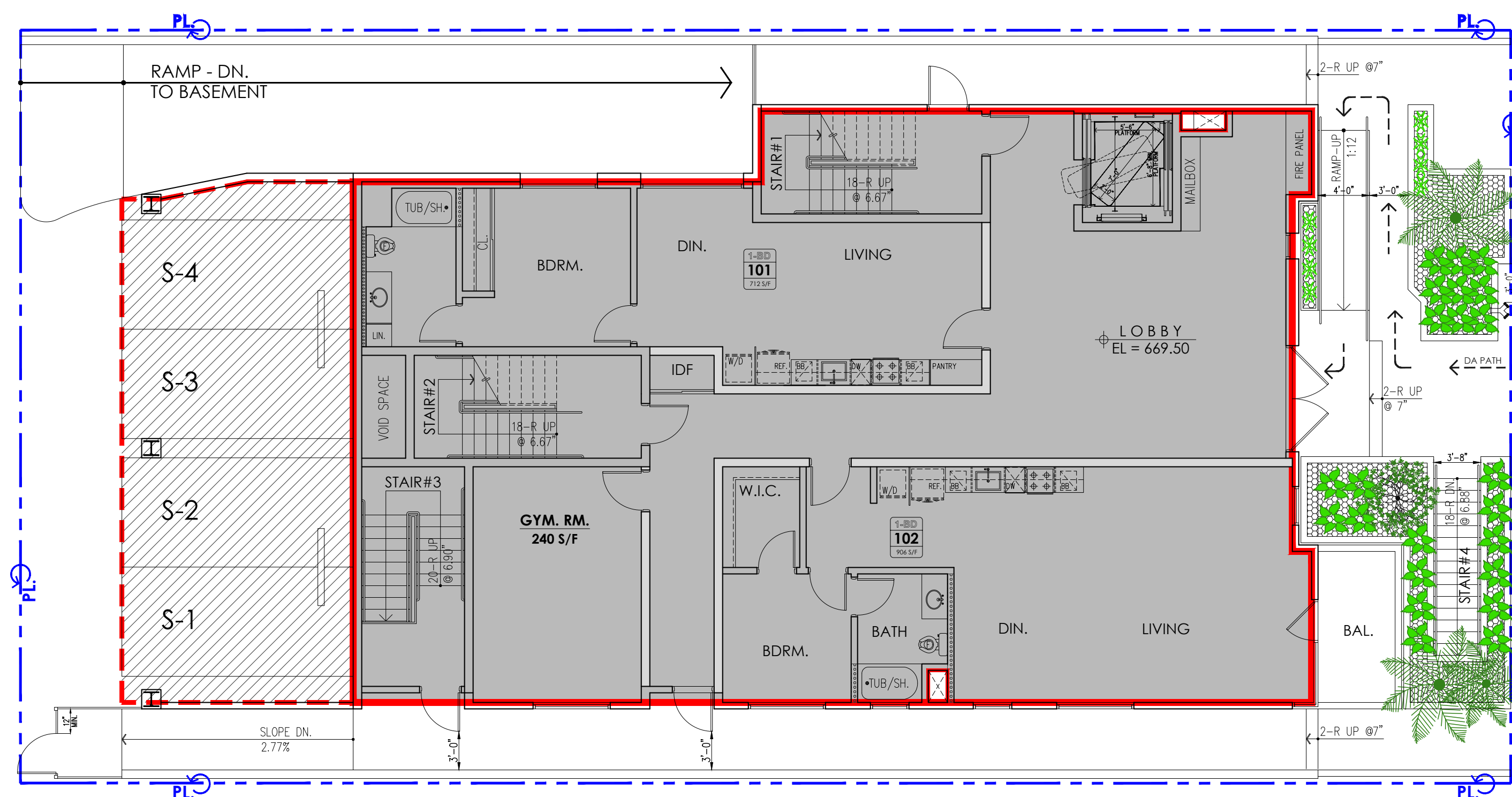
2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

(R-2) AREA = 4,285 S/F



4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

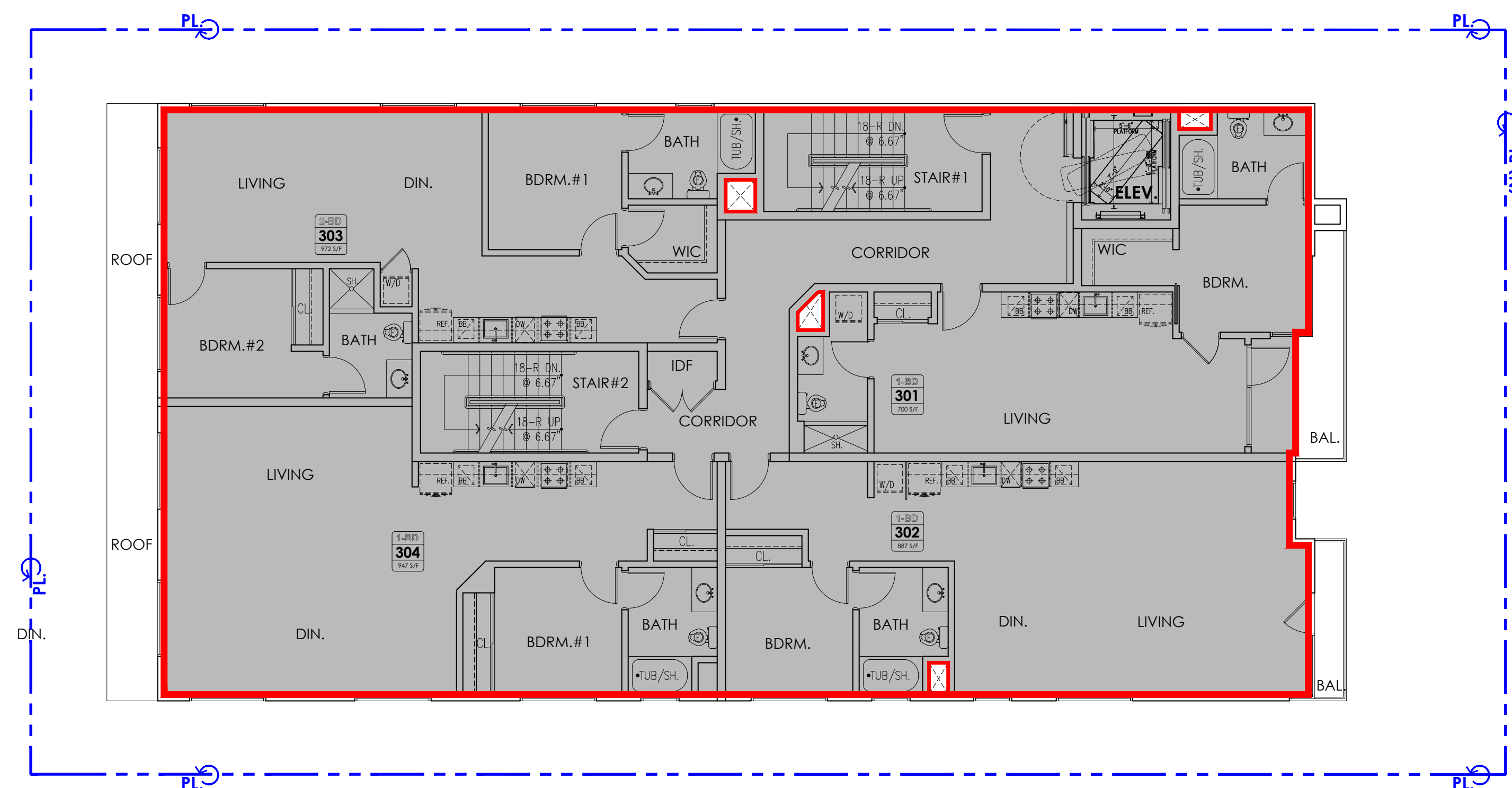
(R-2) AREA = 2,705 S/F



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

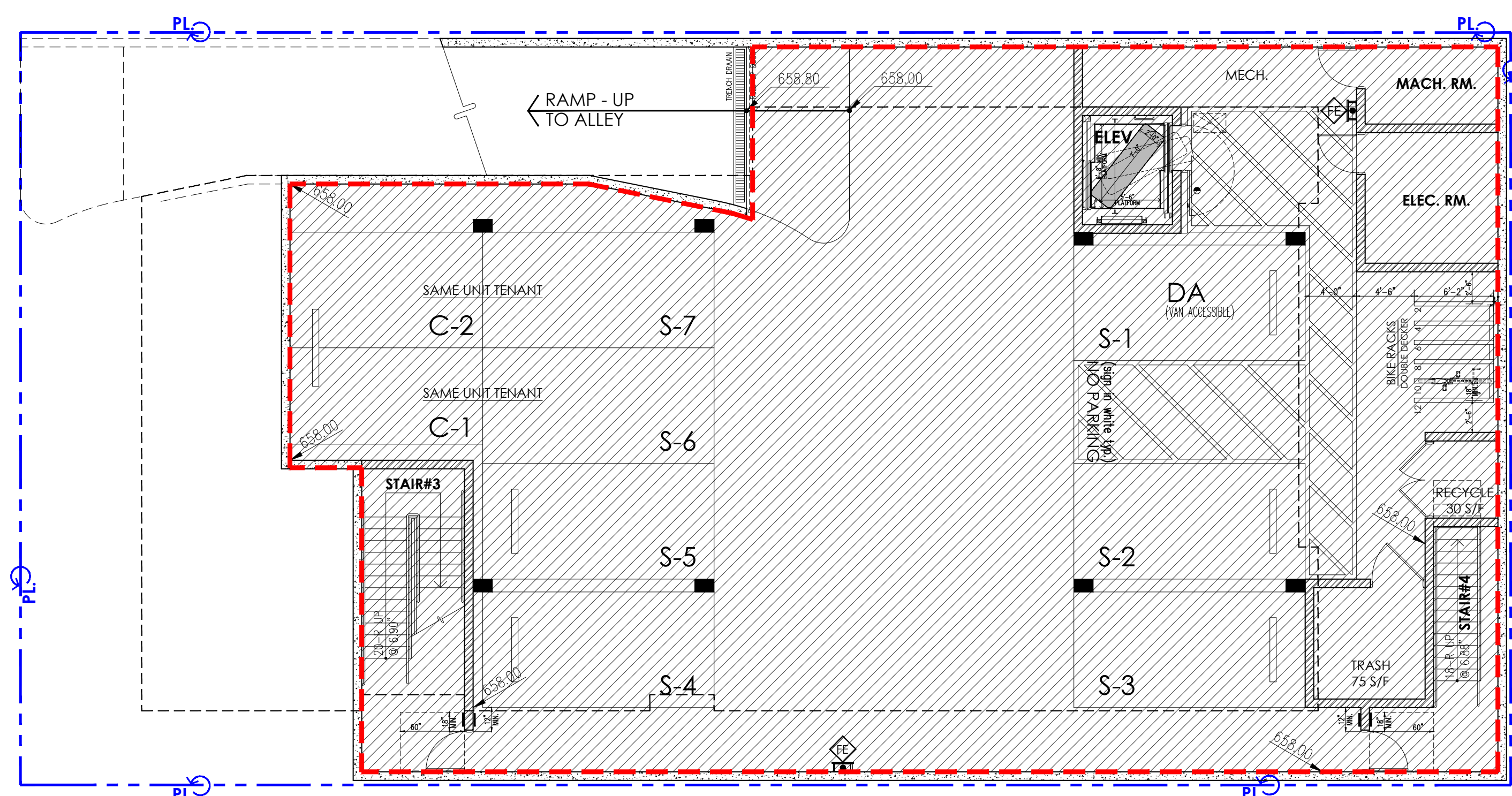
(S-2) AREA = 720 S/F

(R-2) AREA = 3,205 S/F



3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

(R-2) AREA = 4,100 S/F



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

(S-2) AREA = 4,770 S/F

FLOOR	R-2	S-2	TOTAL
BASEMENT	0 S/F	4,770 S/F	4,770 S/F
1ST FLR.	3,205 S/F	720 S/F	3,925 S/F
2ND FLR.	4,285 S/F		4,285 S/F
3RD FLR.	4,100 S/F		4,100 S/F
4TH FLR.	2,705 S/F		2,705 S/F
TOTAL	14,295 S/F	5,490 S/F	19,785 S/F

FLOOR AREA CALCULATION - per building Area Definition:
"The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above. The area is WITHIN the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, WITHOUT DEDUCTION for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features."

ALLOWABLE FLOOR AREA ANALYSIS (506.2):	
ALLOWABLE FLOOR AREA UNDER TABLE 506.2 - TYPE IIIA CONSTRUCTION	24,000 S/F
MULTI-STORY AREA INCREASE FACTOR 2 FOR SFM OCCUPANCY	24,000 S/F
TOTAL (ALLOWED)	48,000 S/F
PROPOSED:	
1ST FLR	3,925 S/F
2ND FLR	4,285 S/F
3RD FLR	4,100 S/F
4TH FLR	2,705 S/F
TOTAL (PROPOSED)	15,015 S/F < 48,000 S/F

Sheet Issue & Revision Log

IT IS THE CLIENT'S RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENT'S SUBCONTRACTOR PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Developer:

ADAM MOLOUDI

LOS ANGELES, CA

Project Title:

**12-UNIT
APARTMENT
BUILDING
DENSITY BONUS
PROJECT**

14723 MAGNOLIA BLVD.
SHERMAN OAKS, CA 91403

Architect:

**DARYOUSH
SAFAI
AIA
Architect**

2932 Wilshire Boulevard, #210
Santa Monica, CA 90403
Tel : (310) 453-3335
Email : dan@safaiarchitects.com
www.arshitech.com

Architect Stamp:

Sheet Content:

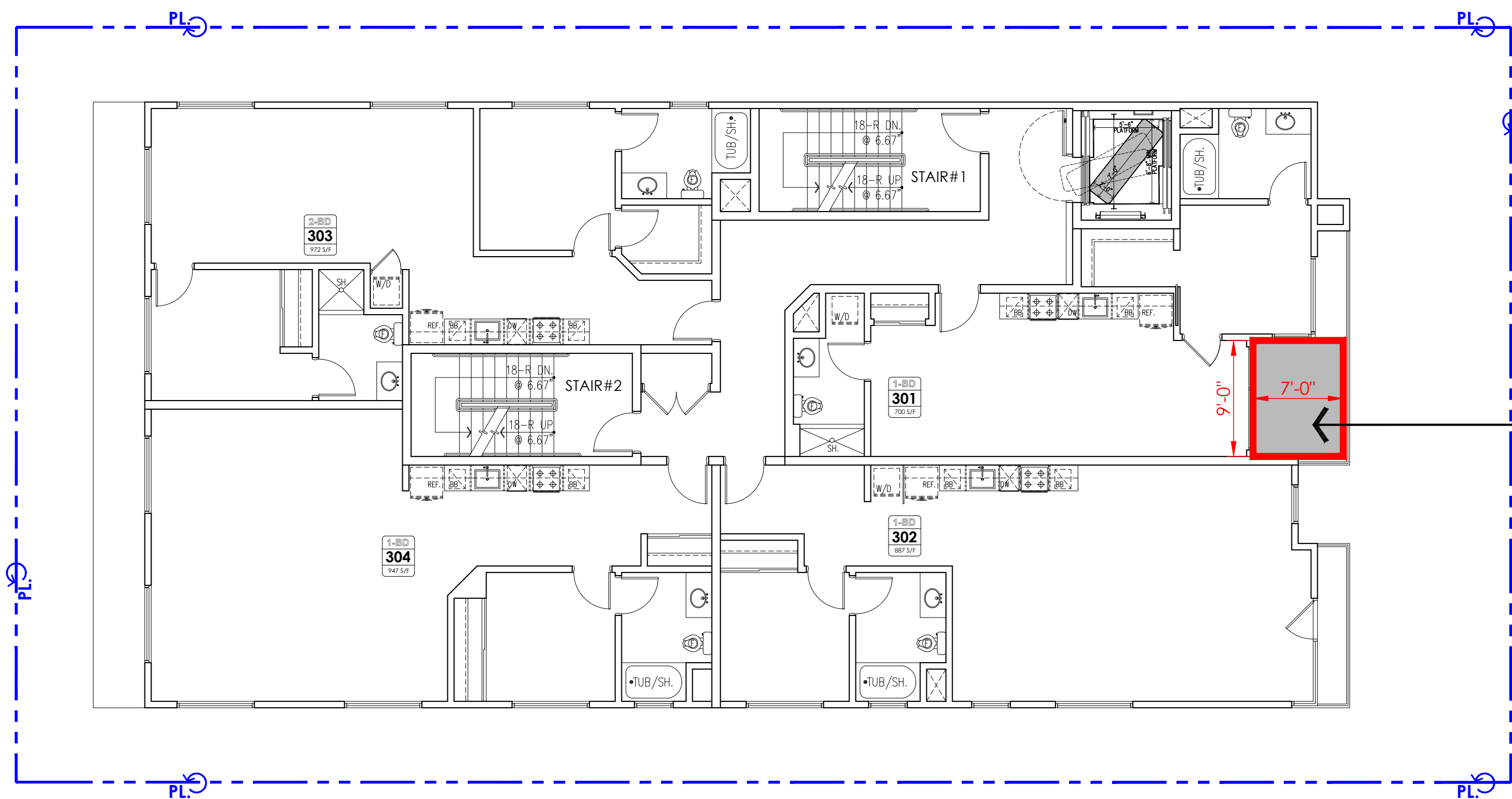
EXHIBIT "A"
Page No. 3 of 24
Case No. ADM-2025-28-DB-VHCA

**AREA CALC.
BLDG.**

Date : 02/01/2024
Scale : 1/8" = 1'-0"
CAD : -
Job : APT-13U/MAGNOLIA2024
Sheet :

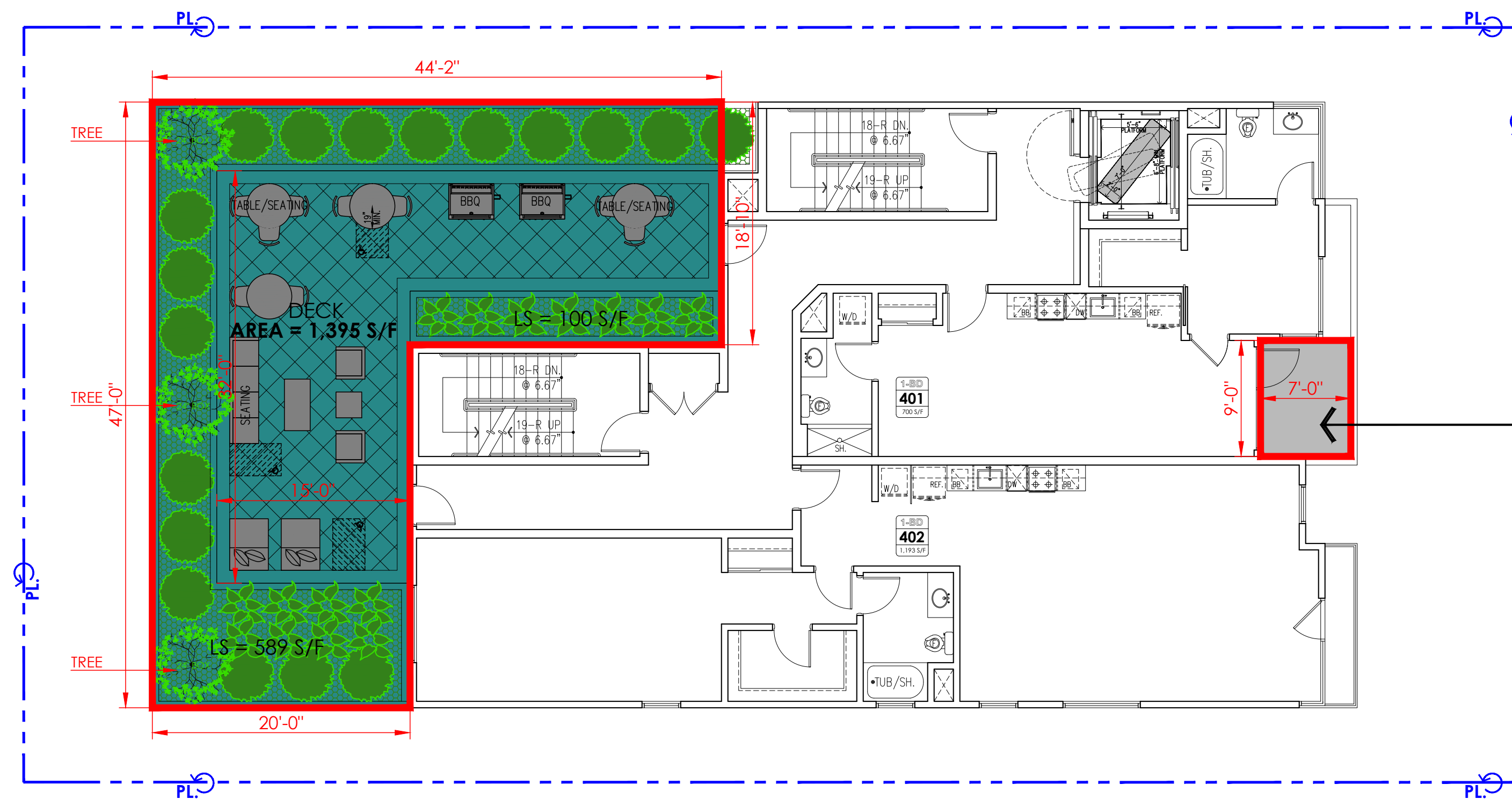
A-1.0.2

Of 0 Sheets



3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

B : 1 X 50 S/F = 50 S/F
Balcony

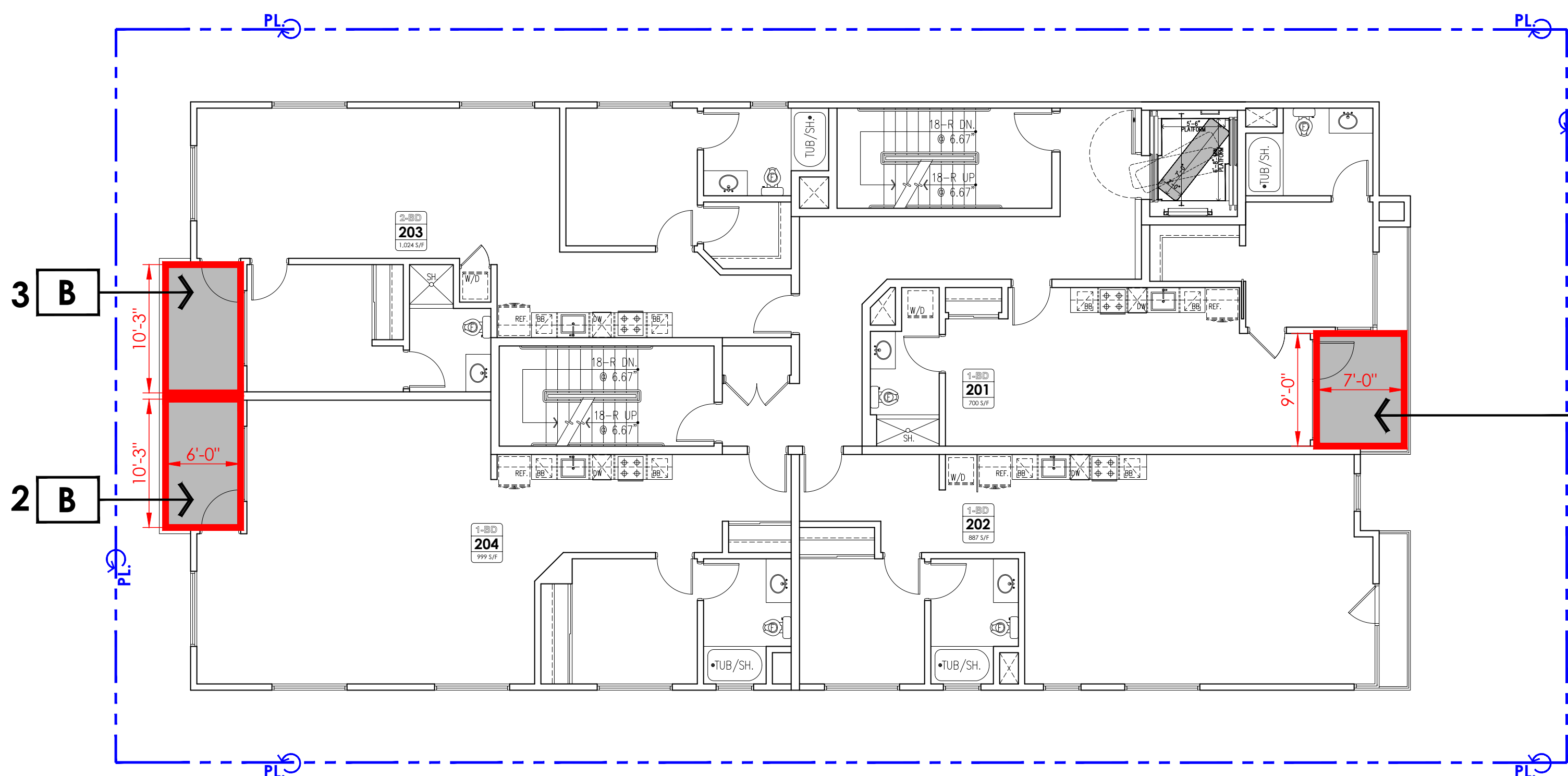


4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

B : 1 X 50 S/F = 50 S/F
Balcony

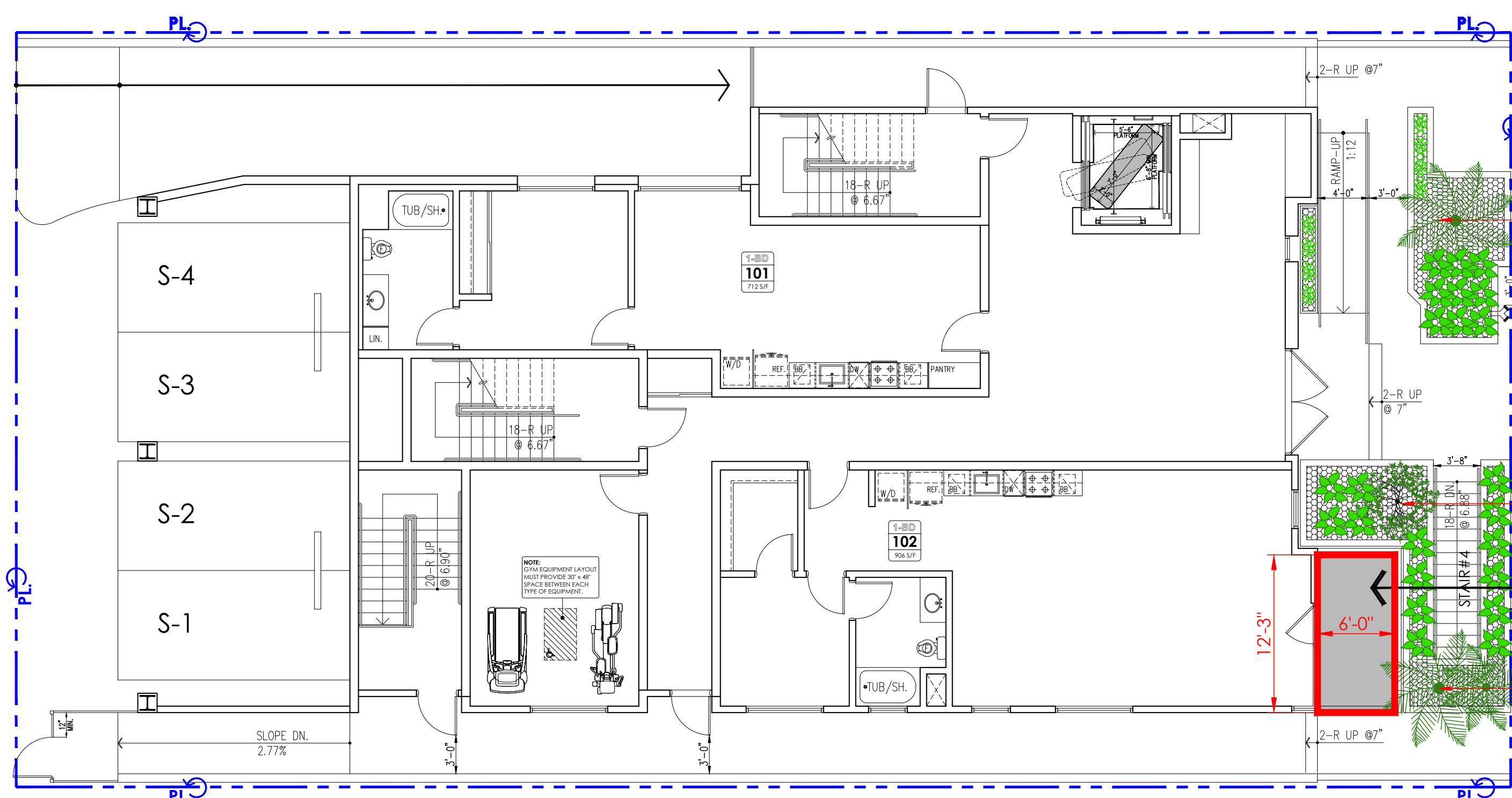
DECK @ 4TH FLR.
REQUIRED LANDSCAPE (MIN. 25%):
1,395 x 25% = 349 S/F
PROVIDED: 689 S/F

FURNITURE PROVIDED @
OPEN SPACE MUST BE
MOVABLE. MAX. HGT.
FOR TABLE IS 34"



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

B : 3 X 50 S/F = 150 S/F
Balcony



1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

B : 1 X 50 S/F = 50 S/F
Balcony

REQUIRED:				
<3-HAB. RM.	10	X	100	1,000 S/F
=3-HAB. RM.	2	X	125	250 S/F
TOTAL REQUIRED			=	1,250 S/F
PROVIDED:				
BALCONY	6	X	50	300 S/F
DECK @ 4TH FLR.			=	1,395 S/F
TOTAL PROVIDED			=	1,695 S/F

Sheet Issue & Revision Log

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Architect Stamp:

Sheet Content:

EXHIBIT "A"
Page No. 4 of 24
Case No. ADM-2025-28-DB-VHCA

**AREA CALC.
OPEN SPACE**

Date : 02/01/2024

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

CAD : -

Job : APT-13U/MAGNOLIA2024

Sheet :

A-1.0.3

Of 0 Sheets

PARKING COUNT:

3 ENCLOSED PARKING SPACES

ZONING:

THE SUBJECT PROPERTY IS ZONED " (T)OR3-1 " (MEDIUM RESIDENTIAL ZONE, PER CITY OF LOS ANGELES)

NOTE:

DEFINITIVE INFORMATION SHOULD BE OBTAINED FROM THE ZONING CODE ITSELF AND FROM CONSULTATION WITH THE CITY PLANNING DEPARTMENT. NO REPRESENTATION OF ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

FLOOD INFORMATION:

SUBJECT PROPERTY IS ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FEMA PANEL NO. 06037C1315F EFFECTIVE DATE: 09/26/2008

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 OF TRACT NO. 13754, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 329 PAGES 32 TO 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2249-020-001

REFERENCE DOCUMENT:

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN PROVIDENT TITLE COMPANY ORDER NO. 12364540, WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2015, AND THAT ALL EASEMENTS REFERENCED IN SAID TITLE REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

NOTE: SAID TITLE REPORT PROVIDED BY THE OWNER.

BASIS OF BEARINGS:

THE BEARING NORTH 89° 59' 13" WEST ON THE CENTERLINE OF MAGNOLIA BOULEVARD AS SHOWN ON TRACT NO. 50768, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN M.B. 1210, PAGES 22-23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 6,910.59 SQ. FT. OR 0.1586453 ACRES, MORE OR LESS.

BENCHMARK:

BENCHMARK : 08-18631 (NAVD 1988)

DESCRIPTION : SPK.; N CURB MAGNOLIA BLVD., 7.5FT. E/O BOR E/O CEDROS AVE., 1FT E/O E END C.B.

ELEVATION : 668.048 FT

SCHEDULE B / EASEMENT(S):

3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THEREON AS SET FORTH IN A DOCUMENT PURPOSE: AS DESCRIBED THEREIN AFFECTS: THE REAR 5 FEET RECORDED: IN BOOK 30330 PAGE 69, OFFICIAL RECORDS - PLOTTED HEREON

SURVEY CERTIFICATE:

To MR. ADAM MOLOUDI, PROVIDENT TITLE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 13, 14, 19 of Table A thereof. The field work was completed on 10/13/2023.

Dated: Feb. 02, 2024

Cynthia A. De Leon
Cynthia A. De Leon
RCE 31604 - Exp. 12-31-24



M&G CIVIL ENGINEERING AND LAND SURVEYING

TITLE: ALTA/NSPS LAND TITLE SURVEY 14719-14723 MAGNOLIA BOULEVARD, SHERMAN OAKS, CA 91403			
CLIENT: MR. ADAM MOLOUDI	DATE: 10/17/2023	JOB NO.: 23-20668	
SCALE: 1" = 8'	DESIGNED BY: F.G. / K.G.	REVISION (S): SHEET 1 OF 1 SHEET	
DRAWN BY: N.J.	CHECKED BY: C.D.L.	COMPANY: CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CALIFORNIA 90211 TEL: (310) 859-0871 FAX: (310) 859-0845 info@mgland.com www.mgland.com	

Mc CORMICK STREET
(PUBLIC RIGHT OF WAY)

MAGNOLIA BOULEVARD
(PUBLIC RIGHT OF WAY)

CEDROS AVENUE
(PUBLIC RIGHT OF WAY)

PORTION OF LOT 375

TRACT NO. 1000

M.B. 19-1-34

APN: 2249-020-019

OWNER: LITVAK TRUST & LITVAK LITVAK MICHAEL CO TR RIV

2 STORY BUILDING

LOT 1

TRACT NO. 13754

M.B. 329-32-33

APN: 2249-020-001

1 STORY BUILDING

LOT 1

TRACT NO. 50768

M.B. 1210-22-23

28 PRIVATELY OWNED CONDOMINIUM UNITS

3 STORY BUILDING

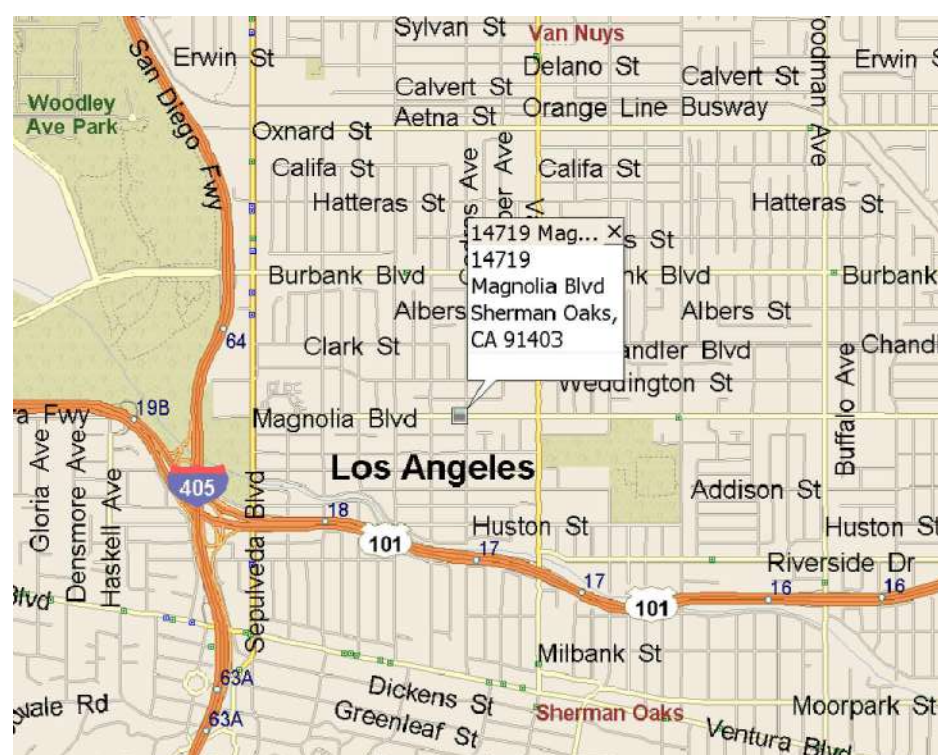
WILLIS AVENUE
(PUBLIC RIGHT OF WAY)

SYMBOLS:

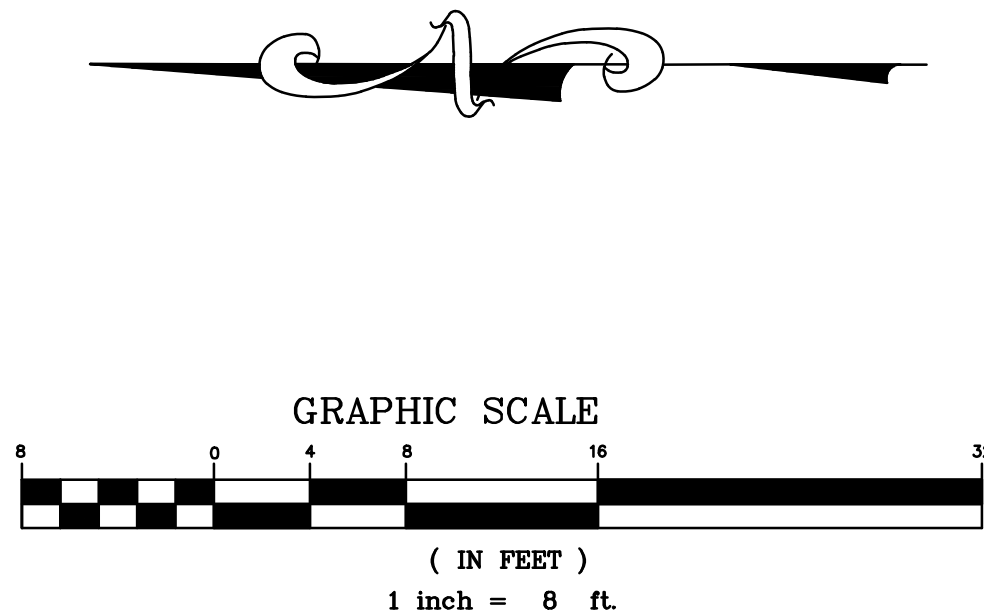
GAS METER
 GAS VALVE
 GATE POST
 IRRIGATION VALVE
 POWER POLE
 POWER POLE ANCHOR
 SEWER MANHOLE
 STREET LIGHT
 STREET LIGHT BOX
 TREE
 WATER HEATER
 WATER METER

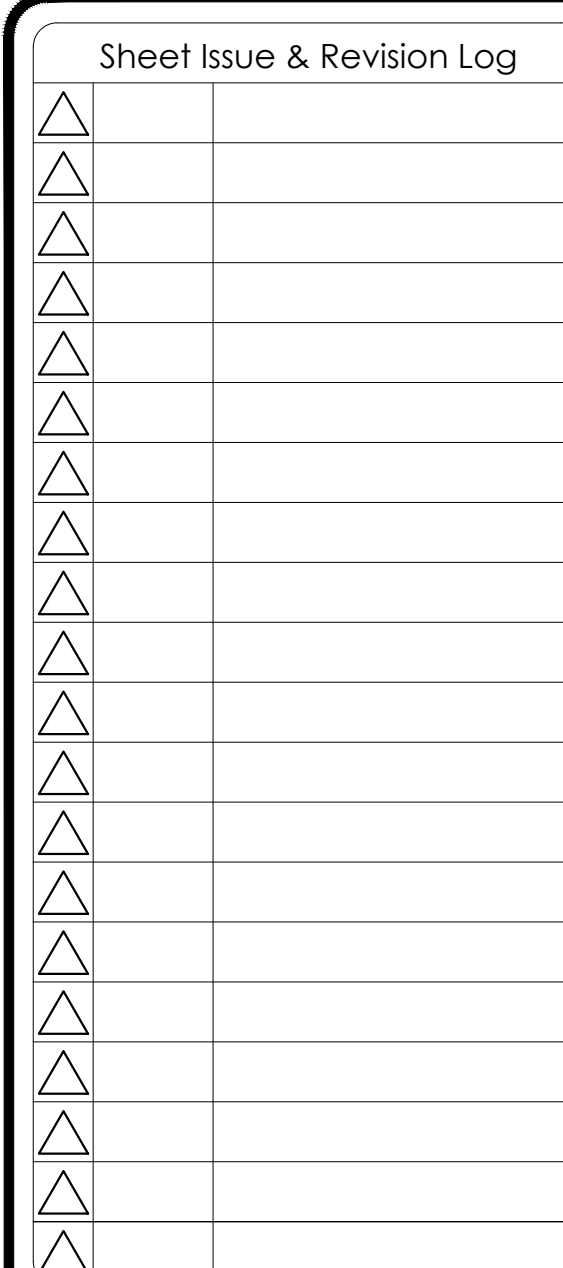
LEGEND:

APN - ASSESSOR'S PARCEL NUMBER
 A.C. - ASPHALT CONCRETE
 BLDG - BUILDING
 C/L - CENTERLINE
 CL.F. - CHAIN LINK FENCE
 CONC. - CONCRETE
 COR. - CORNER
 CS - CRAWL SPACE
 ELY - EASTERLY
 EST - ESTABLISH
 FB - FIELD BOOK
 FND - FOUND
 FF - FINISH FLOOR ELEV.
 FL - FLOWLINE ELEV.
 INT - INTERSECTION
 L&T - LEAD & TACK
 M.B. - MAP BOOK
 NLY - NORTHERLY
 OH - OVERHANG
 PC - PAVE
 P/L - PL - PROPERTY LINE
 RCE - REGISTERED CIVIL ENGINEER
 SSM - STANDARD SURVEY MONUMENT
 TC - TOP OF CURB ELEV.
 TW - TOP OF WALL ELEV.
 WLY - WESTERLY
 --- - PROPERTY LINE
 --- - CENTERLINE
 --- - WALL LINE
 --- - BUILDING LINE
 --- - FENCE LINE
 --- - OVERHEAD WIRE



VICINITY MAP
NOT TO SCALE





Developer:

ADAM MOLOUD

LOS ANGELES, CA

Architect:

**DARYOUSH
SAFAI**

AIA
Architect

2932 Wilshire Boulevard, #210
Santa Monica, CA 90403

Tel: (310) 453-3335
Email: dan@safaiarchitects.com
www.arshillect.com

Sheet Content:

EXHIBIT "A"

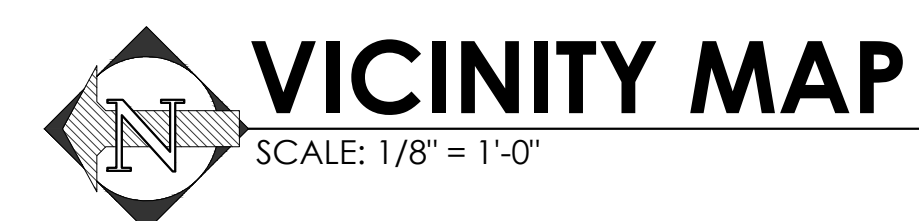
Page No. 7 of 24

Case No. ADM-2025-28-DB-VHCA

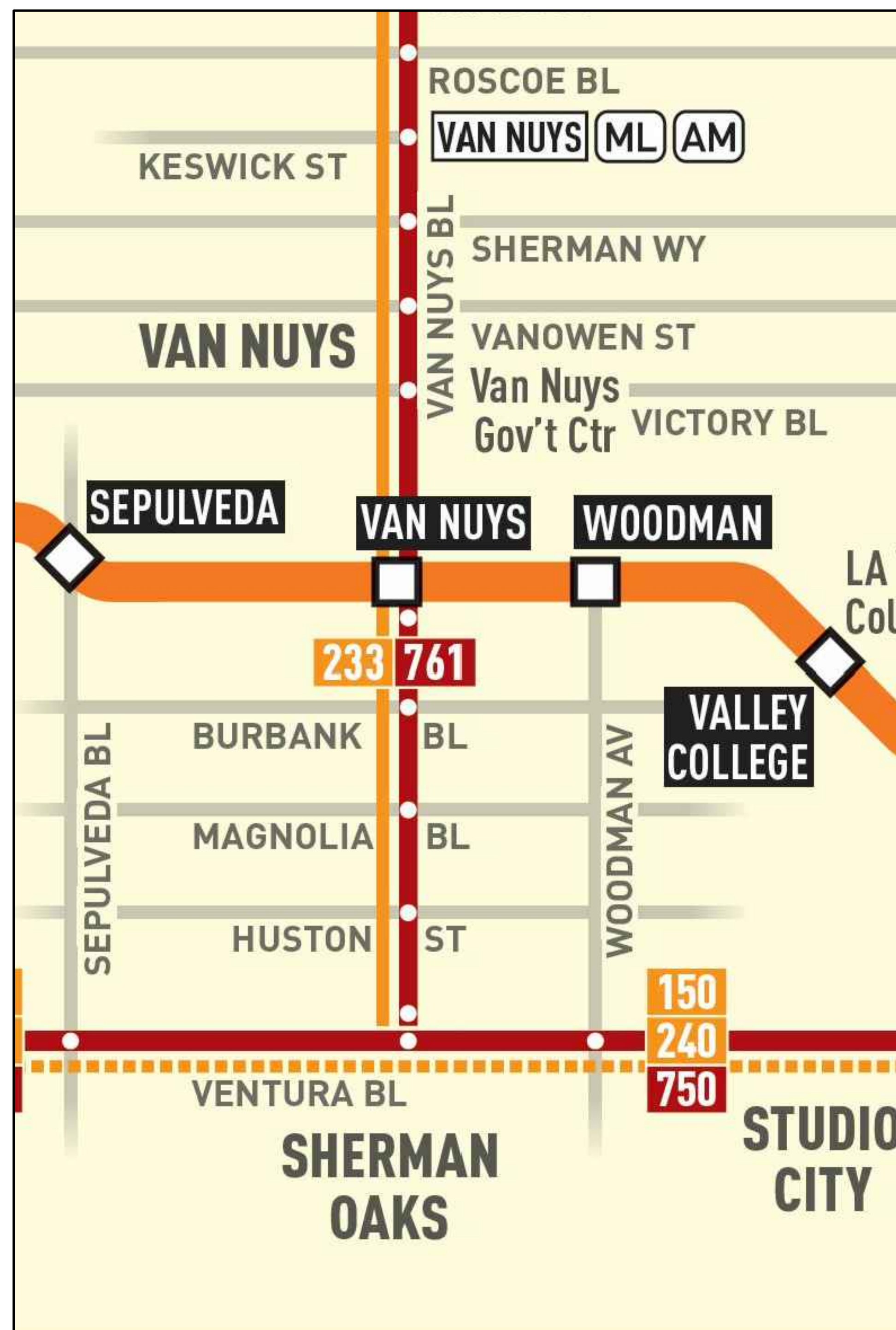
Date : 02/01/2024
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Job : APT-13U/MAGNOLIA2024
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BUS #233
MAGNOLIA BLVD. & VAN NUYS BLVD.

[illegible]

IT IS THE CLIENT'S RESPONSIBILITY PRIOR TO COMMENCING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTOR PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

Developer:

ADAM MOLOUDI

LOS ANGELES, CA

Project Title:

12-UNIT APARTMENT BUILDING DENSITY BONUS PROJECT

14723 MAGNOLIA BLVD.
SHERMAN OAKS, CA 91403

Architect:

**DARYOUSH
SAFAI**
AIA
Architect

2932 Wilshire Boulevard, #210
Santa Monica, CA 90403

Tel : (310) 453-3335
Email : dan@safaiarchitects.com
www.architect.com

Architect Stamp:

Sheet Content:

EXHIBIT "A"
Page No. 8 of 24
Case No. ADM-2025-28-DB-VHC

VICINITY MAP

Date : 02/01/2024

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

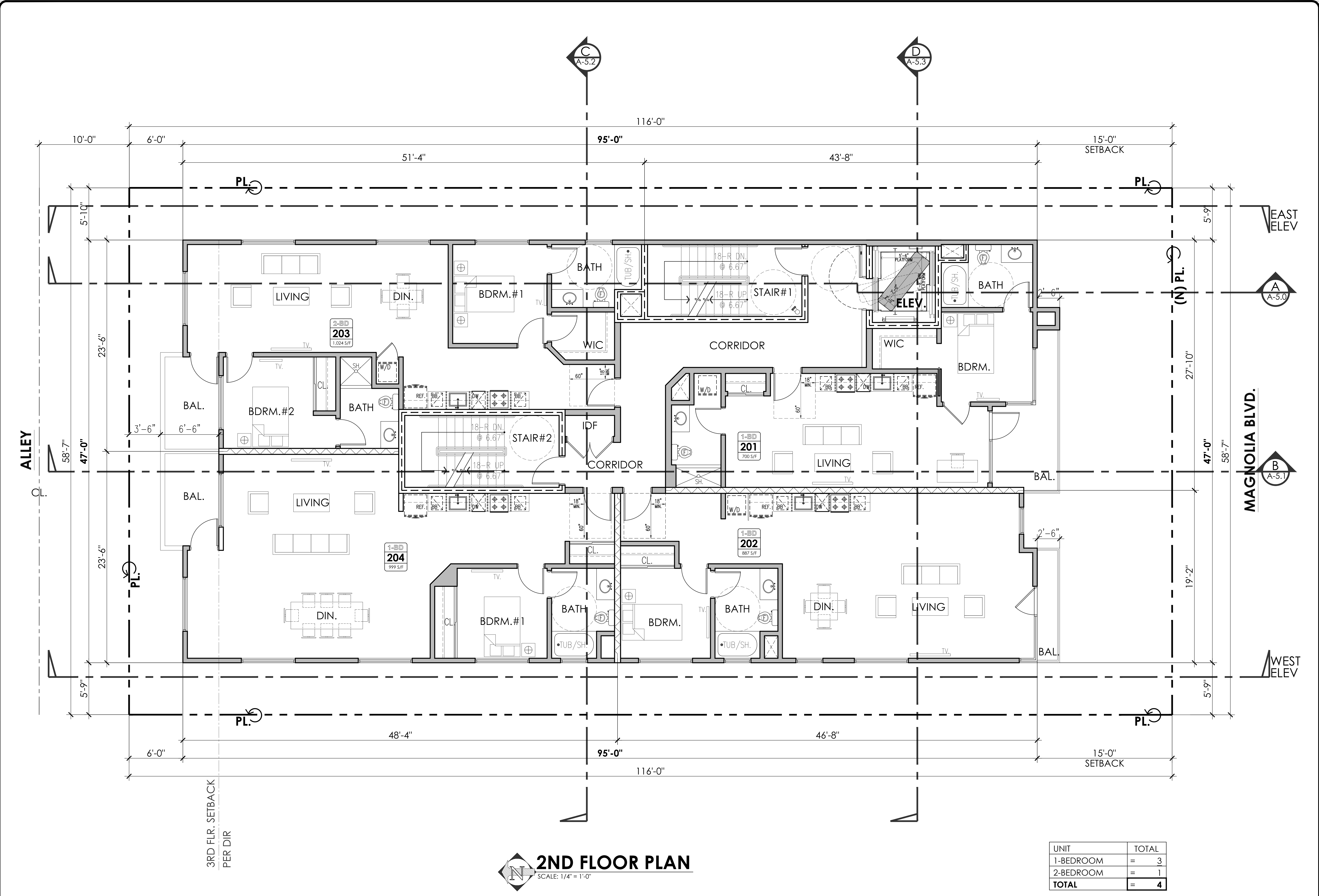
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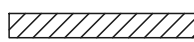

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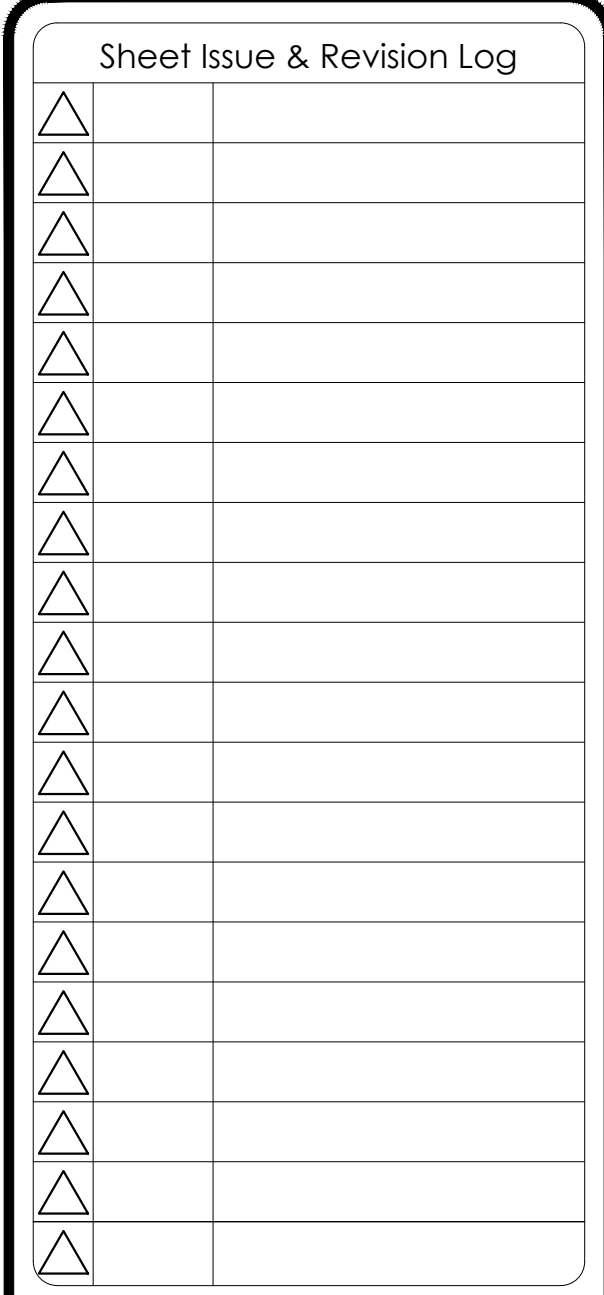
2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT	TOTAL
1-BEDROOM	= 3
2-BEDROOM	= 1
TOTAL	= 4

LEGEND:	
	FAN / VENTILATION: 1. ENERGY STAR COMPLIANT 2. DUCTED TO TERMINATE TO THE OUTSIDE OF BLDG. 3. CONTROL BY HUMIDITY CONTROLLER
	CLASS-1 STANDPIPE
	SPRINKLER HEAD
	EXIT SIGN
	FIRE EXTINGUISHER
	FLOOR DRAIN
	EMERGENCY DRAIN
	HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP. SMOKE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.
	HARDWIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP
	THRESHOLDS
	FUTURE EVSE

WALL LEGEND:	
(SEE STRUCTURAL DWG. FOR SCHEDULE)	
	8" CONC. BLOCK WALL
NOTE: SHADED AREA = 8'-2" MIN. VERTICAL DIMENSION SHALL BE CLEAR OF ALL OBSTRUCTION INCLUDING BEAMS, SPRINKLER HEAD PIPING, ETC.	
	FUTURE EVSE

KEYNOTES:						
<div><div>1</div><div>P1-BASEMENT GARAGE VENTILATION EXHAUST SHAFT - PROVIDE 1-1/2 HR FIRE DAMPER FOR ENCLOSURE @ SHAFT [UL 555]</div></div>	<div><div>3</div><div>ADDITIONAL DOORS PER UL 1784 & 91.3002.6 TO AVOID ELEVATOR LOBBY</div></div>					
<div><div>2</div><div>LOCATION OF THE DESCRIPTIVE DIAGRAM INDICATING THE IDENTIFICATION PATTERN AND LOCATION OF EACH DWELLING UNIT IN THE APARTMENT HOUSE OR COMPLEX.</div></div>	<div><div>3.1</div><div>CAB SIZE MIN. 80" x 54" PER C9C CODE SECTION 3002.4.3a</div></div>					



Developer:

ADAM MOLOUDI

LOS ANGELES, CA

Project Title:

12-UNIT
APARTMENT
BUILDING
DENSITY BONUS
PROJECT

14723 MAGNOLIA BLVD.
SHERMAN OAKS, CA 91403

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Sheet Content:

EXHIBIT "A"

Page No. 14 of 24

Case No. ADM-2025-28-DB-VHCA

ROOF PLAN

Date :	02/01/2024
Scale :	1/4" = 1'-0"
CAD :	-
Job :	APT-13U/MAGNOLIA2024
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Of	<u>0</u> Sheets

KEYNOTES:			
1	P1-BASEMENT GARAGE VENTILATION EXHAUST SHAFT PROVIDE 1-1/2 HR FIRE DAMPER FOR ENCLOSURE @ SHAFT [UL 555]	3	ADDITIONAL DOORS PER UL 1784 & 91.3002.6 TO AVOID ELEVATOR LOBBY
2	LOCATION OF THE DESCRIPTIVE DIAGRAM INDICATING THE IDENTIFICATION PATTERN AND LOCATION OF EACH DWELLING UNIT IN THE APARTMENT HOUSE OR COMPLEX.	3.1	CAB SIZE MIN. 80" x 54" PER CIRC CODE SECTION 3002.4.3a
		4	CHARGING STATION
		5	RACEWAY
		6	SERVICE PANEL
		7	DOUBLE STRIPPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO.5
13	6" CONC. BLOCK WALL - TRASH & RECYCLE ROOM WALL SEPARATION STOPS @ 12"-18" FROM THE CEILING.	8	BUILDING LINE ABOVE
		9	SUMP-PUMP SURFACE WATER
		10	SUMP PUMP UNDERGROUND WATER
		11	TRASH RM. EXHAUST
		12	FAN ON CEILING

Developer:

LOS ANGELES, CA

Project Title:

12-UNIT
APARTMENT
BUILDING
DENSITY BONUS
PROJECT

14723 MAGNOLIA BLVD.
HERMAN OAKS, CA 91403

Architect:

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EXHIBIT "A"
Page No. 18 of 24
Case No. ADM-2025-28-DB-VHCA

**EAST
ELEVATION
(SIDEYARD)**

ate : 02/01/2024

scale : 1/4" = 1'-0"

CAD :-

Objeto : APT-13U/MAGNOLIA2024

Sheet :

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- | | |
|---|---|
| <p>1 EXTERIOR WALL</p> <p>FINISH : SMOOTH STUCCO
 COLOR : CRYSTAL WHITE X-50
 SBMF BASE 100
 MANUF. : LA HABRA</p> | <p>4 GATE:</p> <p>FINISH : METAL
 COLOR : PAINT - BLACK</p> |
| <p>2 EXTERIOR WALL</p> <p>FINISH : SMOOTH STUCCO
 COLOR : MORNING SIDE X-81588
 SBMF BASE 100
 MANUF. : LA HABRA</p> | <p>6 EXTERIOR LIGHTING</p> <p>FINISH : POLOSHED/METALLIC
 COLOR : LIGHT GRAY</p> |
| <p>3 DOOR & WINDOW FRAME</p> <p>FINISH : DURACAST FIBERGLASS
 COLOR : DARK BROWN
 MANUF. : PELLA WINDOWS & DOORS</p> | |

EAST ELEVATION (SIDEYARD)

SCALE: 1/4" = 1'-0"

[illegible]

Developer:

LOS ANGELES, CA

Project Title:

12-UNIT APARTMENT BUILDING DENSITY BONUS PROJECT

14723 MAGNOLIA BLVD.
SHERMAN OAKS, CA 91403

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EXHIBIT "A"
Page No. 21 of 24
Case No. ADM-2025-28-DB-VHCA

SECTION-B

Date : 02/01/2024

Scale : 1/4" = 1'-0"

CAD :

Job : APT-13U/MAGNOLIA2024

Sheet :

A-5.1

Of 0 Sheets



IT IS THE CLIENTS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE INSTRUCTIONS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AWARE. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS SUBCONTRACTOR PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

A-5.3

Of 0 Sheets

SECTION-D
SCALE: 1/4" = 1'-0"

**Exhibit B – City Planning Case No. ADM-2025-28-DB-VHCA
Letter of Compliance Approved April 15, 2025**

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

MONIQUE LAWSHE
PRESIDENT

MICHAEL R. NEWHOUSE
VICE-PRESIDENT

MARIA CABILDO
CAROLINE CHOE
MARTINA DIAZ
PHYLLIS KLEIN

KAREN MACK
JACOB SAITMAN
ELIZABETH ZAMORA

**CITY OF LOS ANGELES
CALIFORNIA**



KAREN BASS
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

HAYDEE URITA-LOPEZ
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**ADMINISTRATIVE DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES PROGRAM**

April 15, 2025

Appeal Period Ends: April 30, 2025

Applicant/Owner

Adam Moloudi & Simin Tolouie
Moloudi
1920 Purdue Avenue
Los Angeles, CA 90025

Case No. ADM-2025-28-DB-VHCA
Related Case: PAR-2024-7468-AHRF
PAR-2024-2367-VHCA
PAR-2024-1433-AHRF

Representative

Jonathan Riker
Venable, LLP
2049 Century Park East
Unit 2300
Los Angeles, CA 90067

CEQA: N/A
Location: 14723 West Magnolia Boulevard
(14719 & 14721 West Magnolia
Boulevard)

Council District: 4 – Raman
Neighborhood Council: Sherman Oaks
Community Plan Area: Van Nuys – North Sherman Oaks
Land Use Designation: Medium Residential
Zone: [Q]RD1.5-1
Legal Description: Lot 1; Tract TR 13754

LETTER OF COMPLIANCE – Ministerial Density Bonus Affordable Housing Incentive Program

Pursuant to the Los Angeles Municipal Code (“LAMC”) Section 12.22 A.25 (AB2334), I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

DETERMINE, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) as a ministerial project, pursuant to Government Code Section 65915(f)(5) and (j)(1) and California Public Resources Code Section 21080(b)(1) and 21080.27(b)(1); and

APPROVE the following three (3) incentives requested by the applicant for a project totaling 12 dwelling units, reserving two (2) units for Very Low-Income households for a period of 55 years:

1. **Height (On-Menu Incentive).** An 11-foot increase in maximum allowable height for the portion of the building greater than 50 feet from adjacent R1-zoned properties, allowing up to 46 feet in lieu of the permitted 35 feet pursuant to the site's Q conditions (Ordinance No. 167,939)
2. **Side Yard Setback (On-Menu Incentive).** An up to 20% reduction in the east side yard to permit 5'-9" in lieu of 7' in the RD1.5 Zone (LAMC 12.09.1 B.2(a)).
3. **Side Yard Setback (On-Menu Incentive).** An up to 20% reduction in the west side yard to permit 5'-9" in lieu of 7' in the RD1.5 Zone (LAMC 12.09.1 B.2(a)).

ADOPT the attached findings.

CONDITIONS OF APPROVAL

Pursuant to Section 12.22 A.25 of the LAMC, the following conditions are hereby imposed upon the use of the subject property:

1. **On-Site Restricted Affordable Units.** Two (2) units shall be reserved for Very Low-Income, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
2. **SB 8 Replacement Units (California Government Code Section 66300 et seq.)** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated September 18, 2024, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
3. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make two (2) units available to Very Low-Income households for sale or rental as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination.

Unless otherwise required by state or federal law, the project shall provide an onsite building manager's unit, which the owner shall designate in the covenant. The Owner may not use an affordable restricted unit for the manager's unit.

4. **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, Valley 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 Los Angeles Municipal Code or the project conditions.

5. **Residential Density.** The project shall be limited to a maximum density of 12 residential units per Exhibit "A".
5. **Floor Area Ratio (FAR).** The project total Floor Area shall be limited to 12,920 square feet and a 1.87:1 FAR.
6. **Height (On-Menu Incentive).** The project shall be limited to a maximum height of 46 feet in lieu of the maximum allowed height of 35 feet pursuant to Ordinance No. 167,939.
7. **Setbacks.** The project shall provide the following setbacks:
 - a. **Front Yard Setback.** A minimum front yard of 15 feet.
 - b. **Easterly Side Yard Setback (On-Menu Incentive).** An up to 20% reduction in the easterly side yard to permit five (5) feet and nine (9) inches in lieu of seven (7) feet in the RD1.5 zone (LAMC 12.09 C.2).
 - c. **Westerly Side Yard Setback (On-Menu Incentive).** An up to 20% reduction in the westerly side yard to permit five (5) feet and nine (9) inches in lieu of seven (7) feet in the RD1.5 zone (LAMC 12.09 C.2).
 - d. **Rear Yard Setback.** A minimum rear yard of 15 feet from the adjacent alley midpoint pursuant to LAMC 12.22 C.10.
8. **Changes in On-Site Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC 12.22 A.25.
9. **Open Space.** A minimum of 1,250 square feet of open space shall be provided.
10. **Parking.**
 - a. **Residential Parking.** The project shall be permitted to provide a minimum of 13 automobile parking spaces pursuant to LAMC 12.22 A.25(d)(1) and LAMC 12.21 A.4.
 - b. **Bicycle Parking.** Long-term and Short-Term Bicycle parking shall be provided pursuant to LAMC 12.21 A.16(a)(1). The project shall provide a minimum of 12 bicycle parking spaces.
 - c. **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 recalculated by the Department of

Building and Safety, based upon the ratios set forth ratios set forth in the Density Bonus Affordable Housing Incentive Program Guidelines.

11. **Street Trees.** Street trees shall be provided to the satisfaction of the Urban Forestry Division.
12. **Required Trees per 12.21 G.2.** As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A". There shall be a minimum of three (3) 24-inch box, or larger, trees onsite pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right-of-way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right-of-way is proven to be infeasible due to City-determined physical constraints.
13. **Sustainability.**
 - a. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of the LAMC.

Administrative Conditions

14. **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 building 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.
15. **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.
16. **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.
17. **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.
18. **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.

19. **Recording Covenant.** Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center at the time of Condition Clearance for attachment to the subject case file.
20. **Indemnification and Reimbursement of Litigation Costs. Applicant shall do all of the following:**
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of

any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

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

For purposes of this condition, the following definitions apply:

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

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

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

PROJECT BACKGROUND

Subject Property

The subject site is one (1) flat, rectangular parcel with approximately 58 feet of frontage on the north side of Magnolia Street and a lot depth of approximately 118 feet. The site abuts an alley to its rear, which has a width of 20 feet. It has approximately 6,914 gross square feet of lot area and is zoned [Q]RD1.5-1. The site has a previously approved case (APCSV-2017-894-ZC) for a Zone Change to (T)[Q]R3-1. The Zone Change was approved on April 5, 2018 with a 6 year original expiration and 1075 allowable tolling days, which makes the new expiration date September 16, 2027. The Zone Change has not been effectuated as of the filing of this case. The site may have concurrent approved entitlements but only one (1) entitlement may be utilized. The project site is currently developed with a three (3) unit, 2,200 square-foot multi-family residence which was built in 1949.

The site is zoned [Q]RD1.5-1 and is in the Van Nuys – North Sherman Oaks Community Plan Area with a General Plan Land Use Designation of Medium Residential. The Q condition is pursuant to Ordinance No. 167,939 which limits the height to 35 feet. The Medium Residential Land Use designation allows for the R3 multi-family zone.

There is one (1) existing on-site tree to be removed. According to the Tree Disclosure Statement dated February 21, 2025, prepared by Apolonio Gomez (License No. 676), there are no protected trees on-site and no trees were removed within the past two years.

The surrounding area consists of properties zoned R3 and RD1.5 to the south across Sherman Way, as well as the east and west along Sherman Way, and are developed with multi-family dwellings. Properties to the north of the site are zoned R1 and are developed with single-family dwellings.

The project site is located within the Housing Element Inventory of Sites, AB 2334 Very Low VMT, an Urban Agriculture Incentive Zone, a Liquefaction area, and is within 6.45 kilometers of the nearest known fault (Hollywood Fault). The site is not located within a Designated Hillside Area, Very High Fire Hazard Severity Zone, Flood Zone, Landslide area, or Tsunami Inundation Zone.

Project Description

The project is the construction of a new four-story, 46-feet in height multi-family, mixed-income residential development, totaling 12 residential dwelling units (including two (2) units for Very Low-Income Households). The project will have a proposed floor area of approximately 12,920 square feet which results in a Floor Area Ratio (FAR) of 1.87:1. The rear of the project site abuts an alley, and one-half of the width of the alley (10 feet) will be used as a portion of the 15-foot required rear yard (LAMC 12.09.1 B.3) (LAMC 12.22 C.10). The project is granted On-Menu Incentives for the reduction of both eastern and western side yard setbacks and an increase in height.

Pursuant to Density Bonus Parking Option 1, the project requires 14 automobile parking spaces. Bicycle parking replacement for 10% of required automobile parking spaces is proposed, therefore, 13 automobile parking spaces are required. The project proposes 13 parking spaces.

By virtue of utilizing state density bonus law (AB 2334) to provide a 22%% affordable housing project, the project is granted the ability to utilize a 35% density bonus. Nine (9) units are allowed

in the corresponding R3 zone, and a 35% density bonus grants the project three (3) additional units.

Housing Replacement (SB 8 Determination)

On October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates a new state law regarding the production, preservation, and planning for housing, and establishes a statewide housing emergency until January 1, 2025. This was subsequently amended by SB 8 on September 16, 2021. During the duration of the statewide housing emergency, SB 330, among other things, create new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units.

Pursuant to California Government Code Section 66300, as amended by Senate Bill (SB) 8 (2021), a Housing Development Project outside the Very High Fire Hazard Severity Zone must include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years (i.e., "no net loss"). Projects subject to the Housing Crisis Act of 2019 (HCA) that result in a net loss of housing are prohibited. On September 18, 2024, Los Angeles Housing Department issued a Replacement Unit Determination Letter for the subject site stating that three (3) units existed on the property within the past five (5) years. Three (3) units are subject to replacement: two (2) units are subject to replacement as affordable Protected Units and one (1) unit is subject to replacement at market rate. Since this project proposes two (2) affordable units and 10 market rate units, there will be no net loss of housing.

DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES PROGRAM ON-MENU INCENTIVES ELIGIBILITY CRITERIA

Pursuant to LAMC Section 12.22-A,25(e)(2), in order to be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse Project) shall comply with the following criteria:

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

The project's south façade (abutting Magnolia Street) features smooth stucco in multiple neutral colors, fiberglass windows with window frames that are a different color than the stucco portions, and metal guardrails with a bold color. Balconies extrude from the rest of the façade and landscaping in the front setback is offset from the building, both of which create a break in plane. Therefore, the façade of any portion of the building that abuts a street is articulated such that the façade is not an entirely flat surface.

- b. *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 elevation.*

The street-facing elevation of the building feature windows to provide light and visual access into the ground floor spaces and windows on each level of the building above the ground floor. The pedestrian entrance to the building is located on the south side of the site adjacent to the

only street frontage of the project. Therefore, the proposed building will be oriented towards the street.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

The proposed project is not located within a designated Historic Preservation Overlay Zone, and it does not involve a property that is designated as a City Historic-Cultural Monument.

- d. *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 57.25.01 of the LAMC.*

The project is not located in either a Hillside Area or Very High Fire Hazard Severity Zone.

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES COMPLIANCE FINDINGS

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

- a. *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.*

The record does not contain substantial evidence that would allow the Director of Planning to make a finding that the requested incentives do not result in identifiable and actual cost reduction 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 proposed project provides 22% percent of the provided units for deed restricted rents, as a means to qualify for the AB 2334 unlimited Density Bonus and the requested Incentives. The requested incentives for a reduction of side yard setbacks and increased height will result in a building design that provides cost reductions for affordable housing. The requests will allow the developer to expand the building envelope so the additional affordable units can be constructed, and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside two (2) dwelling units for Very Low Income Households for 55 years.

Additionally, the list of On-Menu Incentives in Section 12.22-A.25 of the LAMC were pre-evaluated at the time the Density Bonus 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 Density Bonus On-Menu Incentives do result in identifiable and actual cost reductions to provide for affordable housing costs because the incentives by their nature increase the scale of the project and thus facilitates the provision of affordable

housing units.

Side Yard Setbacks. The requested On-Menu Incentives for a reduction in the eastern and western side yard setbacks is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an Incentive for a maximum 20 percent reduction in the width or depth of any individual yard or setback requirement. The east and west side yards of the property within the RD1.5 zone require side yards of five feet plus one foot for each story over the 2nd, not to exceed 16 feet. As a four-story building, the project requires a side yard of seven (7) feet. The project is seeking to adjust side yard requirements on the east and west side yards within the RD1.5 zone and will provide 5'-9" in lieu of seven (7) feet. The requested incentive provides actual and identifiable cost reductions that provide for affordable housing costs because the incentive by nature increases the building envelope of the project as sited so that additional residential units can be provided. The reduction in side yard setbacks also realizes economies of scale for the project which enables the expansion of the building footprint, thereby facilitating the creation of useable residential floor area containing additional residential units, including additional affordable units. This Incentive supports the applicant's decision to set aside 22% percent of the units for Very Low-Income households to qualify for AB 2334.

Height. The requested On-Menu Incentive for an 11-foot increase in building height is expressed in the LAMC as an allowable exception to zoning requirements that result in building design or construction efficiencies that facilitate the creation of affordable housing. Specifically, an eligible Density Bonus housing development project may seek an incentive to increase building height by up to 33 additional feet. The [Q]RD1.5-1 Zone permits a maximum height of 35 feet with no story limitation. Granting of the On-Menu Incentive would result in a building design and construction efficiencies that provide for affordable housing costs given the unique layout of the site; it enables the developer to increase the amount of height and floor area so that additional affordable units can be constructed. This Incentive supports the applicant's decision to set aside 22% percent of the units for Very Low-Income households to qualify for AB 2334.

Therefore, all requested On-Menu Incentives are necessary to provide for affordable housing costs.

- b. The incentives would have a specific adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there 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. 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 (Government Code Section 65915(d)(B) and 65589.5(d)).*

There is no evidence that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). The project 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. Accordingly, the project will not have a significant impact on any on-site resource or any resource in the surrounding area. The project is not located within any special hazard area; accordingly, the project will not have a specific adverse impact upon public health and safety or the physical environment. The property is not located on a substandard street in a Hillside area or in a Very High Fire Hazard Severity Zone, or any other special hazard area. The project is required to comply with all other pertinent regulations including those governing construction, use, and maintenance, and will not create any significant direct impacts on public health and safety. Therefore, there is no substantial evidence that the proposed project, and thus the requested incentive, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

c. The Incentives is contrary to state or federal law.

There is no substantial evidence in the record indicating that the requested Incentives are contrary to any State or federal laws.

ADDITIONAL MANDATORY FINDINGS

2. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 186,952, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

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

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

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Constituent Service Center in the Valley or the West Los Angeles Office 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 by calling (213) 482-7077, (818) 374-5050, (310) 231-2598 or through the Department of City Planning website at <http://planning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of

the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

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

TRANSFERABILITY

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

APPEAL PERIOD - EFFECTIVE DATE

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

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

An appeal may be filed utilizing the following options:

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

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

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

Metro DSC	Van Nuys DSC	South LA DSC
201 N. Figueroa Street Los Angeles, CA 90012 planning.figcounter@lacity.org (213) 482-7077	6262 Van Nuys Boulevard Van Nuys, CA 91401 planning.mbc2@lacity.org (818) 374-5050	(In person appointments available on Tuesdays and Thursdays 8am-4pm only) 8475 S. Vermont Avenue 1st Floor Los Angeles, CA 90044 planning.southla@lacity.org

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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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



QR Code to
Online Appeal Filing



QR Code to Forms for In-Person
Appeal Filing



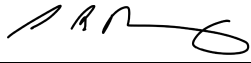
QR Code to BuildLA
Appointment Portal for
Condition Clearance

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

VINCENT P. BERTONI, AICP

Director of Planning

Approved by:



JoJo Pewsawang, Senior City Planner

Reviewed by:



Maren Gamboa, City Planner

Prepared by:



Sasha Kassab, Planning Assistant

Exhibit C – ZIMAS Parcel Profile Report



City of Los Angeles Department of City Planning

4/12/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

14723 W MAGNOLIA BLVD
14721 W MAGNOLIA BLVD
14719 W MAGNOLIA BLVD

ZIP CODES

91403

RECENT ACTIVITY

None

CASE NUMBERS

APCSV-2017-894-ZC
CPC-2018-3723-GPA-ZC-CDO-BL
CPC-1986-784-GPC
ORD-68900
ORD-185665
ORD-184381
ORD-167939-AREA8-SA103
ORD-101141
ENV-2018-3724-EIR
ENV-2017-895-CE
ENV-2016-1787-ND
ND-83-189-ZC-HD

Address/Legal Information

PIN Number	172-5A149 289
Lot/Parcel Area (Calculated)	6,914.1 (sq ft)
Thomas Brothers Grid	PAGE 561 - GRID J2
Assessor Parcel No. (APN)	2249020001
Tract	TR 13754
Map Reference	M B 329-32/33
Block	None
Lot	1
Arb (Lot Cut Reference)	None
Map Sheet	171A149 172-5A149

Jurisdictional Information

Community Plan Area	Van Nuys - North Sherman Oaks
Area Planning Commission	South Valley
Neighborhood Council	Sherman Oaks
Council District	CD 4 - Nithya Raman
Census Tract #	1288.02
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	(T)[Q]R3-1
Zoning Information (ZI)	None
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	2249020001
APN Area (Co. Public Works)*	0.159 (ac)
Use Code	0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val.	\$659,362
Assessed Improvement Val.	\$248,614
Last Owner Change	04/24/2015
Last Sale Amount	\$811,008
Tax Rate Area	13
Deed Ref No. (City Clerk)	7-550
	467563
	1649207
	1077819
	1005170
	1-548
Building 1	
Year Built	1949
Building Class	D55
Number of Units	3
Number of Bedrooms	4
Number of Bathrooms	3
Building Square Footage	2,200.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 2249020001]
Additional Information	
Airport Hazard	450' Height Limit Above Elevation 790
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Special Grading Area (BOE Basic Grid Map A- 13372) No

Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	6.4538352
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction Yes

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None

Hubzone Not Qualified

Jobs and Economic Development Incentive Zone (JEDI) None

Opportunity Zone No

Promise Zone None

State Enterprise Zone None

Housing

Direct all Inquiries to Los Angeles Housing Department

Telephone (866) 557-7368

Website <https://housing.lacity.org>

Rent Stabilization Ordinance (RSO) Yes [APN: 2249020001]

Ellis Act Property No

AB 1482: Tenant Protection Act No

Housing Crisis Act Replacement Review Yes

Housing Element Sites

HE Replacement Required N/A

SB 166 Units N/A

Housing Use within Prior 5 Years Yes

Public Safety

Police Information

Bureau Valley

Division / Station Van Nuys

Reporting District 952

Fire Information

Bureau Valley

Battalion 10

District / Fire Station 88

Red Flag Restricted Parking No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	APCSV-2017-894-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	DEMOLITION OF THREE APARTMENTS AND PURSUANT TO LAMC SECTION 12.32F TO ALLOW ZONE CHANGE FROM [Q]RD1.5-1 TO (T)(Q)R3-1 TO CONSTRUCT A NEW 9-UNIT, 35-FOOT TALL, 11,403 SQUARE-FOOT APARTMENT BLDG..
Case Number:	CPC-2018-3723-GPA-ZC-CDO-BL
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE CDO-COMMUNITY DESIGN OVERLAY DISTRICT BL-BUILDING LINE
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
Case Number:	CPC-1986-784-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - VAN NUYS - NORTH SHERMAN OAKS COMMUNITY PLAN AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT. (MIKE YOUNG)
Case Number:	ENV-2018-3724-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
Case Number:	ENV-2017-895-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DEMOLITION OF THREE APARTMENTS AND PURSUANT TO LAMC SECTION 12.32F TO ALLOW ZONE CHANGE FROM [Q]RD1.5-1 TO (T)(Q)R3-1 TO CONSTRUCT A NEW 9-UNIT, 35-FOOT TALL, 11,403 SQUARE-FOOT APARTMENT BLDG..
Case Number:	ENV-2016-1787-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ENVIRONMENTAL NEGATIVE DECLARATION
Case Number:	ND-83-189-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

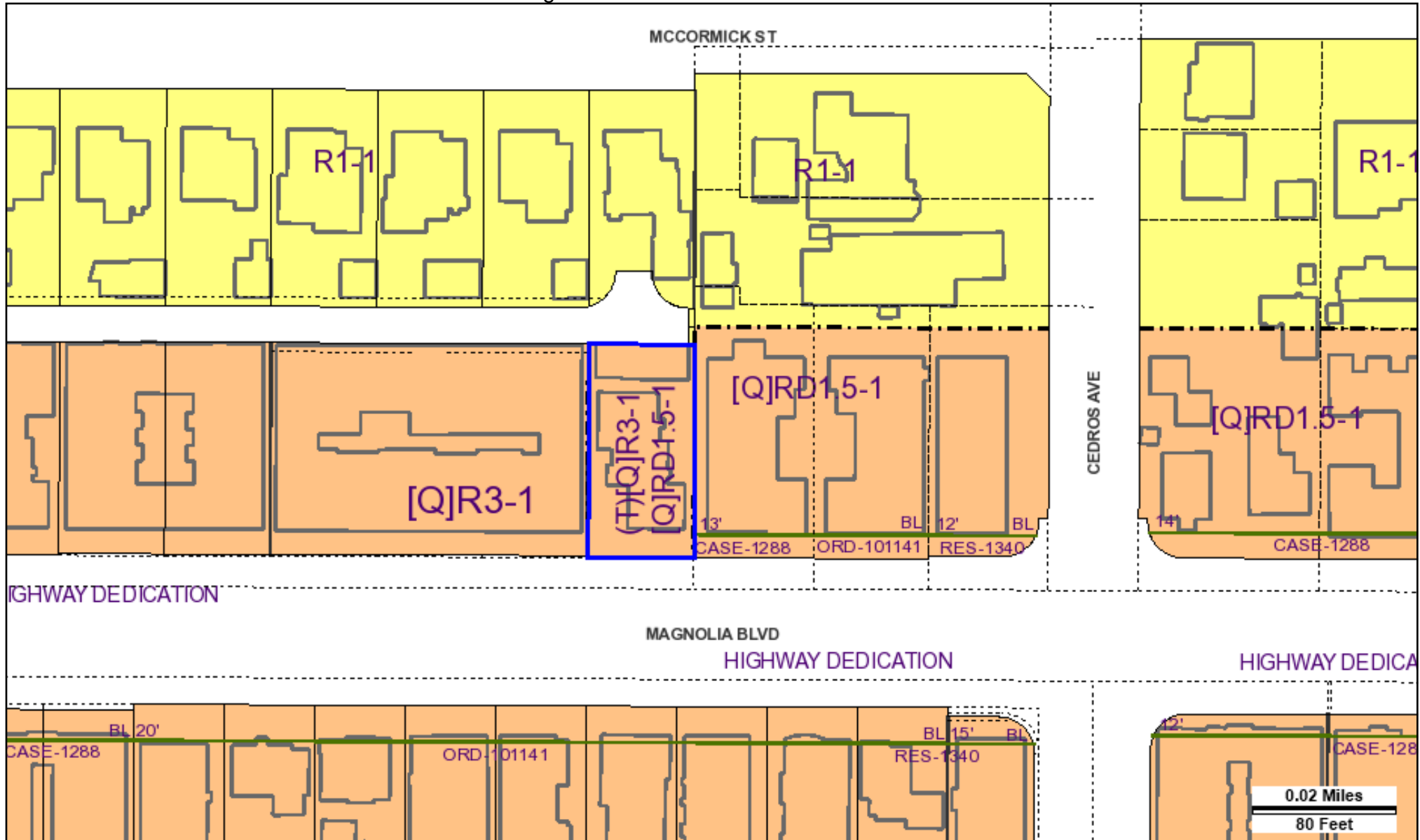
ORD-68900

ORD-185665

ORD-184381

ORD-167939-AREA8-SA103

ORD-101141



Address: 14723 W MAGNOLIA BLVD

APN: 2249020001

PIN #: 172-5A149 289

Tract: TR 13754

Block: None

Lot: 1

Arb: None

Zoning: (T)[Q]R3-1

General Plan: Medium Residential



LEGEND

GENERALIZED ZONING

	OS, GW
	A, RA
	RE, RS, R1, RU, RZ, RW1
	R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
	CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
	CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
	P, PB
	PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL

	Minimum Residential
	Very Low / Very Low I Residential
	Very Low II Residential
	Low / Low I Residential
	Low II Residential
	Low Medium / Low Medium I Residential
	Low Medium II Residential
	Medium Residential
	High Medium Residential
	High Density Residential
	Very High Medium Residential

COMMERCIAL

	Limited Commercial
	Limited Commercial - Mixed Medium Residential
	Highway Oriented Commercial
	Highway Oriented and Limited Commercial
	Highway Oriented Commercial - Mixed Medium Residential
	Neighborhood Office Commercial
	Community Commercial
	Community Commercial - Mixed High Residential
	Regional Center Commercial

FRAMEWORK

COMMERCIAL

	Neighborhood Commercial
	General Commercial
	Community Commercial
	Regional Mixed Commercial

INDUSTRIAL

	Commercial Manufacturing
	Limited Manufacturing
	Light Manufacturing
	Heavy Manufacturing
	Hybrid Industrial

PARKING

	Parking Buffer
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PORT OF LOS ANGELES

	General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
	General / Bulk Cargo - Hazard
	Commercial Fishing
	Recreation and Commercial
	Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

	Airport Landside / Airport Landside Support
	Airport Airside
	LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

	Open Space
	Public / Open Space
	Public / Quasi-Public Open Space
	Other Public Open Space
	Public Facilities

INDUSTRIAL

	Limited Industrial
	Light Industrial

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off- Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	 Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	 Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

Existing School/Park Site Planned School/Park Site Inside 500 Ft. Buffer

- | | | |
|----------------------|----------------------------------|--------------------------|
| Aquatic Facilities | Other Facilities | Opportunity School |
| Beaches | Park / Recreation Centers | Charter School |
| Child Care Centers | Parks | Elementary School |
| Dog Parks | Performing / Visual Arts Centers | Span School |
| Golf Course | Recreation Centers | Special Education School |
| Historic Sites | Senior Citizen Centers | High School |
| Horticulture/Gardens | | Middle School |
| Skate Parks | | Early Education Center |

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

- | | | |
|------------------------|-----------------------|-------------------------------------|
| Lot Line | Airport Hazard Zone | Flood Zone |
| Tract Line | Census Tract | Hazardous Waste |
| Lot Cut | Coastal Zone | High Wind Zone |
| Easement | Council District | Hillside Grading |
| Zone Boundary | LADBS District Office | Historic Preservation Overlay Zone |
| Building Line | Downtown Parking | Specific Plan Area |
| Lot Split | Fault Zone | Very High Fire Hazard Severity Zone |
| Community Driveway | Fire District No. 1 | Wells - Active |
| Building Outlines 2020 | Tract Map | Wells - Inactive |
| Building Outlines 2017 | Parcel Map | |

Exhibit D – Planning Case No. APCSV-2017-894-ZC



SOUTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: APR 05 2018

Case No. **APCSV-2017-894-ZC**

Council District: 4 - Ryu

CEQA: ENV-2017-895-CE

Plan Area: Van Nuys – North Sherman Oaks

Project Site: 14719 – 14723 West Magnolia Street

Applicant: Adam and Simon Moloudi

Representative: Ken Stockton, Ken Stockton Architects Inc.

At its meeting of **March 8, 2018**, the South Valley Area Planning Commission took the actions below in conjunction with the approval of the following project:

The construction of a three-story, nine-unit, residential apartment building over subterranean parking. The project will be a maximum height of 35 feet and will include 17 parking spaces, 15 bicycle spaces, plus an accessible disabled parking space at grade level (rear of site). The project includes the demolition of a one-story three-dwelling unit structure and detached carport. No tree removal is involved.

1. **Determined** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resources Code Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Disapprove** the Zone Change request as filed;
3. **Approve** and **recommend** that the City Council **adopt**, pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change from [Q]RD1.5-1 to (T)[Q]R3-1;
4. **Adopt** the attached Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated March 7, 2018; and
5. **Adopt** the attached Findings, as amended by the Commission.

This action was taken by the following vote:

Moved: Dierking
Seconded: Menedjian
Ayes: Beatty, Bishop, Mather

Vote: 5 – 0



Jason Wong, Commission Executive Assistant
South Valley Area Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the South Valley Area Planning Commission is appealable by the applicant to the Los Angeles City Council within 20 days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: APR 25 2018

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Ordinance, Map, Modified Conditions of Approval, Findings

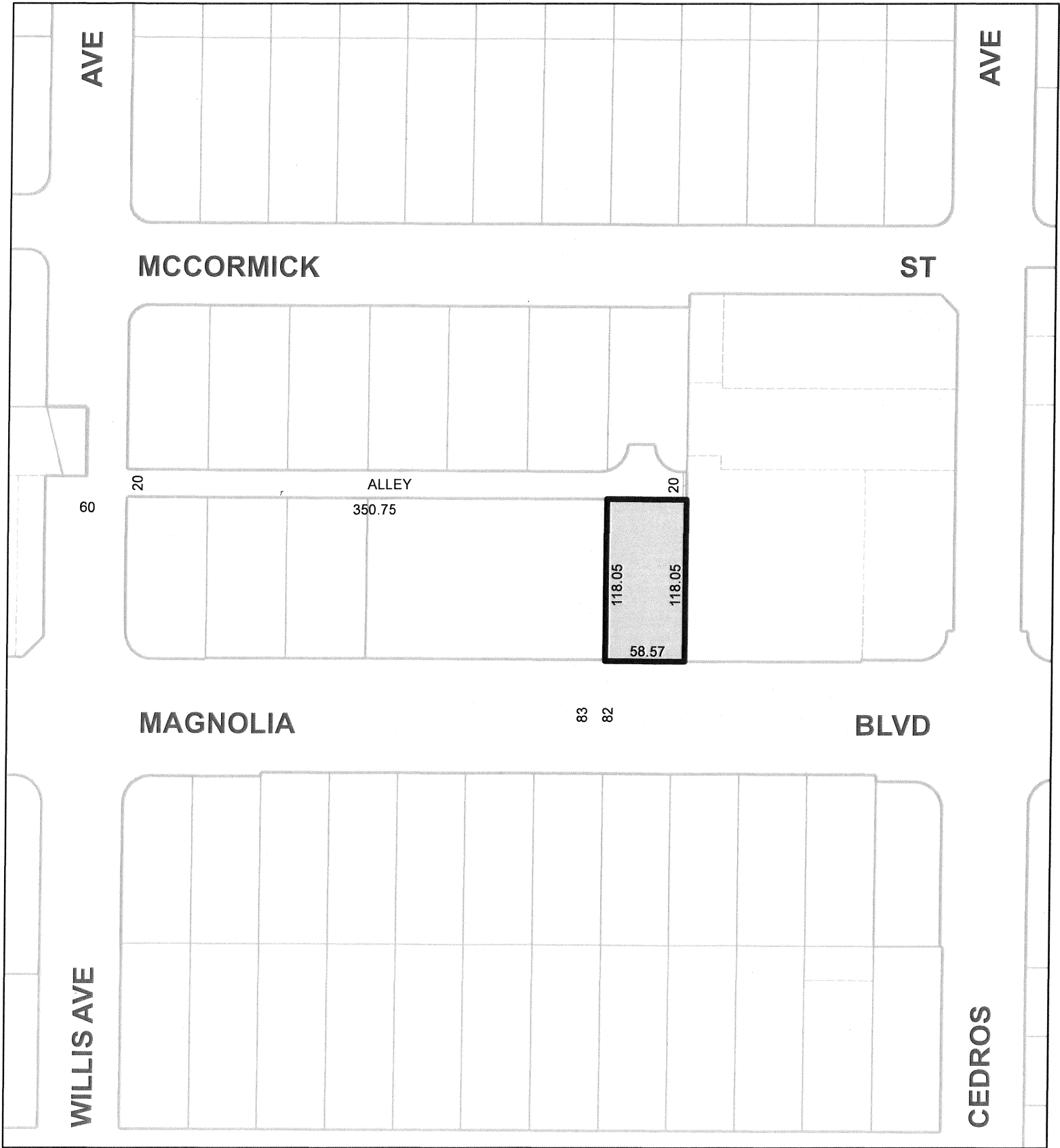
c: Michelle Levy, Senior City Planner
Sarah Hounsell, City Planner
Marianne King, City Planning Associate

ORDINANCE NO. _____

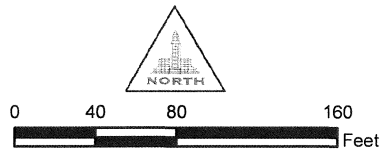
An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the Zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:



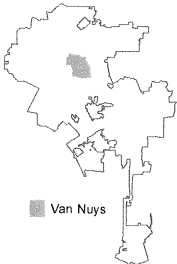
 **(T)[Q]R3-1**



APCSV-2017-894-ZC

MY/ *cf* 030818

City of Los Angeles



[Q] QUALIFIED CONDITIONS OF APPROVAL
As Modified by the South Valley Area Planning Commission on March 8, 2018

Pursuant to Section 12.32-G of the Los Angeles Municipal Code ("LAMC"), the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

A. Development Conditions:

1. **Use.** The use of the subject property shall be limited to those uses permitted in the R3-1 Zone as defined in Section 12.10 of the L.A.M.C.
2. **Density.** A maximum of nine (9) residential dwelling units.
3. **Height.** The building height, to the top of the parapet, shall not exceed 35 feet except for rooftop projections (e.g. stairwells, elevators) as allowed per Section 12.21.1 of the LAMC and Ordinance No. 167,939, Area 8, Subarea 103.
4. **Plans.** The use and development of the property shall be in substantial conformance with the Site Plan, Floor Plans, and Building Elevations (Exhibit "A", stamped date February 9, 2018) of the subject case file except as modified below:
 - a. The third story shall be setback a total of five (5) feet from the wall face of the north façade (wall facing the alley).
 - b. The third story windows on the north façade shall be opaque/non-transparent.
 - c. The plans submitted to the Department of Building and Safety shall be revised in conformance with this approval. Deviations may be allowed in order to comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
5. **Parking.** Automobile and bicycle parking shall be provided on-site as required by LAMC Sections 12.21 A.4 and 12.21 A.16, respectively.
6. **Landscape Plans.** 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 the landscape plan dated February 27, 2017, prepared by a licensed landscape architect or licensed architect and submitted for approval to the Department of City Planning.
7. **Roof Top Deck.** A minimum 1,318 square foot rooftop deck area shall be provided as shown on Exhibit "A," located near the center of the roof and surrounded with landscape planters.
8. **Common Open Space.** Common open space areas, such as the rooftop deck, shall incorporate recreational amenities such as spas, picnic tables, benches, barbecue areas and sitting areas.
9. **Common Open Space Landscaping.** A minimum of 25 percent of the common open space area shall be planted with ground cover, shrubs or trees. At least one 24-inch box tree for every four dwelling units shall be provided on site and may include street trees in the parkway. For a surface area not located directly on finished grade that is used for common open space, and located at ground level or the first habitable room level, shrubs and/or trees shall be contained within permanent planters at least 30-inches in depth, and lawn or ground cover shall be at least 12-inches in depth. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained.

10. **Utility Equipment/Structures.** Above ground utility structures, such as transformer vaults, shall be located at the rear of the building and designed so they are integrated with the color, texture, architecture and/or landscaping of the project. Utility meters shall be located at the side or rear of the building or in landscaped areas and out of the line-of-sight from or sidewalks.
11. **Rooftop Equipment.** Rooftop equipment such as air conditioning units, antennas and communication equipment, mechanical equipment, and vents shall be screened from viewed from the public right-of-way and adjacent properties.

B. Administrative Conditions:

12. **Approval, Verification, and Submittals.** Copies of any approvals, guarantees, or verification of consultations, review or approval, plans, etc., as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject case file.
13. **Code Conformance.** Area, height and use regulations of the zone classification of the subject property shall be complied with, except where herein conditions are more restrictive.
14. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
15. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public officials, legislation or their successors, designees or amendment to any legislation.
16. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
17. **Building Plans.** Page one of the grants and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
18. **Project Plan Modifications.** Any corrections and/or modifications to the Project plans made subsequent to this grant that are deemed necessary by the Department of Building and Safety, Housing Department, or other Agency for Code compliance, and which involve a change in site plan, floor area, parking, building height, yards or setbacks, building separations, or lot coverage, shall require a referral of the revised plans back to the Department of City Planning for additional review and final sign-off prior to the issuance of any building permit in connection with said plans. This process may require additional review and/or action by the appropriate decision making authority including the Director of Planning, City Planning Commission, Area Planning Commission, or Board.
19. **Indemnification.** Applicant shall do all of the following:
 - a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise

- modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

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

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

For purposes of this condition, the following definitions apply:

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

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

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

As Amended by the South Valley Area Planning Commission on March 8, 2018

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. Prior to issuance of sign-offs for final site plan approval and/or project permits by the Planning Department, the applicant/developer shall provide written verification to the Planning Department from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to project design required by a public agency shall be documented in writing and submitted for review by the Planning Department.
 - a. Street Dedication.

Magnolia Boulevard (Avenue II) – A 1-foot strip of land along the property frontage to complete a 43-foot half right-of-way in accordance with Avenue II street standards of Mobility Plan 2035.
 - b. Right-of-Way Improvements.

Magnolia Boulevard – Construct a new 13-foot wide concrete sidewalk along the property frontage. Repair all broken, off grade or bad order concrete curb and gutter.

Alley – Repair all broken, off-grade alley pavement and longitudinal concrete gutter along the property frontage.
3. Installation of tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvements may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.
4. Construction of necessary sewer facilities to the satisfaction of the Bureau of Engineering. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. Construction of necessary drainage facilities to the satisfaction of the Bureau of Engineering.
6. Construction of tree wells and planting of street trees and parkway landscaping to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance.

7. Preparation of a parking area and driveway plan to the satisfaction of the appropriate Valley District Office of the Bureau of Engineering and the Department of Transportation. The driveway, parking and loading area(s) shall be developed substantially in conformance with the provisions and conditions of the subject Department of Transportation authorization. Emergency vehicular access shall be subject to the approval of the Fire Department and other responsible agencies.
8. Installation of street lights to the satisfaction of the Bureau of Street Lighting.
9. Preparation of a plot plan to the satisfaction of the Fire Department.
10. Making any necessary arrangements with the appropriate cable television franchise holder to assure that cable television facilities will be installed in City rights-of-way in the same manner as is required of other facilities, pursuant to Municipal Code Section 17.05N, to the satisfaction of the Department of Telecommunications.
11. Police Department. Preparation of a 'plot plan in conformance with the Design Out Crime Guideline Booklet and guidelines defined in the Crime Prevention Through Environmental Design (CPTED) handbook to mitigate impacts on police services. Police recommendations may include but are not limited to secured parking, security fencing, security lighting, information signs, building design and landscaping to reduce places of potential concealment. The plans shall be to the satisfaction of LAPD Crime Prevention Section Personnel.
12. Notice: Prior to issuance of a clearance letter by the Bureau of Engineering, all engineering fees pertaining to Ordinance No. 176,077 adopted by the City Council, must be paid in full at the Development Services Division office.
13. Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.
14. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.
15. Recreation and Parks. Per Section 12.33 of the Los Angeles Municipal Code, the applicant shall dedicate land for park or recreational purposes or pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.** The subject property is located within the Van Nuys – North Sherman Oaks Community Plan which was last updated and adopted by the City Council on September 9, 1998. The Community Plan designates the subject property for Medium Residential land use, with the corresponding zone of R3. The proposed zone change to (T)[Q]R3-1 is consistent with the land use designation in the Community Plan and is therefore in substantial conformance with the purposes, intent and provisions of the General Plan as reflected in the adopted Community Plan.
2. **General Plan Text.** The Van Nuys–North Sherman Oaks Community Plan text includes the following relevant land use goals, objectives, policies and programs:

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

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010.

Policy 1-1.1: Designate specific lands to provide for adequate multi-family residential.

Policy 1-1.2: Protect existing single family residential neighborhood from new, out of scale development.

Policy 1-1.4: Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.1: Locate higher residential densities near commercial centers, light rail transit stations, and major bus routes where public service facilities and utilities will accommodate this development.

Objective 1-3: To preserve and enhance the varied and distinct residential character and integrity of existing single and multi-family neighborhoods.

Policy 1-3.1: Require a high degree of architectural compatibility with articulated landscaping for new in-fill development to protect the character and scale of existing residential neighborhoods.

Objective 1-5: To promote and ensure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 1-5.1: Promote greater individual choice in type, quality, price, and location of housing.

The proposed project will meet the above objectives and policies by providing additional housing at an appropriate density and location to meet the plan area's needs, matching the density that was envisioned for this area by the Community Plan's Medium Residential land use designation.

The project will provide new modern style multi-family units located on a busy boulevard. Magnolia Boulevard is served by Metro Bus No. 183 and the project site is located in between two major transportation corridors in the San Fernando Valley, Van Nuys Boulevard, which is approximately ¼ mile east of the site, and Sepulveda Boulevard, which is a little over ½ mile to the west. The project is within walking distance to the neighborhood commercial corners at Kester Avenue and Magnolia Boulevard as well as to the commercial businesses on Van Nuys Boulevard. As such, the project location can serve to help reduce vehicle trips to and from the site.

The project will be compatible with the existing neighborhood land use and character, which on Magnolia Boulevard is predominately two and three story multi-family buildings. The project has been revised to address privacy concerns raised by the single family home owners across the alley, north of the site, by stepping back the rear of the building five feet on the third floor level as conditioned by the South Valley Area Planning Commission, removing the third floor balconies facing north, and reducing the size of the windows. The third floor windows facing north have also been conditioned by the South Valley Area Planning Commission to be opaque/non-transparent, which further addresses the privacy concerns raised. Additionally, articulation and building design elements proposed for the front of the building, have been added to the rear façade as well.

The Plan also sets standards for Urban Design, coupled with the Residential Citywide Design Guidelines, which include the need for a pedestrian entrance at the front of each project, consistent front setbacks with adjacent properties, and for a building design of quality and character. The submitted site plan and building plans are consistent with these design standards, and the building frontage has been designed with a pedestrian entrance and a fifteen-foot front yard setback. In addition, the parking will be subterranean and accessed from the rear of the site, resulting in a more attractive project as viewed from the street, with housing at grade instead of parking and allowing for a fully landscaped front yard setback. The building design includes complementary building materials on the façade, such as stone and a vertical wood elements, as well as building articulation that will enhance the appearance of the building and neighborhood.

Therefore, as proposed and conditioned herein, the development meets the objectives of the Community Plan, is permitted in the R3 Zone, and is consistent with the General Plan Land Use designation.

Entitlement Findings

3. Zone Change, L.A.M.C. Sec. 12.32-F:

The recommended zone change is in conformance with the public necessity, convenience, general welfare or good zoning practice in that the proposed (T)[Q]R3-1 zone is consistent with the Community Plan Medium Residential Land Use designation and consistent with the "Q" condition which limits the building height to 35 feet. The project is conveniently located within close proximity to bus lines and within walking distance to commercial areas. As an infill project, there will be adequate access to existing City services and infrastructure. The project will provide new modern style two-bedroom apartments and will provided additional housing units for the area. The immediate area along Magnolia Boulevard is developed with two- and three-story multi-family buildings and is adjacent to a three-story condominium

building of the same height. The project has also been designed to be compatible with the single family neighborhood to the north.

The action, as recommended, has been made contingent upon compliance with the “(T)” and “[Q]” conditions imposed herein. Such limitations are necessary to protect the best interests of, and to assure a development more compatible with, surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

CEQA Findings

4. Environmental

DETERMINED based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (Class 32 – Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**Exhibit E – 1/25/2021 Memo “On-Menu Density Bonus Ministerial
Review Process”**




DEPARTMENT OF CITY PLANNING Executive Office

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

DATE: January 25, 2021

TO: Interested Parties
Department of City Planning Staff

FROM: Vincent P. Bertoni, AICP 
Director of Planning
Department of City Planning

SUBJECT: **ON-MENU DENSITY BONUS MINISTERIAL REVIEW PROCESS**

Summary

This memo explains a change to the interpretation and application of the City's Density Bonus Ordinance that will require requests for on-menu Density Bonus incentives be processed ministerially through the Department of City Planning (Planning), thereby rendering these requests exempt from analysis under the California Environmental Quality Act (CEQA).

Currently, Planning requires CEQA analysis for on-menu Density Bonus incentive requests. On-menu Density Bonus incentives are requests for pre-calculated modifications to specified development standards enumerated in a codified menu. The new interpretation set forth herein aligns historical practices, the City's Code, and legal authorities relative to CEQA, the State Density Bonus statute (Gov. Code §65915), and the Housing Accountability Act (Gov. Code §65589.5).

As of the date of this memo, a project that solely requests Density Bonus on-menu incentives, and is not subject to other discretionary entitlements, will not trigger analysis under CEQA. In addition, active projects seeking an on-menu Density Bonus entitlement that are currently in the project review process will be treated ministerially, unless there are other discretionary entitlements requested as part of the project. All other LAMC-required processes and procedures, including but not limited to those for notification and appeals, will not change, and projects will continue to receive a Letter of Determination describing the approved project and any applicable conditions of approval.

Background and Existing City Practices

The City's Density Bonus Ordinance, codified in 2008 at Los Angeles Municipal Code (LAMC) §12.22 A.25 (Ord. No. 179681), implements State Density Bonus law at Government Code §65915. For housing development projects with specified percentages of affordable housing, the City shall grant upon request specified density bonuses, "concessions" or "incentives" in the form of reduced development standards (incentives), and "waivers" of development standards which physically preclude the project (waivers) (Gov. Code §65915 (b, d, e, f)). Any absence of local implementing legislation does not relieve the City from complying with the requirements of State Density Bonus law (Gov. Code §65915(a)(1)). As

discussed below, the City currently has three different project review procedures depending on the type of density bonus project request.

1. The Existing Ministerial Process. A project requesting only a density bonus up to 35%, and/or a parking ratio specified by State Density Bonus law or LAMC §12.22 A.25(d), and is not seeking additional incentives or waivers, is reviewed through a ministerial process and is not subject to appeal (LAMC §12.22 A.25 (g)(1)). No further CEQA review is conducted for projects that fall within this category.
2. The Existing On-Menu Process. A project requesting incentives enumerated in the codified “menu of incentives” is reviewed through the on-menu process. For on-menu incentive requests, Planning currently requires analysis under CEQA. The initial decision is made by the Director of Planning, no public hearing is required, and the determination is subject to an appeal and appeal hearing before the City Planning Commission (LAMC §12.22 A.25 (g)(2)).
3. The Existing Off-Menu Process. For a project requesting incentives that do not appear on the “menu of incentives” or any waivers, the request is reviewed through the off-menu process. For off-menu incentive or waiver requests, Planning also requires analysis under CEQA. The initial decision is made by the City Planning Commission after a noticed public hearing, but is not subject to appeal (LAMC §12.22 A.25 (g)(3)).

Historically, Planning has treated requests for any incentives or waivers as discretionary for purposes of CEQA. Planning has prepared a CEQA review for these requests since the Density Bonus Ordinance was adopted in 2008 (February 2, 2006 Interim Planning Director Memo, Council File 05-1345). However, due to the absence of discretion to deny incentive or waiver requests under either the City’s Ordinance or State Density Bonus law, the City has also refrained from imposing certain project-specific conditions, such as conditions that would have the effect of reducing requested density, even though these types of conditions could be imposed on other types of discretionary entitlement requests, like conditional use permits or variances.

The LAMC Criteria for Granting On-Menu Incentives is Objective in Nature

The City’s Density Bonus Ordinance includes specified, objective requirements for projects requesting on-menu incentives (LAMC §12.22 A.25 (e)(2)). The City’s “menu of incentives” also articulates in objective terms the most applicable and commonly requested development standard modifications pertaining to multifamily housing, which were pre-evaluated as providing for affordable housing costs (Planning Director Memo, Implementation of Density Bonus Ordinance, October 16, 2014). The City’s intent in creating on-menu incentives was to streamline the approval of requests for a set of known, objectively calculated, and standardized incentives that were publicly reviewed and then codified in the LAMC. Determining whether a project satisfies the LAMC requirements for an on-menu incentive involves little to no personal judgment and involves a determination of whether the application conforms to applicable objective requirements. This is in contrast to off-menu incentive or waiver requests, which are unknown, non-standard, have no clear statutory limitations, and were not publicly pre-evaluated prior to the date of a project application. Due to this

difference, off-menu incentives will continue to be processed as discretionary requests subject to review under CEQA.

A Ministerial Process for Requesting On-Menu Incentives Aligns with State Housing Law

The City is preempted from denying a density bonus or on-menu incentive outside of objectively defined circumstances, or requiring a discretionary approval simply due to the fact of a density bonus or on-menu incentive request. State Density Bonus law provides that the granting of a density bonus or incentive “shall not require...a discretionary approval” (Gov. Code §65915(f)(5) and (j)(1)).

State law also provides that for a project which meets specified objective affordability criteria, the City “shall” grant a density bonus, a specified number of incentives, and waivers (Gov. Code §65915 (b, d, e, f)). The City is only able to deny a requested incentive if there is evidence to make one of three objectively described findings, such as a finding of a specific adverse impact based on objective written health and safety standards that cannot be feasibly mitigated (Id.). Consistent with a prior 2014 memo that addressed this issue, Planning has operated under the framework that the eight on-menu incentives “provide additional buildable area, which [therefore] . . . can be assumed to provide additional project income and therefore provide for affordable housing costs” (Planning Director Memo October 16, 2014). The Housing Accountability Act separately explains that receipt of a density bonus “shall not constitute a valid basis” upon which to find a project is noncompliant with an applicable plan, policy or standard (Gov. Code §65589.5(j)(3)). In order to deny a density bonus project under the Housing Accountability Act, the City must also have evidence to make a finding that there is a specific adverse impact based on objective written health and safety standards that cannot be feasibly mitigated (Gov. Code §65589.5(j)(1)).

On-menu requests are ministerial based on the restrictions in State law and the lack of authority provided in LAMC §12.22 A.25 to deny or conditionally approve on-menu incentives except to comply with objective, identified, written public health and safety standards, policies or conditions. The new procedures described in this memo will align on-menu incentive processing with State housing laws. In contrast, because Government Code §65915 does not contain similar language regarding waivers of development standards, waivers will continue to be processed through the City’s off-menu process as a discretionary request subject to review under CEQA.

A Ministerial Process for Requesting On-Menu Incentives Aligns With CEQA

The interpretation which treats on-menu incentives as ministerial actions exempt from CEQA review is consistent with CEQA. Ministerial actions are exempt from CEQA (Public Resources Code [PRC] §21080(b)(1)). Under CEQA Guidelines Section 15369, CEQA defines a ministerial decision as one that involves little or no personal judgement by the public agency or official as to the wisdom or manner of carrying out the project. A ministerial decision involves the use of fixed or objective standards rather than subjective decision making. The agency or official merely applies the governing statute, ordinance, regulation or other fixed standard to the facts.

Prior court decisions have recognized that even if a statute grants an agency *some* discretionary authority over an aspect of a project, such as aesthetic design review, the project is ministerial for CEQA purposes if the agency lacks authority to address *environmental* impacts. As discussed above, the City has no subjective discretion to approve or deny on-menu incentives, and therefore is unable to address environmental impacts related to the project.

Based upon this authority, the City's practice of preparing CEQA for on-menu incentives where no other discretionary entitlement was sought for the project was inconsistent with CEQA. Historical practice was inconsistent for reasons including: (1) the City did not have subjective discretionary authority under the LAMC to conditionally approve on-menu density bonus projects to address environmental impacts; (2) the City's on-menu process provides objective criteria for approving known, objectively calculated, and standardized incentives; and (3) CEQA does not give any independent authority to impose mitigation.

Changes to Density Bonus Procedures

As of the date of this memo, a project that solely requests Density Bonus on-menu incentives, and is not subject to other entitlements, will not trigger analysis under CEQA. In addition, projects that are currently in the review process for an On-Menu Density Bonus entitlement will be treated ministerially, unless there are other discretionary entitlements requested as part of the project. All other LAMC-required processes and procedures, including but not limited to those for notification and appeals, will not change, and projects will continue to receive a Letter of Determination describing the approved project and any applicable conditions of approval. Applicants must still obtain a signed Affordable Housing Referral Form from the Housing Services Unit prior to filing their case at one of the Development Services Centers. To reflect the ministerial process, an ADM (Administrative) prefix will replace the current DIR (Director) prefix.

VPB:KJK:ALV:MG:BS:ch

**Exhibit F – LADBS Plan Check Form and Information Bulletin
No. P-BC 2023 – 131**

PROCEDURES WHEN HAZARDOUS AND CONTAMINATED MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION OR GEOTECHNICAL/GEOLOGICAL EXPLORATION

INTRODUCTION

This bulletin provides procedures when hazardous and contaminated materials are encountered during construction or geotechnical/geological exploration. Contaminated materials, in general, are regulated by local, state, and federal agencies. The City of Los Angeles is involved in dealing with contaminated materials, primarily through the Los Angeles Fire Department (LAFD).

Possible sources of contamination may yield various substances and levels of hazard. The type and extent of the contamination will dictate the remediation appropriate for the site and agencies to be notified, who would then assume oversight of the cleanup mitigation. Experts in the field of toxic waste cleanup must work with the appropriate lead agency(s) to classify the type and source of hazard, areal extent of suspected contamination as well as devise and implement a mitigation plan.

LEAD AGENCIES

The LAFD is designated as the enforcement agency for the City that regulates hazardous materials. Where the LAFD's authority or ability is exceeded, the case is referred to the appropriate County, State or Federal agency. These other agencies include, but may not be limited to the following:

California Department of Conservation – Geologic Energy Management Division (CalGEM)
Los Angeles Regional Water Quality Control Board – State of California (LARWQCB)
Health Hazardous Materials Division – Los Angeles County Fire Department (HHMD) - Site Mitigation Unit
South Coast Air Quality Management District (SCAQMD)
Department of Toxic Substances Control – State of California (DTSC)

OIL WELLS AND FIELDS

Some areas within the City of Los Angeles are underlain by gas and oil deposits. In these areas, it is possible for natural gas, crude oil and hydrogen sulfide to work their way to the surface or infiltrate structures and cause potential fire and health hazards. The City Bureau of Engineering's Navigate LA Maps show some oil wells and oil field areas. **CalGEM** is the lead agency that regulates oil wells. **CalGEM** should be contacted to obtain information regarding the location(s) of oil wells, mitigation of well-related seeps, issues regarding proposed construction in the vicinity of an oil well, and oil well abandonment. The current **CalGEM** contact is:

Southern District of Geologic Energy Management Division (CalGEM)
3780 Kilroy Airport Way, Suite 400, Long Beach, CA 90806
Phone: (562) 637-4400
Fax: (562) 424-0166
Email: CalGEMSouthern@conservation.ca.gov

METHANE

Methane gas mitigation, which generally originates from old landfills or other natural sources, is required in Chapter 71 of the 2023 LA City Building Code. Potential hazards are also discussed in the following department information bulletins: P/BC 2023-039 (demolition); P/BC 2023-101 & 102 (methane mitigation). Specific guidelines are provided in these bulletins.

HAZARDOUS MATERIALS (CONTAMINATED SOILS/GROUNDWATER)

Hazardous materials are generally regulated by the Federal and State codes. Contaminants from past processes on a site or area may include hydrocarbons, volatile organic compounds (VOC's), solvents, metals and/or various other substances. The type, extent and potential toxicity of the contamination will dictate the proper agency to be contacted for appropriate remediation.

Environmental site assessments in general are usually categorized and conducted in phases. A Phase 1 assessment identifies potential or existing environmental contamination liabilities. These assessment reports are typically prepared for real estate holdings, lending institutions or as part of property transfers. Depending on the conclusions of the Phase 1 assessment, a Phase 2 assessment (detailed drilling & sampling to define the extent and level of toxicity) may be conducted and submitted to the regulating agency. Based on the agency's concurrence, the assessment will proceed to Phase 3 which will include remediation and closure, also with agency concurrence. In the majority of cases involving commercial scale development, a Phase 1 site assessment is the first step in the process of environmental due diligence.

When unanticipated contamination is detected, required action may include the following: work stoppage; temporary site closure; and notification to appropriate agencies. Significant contaminated sites will likely require the assessments described above. Department personnel must cooperate for this purpose with the owner/developer, various agencies and private experts/consultants.

DETECTION PROCEDURES

Not all discolored or odorous soils fall within the legal definition of chemically contaminated soils. For example, the soil surrounding and associated with private sewage disposal systems, is not considered contaminated unless the system has been used to dispose hazardous substances other than human waste.

Sampling and laboratory testing to identify contaminants in soil or groundwater requires protocol during investigations, including monitoring and protection for personnel health and safety. Such protocol is beyond the Department's expertise. However, the environmental consultants that specialize in these tasks are expected to be familiar with such protocols.

Occasionally, unanticipated evidence of soil contamination is discovered during site geologic/geotechnical exploration, based on visual or olfactory observations. The presence of hazardous materials may also be discovered during grading or construction, which may present dangerous conditions, such as explosive (fire) and health hazards. Contractors, geotechnical observers and other workers should notify the site superintendent immediately after such observations are made. The LADBS inspector should also be notified.

DEPARTMENT ACTION

Environmental issues are not within the primary purview of the Department or the Grading Division of the Department. However, if reports submitted to the Department indicate the presence of contamination or hazardous materials, the owner and appropriate lead agencies may be contacted.

If contamination is discovered after construction has started, the Department and the appropriate lead agency shall be contacted immediately. The Department inspector may issue a Stop Work Order so that the area of contamination can be isolated, pending further investigation.

LEAD AGENCY DESIGNATION

In California, several hazardous material environmental programs are consolidated into one regulatory program referred to as the Unified Hazardous Materials Program under which, the California Environmental Protection Agency (CalEPA) delegates most of the inspection and enforcement activities to certified local agencies, called Certified Unified Program Agency (CUPA).

If contamination is encountered on a former or current underground storage tank (UST) site, then the LAFD CUPA is the first point of contact and lead agency. Contact LAFD's CUPA, USTs & Plan Check Unit – **213-978-3708** (direct) or **213-978-3700** (general questions). If the scope of work exceeds the LAFD's authority or ability then the case may be referred to another appropriate agency.

If a UST is found during excavation or during grading, a Specific Project or Action Permit from LAFD is required in order to remove the UST. Additional information can be obtained at

<https://www.lafd.org/fire-prevention/cupa/ust-tank-abandonment-guidelines>

In cases, where the contamination is non UST-related, the primary lead agency with jurisdictional authority in the City of Los Angeles will be the HHMD – Site Mitigation Unit – <http://www.fire.lacounty.gov/hhmd/site-mitigation/> **323-890-4106** (general information).

In certain cases, the HHMD may refer the case to the LARWQCB or DTSC. For DTSC, contact the Regulatory Assistance Office (DTSC)

Toll-Free in CA: 800-728-6942 or 800 72-TOXIC

Outside CA: 916-324-2439

Email: RAO@dtsc.ca.gov

SPECIAL PROCEDURES

In the event Department inspection discloses the possibility of explosive gas conditions or similar imminent hazards, the inspector should stop the job and immediately notify the LAFD. If an oil well is discovered, the Department will immediately notify **CalGEM and the Petroleum Administrator** for inspection and guidance to abandon the well properly. In either case, the area should be cordoned off to prevent injury to workers or the general public. This condition will prevail until a clearance is received in writing from the appropriate agency.

When the presence of volatile organic compounds (VOC) from contaminated soil is suspected, which would generally be detected initially by a strong odor, the SCAQMD shall be contacted (see also SCAQMD Rule 1166 for petroleum hydrocarbons). Upon notification, the SCAQMD may dispatch personnel to test the level of VOC or require sampling in accordance with the SCAQMD site mitigation plan by a qualified environmental consultant. If the VOC levels exceed 50 parts per million (ppm), appropriate action will be required which may include the use of soil vapor suppressants, isolation, covers over and below the soil, containerization or removal etc. of the contaminated material.

Contact the Site Mitigation Supervisor at the Toxic Asbestos Unit of the SCAQMD at **909-396-2000** or **webinquiry@aqmd.gov**.

CONSTRUCTION DEWATERING

When temporary dewatering is required as part of construction, industrial wastewater discharge permits are required by the City of Los Angeles Bureau of Sanitation for discharge of the pumped water into the public sewer system. If the water is to be discharged into the public sewer system, the City of Los Angeles Bureau of Sanitation is concerned with: (1) the quality of the discharge; and (2) the capacity and hydraulics of the public sewer system to accept the discharge. Contact **Lonnie Ayers*** for permits at **323-342-6098**. Seepage Pits (sewage systems) are taken care of by **Hyginus Mmeje*** at **323-342-6241**.

If temporary dewatering pumps are to discharge into the storm drain system (which eventually discharge directly into surface waters such as streams or oceans), National Pollutant Discharge Elimination System (NPDES) permits are required from the LARWQCB. Contact **Augustine Anijelo*** (anijelo,augustine@waterboards.ca.gov) at **213-576-6657**. If the discharge will be on to adjacent land, permits are required from the LARWQCB. Contact **Dr. Don Tsai*** (Don.Tsai@waterboards.ca.gov) at 213-576-6683. For all matters pertaining to UST sites at the LARWQCB, contact **Dr. Yue Rong*** (yrong@waterboards.ca.gov) at (213) 620 2253.

Note: *The contact person(s) cited in this bulletin may be replaced.

**Exhibit G – Findings/Special Requirements: Density Bonus,
Conditional Use, Public Benefit Project Housing Incentives”
Form No. CP13-3251**

FINDINGS/SPECIAL REQUIREMENTS



DENSITY BONUS, CONDITIONAL USE, PUBLIC BENEFIT PROJECT Housing Incentives (Chapter 1 Zoning)

Related Code Sections

This form applies to properties subject to zoning established in Chapter 1 of the Los Angeles Municipal Code (LAMC). For properties subject to zoning established in Chapter 1A of the LAMC, please use form CP13-2035.A. For more information on a property's applied zoning, visit zimas.lacity.org.

Los Angeles City Planning offers several processes intended to facilitate affordable housing in the City of Los Angeles.

Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(2) of Chapter 1 and Government Code Section 65915 authorizes the Director of Planning to approve applications for Density Bonus requesting up to three On-Menu Incentives. Procedures shall be the same as for a Director Determination governed by LAMC Section 13B.2.5. of Chapter 1A.

LAMC Section 12.22 A.25(g)(3) of Chapter 1 authorizes the City Planning Commission (CPC) to approve applications for Density Bonus requesting Off-Menu Incentives or Waivers of Development Standards. Procedures shall be the same as for a Class 3 Conditional Use Permit governed by LAMC Section 13B.2.3. of Chapter 1A.

LAMC Section 12.24 U.26 of Chapter 1 authorizes the CPC to approve a Conditional Use Permit for applications requesting a density increase greater than the maximum permitted (35 percent) by LAMC Section 12.22 A.25 of Chapter 1. Procedures shall be the same as for a Class 3 Conditional Use Permit governed by LAMC Section 13B.2.3. of Chapter 1A.

LAMC Section 14.00 A of Chapter 1 authorizes the Zoning Administrator to approve a Conditional Use Permit for Public Benefit Projects, where otherwise not permitted by right, and which does not meet specific performance standards as provided in LAMC Section 14.00 A.2 of Chapter 1. Procedures for a Class 2 Conditional Use Permit are governed by LAMC Section 13B.2.2. of Chapter 1A.

Check all that apply to the entitlement request below:

- ☐ Density Bonus with On-Menu Incentive(s)
- ☐ Density Bonus with Off-Menu Incentive(s) or Waiver(s) of Development Standard(s)
- ☐ Conditional Use Permit for Greater than 35% Density Bonus
- ☐ Conditional Use Permit for Public Benefit Project

All applications require an Affordable Housing Referral Form ([CP13-4043](#)) from the Metro Development Services Center (DSC) Affordable Housing Services Section (AHSS).

Public Benefit Project also requires a Case Consultation Referral Form ([CP13-3598](#)) from applicable Geographic Project Planning Staff.

Executive Directive No. 1

In accordance with the Mayor Bass' Executive Directive No. 1 (ED 1), issued on December 16, 2022, City Planning has implemented a policy to exempt 100 percent affordable housing projects and shelters from Project Review, pursuant to the authorizing LAMC Section 16.05 of Chapter 1, the procedures for which are governed by LAMC Section 13B.2.4. of Chapter 1A. No environmental review or public hearing will be required, and all eligible projects shall be processed within 60 days following the submission of a complete application; and clearances shall be provided within five business days for 100 percent affordable housing projects and within two business days for Shelters. To qualify, the project shall include at least 5 units that have at least two-thirds residential square footage, with all units affordable to Low Income households or lower; and NOT include a legislative action (e.g., General Plan Amendment, Zone Change, Height District Change), or a deviation from development standards outside of affordable housing incentives (e.g., Adjustment, Variance, Waiver of Dedications and/or Improvements); or be subject to Coastal Development Permit or the Subdivision Map Act.¹

Priority Housing Project (PHP) Processing

In accordance with the Mayor Garcetti's Executive Directive No. 13 (ED 13), issued on October 23, 2015, City Planning has implemented a policy to prioritize case processing for projects that contribute to the new construction or rehabilitation of housing developments that meet the criteria set forth in ED 13. Complete the following regarding the project:

- | | | |
|---|------------------------------|-----------------------------|
| The project contains a minimum of 10 or more units; <u>and</u> | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| At least 20% of on-site rental units have rents restricted so as to be affordable to and occupied by lower-income households; <u>or</u> | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| At least 30% of on-site for-sale units have sales prices restricted so as to be affordable to and occupied by low- or moderate-income households. | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

¹ Refer to [ED 1 Implementation Guidelines](#) for qualifying criteria.

Public Hearing and Notice

Density Bonus with On-Menu Incentives

No public hearing is required. However, mailing of the Letter of Determination to Abutting Property Owners of all contiguously owned properties of the subject site is required. See Mailing Procedures Instructions ([CP13-2074](#)) for more information.

Density Bonus with Off-Menu Incentives or Waiver of Development Standards, Conditional Use, or Public Benefit Project

A public hearing is required. Notification includes mailing to Property Owners and Occupants within a 300-foot radius of all contiguously owned properties of the subject site, and the Certified Neighborhood Council representing the area in which the property is located, as well as on-site posting of the Notice of Public Hearing and for the CPC Public Meeting, when required. Refer to the Mailing Procedures Instructions ([CP13-2074](#)) and On-Site Posting ([CP-7762](#)) handouts for additional information.

Specialized Requirements

When filing any of the above applications the following items are required in addition to those specified in the City Planning Application Filing Instructions ([CP13-7810](#)).

Affordable Housing Referral Form

This form ([CP13-4043](#)) is required if the request includes an affordable housing incentive under the Density Bonus Program, Measure JJJ, the Greater Downtown Housing Incentive Program. It must be completed by the Applicant and signed by the Affordable Housing Services Section (AHSS) Staff. For assistance, contact planning.priorityhousing@lacity.org.

(Optional) Housing Crisis Act (HCA) Vesting Preliminary Application

This form ([CP13-4062](#)) is intended to initiate optional vested rights for a Housing Development Project pursuant to the Housing Crisis Act of 2019. The Applicant shall submit an HCA Vesting Preliminary Application through the Department's OAS at <http://planning.lacity.org/oas>. Once deemed complete, Planning staff shall provide a signed HCA Vesting Preliminary Application Form, to be included with the case filing. The HCA Vesting Preliminary Application is only valid when it is deemed complete prior to filing the City Planning Application Form for the project. For assistance, contact planning.hca@lacity.org.

Case Consultation Referral Form

This form ([CP13-3598](#)) is required if the project request includes *Public Benefit Project* and must be signed by the planner assigned to the geographic area in which the project is located prior to case filing. For assistance regarding planner assignment, consult DSC Staff.

Preliminary Zoning Assessment Form

This form ([CP-4064](#)) is required if the proposed project creates two or more residential units (including Accessory Dwelling Units). The purpose of this form is to facilitate an informational Zoning Plan Check by LADBS. **Section VI** shall be completed by LADBS Staff, along with signed project plans, at the conclusion of the informational Zoning Plan Check. For more information, refer to the [Housing Development Project Applicability Matrix](#).

SB 8 Replacement Unit Determination (RUD) Letter

This letter may be required if the project proposes a Housing Development Project subject to the HCA (e.g., any project that results in one or more residential units or residential lots) and the subject property requires **HCA housing replacement review**, check “Housing Crisis Act Replacement Review” under the Housing tab on ZIMAS. If “Yes”, an RUD letter must be obtained from LAHD, unless the project qualifies for a No Net Less Declaration ([CP-4069](#)). The RUD will determine whether any affordable replacement units are required and if any applicable occupant protections apply. For assistance, contact lahd-landuse@lacity.org. For more information, refer to the [Housing Development Project Applicability Matrix](#).

Color Elevations

Color elevations are mandatory for all Density Bonus cases. These shall include specifications and a legend for all materials and colors proposed for the street facing façade. Refer to the Elevation Instructions ([CP-7817](#)) for technical requirements. Provide as many copies as plans required per the City Planning Application Filing Instructions.

Color Renderings

Color renderings are mandatory for all Density Bonus cases that include Project Review and/or require CPC approval. Provide as many copies as plans required per the City Planning Application Filing Instructions.

Citywide Design Guidelines Compliance Review Form

This form ([CP-4056](#)) is required for any project which involves the construction of five or more residential units, construction of a new main building, or the filing of a Vesting Tentative Tract Map. Exceptions include those utilizing the Qualified Permanent Supportive Housing (QPSH) Ordinance, applicable streamlining measures (SB 35 or SB 2162).

Density Bonus with On-Menu Incentives

Eligibility Requirements

Pursuant to LAMC 12.22 A.25(g)(2) of Chapter 1, to be eligible for On-Menu Incentives, a Housing Development Project (other than an Adaptive Reuse project) shall comply with the below

requirements. On a separate page, provide a detailed justification/explanation of how the proposed project complies with the following eligibility requirements:

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 the plans which shows compliance with this requirement.
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 the plans which shows compliance with this requirement.
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. Check the “Planning and Zoning” tab under the property profile in ZIMAS at <http://zimas.lacity.org>.
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.

Findings

The decision maker must decide if the facts presented in the record support the findings (i.e., criteria for approval) established in the LAMC. On a separate sheet, provide a detailed justification/explanation of how the proposed project conforms with the following:

Density Bonus with On- and/or Off-Menu Incentives

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

Density Bonus with Waiver of Development Standards

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

1. The waiver[s] or reduction[s] of development standards will not have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law] (Government Code Section 65915(e)(1)).
2. The waivers or reductions of development standards 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.
3. The waivers or reductions of development standards are contrary to state or federal law.

Conditional Use Permit for Greater than 35% Density Bonus & Public Benefit Project

1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.
2. The project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.
3. The project substantially conforms with the purpose, intent and provision of the General Plan, the applicable community plan, and any applicable specific plan.

Supplemental Findings

Conditional Use Permit for Greater than 35% Density Bonus

Pursuant to LAMC Section 12.24 U.26 of Chapter 1, Density Bonus requests for Housing Development Projects in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25 of Chapter 1 shall also find that:

1. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.
2. The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application, as identified in LAMC Section 12.24 U.26(a)(2) of Chapter 1.

3. The project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3).
4. The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Los Angeles Housing Department, and subject to fees as set forth in LAMC Section 19.14.
5. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.

Public Benefit Project

Pursuant to LAMC Section 14.00 B.2 of Chapter 1, density increase requests for a Housing Development Project to provide for additional density in excess of that permitted in LAMC Section 12.22 A.25 of Chapter 1 shall also find that:

1. The proposed project substantially meets the purposes of the performance standards set forth in LAMC Section 14.00 A.2 of Chapter 1.

If utilizing this process, also refer to the Instructions for the Public Benefit Projects ([CP-7766](#)).

**Exhibit H – Affordable Housing Referral Form No. CP13-4043
under Case No. PAR-2024-7468-AHRF**

REFERRAL FORM



AFFORDABLE HOUSING REFERRAL FORM

This form is to serve as a referral to the Los Angeles City Planning's Development Services Center (DSC) for Affordable Housing case filing purposes (in addition to the required City Planning Application and any other necessary documentation); and to the City of Los Angeles Housing Department (LAHD), Department of Building and Safety (LADBS), or other City agency for project status and entitlement need purposes. All Applicants are required to provide a complete set of architectural plans at the time that this form is submitted for review. Any application submitted that is missing any required materials will be considered incomplete and will not be reviewed until all materials are submitted.

This form shall be completed by the Applicant and reviewed and signed by City Planning DSC Affordable Housing Services Section (AHSS) Staff prior to filing an application for an entitlement, administrative review, or building permit. Any modifications to the content(s) of this form after its authorization by AHSS Staff is prohibited. City Planning reserves the right to require an updated Referral Form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

Note: This Referral Form does not constitute a City Planning application. See the Forms webpage for City Planning Application (CP13-7771.1) and the City Planning Application Filing Instructions (CP13-7810). If the project is located within a Specific Plan or Overlay Zone, check with the assigned planner prior to preparing these plans, as some have additional or different requirements. An [Assignment List](#) can be found on the City Planning website at <http://planning.lacity.org> under the "About" tab, under "Staff Directory."

THIS SECTION TO BE COMPLETED BY AHSS STAFF ONLY

Planning Staff Name & Title: MIGUEL GAMBOA, City Planning Associate

Planning Staff Signature: 

Referral Date: 12/6/2024

Expiration Date: 6/4/2025

Case Number: ~~PAR-2024-1433-AHRF~~ PAR-2024-7468-AHRF

TRANSPORTATION QUALIFIERS (if applicable)

☐ Major Transit Stop ☒ Paratransit / Fixed Bus Route ☒ Very Low Vehicle Travel Areas

☒ Other: Transit Stop Metro Rapid 761 and Metro Line 233

Location of Transit: Magnolia/Van Nuys

Qualifier #1: _____

Service Interval #1: _____ Service Interval #2: _____

Qualifier #2: _____

Service Interval #1: _____ Service Interval #2: _____

Service Intervals are calculated by dividing 420 (the total number of minutes during the peak hours of 6 am to 9 am and 3 pm to 7 pm) by the number of eligible trips.

Notes:

The project is requesting three (3) on-menu incentives. Project Planner to confirm all incentives and review plans. Project shall comply with all LAMC regulations from which relief is not requested. Height increase request is only for that portion of the building that is MORE than 50' from an R-1 zone as the project site meets the distance criteria to a transit stop.

THIS SECTION TO BE COMPLETED BY THE APPLICANT

Applicant Requesting:

☐ 100% Affordable per AB 2345¹ ☐ SB 35 ☐ ED 1 ☐ Measure JJJ

☐ AB 2011 ☐ AB 2097 ☐ AB 2162 ☐ AB 2334

☒ Other: Density Bonus (with On-Menu Incentives)

APPLICANT INFORMATION

Applicant Name: Adam Moloudi

Phone Number: (310) 251-1555

Email: adammoloudi@yahoo.com

I. PROPOSED PROJECT

1. PROJECT LOCATION/ZONING

Project Address(es): 14719-14723 W. Magnolia Boulevard

Assessor Parcel Number(s): 2249-020-001

¹ AB 1763 incentives were amended by AB 2345 (2020) per Government Code Section 65915(b)(1)(G).

Community Plan: Van Nuys - North Sherman Oaks

Existing Zone: (T)[Q]R3-1/[Q]RD1.1-1

Land Use Designation: Medium Residential

Number of Parcels: 1

Project Site Area (sf): 6,914.1

☐ **ED 1 Eligible²**

☐ **Specific Plan**

☐ **DRB/CDO**

☐ **HPOZ**

☐ **Enterprise Zone**

☐ **Redevelopment Project Area**

If applicable, specify Specific Plan/Overlay: _____

☒ **Q Condition/D Limitation (Ordinance No. and provide a copy):** _____

☐ **Other Pertinent Zoning Information (specify):** _____

2. DETAILED DESCRIPTION OF PROPOSED PROJECT

A 4-story, 12,920 SF, 12-unit apartment building (of which at least 2 will be set aside as affordable), providing 13 parking spaces on the ground floor and on one subterranean level. On menu incentives are requested to allow up to a 20% reduction in the required side yards and an 11-foot increase in the maximum allowable height for the portion of the building greater than 50 feet from adjacent R1-zoned properties. .

3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

The site is developed with a 2,200 SF multifamily residential building, comprising 3 units.

² Refer to [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

Existing Uses Dwelling Unit (DU) Square Footage (SF)	Existing No. of DUs or Non-Residential SF	Existing No. of DUs or Non-Residential SF to be Demolished	Proposed ³ No. of DUs or Non-Residential SF
Guest Rooms			
Studio			
One Bedroom	2	2	12
Two Bedrooms	1	1	
Three Bedrooms			
_____ Bedrooms			
Non-Residential SF			
Other			

4. APPLICATION TYPE

☒ Density Bonus with **On-Menu Incentives** (specify):

- 1) 20% reduction in required side yard (east side), 5'-9" in lieu of 7'
- 2) 20% reduction in required side yard (west side), 5'-9" in lieu of 7'
- 3) 11-foot increase in maximum allowable height from 35 to 46 feet in portion of building beyond
- 4) 50' distance from R1 Zone

☐ Density Bonus with **Off-Menu Incentives** (specify):

- 1) _____
- 2) _____
- 3) _____
- 4) _____

³ Per AB 2556, replacement units shall be equivalent to the number of units and number of bedrooms of the existing development.

☐ Density Bonus with **Waivers of Development Standards** (specify):

1) _____

2) _____

3) _____

4) _____

☐ Greater Downtown Housing Incentive Area per LAMC Section 12.22 A.29 of Chapter 1

☐ Affordable Housing per LAMC Section 11.5.11 (Measure JJJ) of Chapter 1

☐ Public Benefit Project per LAMC Section 14.00 A.2 of Chapter 1

☐ General Plan Amendment per LAMC Section 11.5.6 of Chapter 1

Request: _____

☐ Zone/Height District Change per LAMC Section 12.32 of Chapter 1

Request: _____

☐ Conditional Use per LAMC Section 12.24 U.26 of Chapter 1

☐ Project Compliance per LAMC Sections 13B.4.2. and 13B.4.3. of Chapter 1A

☐ Community Design Overlay per LAMC Section 13.08 of Chapter 1

☐ Coastal Development Permit per LAMC Sections 13B.9.1. or 13B.9.2. of Chapter 1A

☐ Tract or Parcel Map per LAMC Section 17.00 or 17.50 of Chapter 1

☒ Other (specify): _____

5. ENVIRONMENTAL REVIEW

☐ Project is Exempt⁴

☒ Not Yet Filed

☐ Filed (Case No.): _____

⁴ Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right").

6. HOUSING DEVELOPMENT PROJECT TYPE

CHECK ALL THAT APPLY:

- ☒ For Rent ☐ For Sale ☐ Mixed-Use Project ☐ Residential Hotel
- ☐ Extremely Low Income ☐ Very Low Income ☒ Low Income ☐ Moderate Income
- ☐ Market Rate ☐ Supportive Housing ☐ Senior
- ☐ Shared Housing Building per AB 682
- ☐ Special Needs (describe): _____
- ☐ Other Category (describe): _____

7. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning⁵

Lot size (including any ½ of alleys) ⁶	<u>7,499.8</u>	SF (a)
Density allowed by Zone	<u>1,500</u>	SF of lot area per DU (b)
Density allowed by General Plan	<u>800</u>	
No. of DUs allowed by right (per LAMC)	<u>9</u>	DUs (c) [c = a/b, round down to whole number]
No. of Guest Rooms allowed per AB 682	<u>N/A</u>	
Base Density	<u>10</u>	DUs (d) [d = a/b, round up to whole number]

B. Maximum Allowable Density Bonus^{7, 8} 14 DUs (e) [e = dx1.35, round up to whole number]

- ☐ AB 2345 - Unlimited Density

⁵ As defined by Government Code Section 65915(o)(7), which states that “maximum allowable residential density” or “base density” means the maximum number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted applicable to the project. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or specific plan, the greater shall prevail.

⁶ If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.

⁷ Per AB 2345, 100% affordable housing developments may request an 80% density increase or unlimited density if the project site is within 0.5 miles of a Major Transit Stop or in a Very Low Vehicle Travel Area (see ZIMAS). In addition, a property located in the Hollywood Redevelopment Plan Area is eligible for a 50% density bonus pursuant to Government Code Section 65915(f), as described in the November 2, 2022 AB 2345 Memo.

⁸ Per AB 2334, a Very Low Vehicle Travel Area are defined by Government Code Section 65915(o)(4), as an urbanized area “where the existing residential development generates vehicle miles traveled (VMT) per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita.

C. Proposed Project: Please indicate total number of DUs requested and break down by levels of affordability set by each category (California Department of Housing and Community Development [HCD] or United States Department of Housing and Urban Development [HUD]). For information on HCD and HUD levels of affordability please contact LAHD at <https://housing.lacity.org/partners/land-use-rent-income-schedules>.

Note: Rent schedules will be determined by LAHD.

	Total	HCD (State)	HUD (TCAC)
Market Rate	10	N/A	N/A
Managers Unit(s) — Market Rate ⁹		N/A	N/A
Extremely Low Income (ELI)			
Very Low Income (VLI)	2		2
Low Income (LI)			
Moderate Income			
Permanent Supportive Housing — ELI			
Permanent Supportive Housing — VLI			
Permanent Supportive Housing — LI			
Seniors — Market Rate		N/A	N/A
No. of Guest Rooms allowed per AB 682			
Other			
Other			
Other			
Other			
TOTAL No. of DUs Proposed	12 (f)		
TOTAL No. of Affordable Housing DUs	2 (g)		
No. of Density Bonus DUs	3 (h) [If f>c, then h=f-c; if f<c, then h= 0]		
Percent of Density Bonus Requested	35% (i) {i = 100 x [(f/d) – 1]} (round down)		
Percent of Affordable Set Aside	22% (j) [g/d, round down to a whole number]		

⁹ Properties proposing 16 units or more need to provide a manager's unit per 25 CCR § 42.

8. PROJECT REVIEW CALCULATION

An application for Project Review may be required for projects that meet any of the Project Review thresholds as outlined in LAMC Section 16.05 C of Chapter 1, unless otherwise exempted per LAMC Section 16.05 D of Chapter 1. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the Project Review threshold for unit count. If the project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05 D of Chapter 1, please confirm the exemption with City Planning's DSC AHSS.

9 units allowed by right (permitted by LAMC) – 3 existing units = 6 units

☐ **YES, Project Review is required.**

Proposed by-right units minus existing units is equal to or greater than 50¹⁰

☒ **NO, Project Review is not required.**

Base Density units minus existing units is less than 50

☐ **Exempt.**

Specify reason: _____

II. DENSITY BONUS (LAMC SECTION 12.22 A.25, ORDINANCE NO. 179,681)

9. PARKING OPTIONS

CHECK ALL THAT APPLY:

☒ **Automobile Parking Reductions via Bicycle Parking for Residential Uses¹¹. Choose only one of the options, if applicable:**

☒ 10%

☐ 15% (*Only for residential projects or buildings located within 1,500 feet of a Major Transit Stop*)

☐ 30% (*If selecting the 30% parking reduction, the project will be ineligible for any of the Parking Options listed below*)

If selecting the 30% parking reduction, provide the following information:

Required Parking per LAMC: _____

Required Parking after the 30% reduction: _____

¹⁰ Project Review may also be required if other characteristics of the project exceeds the thresholds listed in LAMC Section 16.05.

¹¹ Any project utilizing Parking Option 3 may not further reduce automobile parking via bicycle parking.

☒ **Automobile Parking for Residential Uses (choose only one of the following options):**

Note: Any fractional numbers are rounded up.

☒ **Parking Option 1.** Based on # of bedrooms, inclusive of Handicapped and Guest parking.

	# of DUs	Spaces/DU	Parking Required	Parking Provided
0-1 Bedroom	10	1	10	10
2-3 Bedrooms	2	1.5	4	3
4 or more Bedrooms		2.5		
Stalls Reduced via Bike Parking				Subtract:
TOTALS	13			13 (-1)

☐ **Parking Option 2.** Reduced only for Restricted Affordable Units and up to 40% of required parking for Restricted Affordable Units may be compact stalls.

	# of DUs	Spaces/DU	Parking Required	Parking Provided
Market Rate (Including Senior Market Rate)		Per Code		
Restricted Affordable		1		
VLI/LI Senior or Disabled		0.5		
Restricted Affordable in Residential Hotel		2.5		
Stalls Reduced via Bike Parking				Subtract:
TOTALS				

☐ **Parking Option 3 (AB 2345 [2020]).** Applies to two types of projects:

- 100% affordable housing developments consisting solely of affordable units, exclusive of a manager's unit(s), with an affordable housing cost to lower income families; or
- Mixed-income developments consisting of 11% VLI or 20% LI units.

☐ **100% Affordable Housing Developments.**¹² There is no minimum parking requirement for any of the following 100% affordable housing developments described below. Check all that apply:

- ☐ A housing development located within 0.5 miles of a Major Transit Stop.

¹² As defined by Government Code Section 65915(b)(1)(G)

- ☐ A housing development for individuals who are 55 years of age or older with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.¹³
- ☐ **Special Needs Housing Development**, as defined in Section 51312 of the Health and Safety Code (H&SC), with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.
- ☐ **Supportive Housing Development**
- ☐ **Mixed-Income Developments** consisting of 11% VLI or 20% LI units.

	Spaces/Unit	Parking Required	Parking Provided
Located within 0.5 miles of Major Transit Stop with unobstructed access to project	0.5		

Major Transit Stop is defined as a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.

Bus Rapid Transit is defined as public mass transit service provided by a public agency or by a public-private partnership that includes all of the following features:

- 1) Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods
- 2) Transit signal priority
- 3) All-door boarding
- 4) Fare collection system that promotes efficiency
- 5) Defined stations

- ☐ **Parking Option 4 (AB 2097 [2022])**. No minimum automobile parking requirement on any residential, commercial, or other development project that is within one-half mile of a Major Transit Stop.¹⁴

¹³ AB 2334 aligned the resident age requirement from 62 years of age to 55 years of age for 100 percent affordable housing developments seeking a parking waiver under Section 65915(p)(3)(B).

¹⁴ Parking reductions do not apply to a hotel, motel, bed and breakfast inn or other transient lodging except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the H&SC. Moreover, reductions do not apply to an event center or commercial parking in a contractual agreement executed before January 1, 2023.

10. INCENTIVES

A. Qualification for Incentives

Below is the minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application.

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input checked="" type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater

Note: To utilize AB 682, at least 10% Low or 5% Very Low Income of the base units shall be provided.

☐ **100% Affordable Housing Developments may request up to four incentives and one Waiver of Development Standard.** Check this box if this applies to the project.

B. Project Zoning Compliance & Incentives (Only for projects requesting a Density Bonus with Incentives/Waivers)

	Permitted w/o Incentives	Proposed per Incentives	On-Menu	Off-Menu	Waivers
<input type="checkbox"/> Yard/Setback (each yard counts as one incentive)					
<input type="checkbox"/> Front (1)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Front (2)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Side (1)	7'	5'-9"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Side (2)	7'	5'-9"	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Coverage			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Width			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Floor Area Ratio ¹⁵			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Overall Height/Stories ¹⁶	35'	46' (portion)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Transitional Height(s)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Open Space			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Density Calculation			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Averaging (all count as one incentive — check all that are needed)					
<input type="checkbox"/> FAR	<input type="checkbox"/> Density	<input type="checkbox"/> Parking	<input type="checkbox"/> Open Space	<input type="checkbox"/> Vehicular Access	

¹⁵ See LAMC Section 12.22 A.25(f)(4) for additional requirements.

¹⁶ See LAMC Section 12.22 A.25(f)(5) for additional requirements.

☐ Other Off-Menu Incentives (specify): _____

☐ Waiver of Development Standards (specify): _____

☐ 100% Affordable Housing Development shall receive a height increase of three additional stories up to 33 additional feet. Check the box if this applies to your project.

TOTAL No. of Incentives Requested: **On-Menu** _____ **Off-Menu** _____

TOTAL No. of Waivers Requested: _____

11. COVENANT

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the LAHD's Occupancy Monitoring Unit **before** a building permit can be issued. For more information, please contact the LAHD at lahd-landuse@lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (LAMC Section 12.22 A.29 Of Chapter 1, Ordinance NO. 179,076)

12. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

A. Eligibility for Floor Area Bonus

NOTE: The affordability levels required are set by the HUD/TCAC. For information on HCD and HUD levels of affordability please contact the LAHD at lahd-landuse@lacity.org.

- ☐ 5% of the total number of DUs provided for VLI households; and
- ☐ One of the following shall be provided:
 - ☐ 10% of the total number of DUs for LI households; or
 - ☐ 15% of the total number of DUs for Moderate Income households; or
 - ☐ 20% of the total number of DUs for Workforce Income households, and
- ☐ Any DU or Guest Room occupied by a household earning less than 50% of the Area Median Income (AMI) that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan area in which it is located

B. INCENTIVES

NOTE: Must meet all three eligibility requirements from 12.A above and provide a Covenant & Agreement (See #11 above).

CHECK ALL THAT APPLY:

- ☐ A 35% increase in total floor area
- ☐ Open Space requirement pursuant to LAMC Section 12.21 G of Chapter 1 reduced by one-half, provided that a fee equivalent to amount of the relevant Park Fee, pursuant to LAMC Section 19.17 of Chapter 1, shall be paid for all dwelling units. See LAMC Section 12.29 A.29(c) of Chapter 1 for exceptions
- ☐ No parking required for units for households earning less than 50% AMI
- ☐ No more than one parking space required for each dwelling unit

C. Additional Incentives to Produce Housing in the GDHIA

- ☐ No yard requirements except as required by the Urban Design Standards and Guidelines
- ☐ Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- ☐ Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units
- ☐ No prescribed percentage of the required open space that must be provided as either common open space or private open space

IV. MEASURE JJJ¹⁷ (LAMC Section 11.5.11 of Chapter 1, Ordinance No. 184, 745)

13. AFFORDABLE REQUIREMENTS

A certain percentage of affordable units is required based on the total number of units in the project.

Fill out either A or B below:

A. Rental Projects

- ☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:
 - ☐ _____ % VLI **OR** ☐ _____ % LI
- ☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
 - ☐ 5% ELI **AND** ☐ 6% VLI **OR** ☐ 15% LI
- ☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:

¹⁷ All fractional amounts in Sections 13 and 14 shall be rounded up to the next whole number.

☐ 5% ELI **AND** ☐ 11% VLI **OR** ☐ 20% LI

Required Number of Affordable Units

ELI _____ VLI _____ LI _____

B. For Sale Projects

☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:

☐ _____% VLI **OR** ☐ _____% LI **OR** ☐ _____% Moderate Income

☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35% or allows a residential use where not previously allowed:

☐ 11% VLI **OR** ☐ 20% LI **OR** ☐ 40% Moderate Income

Required Number of Affordable Units

VLI _____ LI _____ Moderate Income _____

14. ALTERNATIVE COMPLIANCE OPTIONS

In lieu of providing the affordable units onsite, there are three other options available to comply with Measure JJJ Affordable Requirements. Select one, if applicable; otherwise leave this section blank.

A. Off-Site Construction – Construction of affordable units at the following rate:

- ☐ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- ☐ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- ☐ Within 3 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

B. Off-Site Acquisition – Acquisition of property that will provide affordable units at the following rate:

- ☐ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- ☐ Within 1 mile of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- ☐ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

Updated Required Number of Affordable Units

ELI _____ VLI _____ LI _____ Moderate Income _____

C. In-Lieu Fee – From the Affordability Gaps Study published by the Los Angeles City Planning

Total In-Lieu Fee _____ (Note: Final fee TBD if/when the project is approved)

15. DEVELOPER INCENTIVES

Please describe up to a maximum of three incentives:

- 1) _____

- 2) _____

- 3) _____

Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with LADBS.

**Exhibit I – Housing Crisis Act of 2019 Replacement Unit
Determination**

Ann Sewill, General Manager
Tricia Keane, Executive Officer

City of Los Angeles




LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.org

Karen Bass, Mayor

DATE: September 18, 2024

TO: Adam Moloudi and Simin Toluie Moloudi, Husband and Wife as Community Property with Right of Survivorship, Owner
Jonathan Riker, Owner Contact

FROM: Doris Kwok, Senior Management Analyst I
Los Angeles Housing Department 

SUBJECT: **Housing Crisis Act of 2019
(DB) Replacement Unit Determination
RE: 14719-14723 W. Magnolia Blvd, Los Angeles, CA 91403**

Based on the application for a RUD submitted by Jonathan Riker (Applicant), on behalf of Adam Moloudi and Simin Toluie Moloudi, Husband and Wife as Community Property with Right of Survivorship (Owner), for the above referenced property located at 14719-14723 W. Magnolia Blvd (APN 2249-020-001 and Lot 1) (Property), the Los Angeles Housing Department (LAHD) has made the following determination in regards to the above-referenced application. Three (3) units existed on the property within the last five (5) years. Three (3) units subject to the Rent Stabilization Ordinance (RSO) are subject to replacement pursuant to the requirements of California Government Code Section 66300.5, as Protected Units with two (2) of the three (3) units, subject to replacement as affordable Protected Units. One (1) unit is subject to replacement at market rate.

PROJECT SITE REQUIREMENTS:

The Housing Crisis Act of 2019 (HCA), as amended by SB 8 and AB 1218 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed development project ("Project") on a site ("Property") that will require demolition of existing residential dwelling units or occupied or vacant Protected Units, or that is located on a site where Protected Units were demolished in the previous five (5) years, unless the Project replaces those units as further specified below.

Replacement of Existing Dwelling Units

The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past five (5) years.

Replacement of Existing or Demolished Protected Units

The Project must also replace all existing or demolished Protected Units except for Protected Units demolished prior to January 1, 2020. Protected Units are residential dwelling units on the Property that are, or were, within the five (5) years prior to the owner's application for a RUD (referred to as the "five year lookback period"): **(1)** subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, **(2)** subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five (5) years **(3)** occupied by lower or very low income households (an affordable Protected Unit), or **(4)** that were withdrawn from rent or lease per the Ellis Act, within the past ten (10) years.

Whether a unit qualifies as an affordable Protected Unit, is determined by the income level of the current or last known renter household in occupancy. If a low or below low income tenant currently occupies the Property, affordable replacement will be required at Extremely Low Income, Very Low Income and/or Low Income (based on tenant income information), *regardless of the entitlement (such as Density Bonus) requested for the proposed project*. If the unit is vacant, the income of the last known tenant will be used to determine the affordability replacement of the unit. Interwest, LAHD's contractor, will send Tenant Income Certification (TIC) forms along with additional information to each occupant of the existing Property. Tenants have thirty (30) days to complete and return the TIC forms to Interwest. The owner is responsible for working with the occupants to ensure that the requested information is produced in a timely manner.

- ***In the absence of occupant income documentation:*** Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database. As of September 5, 2023, the defaults are: 31% extremely low income, 18% very low income and 20% low income for Transit Oriented Communities (TOC) projects and 49% very low income and 20% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 49% very low income and 20% low income. The remaining 31% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Replacement of Protected Units Subject to the Rent Stabilization Ordinance (RSO) and Last Occupied by Persons or Families at Moderate Income or Above

The City has the option to require that the Project provide: **(1)** replacement units affordable to low income households for a period of 55 years (rental units subject to a recorded covenant), OR **(2)** require the units to be replaced in compliance with the RSO. The City chose to replace the units according to the RSO.

Tenant Noticing, Relocation, Right to Return, Right to Remain:

- All existing occupants must be allowed to occupy their units until six (6) months before the start of construction activities.
- The project proponent shall provide existing occupants with written notice of the planned demolition, the date they must vacate, and their rights under this section.
 - Notice shall be provided at least six (6) months in advance of the date that existing occupants must vacate.
- Any existing occupants that are required to leave their units shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.

All existing **Lower Income Household** (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are **also** entitled to:

- Relocation benefits also subject to Government Code Section 7260 et seq., and
- The right of first refusal ("Right to Return") to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the "affordable rent" or "affordable housing cost," as applicable. The Right to Return does not apply to: **(1)** a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, or **(2)** a Project that consists of 100% lower income units (excluding any Manager's Unit(s)), unless the occupant of a Protected Unit qualifies for residence in the new development and for whom providing a comparable unit would not be precluded due to unit size limitations or other requirements of one or more funding source of the Project.

Single Family Dwelling Units Replacement

Where an affordable Protected Unit consists of a Single Family Dwelling (SFD) and the tenant has a Right to Return in the future project, a comparable affordable replacement unit is defined as follows:

- If the existing SFD contains three (3) or fewer bedrooms, the affordable replacement unit(s) must contain the same number of bedrooms.
- If the existing SFD contains four (4) or more bedrooms, the affordable replacement unit(s) must contain at least three (3) bedrooms. The remaining bedrooms must also be replaced as affordable. Please refer to the example below.
- The affordable replacement unit(s) is not required to have the same or similar square footage or same number of total rooms as the existing SFD.

For example, if a tenant with the Right to Return occupied an existing protected five (5) bedroom SFD, the applicant may provide that tenant with one (1), three (3) bedroom affordable replacement unit. In addition, the applicant must provide one (1), two (2) bedroom unit or two (2), one (1) bedroom units, therefore replacing all five (5) bedrooms that existed as affordable. If there are no tenants with the Right to Return, the affordable replacement units may be split up into smaller units as long as the total number of bedrooms are replaced as affordable units.

THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by LAHD on April 17, 2024 the Owner plans to demolish the multi-family residential building to construct a new thirteen (13) unit apartment building with one (1) attached Accessory Dwelling Unit (ADU) on the Property using Density Bonus.

PROPERTY STATUS (AKA THE “PROJECT SITE”):

Owner submitted an Application for a RUD for the Property on April 17, 2024. To comply with the required **five (5) year** look back period, LAHD collected and reviewed data from April 2019 to April 2024.

Review of Documents:

Per the Grant Deed, Owner acquired the Property on April 24, 2015.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates a use code of “0300-Residential-Three Units (Any Combination)- 4 Stories or Less” for the Property (APN 2249-020-001).

Google images, an internet search and the RSO Unit support that the Property contains a triplex.

The LADBS database indicates that the Owner has applied for Building Permit (#24010-10000-01506) and no Demolition Permits.

REPLACEMENT UNIT DETERMINATION:

The Existing Residential Dwelling Units at the Property within the last five (5) years:

ADDRESS	BEDROOM TYPE	VACANT OR OCCUPIED AT APPLICATION	PROTECTED?	BASIS OF PROTECTED STATUS
---------	-----------------	---	------------	------------------------------

14719 W. Magnolia Blvd.	1 Bedroom	Occupied	Yes	RSO, AFFORDABLE PROTECTED UNIT
14721 W. Magnolia Blvd.	1 Bedroom	Vacant	Yes	RSO, AFFORDABLE PROTECTED UNIT
14723 W. Magnolia Blvd.	2 Bedrooms	Occupied	Yes	RSO, AFFORDABLE PROTECTED UNIT
Totals: 3 Units	4 Bedrooms			

Vacancy/Occupancy of Units:

Per the Owner's statement, one (1) unit was vacant at the time of application and two (2) units were occupied. On July 3, 2024 LAHD sent tenant packets to the one (1) vacant unit and on June 3, 2024 Interwest sent tenant packets to the two (2) occupied units on the Property. Interwest provided LAHD with a complete TIC form for 14723 W. Magnolia Blvd. As of the date of this memo, LAHD has not received a TIC form for the remaining two (2) units. Therefore, LAHD cannot verify the income levels of the households occupying two (2) of the three (3) units.

Tenant Income Certification (TIC) forms were received for the following units with their corresponding income levels listed:

- 14723 W. Magnolia Blvd. was identified as an Above Low Income Household.

The proportion of bedroom-types for all units in the proposed project AND the affordable Protected Unit replacement requirements will be reviewed and considered at the covenant stage. If a unit is required to be replaced as affordable according to current tenant-income information, the unit shall be replaced with the same bedroom-type unit. If the default per HUD CHAS is applied, the most restrictive requirements between the Affordable Housing Incentives Guidelines (if applicable) and replacement requirements will apply. Affordable units must be dispersed throughout the proposed project and there should be no detectable pattern. For example, the affordable units should be proportionally distributed on each of the floors, and should not be located within the same vertical stack or grouped together.

Pursuant to the Housing Crisis Act, when the former or existing tenants' incomes are unknown the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the HUD CHAS database shows 31% extremely low income, 18% very low income and 20% low income for TOC projects and 49% very low income and 20% low income for DB projects. In the absence of specific entitlements, the affordability will default to 49% very low income and 20% low income. The remaining 31% of the units are presumed above-low income.

Number of Existing Residential Dwelling Units and Protected Units within five (5) years of Owner's application:			3
Number of Protected Units Ellised within the last (10) years:			0
Number of Affordable Replacement Units required per CHAS:			2
		Project using <u>Density Bonus</u>	
	2 Units x 69%	2 Units	
	Very Low	1 Unit	
	Low	1 Unit	
	Market Rate RSO Units	0 Units	
Number of Above Low Income units based on tenant income, not subject to affordable replacement:			1
Number of Unit(s) presumed to be above-lower income not subject to affordable replacement:			0

Affordability Requirements:

A completed Tenant Income Certification (TIC) form was provided for one (1) of the units at the Property. The household occupying 14723 W. Magnolia Blvd. was verified to be an Above Low Income Household. Per income verification, one (1) unit will NOT need to be replaced as an affordable replacement unit. However, per California Government Code §65915(c)(3)(C)(ii), this unit will need to be replaced with equivalent type at market rate in compliance with the RSO.

Additionally, pursuant to CHAS, two (2) units need to be replaced with equivalent type units. For DB projects, the replacement requirement will consist of one (1) unit restricted to Very Low Income Households and one (1) unit restricted to Low Income Households.

Additional Information:

A unit that is determined to not be an affordable replacement unit will only remain valid provided the unit remains vacant or owner occupied. Government Code Section 66300.6(b)(3), (4) do not tie benefits afforded to “existing occupants” with any set look back period. Therefore, “existing occupants” in place after the issuance of this RUD may also be entitled to benefits under the HCA.

Please note that all the new units may be subject to RSO requirements unless the RSO is not applicable, or an RSO Exemption is filed and approved by the RSO Section. This replacement determination is provisional and subject to verification by the RSO Section.

This RUD applies only if the proposed project is a rental project and NOT condominiums or units for sale. In the event the project changes to condominiums, the owner needs to request a RUD amendment to reflect 100% replacement of the units.

The findings of this determination are final and effective upon distribution of this determination. LAHD will only amend the determination in the event of a staff error or if misinformation was provided by the applicant. If the project changes or the project has been closed, a new RUD will be required.

****WARNING****

LOT TIES AND PRE-1978 SINGLE FAMILY DWELLINGS

Please be aware that Owner’s replacement obligations may change if the development involves single family dwellings built prior to 1978 and lot ties. If a **lot tie** is required for the new proposed housing development project, Owner’s existing RSO replacement obligation, if any, will INCREASE by one and the proposed housing development project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

Submitting forged or false documents is a crime that may be punishable as a felony under state law (Cal. Penal Code 115). Documents submitted in connection with your application are subject to investigation. The use of any false or forged document may be grounds for revision to the replacement unit determination. If, following an investigation, the City determines that false or forged documents were used to exempt housing units from the replacement obligations required by law, the housing units may be deemed as affordable replacement units. Other applicable penalties may also be applied.

If you have any questions about this RUD, please contact Blake Bouligny at blake.bouligny@lacity.org

cc: Los Angeles Housing Department File

Planning.HCA@lacity.org, Department of City Planning for discretionary projects, or
LADBS.ahs@lacity.org, Department of Building and Safety for by-right projects

DK:bb

Exhibit J – Appeal submitted by Nuno Freire Malo

APPLICATIONS

APPEAL APPLICATION Instructions and Checklist



PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals, use form [CP13-7840](#). For Building and Safety Appeals and Housing Department Appeals, use form [CP13-7854](#).

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- ☒ Area Planning Commission (APC) ☒ City Planning Commission (CPC) ☐ City Council
☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: ADM-2025-28-DB-VHCA

APN: 2249020001

Project Address: 14723 West Magnolia Boulevard (14719 & 14721)

Final Date to Appeal: April 30, 2025

APPELLANT

Check all that apply.

- ☒ Person, other than the Applicant, Owner or Operator claiming to be aggrieved
☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

ADM-2025-28-DB-VHCA - 14

APPELLANT INFORMATION

Appellant Name: Nuno Freire Malo

Company/Organization: _____

Mailing Address: 14722 McCormick St.

City: Sherman Oaks State: CA Zip Code: 91411

Telephone: 323-308-5465 E-mail: nunomalo@yahoo.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☒ Self ☐ Other: _____

Is the appeal being filed to support the original applicant's position? ☐ YES ☒ NO

REPRESENTATIVE / AGENT INFORMATION

Name: _____

Company/Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? ☒ Entire ☐ Part

Are specific Conditions of Approval being appealed? ☐ YES ☒ NO

If Yes, list the Condition Number(s) here: _____

On a separate sheet provide the following:

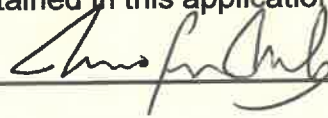
☒ Reason(s) for the appeal

☒ Specific points at issue

☒ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.


Appellant Signature:  Date: April 29

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$172.00
Reviewed & Accepted by (DSC Planner): Steven Wechsler, City Planner 
Receipt No.: 2025120001-41 Date: 4-30-25

☒ Determination authority notified

☒ Receipt Number

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

☒ Appeal Application

☒ Justification/Reason for Appeal

- ☒ Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- ☒ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

- ☐ *Original Applicant.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable, or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- ☒ *Aggrieved Party.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable

4. Noticing Requirements (Applicant Appeals Only)

NA ~~Copy of Mailing Labels.~~ All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. See the Mailing Procedures Instructions ([CP13-2074](#)) for applicable requirements.

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to [LAMC Section 13B.2.5. \(Director Determination\) of Chapter 1A](#) or [LAMC Section 13B.2.3. \(Class 3 Conditional Use\) of Chapter 1A](#) as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

- ☒ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to [LAMC Section 12.37 I of Chapter 1](#) or [LAMC Section 10.1.10. \(Waiver and Appeals\) of Chapter 1A](#) as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant [LAMC Section 13B.7.3.G. of Chapter 1A](#).

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to [LAMC Section 13B.6.2.G. of Chapter 1A](#). Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

- ☐ *Applicant (Owner/Operator)*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

- ☒ *Aggrieved Party*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

JUSTIFICATION FOR APPEAL

Case No. ADM-2025-28-DB-VHCA

Project Address: 14723 W Magnolia Blvd, Sherman Oaks

Appellant: Nuno Malo

My Residence: 14722 McCormick Street (Directly North of the Proposed Development)

1. Height and Privacy Violation

The proposed four-story development is located immediately behind my home, separated only by a narrow alley. My property — on the south side of McCormick Street, directly north of the project site — will be severely impacted by the proposed building's scale, height, and massing.

Currently, the property at 14723 W Magnolia Blvd is developed with three one-story residential units, served by three single-car garages. It is a low-density structure that aligns with the character and scale of the neighborhood. Replacing it with a 12-unit, four-story development is a drastic escalation that disregards the rhythm and context of the surrounding area.

All the homes on my side of McCormick are 1-story single-family residences, and adjacent apartment buildings are mostly two stories. The adjacent apartment building (directly west of the proposed development) has a partial third floor, but it is used exclusively for storage, has a significantly reduced perimeter, and includes a semi-subterranean parking level, mitigating its height impact.

It is also important to note that the proposed development sits on a very small lot — significantly smaller than the adjacent apartment complex to the west, which is at least three times larger in size. That neighboring building is only three stories tall, includes semi-subterranean parking, and its third floor is used solely for storage and occupies a much smaller perimeter than the floors below. This reflects a more respectful and proportional approach to density and design — something entirely lacking in the current proposal.

By contrast, this proposed structure would be a full four stories, with no such design compromises, resulting in a building that towers over the surrounding neighborhood, eliminating privacy, blocking natural light, and establishing direct lines of sight into the backyards and interior spaces of neighboring homes — including mine. It will materially reduce the quality of life and the market value of my property.

2. Inappropriate and Unsafe Use of the Alley for Parking Access

The plan to use the back alley as the sole vehicular access point for the proposed development is deeply problematic. The alley currently serves only the private garages of 9 single-family homes on McCormick Street — plus three single-space garages associated with the existing one-story triplex at 14721 Magnolia Blvd, which is the property where the new construction is being proposed.

This alley was designed for low-traffic, residential use, not as a primary access route for large multi-unit buildings. All other apartment buildings along this block of Magnolia have their parking entrances on Magnolia Boulevard, which is equipped to handle the volume and turning radius required. No other apartment structure relies on the alley for access, making this proposal an unprecedented and inappropriate shift in usage.

The proposed new building would introduce frequent car traffic from tenants, guests, delivery vehicles, and service providers, all routed directly through this narrow alley. In my specific case, the entrance to the development's parking structure is located directly across from my garage, at the alley's most constrained point — near a triangular parcel of land that limits maneuverability. This would severely compromise daily access to my home and create a bottleneck that endangers the functionality and safety of the alley for everyone who relies on it.

3. First Four-Story Building Facing This Alley – A Dangerous Precedent

This development would be the first full four-story building adjacent to and interacting with this alley, establishing a troubling precedent that undermines the existing character of the neighborhood. The gradual, respectful balance between one-story homes and modest multi-family structures is being replaced by a high-density, vertical development model that does not belong on a quiet residential block.

If approved, this project will pave the way for more oversized buildings to exploit the alley for access, worsening congestion, eroding privacy, and forever altering the identity of this street.

Request for Relief

I respectfully ask the Area Planning Commission to:

- Deny the use of the back alley for vehicle access, and require all ingress and egress from Magnolia Boulevard, consistent with all neighboring apartment complexes.
- Reduce the height of the proposed building, particularly along the property's northern edge, to preserve compatibility with the adjacent 1-story single-family homes.
- Require stepbacks, setbacks, privacy screening, or architectural revisions to limit the visual and privacy impact on neighboring residences.

This is not just an appeal — it's a defense of my home, my street, and my neighborhood's identity. The proposed development is too high, too dense, and too disruptive, and without thoughtful changes, it will create permanent harm to the families who live directly beside it. We are therefore requesting that a new public hearing be scheduled so that residents can have the opportunity to express in more detail the full range of concerns and impacts this project would create.

Sincerely,



Nuno Malo
14722 McCormick Street
Sherman Oaks, CA 91403
nunomalo@yahoo.com

323-308-5465

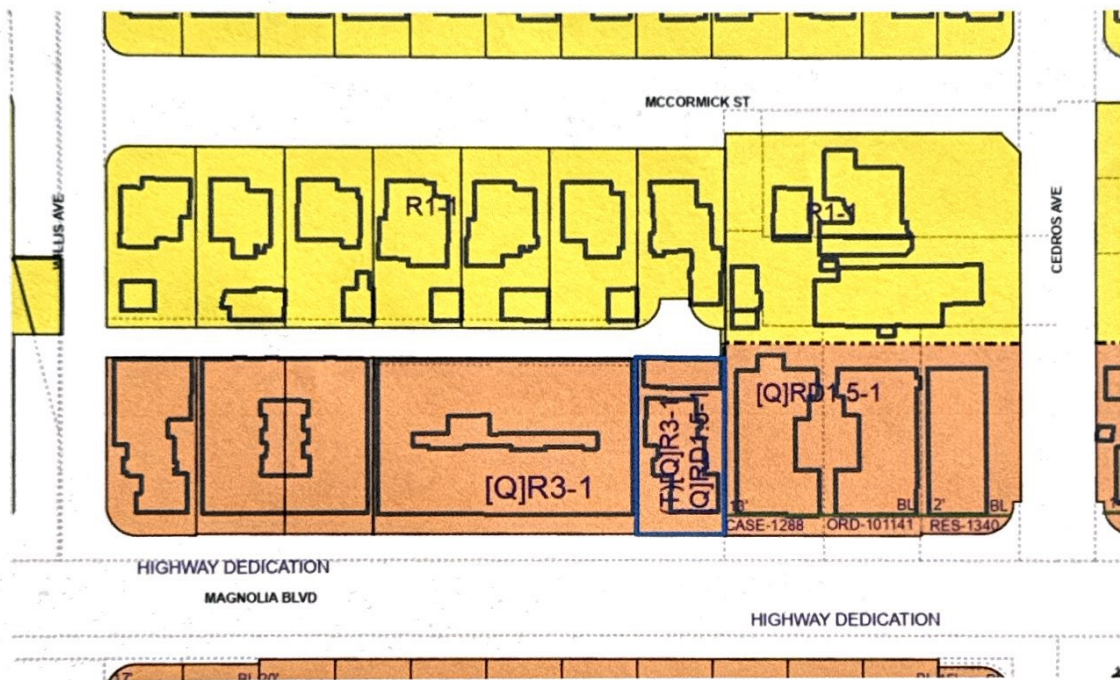


Exhibit K – Appeal submitted by Liming Zhou

APPLICATIONS

APPEAL APPLICATION Instructions and Checklist



PURPOSE

This application is for the appeal of Los Angeles Department of City Planning determinations, as authorized by the LAMC. For California Environmental Quality Act Appeals, use form [CP13-7840](#). For Building and Safety Appeals and Housing Department Appeals, use form [CP13-7854](#).

RELATED CODE SECTION

Refer to the Letter of Determination (LOD) for the subject case to identify the applicable Los Angeles Municipal Code (LAMC) Section for the entitlement and the appeal procedures.

APPELLATE BODY

Check only one. If unsure of the Appellate Body, check with City Planning staff before submission.

- ☐ Area Planning Commission (APC) ☒ City Planning Commission (CPC) ☐ City Council
☐ Zoning Administrator (ZA)

CASE INFORMATION

Case Number: ADM-2025-28-DB-VHCA
APN: 224902001
Project Address: 14723 West Magnolia Blvd.
Final Date to Appeal: 4/30/2025

APPELLANT

Check all that apply.

- ☒ Person, other than the Applicant, Owner or Operator claiming to be aggrieved
☐ Representative ☐ Property Owner ☐ Applicant ☐ Operator of the Use/Site

ADM-2025-28-DB-VHCA-2A

APPELLANT INFORMATION

Appellant Name: Liming Zhou

Company/Organization: _____

Mailing Address: 5219 Cedros Avenue

City: Sherman Oaks State: CA Zip Code: 91411

Telephone: 310-403-3402 E-mail: limingzhou@aol.com

Is the appeal being filed on your behalf or on behalf of another party, organization, or company?

☒ Self ☐ Other: _____

Is the appeal being filed to support the original applicant's position? ☐ YES ☒ NO

REPRESENTATIVE / AGENT INFORMATION

Name: _____

Company/Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ E-mail: _____

JUSTIFICATION / REASON FOR APPEAL

Is the decision being appealed in its entirety or in part? ☒ Entire ☐ Part

Are specific Conditions of Approval being appealed? ☐ YES ☐ NO

If Yes, list the Condition Number(s) here: _____

On a separate sheet provide the following:

☒ Reason(s) for the appeal

☒ Specific points at issue

☒ How you are aggrieved by the decision

APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true.

Appellant Signature: [Signature] Date: 4/29/2025

GENERAL NOTES

A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.

The appellate body must act on the appeal within a time period specified in the LAMC Section(s) pertaining to the type of appeal being filed. Los Angeles City Planning will make its best efforts to have appeals scheduled prior to the appellate body's last day to act in order to provide due process to the appellant. If the appellate body is unable to come to a consensus or is unable to hear and consider the appeal prior to the last day to act, the appeal is automatically deemed denied, and the original decision will stand. The last day to act as defined in the LAMC may only be extended if formally agreed upon by the applicant.

THIS SECTION FOR CITY PLANNING STAFF USE ONLY

Base Fee: \$172.00

Reviewed & Accepted by (DSC Planner): Steven Wechter, City Planner [Signature]

Receipt No.: 2025120001-42 Date: 4-30-25

☒ Determination authority notified

☒ Receipt Number

GENERAL APPEAL FILING REQUIREMENTS

If dropping off an appeal at a Development Services Center (DSC), the following items are required. See also additional instructions for specific case types. To file online, visit our [Online Application System \(OAS\)](#).

APPEAL DOCUMENTS

1. Hard Copy

Provide three sets (one original, two duplicates) of the listed documents for each appeal filed.

☒ Appeal Application

☒ Justification/Reason for Appeal

- ☒ Copy of Letter of Determination (LOD) for the decision being appealed

2. Electronic Copy

- ☒ Provide an electronic copy of the appeal documents on a USB flash drive. The following items must be saved as individual PDFs and labeled accordingly (e.g., "Appeal Form", "Justification/Reason Statement", or "Original Determination Letter"). No file should exceed 70 MB in size.

3. Appeal Fee

- ☐ *Original Applicant.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable, or a fee equal to 85% of the original base application fee. Provide a copy of the original application receipt(s) to calculate the fee.
- ☒ *Aggrieved Party.* The fee charged shall be in accordance with [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable

4. Noticing Requirements (Applicant Appeals Only)

- ☐ *Copy of Mailing Labels.* All appeals require noticing of the appeal hearing per the applicable LAMC Section(s). Original Applicants must provide noticing per the LAMC for all Applicant appeals. See the Mailing Procedures Instructions ([CP13-2074](#)) for applicable requirements.

SPECIFIC CASE TYPES

ADDITIONAL APPEAL FILING REQUIREMENTS AND / OR LIMITATIONS

DENSITY BONUS (DB) / TRANSIT ORIENTED COMMUNITIES (TOC)

Appeal procedures for DB/TOC cases are pursuant to [LAMC Section 13B.2.5. \(Director Determination\) of Chapter 1A](#) or [LAMC Section 13B.2.3. \(Class 3 Conditional Use\) of Chapter 1A](#) as applicable.

- Off-Menu Incentives or Waiver of Development Standards are not appealable.
- Appeals of On-Menu Density Bonus or Additional Incentives for TOC cases can only be filed by adjacent owners or tenants and is appealable to the City Planning Commission.

- ☒ Provide documentation confirming adjacent owner or tenant status is required (e.g., a lease agreement, rent receipt, utility bill, property tax bill, ZIMAS, driver's license, bill statement).

WAIVER OF DEDICATION AND / OR IMPROVEMENT

Procedures for appeals of Waiver of Dedication and/or Improvements (WDIs) are pursuant to [LAMC Section 12.37 I of Chapter 1](#) or [LAMC Section 10.1.10. \(Waiver and Appeals\) of Chapter 1A](#) as applicable.

- WDIs for by-right projects can only be appealed by the Property Owner.
- If the WDI is part of a larger discretionary project, the applicant may appeal pursuant to the procedures which govern the main entitlement.

[VESTING] TENTATIVE TRACT MAP

Procedures for appeals of [Vesting] Tentative Tract Maps are pursuant [LAMC Section 13B.7.3.G. of Chapter 1A](#).

- Appeals must be filed within 10 days of the date of the written determination of the decision-maker.

NUISANCE ABATEMENT / REVOCATIONS

Appeal procedures for Nuisance Abatement/Revocations are pursuant to [LAMC Section 13B.6.2.G. of Chapter 1A](#). Nuisance Abatement/Revocations cases are only appealable to the City Council.

Appeal Fee

- ☐ *Applicant (Owner/Operator)*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.a. \(Appeal Fees\) of Chapter 1A](#) as applicable.

For appeals filed by the property owner and/or business owner/operator, or any individuals/agents/representatives/associates affiliated with the property and business, who files the appeal on behalf of the property owner and/or business owner/operator, appeal application fees listed under [LAMC Section 19.01 B.1\(a\) of Chapter 1](#) shall be paid, at the time the appeal application is submitted, or the appeal application will not be accepted.

NA ☒ *Aggrieved Party*. The fee charged shall be in accordance with the [LAMC Section 19.01 B.1\(b\) of Chapter 1](#) or [LAMC Section 15.1.1.F.1.b. \(Appeal Fees\) of Chapter 1A](#) as applicable.

To: Los Angeles City Planning Commission (CPC)

From: Liming Zhou and Ricardo Tan, Owners of 5219 Cedros Avenue, Sherman Oaks

310-403-3402, limingzhou@aol.com

Re: Appeal to Building Project at 14723 West Magnolia Street, Sherman Oaks

Case No: ADM-2025-28-DB-VHCA

My name is Liming Zhou and my family have owned and lived in the house at 5219 Cedros Avenue in Sherman Oaks for the last 22 years since 2003. Our house is next to the proposed building project at 14719 Magnolia Street. Our house will be one of the most negatively impacted houses in the neighborhood by the proposed development.

We strongly oppose the approval of the proposed project because:

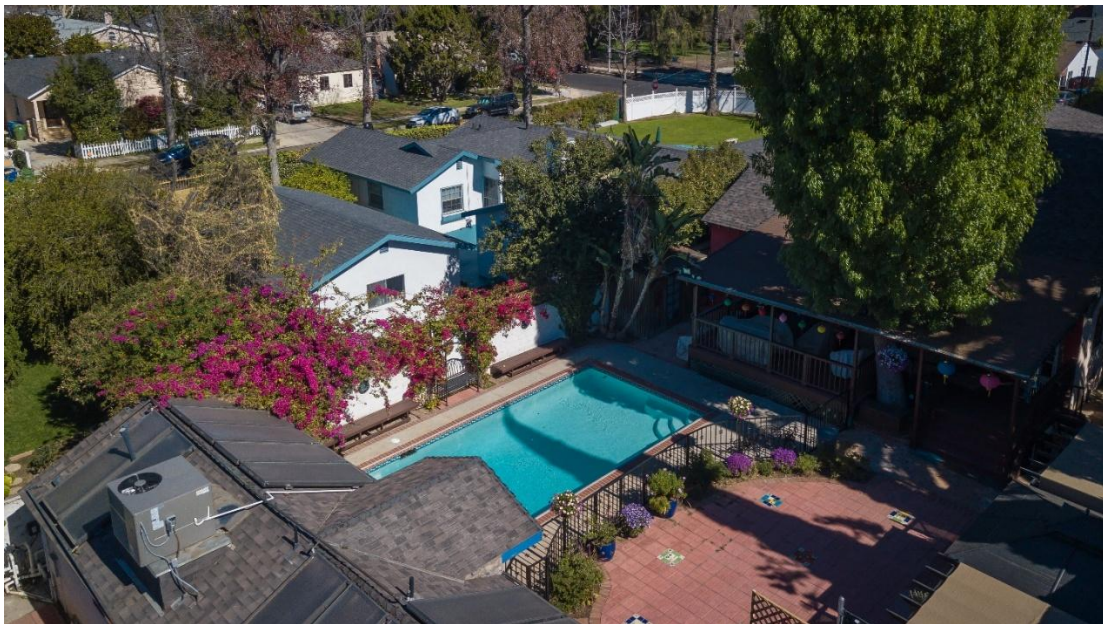
- 1) The approval will allow the developer to build a building that is 4 stories high. With its garage the new building will be up to 46 feet tall, and it will practically hover over our house. The new building's top floors will be looking directly into our house, our backyard, our pool, and our outdoor hot tub. As seen in the photo attached, our house and backyard will be completely exposed to the top floors of the new building, which will gravely intrude our privacy and change our quality of life for the worse. We have two young children and they play in the backyard every day. We use the backyard all the time and often have parties with friends and family in the backyard. We use our pool and hot tub often, especially on warmer days. We don't want our kid's privacy, our privacy and all our neighbor's privacy taken away in such a drastic way.
- 2) The proposed new building raises its number of rental units from 3 to 12 and its parking spaces from 3 to 12. This many-folds of increase will dramatically worsen the traffic condition in the small and dead-ended alley way we share in addition to the added noise and pollution. The new building will have its garage open to the alley and will create safety hazard for the neighboring residents who use the alley way. My children use that alley to walk to their school and the increased vehicle traffic will definitely make it a lot more dangerous for us to use the alley way.
- 3) The proposed building will block the direct sunlight to our house and yards because of its height.
- 4) The proposed building will inevitably worsen the parking situation in our neighborhood.
- 5) The proposed building will turn a bungalow type structure into a multiple story building and adversely change the characteristics of the neighborhood.
- 6) **Most importantly, the gravest impact the proposed building will have on us is that it will drive down our property value.** The negative impact as mentioned above, the loss of privacy, the worsening traffic and parking situation, the decreased safety in the alley, the loss of neighborhood character will inevitably drive down the market value of all the

neighboring houses, including ours. We are a middle-class family and we had to pool all our resources in purchasing our house. Over the last 22 years, we have spent a lot of money and time improving our property and have made it into our home. We love our house, our neighbors and our neighborhood. We bought our house with the knowledge and understanding that the city zoning code and its restrictions will protect our property's value in the long run. Now a non-resident developer comes in, buys a much less-valued property next door and tries to make a killing financially while driving down our property value and quality of life. We just don't think that is fair.

We understand that our city needs more housing, and the developer needs to make money on his investment and. We are perfectly fine if the proposed building stays within the current zoning limit and the already permitted 35' in height.

This part of Sherman Oaks is not completely built out, and our neighborhood still has some vacant and undeveloped lots. There are at least two vacant lots on Cedros Avenue alone within the 500ft radius of the proposed site. In our opinion it is not imperative to build such a tall building on such a small lot.

In conclusion, we urge the City Planning Commission (CPC) not to give final approval to the zone change and exemptions and not to grant the permit for the proposed building at its current form since it will seriously hurt the life quality of all the neighboring residents and greatly diminish our property value.



This drone picture shows how our house and backyard would be completely exposed to the proposed building.