



## DEPARTMENT OF CITY PLANNING

### RECOMMENDATION REPORT

#### City Planning Commission

**Date:** February 12, 2026

**Time:** after 8:30 a.m.

**Place:** Los Angeles City Hall  
John Ferraro Council Chambers  
3rd Floor, Room 340  
200 North Spring Street  
Los Angeles, CA 90012

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: <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting [cpc@lacity.org](mailto:cpc@lacity.org)

**Public Hearing:** February 12, 2026

**Appeal Status:** Appealable

**Expiration Date:** February 27, 2026

**Multiple Approval:** Yes

**Case No.:** CPC-2025-63-DB-CU3-HCA  
**CEQA No.:** ENV-2025-64-CE  
**Incidental Cases:** None  
**Related Cases:** None  
**Council No.:** 10 - Hutt  
**Plan Area:** West Adams – Baldwin Hills - Leimert  
**Plan Overlay:** West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay; Mid City Recovery  
Redevelopment Plan Area  
**Certified NC:** West Adams  
**GPLU:** Hybrid Industrial  
**Zone:** CM-2D-CPIO  
**Applicant:** Mark Judaken  
**Representative:** Kalnel Gardens, LLC  
Kevin Scott  
Brian Silveira and Associates

**PROJECT LOCATION:** **5048 – 5056 West Jefferson Boulevard**

(legally described as Tract TR 5893, Lots 100, 103, & 104 & Arb None)

**PROPOSED PROJECT:** The project is the construction, use, and maintenance of a six-story, 66-foot tall, 33-unit residential development (including seven (7) units set aside for Very Low Income Households), with 3,593 square-feet of ground floor commercial space, and six (6) commercial parking spaces. The project will be approximately 38,786 square feet in floor area with a Floor Area Ratio ("FAR") of 4.25:1. The site is currently improved with two vacant, one-story commercial and industrial buildings and surface parking lot which will be demolished for the project. There are no protected trees on the subject property and there are no protected street trees. There are no existing trees on the property to be removed as part of the project.

**REQUESTED ACTION:** The City Planning Commission will consider:

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines, an exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25, a Density Bonus Compliance Review to permit the construction of a Housing Development Project totaling 33 dwelling units, reserving seven (7) units for Very Low Income Household occupancy for a period of 55 years, with the following requested incentives and waivers:

- a. An On-Menu Incentive to allow an up to 20 percent reduction of the southerly rear yard setback to allow 15 feet in lieu of the otherwise required 18 feet by LAMC Section 12.11.C.3.
- b. An On-Menu Incentive to allow a height of 66 feet in lieu of the otherwise allowed 55 feet by the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) Section IV-2.A.1.b
- c. An Off-Menu Incentive to allow a 41 percent increase in FAR to allow an FAR of 4.25:1 in lieu of the otherwise allowed 3:1 FAR by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.B.1.
- d. An Off-Menu Incentive to increase the allowable percentage of the residential component of a mixed use project to allow 89 percent in lieu of the otherwise allowed 75 percent by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.B.1.b.
- e. A Waiver of Development Standards to allow a 56 percent reduction in the required easterly side yard setback to allow five feet in lieu of the otherwise required nine feet by LAMC Section 12.11.C.2.
- f. A Waiver of Development Standards to eliminate the loading space requirements of LAMC Section 12.21 C.6.
- g. A Waiver of Development Standards to allow a 56 percent reduction of the westerly side yard setback to allow five feet in lieu of the otherwise required nine feet by LAMC Section 12.11.C.2.

3. Pursuant to LAMC Section 12.24 U.26, a Class 3 Conditional Use Permit for a 130 percent increase in density over the Project site, in lieu of the otherwise permitted 35 percent increase in density allowable under LAMC Section 12.22 A.25.

#### **RECOMMENDED ACTIONS:**

1. **Determine** that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, 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.
2. **Approve**, pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a Housing Development Project totaling 33 dwelling units and setting aside 7 units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following requested incentives and waivers:
  - a. An On-Menu Incentive to allow an up to 20 percent reduction of the southerly rear yard setback to allow 15 feet in lieu of the otherwise required 18 feet by LAMC Section 12.11.C.3.
  - b. An On-Menu Incentive to allow a height of 66 feet in lieu of the otherwise allowed 55 feet by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.A.1.b.
  - c. An Off-Menu Incentive to allow a 41 percent increase in FAR to allow an FAR of 4.25:1 in lieu of the otherwise allowed 3:1 FAR by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.B.1.
  - d. An Off-Menu Incentive to increase the allowable percentage of the residential component of a mixed use project to allow 89 percent in lieu of the otherwise allowed 75 percent by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.B.1.b.

- e. A Waiver of Development Standards to allow a 56 percent reduction in the required easterly side yard setback to allow five feet in lieu of the otherwise required nine feet by LAMC Section 12.11.C.2.
- f. A Waiver of Development Standards to eliminate the loading space requirements of LAMC Section 12.21 C.6.
- g. A Waiver of Development Standards to allow a 56 percent reduction of the westerly side yard setback to allow five feet in lieu of the otherwise required nine feet by LAMC Section 12.11.C.2.

3. **Approve**, pursuant to LAMC 12.24 U.26, a **Conditional Use Permit** for a 130 percent increase in density over the Project site, in lieu of the otherwise permitted 35 percent increase in density allowable under LAMC Section 12.22 A.25.

4. **Adopt** the Conditions of Approval and attached Findings.

VINCENT P. BERTONI, AICP  
Director of Planning

*Theodore L. Irving*

Theodore L. Irving, AICP,  
Principal Planner

*Theodore L. Irving* for

Connie Chauv, Senior City Planner

*Kyle Winston*

Kyle Winston, City Planner

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**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 *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, 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 to 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 these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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## PROJECT ANALYSIS

### **PROJECT SUMMARY**

The project is the construction, use, and maintenance of a six-story, 33-unit residential development including seven (7) units set aside for Very Low Income Households, with six (6) vehicular parking spaces. The project includes one-bedroom dwelling units with an average unit size of 664 square feet. The project includes 3,593 square -feet of ground floor commercial space, and will be approximately 38,786 square feet in floor area with a Floor Area Ratio ("FAR") of 4.25:1. The site is currently improved with two vacant, one-story commercial and industrial buildings and surface parking lot which will be demolished for the project. The project proposes a total of 3,320 square feet of common open space on a 9,501 square foot lot. There are no protected trees on the subject property and there are no protected street trees. There are no existing trees on the property to be removed as part of the project.

### **BACKGROUND**

#### Subject Property

The property is irregularly shaped, consisting of three parcels, approximately 9,501 square-feet (0.218 net acres). The property has approximately 120 feet of frontage along the south side of Jefferson Boulevard with a lot depth that varies between approximately 75 feet and 85 feet, with an approximately 20-foot wide alley to the rear. The site is currently improved with a total of two, one-story commercial and industrial buildings and a surface parking lot which will be demolished for the project.

#### Zoning and Land Use Designation

The project site is located in the West Adams – Baldwin Hills – Leimert Community Plan and the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay. The site is designated for Hybrid Industrial land uses, with a corresponding zone of CM. The site is zoned CM-2D-CPIO and is consistent with the land use designation. The site is located approximately 1.39 kilometers (0.86 miles) from the Newport Inglewood Fault Zone and within a liquefaction area; and is listed on the Housing Element Inventory of Sites (ZI – 2512). The site is also located in the Transit Priority Area in the City of Los Angeles (ZI 2452), State Enterprise Zone of Los Angeles (ZI 2374), and the Mid City Redevelopment Project Area (ZI 2280).

#### Surrounding Uses

The surrounding neighborhood is characterized by commercial mixed uses and a variety of industrial manufacturing uses up to two (2) stories in height. The property adjacent to the east along Jefferson Boulevard is zoned CM-2D-CPIO and is developed with a surface parking lot and 2-story manufacturing facility. The property adjacent to the west abutting the subject site is zoned CM-2D-CPIO and is developed with a 2-story apparel manufacturing services and family dental office. The adjacent properties to the south are located across an existing alley and are zoned CM-2D-CPIO and are developed with a geriatric care consulting agency, metal plating wholesale factory, and office space in 1-story and 2-story buildings. The properties to the north, located across Jefferson Boulevard are zoned CM-2D-CPIO and are developed with 1-story and 2-story factory and wholesale businesses including a fast-food establishment.

Jefferson Boulevard is designated by the Mobility Plan 2035 as an Avenue II, with a designed Right-of-Way width of 86 feet and roadway width of 56 feet, and is currently dedicated to an 80-foot right-of-way and improved with a 40-foot roadway, with concrete curb, gutter, and sidewalk.

La Brea Avenue is designated by the Mobility Plan 2035 as a Modified Avenue I, with a designated Right-of-Way width of 100 feet and is currently improved with a roadway width of 74 feet, with concrete curb, gutter, and sidewalk.

Rimpau Boulevard is designated by the Mobility Plan 2035 as a Local Standard Street, with a designated Right-of-Way width of 60 feet and is currently improved with a roadway width of 36 feet, with concrete curb, gutter, and sidewalk.

Alley, to the rear, is 20 feet in width.

#### Relevant Cases and Building Permits

Subject Site:

Building Permit No. 24010-10000-02080: On May 15, 2024, the applicant applied for a Building Permit with the Los Angeles Department of Building and Safety for a new six-story, 33-unit mixed-use, affordable housing project. The permit application is pending and the permit was not issued at the time of preparing this report.

Surrounding Sites:

ZA-2021-2077-ZV: The subject site is located at 3416 South Chesapeake Avenue. The project proposed a zone variance to allow required parking to be located off-site. The project includes a request for a Conditional Use to allow required parking for a commercial building on 2 lots 20-foot distance therefrom located off-site in the RD3-1 Zone.

DIR-2022-6462-TOC-VHCA: The subject site is located at 4101 West Exposition Boulevard. The project proposed to demolish 10 existing residential dwelling units and construct a new 5-story, 36 dwelling unit, 62-foot and 6-inch tall apartment building with 3,150 square feet of open space, 28 vehicle parking spaces and 35 bicycle parking spaces.

DIR-2023-4211-TOC-SPR-SPP-HCA: The subject site is located at 3511 South Crenshaw Boulevard. The project proposed the construction of a new, 6-story, 67-foot-tall, mixed-use-multifamily residential building with 103,917 square feet of floor area, including 135 dwelling units and one (1) accessory dwelling unit and 1,439 square feet of ground floor commercial space in the C2-2D-SP Zone.

ADM-2023-4194-DB-HCA-ED1: The subject site is located at 2900 South Orange Drive. The project proposed the construction of a new, 4-story, 45-foot, multi-family residential development with a total of 34 residential dwelling units, and a Floor Area Ratio of 4.21:1 with approximately 18,955 square feet of floor area. The project is a 100% Affordable Housing Project.

CPC-2025-5806-DB-CU3-HCA: The subject site is located at 2903 West Jefferson Boulevard. The project proposes the construction of a new, 6-story, mixed-use density bonus project with two ground floor commercial units and 26 dwelling units, including 3 units reserved for Very Low Income tenants.

CPC-2025-4639-CU3-TOIA-VHCA: The subject site is located 3200 South La Cienega Boulevard. The project proposes the construction of a new 304,000 square-foot (5.96:1 FAR), eight-story, 90-foot and 6-inches in height, multifamily apartment building with 379 dwelling units.

CPC-2024-3112-DB-VHCA: The subject site is located at 2800 West Jefferson Boulevard. The project proposes to demolish an existing commercial building and construct a new, 6-story, 70-foot tall, mixed-use building with 70 residential dwelling units, 2,000 square feet of ground floor commercial space, and 70,852 square feet of floor area.

## **HOUSING REPLACEMENT**

Pursuant to Government Code Section 65915(c)(3), applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low-Income Households. Pursuant to the No Net Loss Declaration signed by the owner on December 30, 2024, [and Certificate of Occupancy issued on June 29, 1955, the Property has not had any housing units on the site for the past five years. -The replacement provisions of SB 8 do not apply to commercial properties if there are no residential dwelling units(s) that exist or have existed on the property for the past five (5) years. Further, this development does not require the demolition of any prohibited types of housing, therefore, no SB 8 replacement affordable units are required.

## **REQUESTED ACTIONS**

### Density Bonus / Affordable Housing Incentives Program

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 2280, 2222, and 2556), the applicant is proposing to utilize LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus) to set aside seven (7) dwelling units for Very Low Income household occupancy for a period of 55 years. Because the applicant is providing 49 percent of base 14 dwelling units to be affordable for Very Low-Income household occupancy, the project is eligible for four (4) Density Bonus Incentives.

#### On Menu Incentives

As a result of setting aside 49 percent (7 dwelling units) of the base 14 dwelling units as a Restricted Affordable Unit for Very Low-Income Households, the applicant requests two (2) On-Menu Density Bonus Incentives, as follows:

- a. An On-Menu Incentive to allow an up to 20 percent reduction of the southerly rear yard setback to allow 15 feet in lieu of the otherwise required 18 feet by LAMC Section 12.11.C.3.
- b. An On-Menu Incentive to allow a height of 66 feet in lieu of the otherwise allowed 55 feet by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.A.1.b.

#### Off-Menu Incentives

As a result of setting aside 49 percent (7 dwelling units) of the base 14 dwelling units as a

Restricted Affordable Unit for Very Low-Income Households, the applicant requests two (2) Off-Menu Density Bonus Incentives, as follows:

- c. An Off-Menu Incentive to allow a 41 percent increase in FAR to allow an FAR of 4.25:1 in lieu of the otherwise allowed 3:1 FAR by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.B.1.
- d. An Off-Menu Incentive to increase the allowable percentage of the residential component of a mixed-use project to allow 89 percent in lieu of the otherwise allowed 75 percent by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.B.1.b.

#### **Waivers of Development Standards**

As mentioned above, a project that provides 49 percent of its base units for Very Low Income Households qualifies for four (4) Incentives, but may request other “waiver[s] or reduction[s] of development standards that will 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)), in conjunction with a Density Bonus Project. Given that the project is utilizing all four (4) Density Bonus Incentives, the applicant requests three (3) Waivers of Development Standards, as follows:

- e. A Waiver of Development Standards to allow a 56 percent reduction in the required easterly side yard setback to allow five feet in lieu of the otherwise required nine feet by LAMC Section 12.11.C.2.
- f. A Waiver of Development Standards to eliminate the loading space requirements of LAMC Section 12.21 C.6.
- g. A Waiver of Development Standards to allow a 56 percent reduction of the westerly side yard setback to allow five feet in lieu of the otherwise required nine feet by LAMC Section 12.11.C.2.

#### **CEQA**

The Department of City Planning determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to California Environmental Quality Act (“CEQA”) Guidelines, an Exemption from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies. The Notice of Exemption and Justification for Environmental Case No. ENV-2025-64-CE is provided in the case file and attached as Exhibit E.

#### **ISSUES**

##### **Public Hearing & Testimony**

A public hearing was held by a Hearing Officer on behalf of the City Planning Commission on December 3, 2025. The public hearing was attended by the representative (Kevin Scott) and approximately eleven (11) members from the community.

Applicant Presentation:

The applicant's representative described the site location, project description, requested entitlements, and community outreach, which had been completed.

There were two (2) questions from the community and the Council District 10 Office Representative. There was a question about the demand for adequate parking for the project which has a large quantity of dwelling units. The community raised a concern about the potential impacts of the project in an area that has a lack of street parking available in the surrounding community, including areas that do not allow overnight street parking. The project proposes a total of 6 automobile parking spaces for the commercial component of the project and zero automobile parking spaces for the proposed 33 dwelling units, however the project is utilizing AB 2097 and is not required to provide automobile parking spaces. The community wanted to know more about the applicant's proposal for zero parking. The Council District 10 Office Representative asked the representative if the project was supported by the West Adams Neighborhood Council. The Council District 10 Office met with the representative for the project and requested that he work with the community regarding any transportation related issues. Otherwise, Council District 10 does not have any objections to the proposed project.

The representative responded noting that the subject property is located near the Metro E Line Station and in a Transit Oriented Development sub area. He mentioned that the subject property is also eligible to utilize AB 2097 which does not require parking for the project. The representative also shared that the West Adams Neighborhood Council provided a letter of support for the project, dated March 18, 2025. The West Adams Neighborhood Council recommended that the developer research off-site parking for tenants as in the project plans, as there are no automobile parking spaces allocated per TOC and City regulations, and the adjacent residential streets are not the appropriate places for residents of the proposed development to park their vehicles.

#### Urban Design Studio / Professional Volunteer Program

The proposed project was reviewed by the Department of City Planning, Urban Design Studio on February 25, 2025. The resulting comments and suggestions focus primarily on the pedestrian experience, 360-degree design, and climate adaptive design. The following includes a discussion of UDS comments and suggestions and the applicant's response.

#### Pedestrian First Design

- Consider ways to give pedestrian entrance to lobby more emphasis such as by means of signage and/or special lighting, to better differentiate it from remainder of ground floor commercial storefront; enhance the experience of coming home on foot or bike
- Pretty minimal lobby space for 33 households (~40, with ADUs) with parcels delivery, etc.
- As a bicycle rider, always pleased to see a bicycle room that provides for direct access from the public realm, through a single door

The applicant responded that Sheet A-3.0 has been updated with lighting next to the entrance of the building.

#### 360 Degree Design

- The continuous canopy along the Jefferson frontage is a nice feature; shadow lines on elevation suggest a similar treatment at the top floor that isn't reflected in plan or section
- There seems to have been great care to establish that the proposed recreation rooms don't include a real kitchen but LADBS has no prohibition against having the same set-up as in the units

- Please correct the mislabeled 'east' and 'west' elevations

The applicant responded with an updated roof plan that shows a canopy on Sheet A-2.7 and on Building Elevation Sheet A-3.3 and Section a-4.1. The applicant corrected the east and west mislabeled building elevation drawings.

#### Climate Adapted Design

- Please indicate the solar PV *installation* on roof plan (i.e. not reserve area) in compliance with 2022 California Energy Code if no LADBS architectural or structural permit application was submitted pre-2023; an occupied roof area gives some exception (unsure how LADBS' Green Code plan checkers interpret) but PV panels could be located on a frame above the mechanical equipment, where they will shade and protect units
- FYI: after 2019 CBC/2020 LABC there's an exception, in fully-sprinklered buildings, that allows for Assembly occupancies above Residential occupancies, so that roof decks are no longer limited to a maximum of 750 sq. ft.; maybe this configuration is desired but it's not required
- Although no parking is required, EV parking types and percentages are based upon the number of spaces that are provided EVCS parking space should be indicated on first floor plan, in compliance with 2023 Los Angeles Green Code requirements
- Please see: [LADBS accessible details for parking](#) for the specific minimum dimensions at the head of the space needed to accommodate the charging equipment + access aisle

The applicant responded that the solar panels have been removed and added an exemption note. The applicant mentioned that there are physical size constraints on the roof and existing power lines that make the installation of solar panels challenging. The applicant responded that the EV parking calculation has been included on Sheet T-1.0 and Sheet A-2.1. The applicant responded that the project plans will be updated during the LADBS Plan Check process if charging equipment and ADA access aisles are required for the parking areas.

#### **CONCLUSION**

Based on the information submitted to the record, staff recommends that the City Planning Commission approve the construction of a 33-unit residential building with a Density Bonus Compliance Review and determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Infill Development), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

## CONDITIONS OF APPROVAL

1. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped "Exhibit A," attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Project Planning Bureau, 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.
2. **Residential Density.** The project shall be limited to a maximum density of 33 multi-family residential dwelling units, including On-Site Restricted Affordable Units.
3. **On-Site Restricted Affordable Units.** Seven (7) unit shall be reserved for Very Low Income households, as defined by the California Government Code 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.
4. **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 Section 12.22 A.25.
5. **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 seven (7) units available to Very Low Income Households or equal to 49 percent of the project's total base residential density allowed, 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. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.
6. **Floor Area Ratio (Incentive).** The project total Floor Area shall be limited to 38,786 square feet and a 4.25:1 FAR.
7. **Height (Incentive).** The project shall be limited to a maximum height of 66 feet and six (6) stories per Exhibit "A".
8. **Setback (Incentive).** The project shall have a minimum 15-foot southerly rear yard setback.
9. **Residential Floor Area (Incentive).** The residential component of the mixed-use project shall not exceed 89 percent of the building's total floor area.
10. **Setback (Waiver).** The project shall have a minimum 5-foot westerly side yard setback.
11. **Setback (Waiver).** The project shall have a minimum 5-foot easterly side yard setback.

**12. Loading Space (Waiver).** The loading space requirements in LAMC Section 12.21 C.6 shall not apply to the project.

**13. Parking Per AB 2097.** The project shall be permitted to provide a minimum of zero parking spaces pursuant to California Government Code Section 65863.2 (AB 2097).

**14. Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16 and Exhibit "A".

**15. Landscape Plan.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

**16. Soil Depths.** Shrubs, perennials, and groundcover shall require a minimum soil depth as follows:

- a. A minimum depth with a height ranging from 15 to 40 feet shall be 42 inches.
- b. A minimum depth with a height ranging from 1 to 15 feet shall be 24 to 36 inches.
- c. A minimum depth with a height of less than 1 foot shall be 18 inches.
- d. A minimum depth of an extensive green roof shall be 3 inches.

Trees shall require a 42-inch minimum soil depth. Further, the minimum amount of soil volume for tree wells on the rooftop or any above grade open spaces shall be based on the size of the tree at maturity:

- e. 220 cubic feet for trees with a canopy diameter ranging from 15 to 19 feet.
- f. 400 cubic feet for trees with a canopy diameter ranging from 20 to 24 feet.
- g. 620 cubic feet for trees with a canopy diameter ranging from 25 to 29 feet.
- h. 900 cubic feet for trees with a canopy diameter ranging from 30 to 34 feet.

**17. Street Trees.**

- a. New street trees shall be planted within the public right-of-way, where feasible, at a ratio of at least one (1) tree for every 25 feet of lot length, to the satisfaction of the Bureau of Street Services, Urban Forestry Division, Department of Public Works.
- b. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- a. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

18. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.
19. **Lighting.** All pedestrian walkways and vehicle access points will be well-lit. All outdoor lighting will be shielded to prevent excessive illumination and mitigate light impacts on adjacent residential properties and the public right-of-way. Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
20. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
21. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.
22. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.

Or: Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction. (WL)
23. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
24. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.

### **Administrative Conditions**

25. **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.
26. **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.

27. **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.
28. **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.
29. **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.
30. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

### 31. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

## FINDINGS

### **DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS**

The proposed project includes 33 residential units. 49% (7 units) of the base units (14) will be designated as restricted affordable at "Very Low Income" levels.

The applicant has requested two (2) On-Menu Incentives, two (2) Off-Menu Incentives and three (3) Waivers of Development Standards. The following is a delineation of the findings related to the request for two (2) On-Menu Incentives, two (2) Off-Menu Incentives and three (3) Waivers of Development Standards, pursuant to LAMC section 12.22 A.25(g) and Government Code Section 65915.

#### On-Menu Incentives

- a. An On-Menu Incentive to allow an up to 20 percent reduction of the southerly rear yard setback to allow 15 feet in lieu of the otherwise required 18 feet by LAMC Section 12.11.C.3.
- b. An On-Menu Incentive to allow a height of 66 feet in lieu of the otherwise allowed 55 feet by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.A.1.b.

#### Off-Menu Incentives

- c. An Off-Menu Incentive to allow a 41 percent increase in FAR to allow an FAR of 4.25:1 in lieu of the otherwise allowed 3:1 FAR by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.B.1.
- d. An Off-Menu Incentive to increase the allowable percentage of the residential component of a mixed-use project to allow 89 percent in lieu of the otherwise allowed 75 percent by the West Adams – Baldwin Hills – Leimert CPIO Section IV-2.B.1.b.

#### Waivers of Development Standards

- e. A Waiver of Development Standards to allow a 56 percent reduction in the required easterly side yard setback to allow five feet in lieu of the otherwise required nine feet by LAMC Section 12.11.C.2.
- f. A Waiver of Development Standards to eliminate the loading space requirements of LAMC Section 12.21 C.6.
- g. A waiver of Development Standards to allow a 56 percent reduction of the westerly side yard setback to allow five feet in lieu of the otherwise required nine feet by LAMC Section 12.11.C.2.

1. **Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds 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 City Planning Commission 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 applicant proposes to construct a total of 33 dwelling units, of which seven (7) dwelling units will be set aside for Very Low Income Household Occupancy for a period of 55 years. Based on the set-aside of 49 percent of base units for Very Low Income households, the applicant is entitled to four (4) Incentives under both the Government Code and LAMC. Therefore, the two (2) Off-Menu Incentive requests, two (2) On-Menu Incentive Requests and three (3) Waiver of Development Standards qualify as the proposed development's Incentives.

**Yards:** The subject site is zoned CM-2D-CPIO which requires a minimum rear yard setback of 18 feet for a six-story building. The applicant has requested one (1) On-Menu Incentive to allow an up to 20 percent reduction of the southerly rear yard setback to 15 feet in lieu of the required 18 feet and two (2) Waivers of Development Standards to allow a 56 percent reduction in the required easterly and westerly side yard setbacks to allow 5 feet in lieu of the required 9 feet. As proposed, the reduced rear and side yard setbacks will allow the developer to expand the building footprint, to allow for the construction of the affordable residential units and floor area, whose rent will provide for the operational costs of the affordable units. The requested incentive will allow the project to expand the building envelope so that additional units can be constructed, provide for design efficiencies and allow the overall space dedicated to residential uses to be increased.

**Height:** The subject site is zoned CM-2D-CPIO with a Height District No. 2D and the West Adams – Baldwin Hills – Leimert CPIO allows a maximum 55-foot building height. The applicant has requested an increase for an additional 11 feet to allow 66 feet through an Off-Menu Incentive. The limitation height would remove one (1) story from the proposed building which contains six (6) dwelling units and a recreation room and will limit the ability to construct the residential dwelling units permitted and the Restricted Affordable Units which are of a sufficient size. As proposed, the additional height will allow for the construction of the affordable residential units and provide units that have an average size of 662 square feet, for a livable unit. The requested incentive will allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased.

**Floor Area Ratio:** The subject site is zoned CM-2D-CPIO, with a Height District No. 2D and the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) allows a maximum Floor Area Ratio ("FAR") of 3:1. LAMC Section 12.22 A.25 allows an FAR increase of 35 percent through an On-Menu Incentive which would allow a 4.05:1 FAR. The applicant has requested an Off-Menu Incentive to allow a 4.25:1 FAR (38,786 square feet of floor area) in lieu of the otherwise permitted 3:1 FAR. The project is for the construction of 38,786 square feet of floor area across six stories and an average of 6,464 square feet of floor area for each floor. The requested incentive will allow the developer to accommodate the intended level of density, including the

construction of the Restricted Affordable units, and the necessary circulation and common amenity spaces.

The limitation of the maximum allowed FAR of 3:1 would limit the ability to provide space for the construction of the residential dwelling units permitted by-right and the Restricted Affordable Units which are of a sufficient size. The ability to develop larger units will increase the revenues from the market-rate units, which will lower the marginal cost of developing the affordable units. The additional floor area will allow certain fixed costs involved in the construction of new residential units to be spread over more floor area thereby reducing the per square foot build cost of the development. As proposed, the additional FAR will allow for the construction of the affordable residential units. The requested incentive will allow the developer to expand the building envelope which ensures that all units are of habitable size and the overall space dedicated to residential units is increased. The requested increase in FAR will allow for the construction of high-quality market rate and affordable housing dwelling units with larger sizes and desirable amenities. Additionally, the increase in FAR is needed to support the project's 4,534 square feet of ground floor commercial space. The additional floor area enables the developer to expand the building envelope so that additional affordable and market rate dwelling units and commercial floor area can be constructed in a way that is efficient and marketable. The increased building envelope ensures that all dwelling units are of habitable size while the project provides an average unit size of 664 square feet, the additional 11,245 square feet of floor area constitutes approximately 17 dwelling units, decreasing the marginal cost of providing the affordable housing and market rate units. This incentive supports the financial feasibility of providing a total of seven (7) dwelling units for Very Low Income households for 55 years.

FAR by-right	Buildable Lot Area (sf)	Base Floor Area (sf)
3:1	10,701	10,701 x 3 = <b>32,103</b>

FAR Requested	Buildable Lot Area (sf)	Total Floor Area (sf)	Additional Floor Area (sf)
4.25:1	9,141	38,786	38,786 – 32,103 = <b>6,683</b>

**Residential Component of Mixed-Use Projects:** The subject site is located in the La Brea/Farmdale TOD Subarea in the West Adams – Baldwin Hills – Leimert CPIO. Section IV-2.B.1.b requires that residential component in a mixed-use projects shall not exceed more than 75% of the building's total floor area. For the proposed project, 75 percent of the building's total floor area amounts to 29,089 square feet. By providing 49% of its 14 allowable base dwelling units as housing available exclusively to Very Low Income households for a period not less than 55 years, the Project is eligible for four (4) incentives. Therefore, the Applicant requests an off-menu incentive to allow the residential portion of the project to comprise 34,252 square feet of zoning floor area (89%) in lieu of the 75% typically allowed.

The additional 14% of floor area dedicated to residential purposes amounts to 5,430 square feet. The entirety of the first floor will be used for commercial retail uses except for the floor area for the proposed parking, trash enclosure, and the residential lobby. In order to comply with the maximum 75 percent residential floor area component, the floor area for the project would need to be significantly reduced, which will reduce the overall size of the project.

The 4,534 square feet of commercial space on the ground floor would allow only 13,602 square feet of residential floor area if the CPIO were strictly adhered to. This represents a reduction of 20,650 square feet of residential floor area, or a 60% reduction. With an average area of 664 square feet per residential unit, 13,602 square feet of floor area would only allow a total of 21 dwelling units in lieu of the proposed 33 dwelling units. The additional units provided by allowing 89 percent of the project's floor area to be used for residential floor area will decrease the marginal cost of constructing the affordable units and allow the project to build seven (7) Very Low Income units for a period of 55 years. Therefore, the increase in the residential floor area component supports actual cost savings and financial feasibility of the project.

- b. The incentive(s) will 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 are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Government Code Section 65915(d)(1)(B) and 65589.5(d)).**

There is no substantial evidence in the record that the proposed incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22 A.25(b)). As required by Section 12.22 A.25 (e)(2), the project meets the eligibility criterion that is required for density bonus projects. The project also does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Therefore, there is no substantial evidence that the proposed incentive(s) will have a specific adverse impact on public health and safety, or on property listed in the California Register of Historic Resources. Based on the above, there is no basis to deny the requested incentives.

- c. *The incentive(s) are contrary to state or federal law.***

There is no evidence in the record that the proposed incentives are contrary to state or federal law.

- 2. The waiver[s] or reduction[s] of development standards relate to development standards that 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))**

A project that meets the requirements of Government Code Section 65915 may request other “waiver[s] or reduction[s] of development standards that will 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)).

Therefore, the request for the following is recommended as Waivers of Development Standards. Without the below Waivers, the existing development standards would physically preclude development of the base units, build out of the incentives, and project amenities:

**Yards:** The subject site is zoned CM-2D-CPIO which requires minimum side yard setbacks of nine feet. The applicant has requested a 56 percent reduction in the required easterly and westerly side yard setbacks to allow minimum side yards setbacks of 5 feet. As proposed, the reduced rear and side yard setbacks will allow the developer to expand the building footprint, to allow for the construction of the affordable residential units and floor area, whose rent will provide for the operational costs of the affordable units. The requested incentive will allow the project to expand the building envelope so that additional units can be constructed, provide for design efficiencies and allow the overall space dedicated to residential uses to be increased.

**Loading Space:** The subject site is zoned CM-2D-CPIO which requires a loading space. A loading space shall be provided and maintained on the same lot with every building in the C or M Zones where the lot on which said building is located abuts an alley. The loading space shall have a minimum height of 14 feet and shall be directly accessible through a usable door not less than three feet in width and not less than 6-feet and 6-inches in height opening from the building it is to serve. The loading space shall have a minimum of 400 square feet, a minimum width of 20 feet measured along the alley line, and a minimum depth of ten feet measured perpendicular to the alley line.

The subject site is a slightly sloped lot where the lowest elevation point of the property is located at the rear of the building at approximately 99 feet and the highest elevation point is approximately 102 feet at grade. There is an approximately 3-foot grade change from the front of the property to the rear of the property that abuts the existing alley. Since the loading space is required to have a minimum height of 14 feet, the change in grade is a physical element on the site that makes the construction of the required height of 14 feet at the rear of the property challenging. The project proposes a height of 12 feet and 6 inches from finished floor to finished ceiling. The inclusion of the loading zone that requires a 14 foot minimum height would make the height of the first story of the building approximately 18 feet, making the overall building height approximately 72 feet because of the 3-foot grade difference between the front of the building and the rear of the building that abuts the alley. The waiver for the loading space would allow the building to maintain an overall height of 66 feet maximum.

The project also proposes a total of six automobile parking spaces for the commercial retail use on the ground floor. The parking spaces are located at the rear of the property abutting the existing alley. The parking spaces will serve as parking for a total of 4,534 square feet of ground floor commercial retail space which is encouraged on Jefferson Boulevard. The ground floor commercial retail spaces and the 375 square foot lobby serve as publicly accessible interior spaces that cover most of the ground floor area. In order to comply with the requirement for a 400 square foot loading space that shall be 20 feet in width and a depth of 10 feet, the commercial retail spaces will need to be reduced in size

which does not align with the development standards in the West Adams – Baldwin Hills – Leimert CPIO which encourages ground floor commercial retail spaces. The proposed commercial parking will also need to be eliminated to accommodate the loading space near the alley, however, they are necessary to serve the large commercial spaces.

### **CLASS 3 CONDITIONAL USE FINDINGS SECTION 13B.2.3.E**

3. ***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.***

The proposed project is requesting a Class 3 Conditional Use Permit pursuant to LAMC 12.24 U.26 and 13B.2.3.E to permit a density bonus in excess of 35 percent for a total of up to 33 dwelling units, with seven (7) of those units set aside for Very Low Income Households, in lieu of the 14 units permitted by-right per LAMC 12.10 C.4. The project site is zoned CM-2D-CPIO, however, the R3 density is permitted for the subject property, which allows a base density of 14 dwelling units for the project site. The Density Bonus Ordinance allows a density bonus of up to 35 percent in exchange for setting aside 11 percent of the 14 base density units for Very Low Income Households. With the Density Bonus Ordinance, the project would be permitted a density bonus of 19 units allowing a total of 33 units on site in exchange for setting aside seven (7) units for Very Low Income Households.

The State Density Bonus Law (Government Code Section 65915(n)) allows a city to grant a density bonus greater than 35 percent for a development, if permitted by a local ordinance. The City adopted the Value Capture Ordinance (Ordinance No. 185,373), codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent with the approval of a Conditional Use. In exchange for the increased density, the Value Capture Ordinance requires projects to set aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent. Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

Percentage of Base Density to be Restricted to Very Low Income Households	Percentage of Density Increase Granted
11	35
12	37.5
13	40
14	42.5
15	45
16	47.5
17	50
18	52.5
19	55

The applicant requests a Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 130 percent increase in density for a

total of 33 dwelling units in lieu of 14 dwelling units as otherwise permitted by-right in the CM-2D-CPIO Zone. As provided in the table above, the applicant is required to set aside at least 49 percent, or 7 units, of 14 by-right density units for the 130-percent density increase. The applicant proposes a project totaling 33 dwelling units, 7 of which will be restricted to Very Low Income Households for a period of 55 years, which is 49 percent of the 14 base density units. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households to be eligible for a 130 percent density increase

According to the 2021 - 2029 Housing Element of the City of Los Angeles General Plan, pages 148 - 149, the City must plan to accommodate 25.4 percent of total Regional Housing Needs Assessment (RHNA) Allocation of 456,643 housing units for Very Low Income level households and 15.1 percent for Low Income level households; therefore, almost half of the City's residents are in the Very Low or Low Income Categories. The City has determined that the shortage of affordable housing is an ongoing crisis in Los Angeles. The increased intensity and density of the proposed development will be offset by the project's ability to provide the number of affordable units required by the City's Density Bonus policy. Therefore, the proposed project would provide a service that is essential and beneficial to the community, city and region.

**4. *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.***

The project is the construction, use, and maintenance of a six-story, 33-unit mixed-use, residential development including seven (7) units set aside for Very Low-Income Household, including 6 vehicle parking spaces and a total of 3,320 square feet of common and private open space. The project includes a total of 33 one-bedroom units of various sizes. The site is currently improved with two one- and two-story industrial and commercial buildings which will be demolished for the project. There are currently no trees on the site and no trees on site proposed to be removed. The project will be approximately 38,786 square feet in floor area with a Floor Area Ratio ("FAR") of 4.25:1.

The surrounding neighborhood is characterized by commercial mixed uses and a variety of industrial manufacturing uses up to two (2) stories in height. The property adjacent to the east along Jefferson Boulevard is zoned CM-2D-CPIO and is developed with a surface parking lot and 2-story manufacturing facility. The property adjacent to the west abutting the subject site is zoned CM-2D-CPIO and is developed with a 2-story apparel manufacturing services and family dental office. The adjacent properties to the south are located across an existing alley and are zoned CM-2D-CPIO and are developed with a geriatric care consulting agency, metal plating wholesale factory, and office space in 1-story and 2-story buildings. The properties to the north, located across Jefferson Boulevard are zoned CM-2D-CPIO and are developed with 1-story and 2-story factory and wholesale businesses including a fast-food establishment. The Proposed Project has a height of 66 feet, which is appropriate with existing and future developments, as the allowable height with the Density Bonus incentive is 66 feet. Additionally, the Site is located just under 1,000 feet away from the relatively busy intersections of Jefferson Boulevard and La Brea Avenue with Metro Expo/La Brea Station and Bus Lines 35, 38, and 212.

The residential development is permitted at this location on the subject site as an allowable use by the underlying CM zone. As provided under Finding No. 1, the project's density, height, FAR, parking, yards, and use are allowed by the underlying zone in combination with Density Bonus law.

The project has been designed with a prominent ground floor entrance with architectural glazing that is architecturally highlighting the central corridor. The project will provide publicly accessible interior space through the commercial retail spaces which consist of a majority of the ground floor area. This will enhance the pedestrian experience and streetscape along Jefferson Boulevard.

The Project will provide trash collection within the building and has designed the trash enclosure to be accessible from the rear of the building, abutting the alley and commercial parking spaces, thus not adversely affecting adjacent properties or degrading public health.

The Project proposes to provide landscaping in planters on the second floor and on the roof deck. All landscaping is intended to be native, drought-tolerant planting which is compatible with the climate of the surrounding area. The project provides 3,320-square feet of open space including a roof deck and private balconies.

Given the project's location and proximity to public transit, and the surrounding uses, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

**5. *The project substantially conforms to the purpose, intent and provisions of the General Plan, the applicable Community Plan, and any applicable Specific Plan.***

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The General Plan is a long-range document determining how a community will grow, reflecting community priorities and values while shaping the future. Policies and programs set forth in the General Plan are subjective in nature, as the General Plan serves as a constitution for development and foundation for land use decisions. The project substantially conforms with the following purposes and objectives of the General Plan Elements: Framework Element, Land Use Element (West Los Angeles Community Plan), Housing Element, and Mobility Element.

The project site is located in the West Adams – Baldwin Hills – Leimert Community Plan area with Hybrid Industrial land uses and a corresponding zone of CM. The site is zoned CM-2D-CPIO and is consistent with the land use designation. The CM zone allows for the R3 Zone density which is at a ratio of one dwelling unit per 800 square feet of lot area, which allows a base density of 14 units on the subject property. The 2D Height District allows an unlimited building height and FAR of 6:1, however the West Adams – Baldwin Hills – Leimert CPIO limits the building height to 55 feet maximum and a FAR of 3:1 on the subject site.

Consistent with the Community Plan, the proposed 33-unit mixed-use, residential development, which includes 7 Very Low Income units, adds new multi-family housing and much needed affordable housing to Los Angeles's housing supply, in a neighborhood that is conveniently accessible to a variety of regional destinations, community services and amenities, and multi-modal transportation options. The project will also provide much needed commercial retail space on the ground floor in proximity to a major transit station.

### Framework Element

The General Plan designates the subject site with Hybrid Industrial land uses, with a corresponding zones of CM. The site is zoned CM-2D-CPIO and is consistent with the land use designation. The Framework Element is a strategy for long-term growth which sets a citywide context to guide the update of the Community Plan and Citywide Elements. The Framework Element is a comprehensive, long range document containing purposes, policies and programs for the development of the City of Los Angeles. The Citywide General Plan Framework text defines policies related to growth and includes policies for land use, housing, urban form/neighborhood design, open space/conservation, economic development, transportation, and infrastructure/public services.

#### General Plan Framework Element Chapter 3 - Land Use:

The primary objectives of the policies in the Framework Element's Land Use Chapter are to support the viability of the City's residential neighborhoods and commercial districts, and when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations. The project is consistent with and advances the following objectives and policies of the General Plan Framework:

Objective 3.4. Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

#### General Plan Framework Element Chapter 4 - Housing:

Goal 4A. An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.1. Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City sub region to meet the projected housing needs by income level of the future population to the year 2010.

Objective 4.2. Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods.

Objective 4.3. Conserve scale and character of residential neighborhoods.

The project will provide 33 apartment units, including seven units set aside for Very Low Income households. Thus, supplementing the existing housing stock in the West Adam – Baldwin Hills – Leimert Community Plan area with diversity and contributing to the affordable housing supply. The subject property is less than a 10-minute walk from multiple Metro bus lines. The project is in close proximity and access to bus options that provide robust public transportation options around the site and greater Los Angeles metropolitan area. This provides regional connectivity from the Beach cities, through West Los Angeles,

and to Downtown Los Angeles and the larger Los Angeles Region, including the Los Angeles International Airport.

The Proposed Project has a height of 66 feet, which is appropriate with existing and future developments. Additionally, the Site is located just under 1,000 feet away from the relatively busy intersections of Jefferson Boulevard and La Brea Avenue and is in proximity to many neighborhood serving uses such as gas stations, dental offices, and restaurant chain businesses. Therefore, the Project is consistent with the General Plan as it supports the addition of residential units near commercial districts with transit options.

Consistent with the Goal and Policies noted above, the project proposes to develop a mixed-use development with 33 residential apartment units including 7 units set aside for Very Low Income households, having a variety of unit sizes to meet the diverse economic and physical needs and overall demand for the projected increased population in the community plan area. The project contains one-bedroom units of various sizes, which are intended to accommodate families of all types, as well as seven (7) units of which will be set aside for Very Low Income households, in order to generate a mixed-income project where families can support each other's stability and growth. As discussed above, the Project will help to alleviate the ongoing housing crisis in Los Angeles and will address the critical demand for affordable housing in the City without displacing existing residential tenants.

#### Housing Element 2021 - 2029

The proposed project also conforms with the applicable policies of the Housing Element, including:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policy 1.2.1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.

Policy 1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

The proposed project will result in a net increase of 33 new residential units to the City's housing stock and conforms with the applicable provisions of the Housing Element. The applicant has requested deviations from code requirements under the Density Bonus program for increased height, increased FAR, and reduced setbacks, thereby allowing the creation of affordable units. Pursuant to Density Bonus requirements, 49 percent (7 units) of the base 14 density units, will be set aside for Very Low Income units. Additionally, this mixed-income development is in proximity to public transit options, and limited retail, commercial, recreational, and employment opportunities. The proposed ground floor commercial retail space for the project will provide more employment and retail opportunities in the area. Locating new housing in this portion of the City will allow residents to have better access to public transit, employment centers and places of interest in area. Providing a mixed-use project with commercial and residential uses near public transit areas help achieve the City's goals to build healthy, sustainable communities.

### Mobility Plan 2035

The proposed project also conforms with the following additional policies of the Mobility Plan, including:

Policy 2.3: Pedestrian Infrastructure: Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 3.1: Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City's transportation system.

Policy 3.3: Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.

The project utilizes Density Bonus incentives for the construction of a residential mixed-income development that provides housing opportunities in proximity to public transit along Jefferson Boulevard and La Brea Avenue and utilizes AB 2097 to reduce parking consistent with state law, encouraging multi-modal transportation and decreasing vehicle miles traveled in the neighborhood. The site is located along a portion of Jefferson Boulevard that is designated by the Mobility Plan as an Avenue II. The project will also provide 40 long-term and 3 short-term bicycle parking spaces, which exceeds LAMC Section 12.21 A.16 bicycle parking requirements.

6. ***The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan.***

The City's Housing Element for 2021-2029 was adopted by City Council on November 24, 2021. The Housing Element identifies the City's housing conditions and needs, establishes the goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides an array of programs the City intends to implement to create sustainable, mixed-income neighborhoods across the City. The Housing Element aims to provide affordable housing and amenity-rich, sustainable neighborhoods for its residents, answering the variety of housing needs of its growing population. Specifically, the Housing Element encourages affordable units to accommodate all income groups that need assistance. The Housing Element includes the following goals, policies, objectives:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.

Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.

Policy 1.2.1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.

Policy 1.2.2: Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.

Policy 1.2.4: Strengthen the capacity of housing providers to build Affordable Housing.

Objective 1.3: Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on increasing Affordable Housing in Higher Opportunity Areas and in ways that further Citywide Housing Priorities.

Policy 1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.

Goal 3: A City creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

Policy 3.2.1: Promote the integration of housing with other compatible land uses at both the building and neighborhood level.

Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

Goal 4: A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the past and present.

Objective 4.1: Ensure that housing opportunities are accessible to all residents without discrimination on the basis of race, color, ancestry, sex, national origin, color, religion, sexual orientation, gender identity, marital status, immigration status, family status, age, intellectual, developmental, and physical disability, source of income and student status or other arbitrary reason.

Policy 4.1.1: Promote and facilitate equal opportunity practices in the construction, provision, sale and rental of housing.

Objective 4.3: Affirmatively further fair housing in all housing and land use programs by taking proactive measures to promote diverse, inclusive communities that grant all Angelenos access to housing, particularly in Higher Opportunity Areas, increase

place-based strategies to encourage community revitalization and protect existing residents from displacement.

Policy 4.3.1: Increase access and transparency in the lease-up process for restricted Affordable Housing units, particularly for those who have experienced or are at-risk of displacement and those who may not be aware of Affordable Housing choices.

Policy 4.3.2: Ensure that all neighborhoods have a range of housing typologies to provide housing options for residents to remain in the same community, when and if their needs change.

The proposed project is a 33-unit residential development, with 49% of the base density (7 units) dedicated to Very Low Income households with one unit type to include one-bedrooms. Therefore, the project is consistent with the goals, objectives, and policies of the Housing Element of the General Plan.

7. ***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 follows:***

- A. ***11% Very Low Income Units for a 35% density increase; or***
- B. ***20% Low Income Units for a 35% density increase; or***
- C. ***40% Moderate Income Units for a 35% density increase in for-sale projects.***

***The project may then be granted additional density increases beyond 35% by providing additional affordable housing units in the following manner:***

- D. ***For every additional 1% set aside of Very Low Income Units, the project is granted an additional 2.5% density increase; or***
- E. ***For every additional 1% set aside of Low Income Units, the project is granted an additional 1.5% density increase; or***
- F. ***For every additional 1% set aside of Moderate Income Units in for-sale projects, the project is granted an additional 1% density increase; or***
- G. ***In calculating the density increase and Restricted Affordable Units, each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.***

The project site is zoned CM-2D-CPIO and has a General Plan Land Use Designation of Hybrid Industrial. The CM zone allows a density that corresponds to the density allowed in the R3 zone, allowing one dwelling unit for every 800 square feet of lot area. The Lot Area of the subject site is 10,701 square feet and the Base Density is calculated at 13.4 units, which is rounded up to 14 units per LAMC 12.22.A.25(c)(7).

According to the Density Bonus Ordinance, the project is permitted a 35 percent density increase in exchange for setting aside 11 percent, or two (2) of the 14 base density units for Very Low Income Households. The project is permitted additional density increase beyond 35 percent by setting aside one (1) additional unit above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent. Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

A 35 percent by-right density bonus would allow for 20 units (equal to an increase of 6 units beyond the 14 units permitted by the underlying zone) to be constructed on the project site. As illustrated in the table above, in order to qualify for the 35 percent by-right density bonus, the project would be required to set aside 11 percent of the base density, or 2 units for Very Low Income Households. The applicant is proposing to include 49 percent of the base allowable density as units affordable to Very Low Income households, making the project eligible for an additional 130 percent density bonus through a Conditional Use to be eligible for a total of up to 33 dwelling units. The applicant is proposing to provide 7 Very Low Income units for a 130 percent bonus, representing an increase of 19 units beyond what would otherwise be permitted through the by-right 35 percent density bonus. Therefore, 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 (the base density).

The applicant requests a Class 3 Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 130 percent increase in density for a total of 33 dwelling units in lieu of 14 dwelling units as otherwise permitted by-right in the CM Zone. As provided in the table above, the applicant is required to set aside at least 49 percent, or 7 units, of 14 by-right density units for the 130-percent density increase. The applicant proposes a project totaling 33 dwelling units, 7 of which will be restricted to Very Low Income Households for a period of 55 years, which is 49 percent of the 14 base density units. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households to be eligible for a 130 percent density increase

8. ***The project meets any applicable dwelling unit replacement requirements and demolition protections of California Government Code Section 65915(c)(3) and Section [16.60](#) of this Code as verified by the Los Angeles Housing Department (LAHD). Replacement housing units required pursuant to these sections may count toward any on-site Restricted Affordable Unit requirement above.***

Pursuant to Government Code Section 65915(c)(3), applicants of Density Bonus projects filed as of January 1, 2015 must demonstrate compliance with the housing replacement provisions which require replacement of rental dwelling units that either exist at the time of application of a Density Bonus project, or have been vacated or demolished in the five-year period preceding the application of the project. This applies to all pre-existing units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control; or occupied by Low or Very Low Income Households. Pursuant to the No Net Loss Declaration signed by the owner on December 30, 2024, and Certificate of Occupancy issued on June 29, 1955, the Property has not had any housing units on the site for the past five years. The replacement provisions of SB 8 do not apply to commercial properties if there are no residential dwelling units(s) that exist or have existed on the property for the past five (5) years. Further, this development does not require the demolition of any prohibited types of housing, therefore, no SB 8 replacement affordable units are required.

9. ***The project meets the requirements for projects that include affordable housing referenced in Section [16.61](#) B. and C. of this Code, including the Fair Housing Requirements For Affordable Housing.***

The project proposes a total of 7 residential units set aside for Very Low-Income Households. Pursuant to the No Net Loss Declaration signed by the owner on December 30, 2024, and Certificate of Occupancy issued on June 29, 1955, the Property has not had any housing units on the site for the past five years. The replacement provisions of SB 8

do not apply to commercial properties if there are no residential dwelling units(s) that exist or have existed on the property for the past five (5) years. Further, this development does not require the demolition of any prohibited types of housing, therefore, no SB 8 replacement affordable units are required. The no-net-loss declaration which assures no loss of "Restricted Affordable Units" and therefore the LAMC Sec. 16.61.B code provision is not applicable, as no replacements are required.

10. ***The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years, or 99 years pursuant to Section [16.61](#) A. of this Code as applicable, running 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 Section [19.14](#) of this Code.***

The applicant proposes to set aside a total of seven (7) units for Restricted Affordable Units. Per the Conditions of Approval, the applicant is required to execute a covenant to the satisfaction of LAHD to make 7 Restricted Affordable Units available to Very Low Income Households for rental as determined to be affordable to such households by LAHD for a period of 55 years. The applicant is required to present a copy of the recorded covenant to the Department of City Planning and the proposed project shall comply with any monitoring requirements established by LAHD. Therefore, as conditioned, the project satisfies this finding in regards to subjected restricted affordable units to recorded affordability per LAHD, and is subject to fees as set forth in Section 19.14 of the LAMC.

11. ***The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.***

The City Planning Commission approved the Affordable Housing Incentives Guidelines (CPC-2005-1101-CA) on June 9, 2005. The Guidelines were subsequently approved by City Council (CF 05-1345) on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. LAHD utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects. On April 9, 2010, the City Council adopted updates to the City's Density Bonus Ordinance (CF 05-1345-S1, Ordinance No. 181,142). However, at that time, the Affordable Housing Incentives Guidelines were not updated to reflect changes to the City's Density Bonus Ordinance or more recent changes in State Density Bonus Law located in the Government Code. Therefore, where there is a conflict between the Guidelines and current laws, the current law prevails. Additionally, many of the policies and standards contained in the Guidelines, including design and location of affordable units to be comparable to the market-rate units, equal distribution of amenities, monitoring requirements, and affordability levels, are covered by the State Density Bonus Laws.

The project requests a 130 percent density increase above the 14 base density units to permit a total of 33 dwelling units. The project will set aside 7 units for Very Low-Income Households. As such, the project is consistent with the State Density Bonus Law and the local Density Bonus Ordinance, which the Affordable Housing Incentives Guidelines implement. Therefore, the project complies with the City Planning Commission's Affordable Housing Incentives Guidelines.

## **CEQA FINDINGS**

The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Article 19, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

***a. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations:***

The subject site is located within the West Adams – Baldwin Hills – Leimert Community Planning Area and is designated for Hybrid Industrial land uses, with a corresponding zone of CM. The site is zoned CM-2D-CPIO and is consistent with the land use designation. The proposed project is for the construction of a six-story, mixed-use, multi-family residential building with 33 dwelling units, totaling 38,786 square feet of floor area on an approximately 10,701 square-foot lot. The project will provide a total of six (6) automobile parking spaces on the subject site on the ground floor level. Additionally, a total of 33 bicycle parking spaces are included in the project. As such, the project is consistent with the applicable West Adams – Baldwin Hills - Leimert Community Planning Area designation and policies and all applicable zoning designations and regulations in combination with State Density Bonus Law.

The site is located in the Mid-City Redevelopment Project Area (ZI 2280), the South Los Angeles Sales Specific Plan (ZI 1231), is listed on the Housing Element Inventory of Sites (ZI 2512), in the Transit Priority Area of the City of Los Angeles (ZI 2452), and the State Enterprise Zone (ZI 2374). The subject property is located in an Urban Agriculture Incentive Zone, and 0.86 miles from the Newport – Inglewood Fault Zone.

***b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:***

The subject site consists of a level, rectangular site measuring 10,701 square feet or 0.245 acres and is wholly within the City of Los Angeles. The surrounding neighborhood is characterized by commercial mixed uses and a variety of industrial manufacturing uses up to two (2) stories in height. The property adjacent to the east along Jefferson Boulevard is zoned CM-2D-CPIO and is developed with a surface parking lot and 2-story manufacturing facility. The property adjacent to the west abutting the subject site is zoned CM-2D-CPIO and is developed with a 2-story apparel manufacturing services and family dental office. The adjacent properties to the south are located across an existing alley and are zoned CM-2D-CPIO and are developed with a geriatric care consulting agency, metal plating wholesale factory, and office space in 1-story and 2-story buildings. The properties to the north, located across Jefferson Boulevard are zoned CM-2D-CPIO and are developed with 1-story and 2-story factory and wholesale businesses including a fast-food establishment.

***c. The project site has no value as habitat for endangered, rare or threatened species:***

The subject property is located within a highly urbanized portion of the City of Los Angeles. It is currently developed with industrial and commercial buildings and an associated surface parking lot located at the rear of the property proposed to be demolished. Further, the subject property is surrounded by existing industrial and commercial properties. According to the Tree Disclosure Statement dated July 21, 2023 and signed by the Property Owner Mark Judaken, there are no protected trees and shrubs on the subject site and there are no existing street trees. Therefore, the subject site is not, and has no value as a habitat for endangered, rare, or threatened species.

**d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:**

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts to less than significant and will ensure the project will not have significant impacts on noise and water. The project will not alter or encroach upon any water sources and construction of the proposed project will be on a property that is surrounded by more dense projects and will not create impacts to water quality.

Furthermore, The Department of Transportation (LADOT) Referral Form dated November 13, 2025 and the Vehicle Miles Traveled (VMT) calculator indicated that the number of daily vehicle trips will be 222 which is under the threshold of 250 or more daily vehicles trips to require VMT analysis. As such, the project will not have any significant impacts to traffic. In regards to Air Quality, the proposed project for 33 residential dwelling units is not expected to result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non attainable under an applicable federal or state ambient air quality standard. Interim thresholds were developed by the Los Angeles Department of City Planning staff based on California Emissions Estimator Model (CalEEMod) runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The proposed projects includes less than 80 residential dwelling units, less than 75,000 square feet of non-residential uses, and will import/export less than 1,000 cubic yards of soil, therefore, the project is not required to provide an Air Quality study.

**e. The site can be adequately served by all required utilities and public services:**

The site is currently being served by the City of Los Angeles Department of Water and Power, the City's Bureau of Sanitation, the Los Angeles Police Department, the Los Angeles Fire Department, and other public service agencies. The utilities and public services have been servicing the neighborhood continuously for over 70 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc.

As a result of these new building codes that are required of all projects, it can be anticipated that the project will not create any impact on existing utilities and public services.

The project can be characterized as in-fill development within an urbanized area and meets the five conditions listed above. Therefore, the project qualifies for a Class 32 Categorical Exemption consistent with the California Environmental Quality Act.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

**a. Cumulative Impacts.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

There is no cumulative impact of successive projects of the same type in the same place as the proposed project.

**b. Significant Effect Due to Unusual Circumstances.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The proposed project is for the construction of a six-story, mixed-use, multi-family residential building with 33 dwelling units, totaling 38,786 square feet of floor area on an approximately 10,701 square-foot lot in the CM-2D-CPIO zone. All surrounding properties are developed with commercial and industrial buildings. The subject site is of similar size and massing to nearby properties. There are no known unusual circumstances which may lead to a significant effect on the environment.

**c. Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 27 miles from the subject site. Therefore, the subject site will not create any impacts within a highway designated as a state scenic highway.

**d. Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site within a 1,000-foot radius of the subject site, is identified as a hazardous waste site.

**e. Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource*

The project site is developed and has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. Further, the project site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Neither the State nor the City choose to treat the site as a historic resource, therefore, the proposed project cannot cause a substantial adverse change in the significance of a historical resource and this exception does not apply.

## PUBLIC HEARING AND COMMUNICATIONS

### PUBLIC HEARING

The public hearing was held on December 3, 2025 at approximately 9:00 a.m. Due to concerns over COVID-19, the Public Hearing was conducted in a virtual format. The hearing was conducted by the Hearing Officer, Isaiah Ross, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2025-63-DB-CU3-HCA and ENV-2025-64-CE. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental analysis was among the matters to be considered at the hearing. The hearing notice was mailed on October 31, 2025, published in the newspaper on November 7, 2025 and was posted on-site on November 19, 2025, in accordance with LAMC noticing requirements. The courtesy notice was mailed on January 16, 2026 in accordance with LAMC noticing requirements. The public hearing was attended by the representative (Kevin Scott) and approximately eleven (11) members from the community.

#### Applicant Presentation:

The applicant's representative described the site location, project description, requested entitlements, and community outreach, which had been completed. The applicant shared the proximity of the proposed project to the Metro E Line Station which has a transit stop located on the opposite street from the subject property. The subject site is highly visible from the Metro E Line Station Train Platform. The applicant described the existing site conditions and an overview of the proposed incentives and waivers of development standard requests.

There were two (2) questions from the community and the Council District 10 Office Representative. There was a question about the demand for adequate parking for the project which has a large quantity of dwelling units. The community raised a concern about the potential impacts of the project in an area that has a lack of street parking available in the surrounding community, including areas that do not allow overnight street parking. The project proposes a total of 6 automobile parking spaces for the commercial component of the project and zero automobile parking spaces for the proposed 33 dwelling units, however the project is utilizing AB 2097 and is not required to provide automobile parking spaces. The community wanted to know more about the applicant's proposal for zero parking. The Council District 10 Office Representative asked the representative if the project was supported by the West Adams Neighborhood Council. The Council District 10 Office met with the representative for the project and requested that he work with the community regarding any transportation related issues. Otherwise, Council District 10 does not have any objections to the proposed project.

The representative responded noting that the subject property is located near the Metro E Line Station and in a Transit Oriented Development sub area. He mentioned that the subject property is also eligible to utilize AB 2097 which does not require parking for the project. The representative also shared that the West Adams Neighborhood Council provided a letter of support for the project, dated March 18, 2025. The West Adams Neighborhood Council recommended that the developer research off-site parking for tenants as in the project plans, as there are no automobile parking spaces allocated per TOC and City regulations, and the adjacent residential streets are not the appropriate places for residents of the proposed development to park their vehicles.

**WRITTEN CORRESPONDENCE**

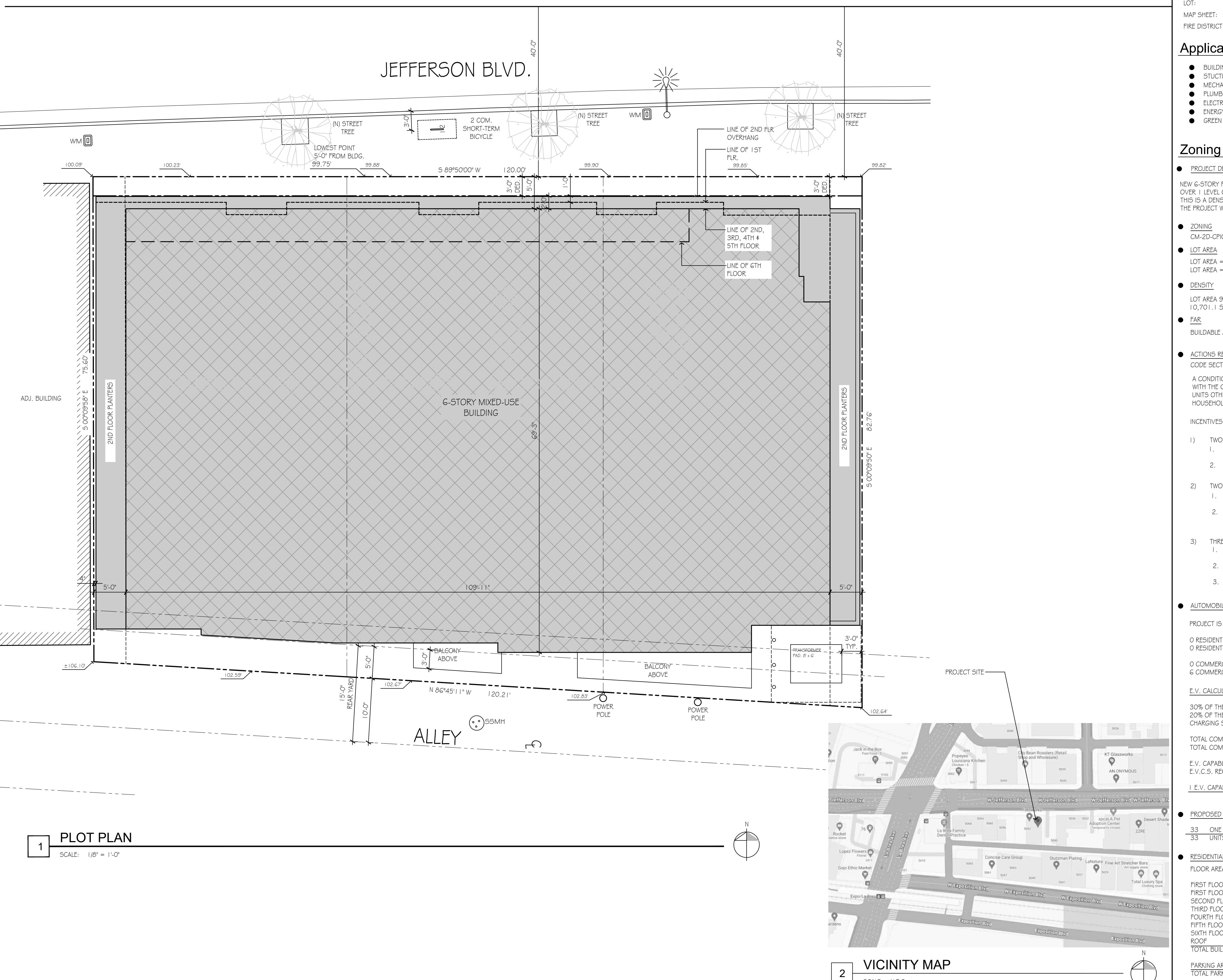
The West Adams Neighborhood Council made a motion on February 17, 2025 to approve the project located at 5048 5056 West Jefferson Boulevard as presented by the applicant and noted in the Support Letter from the West Adams Neighborhood Council, dated March 18, 2025. The Board recommended that the developer research off-site parking for tenants on the subject property because the adjacent residential streets are not the appropriate places for the residents of the proposed development to park their vehicles.

Staff received two (2) letters of opposition, two (2) letters of support, and one inquiry from community members in attendance at the public meeting. One community member raised concern about the potential impacts of the proposed reduced automobile parking for the 33-dwelling unit, mixed-use project. The community member has concerns about where the residents of the new development will park because street parking, specifically on Exposition Boulevard is limited and the project does not provide on-site vehicle parking for the residents. Another community member provided a letter of opposition due to a Superior Court Default Judgement Case against the subject property owner Mark Judaken, which is unrelated to the proposed project. In addition to the two letters of support that were provided by the West Adams Neighborhood Council and a West Adams resident, staff at the spcLA Pet Adoption Center located at 5026 West Jefferson Boulevard inquired about the proposed development and requested information about the scope of work and to be added to the interested parties list. The letters have been attached to the case file (Exhibit F).

# Exhibit A

## Project Plans

# 5048 JEFFERSON BLVD. MIXED-USE DEVELOPMENT



## Project Team

OWNER: KALNEL GARDENS, LLC  
MARK JUDAKEN  
5531 W. WASHINGTON BLVD.  
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LAND USE CONSULTANT: BRIAN SILVERA  
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(310) 753-1099

DESIGNER: MIKA DESIGN GROUP, INC.  
12133 VIEWCREST ROAD  
STUDIO CITY, CA 91604  
(310) 273-0220

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## Project Information

PROJECT SITE: 5048-5056 JEFFERSON BOULEVARD  
LOS ANGELES, CA 90016  
LEGAL DESCRIPTION: LOTS 100, 103, AND 104 OF TRACT TRS893, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90, PAGES 78/79.  
EXIST. ZONE: CM-2D-CPIO  
ASSESSORS PARCEL NO.: 5046-01-2-024, 5046-01-2-043, & 5046-01-2-044  
PIN NUMBER: 120 B177 737, 120 B177 738, & 120 B177 739  
TRACT: TRS893  
MAP REFERENCE: MB 90-78/79  
BLOCK: NONE  
LOT: 100, 103, & 104  
MAP SHEET: 120B177  
FIRE DISTRICT: 94

## Applicable Codes

- BUILDING CODE
- STRUCTURAL CODE
- MECHANICAL CODE
- PLUMBING CODE
- ELECTRICAL CODE
- ENERGY CODE
- GREEN CODE

- 2022 CBC WITH 2023 LA CITY AMENDMENTS (INCL. ACCESSIBILITY)
- 2022 CBC WITH 2023 LA CITY AMENDMENTS (INCL. ACCESSIBILITY)
- 2022 CA MECHANICAL CODE WITH 2023 LA CITY AMENDMENTS
- 2022 CA PLUMBING CODE WITH 2023 LA CITY AMENDMENTS
- 2022 CA ELECTRICAL CODE WITH 2023 LA CITY AMENDMENTS
- 2022 CA ENERGY CODE
- 2022 CITY OF LA GREEN BLDG. CODE

## Zoning Code Analysis

### PROJECT DESCRIPTION

NEW 6-STORY FULLY SPRINKLED APARTMENT BUILDING. 5 LEVELS OF TYPE IIIA, 33 WOOD-FRAMED APARTMENTS, OVER 1 LEVEL OF TYPE IA FLOOR COMMERCIAL, COMMERCIAL PARKING AND RESIDENTIAL LOBBY. THIS IS A DENSITY BONUS PROJECT WITH 7 DWELLING UNITS RESERVED FOR VERY LOW INCOME HOUSEHOLDS. THE PROJECT WILL BE FULLY SPRINKLED.

### ZONING

#### CM-2D-CPIO

#### LOT AREA

LOT AREA = 9,501 SF (PER SURVEY) BEFORE DEDICATION

LOT AREA = 9,141 SF AFTER DEDICATION

#### DENSITY

LOT AREA = 9,501.1 SF + 1,200 SF ( $\frac{1}{2}$  ALLEY) = 10,701.1 SF  
10,701.1 SF / 600 = 13.4 (ROUND UP) = 14 UNITS ALLOWED BEFORE DENSITY BONUS

#### PAR

BUILDABLE AREA : SITE AREA AFTER DEDICATIONS 9,141 SF X 3 FAR = 27,423 SF BEFORE DENSITY BONUS.

#### ACTIONS REQUESTED

CODE SECTION WHICH AUTHORIZES RELIEF: 12.22 A 25

A CONDITIONAL USE PERMIT PURSUANT TO LAMC 12.22 A 25 TO PERMIT A 130% DENSITY BONUS IN CONJUNCTION WITH THE PROVIDED COMMERCIAL AREA AND THE PROVIDED 33 FOR-RENT DWELLING UNITS IN LIEU OF THE 14 DWELLING UNITS OTHERWISE PERMITTED BY LAMC 12.22 A 25, WITH 7 DWELLING UNITS RESERVED FOR VERY LOW INCOME HOUSEHOLDS; AND PURSUANT TO LAMC SECTION 12.24 F.

#### INCENTIVES

##### 1) TWO (2) OWNER INCENTIVES (12.22 A 25):

1. PERMIT A 50 PERCENT REDUCTION OF THE SOUTHERLY REAR YARD TO ALLOW A 15-FOOT REAR

YARD IN LIEU OF THE 18 FEET REQUIRED BY LAMC 12.1.1.C.3

2. PERMIT AN ELEVEN-FOOT HEIGHT INCREASE TO ALLOW A MAXIMUM HEIGHT OF 66 FEET IN LIEU OF THE 55 FEET REQUIRED PURSUANT TO WEST ADAMS-BALDWIN HILLS-LEIMERT CPIO SECTION IV-2.A.1.B

##### 2) TWO (2) OFF-MENU INCENTIVES:

1. PERMIT A 41 PERCENT INCREASE IN FAR TO ALLOW AN FAR OF 4.25:1 IN LIEU OF THE 3:1 PERMISSIBLE PURSUANT TO THE WEST ADAMS-BALDWIN HILLS-LEIMERT CPIO CHAPTER V-2.1

2. PERMIT AN INCREASE IN THE ALLOWABLE PERCENTAGE OF THE RESIDENTIAL COMPONENT OF A MIXED USE PROJECT TO ALLOW 89 PERCENT IN LIEU OF THE OTHERWISE ALLOWED 75 PERCENT BY THE WEST ADAMS-BALDWIN HILLS-LEIMERT CPIO SECTION IV-2.B.1.B

##### 3) THREE (3) WAIVERS OF DEVELOPMENT STANDARDS:

1. PERMIT A 56 PERCENT REDUCTION OF THE EASTERN SIDE YARD TO ALLOW A 5-FOOT SIDE

YARD IN LIEU OF THE 9 FEET REQUIRED BY LAMC 12.1.1.C.2

2. PERMIT RELIEF FROM THE REQUIREMENT THAT MIXED-USE PROJECTS IN THE C ZONE PROVIDE A LOADING SPACE, PURSUANT TO LAMC 12.2.1.C.6 (A)

3. PERMIT A 56 PERCENT REDUCTION OF THE WESTERLY SIDE YARD TO ALLOW A 5-FOOT SIDE YARD IN LIEU OF THE 9 FEET REQUIRED BY LAMC 12.1.1.C.2

#### AUTOMOBILE PARKING

PROJECT IS IN AN AB 2097-ELIGIBLE ZONE AND NO RESIDENTIAL AND COMMERCIAL PARKING IS REQUIRED.

0 RESIDENTIAL PARKING SPACES REQUIRED

0 RESIDENTIAL PARKING SPACES PROVIDED

0 COMMERCIAL PARKING SPACES REQUIRED

0 COMMERCIAL PARKING SPACES PROVIDED

#### E.V. CALCULATIONS FOR COMMERCIAL PARKING

30% OF THE TOTAL PROVIDED COMMERCIAL PARKING SHALL BE E.V. CAPABLE  
20% OF THE TOTAL PROVIDED COMMERCIAL PARKING SHALL BE E.V. CAPABLE

CHARGING STATIONS (E.V.C.S.)

TOTAL COMMERCIAL NON-ADA STANDARD PARKING PROVIDED = 5

TOTAL COMMERCIAL ADA PARKING PROVIDED = 1

E.V. CAPABLE REQUIRED = 5 X 30% = 1.5 = 2

E.V.C.S. REQUIRED = 5 X 20% = 1

1 E.V. CAPABLE AND 1 E.V.C.S. PROVIDED.

#### PROPOSED UNITS

##### 33 ONE BEDROOM UNIT

##### 33 UNITS TOTAL PROPOSED

#### RESIDENTIAL DATA

##### FLOOR AREA CALCS:

OCUPANCY	BUILDING	ZONING
FIRST FLOOR COMMERCIAL	M	4,534 SF
FIRST FLOOR COMMERCIAL	R2	5,223 SF
FIRST FLOOR COMMERCIAL	R2	375 SF
SECOND FLOOR	R2	6,866 SF
SECOND FLOOR	R2	375 SF
THIRD FLOOR	R2	6,866 SF
THIRD FLOOR	R2	375 SF
FOURTH FLOOR	R2	6,866 SF
FOURTH FLOOR	R2	375 SF
FIFTH FLOOR	R2	6,866 SF
FIFTH FLOOR	R2	375 SF
SIXTH FLOOR	R2	6,413 SF
SIXTH FLOOR	R2	304 SF
ROOF	R2	0 SF
TOTAL BUILDING AREA		36,040 SF
		36,766 SF

PARKING AREA - FL. PARKING LEVEL = 1,775 SF

TOTAL PARKING AREA = 1,775 SF

TOTAL BUILDING AREA = 40,615 SF

#### YARDS

FRONT YARD = 1'-0" PROVIDED AT GROUND FLOOR (0'-0" REQUIRED)

5'-0" PROVIDED AT RESIDENTIAL LEVELS

SIDE YARDS = 0'-0" PROVIDED AT PROVIDED GROUND FLOOR (0'-0" REQUIRED)

5'-0" PROVIDED AT RESIDENTIAL LEVELS

REAR YARD = 0'-0" PROVIDED AND REQUIRED GROUND FLOOR

15'-0" PROVIDED AT RESIDENTIAL LEVEL

#### LOT COVERAGE

MIN. LOT COVERAGE PER WAD CPIO SECTION IV-2.C.1.a.2. = 50%

LOT AREA = 9,501.3 SF

BUILDING FOOT PRINT = 6,255 SF

LOT COVERAGE = 6,255 / 9,501.3 = 0.649 = 67%

#### NUMBER OF STORIES/ LEVELS

6 STORIES PER ZONING CODE

6 STORIES PER BUILDING CODE (5 STORIES ABOVE PODIUM DECK)

#### ZONING CODE HEIGHT

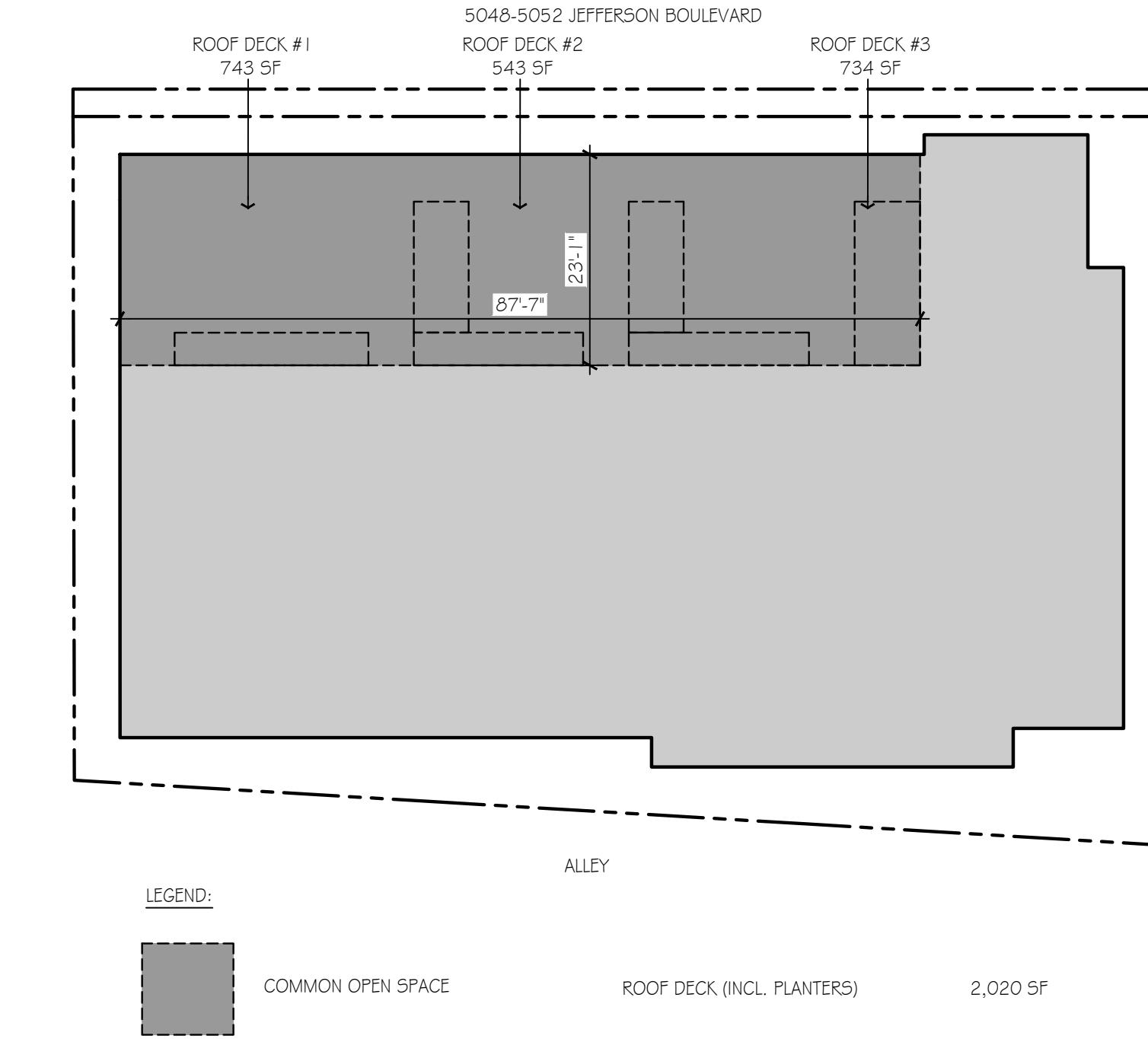
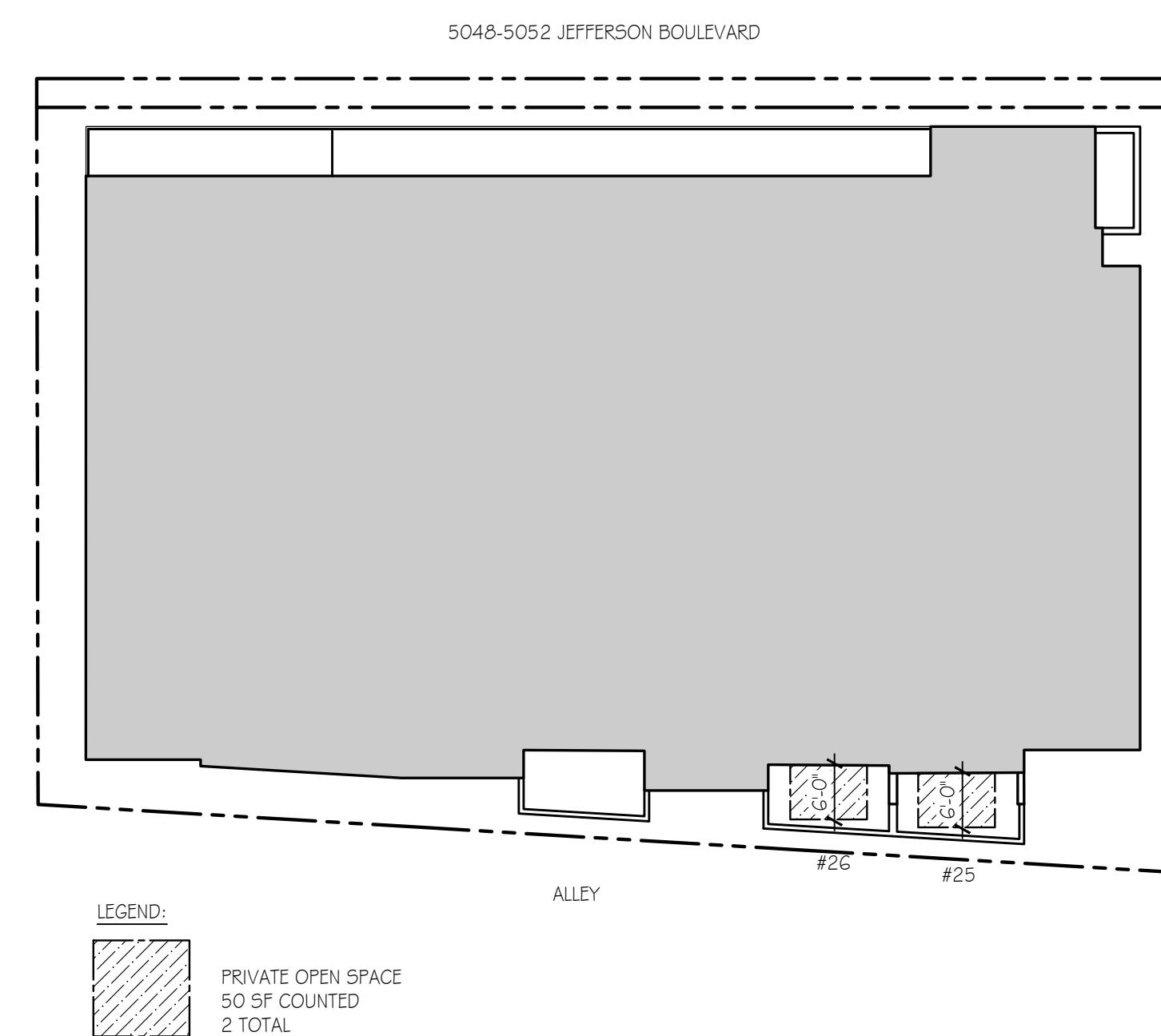
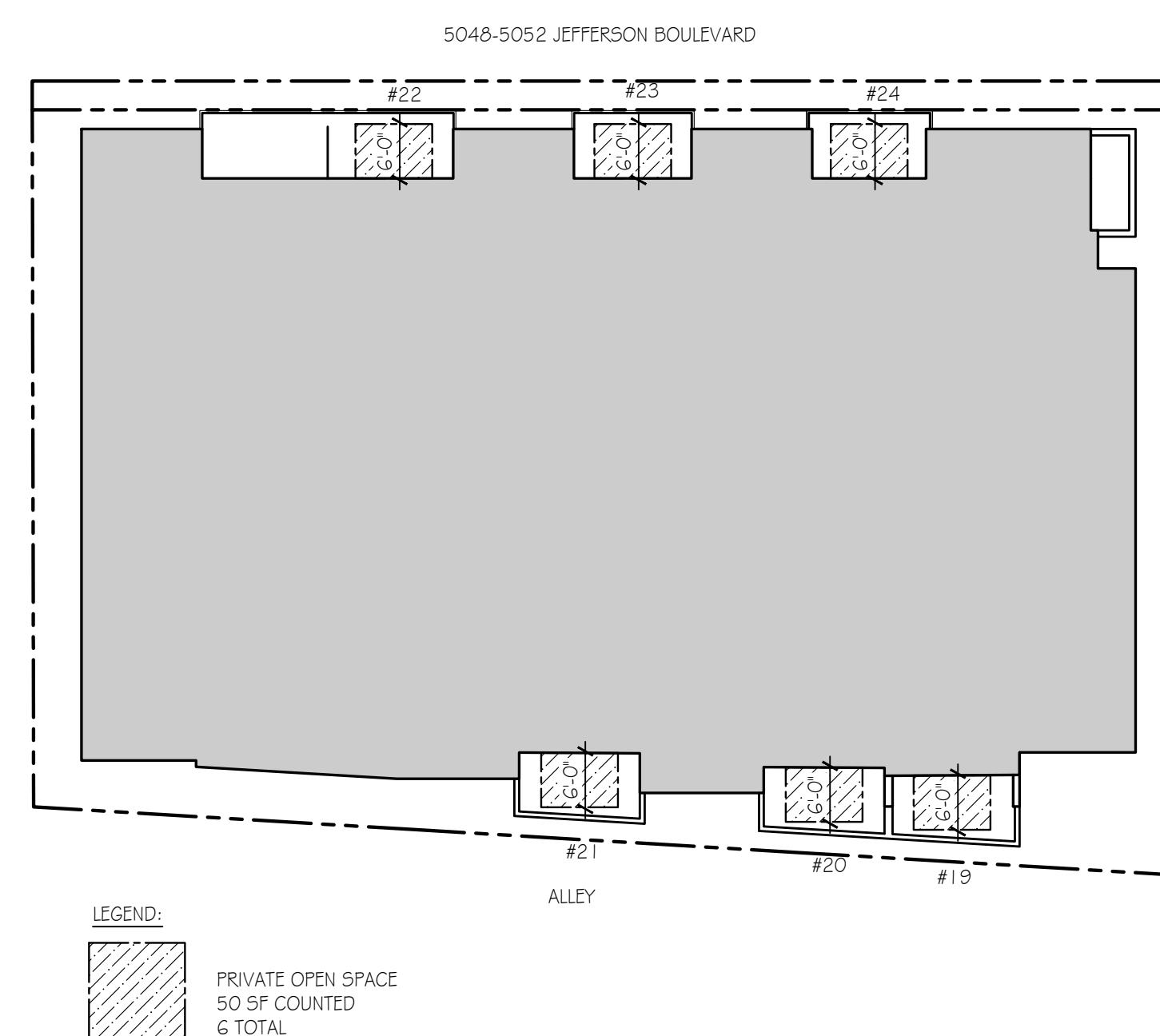
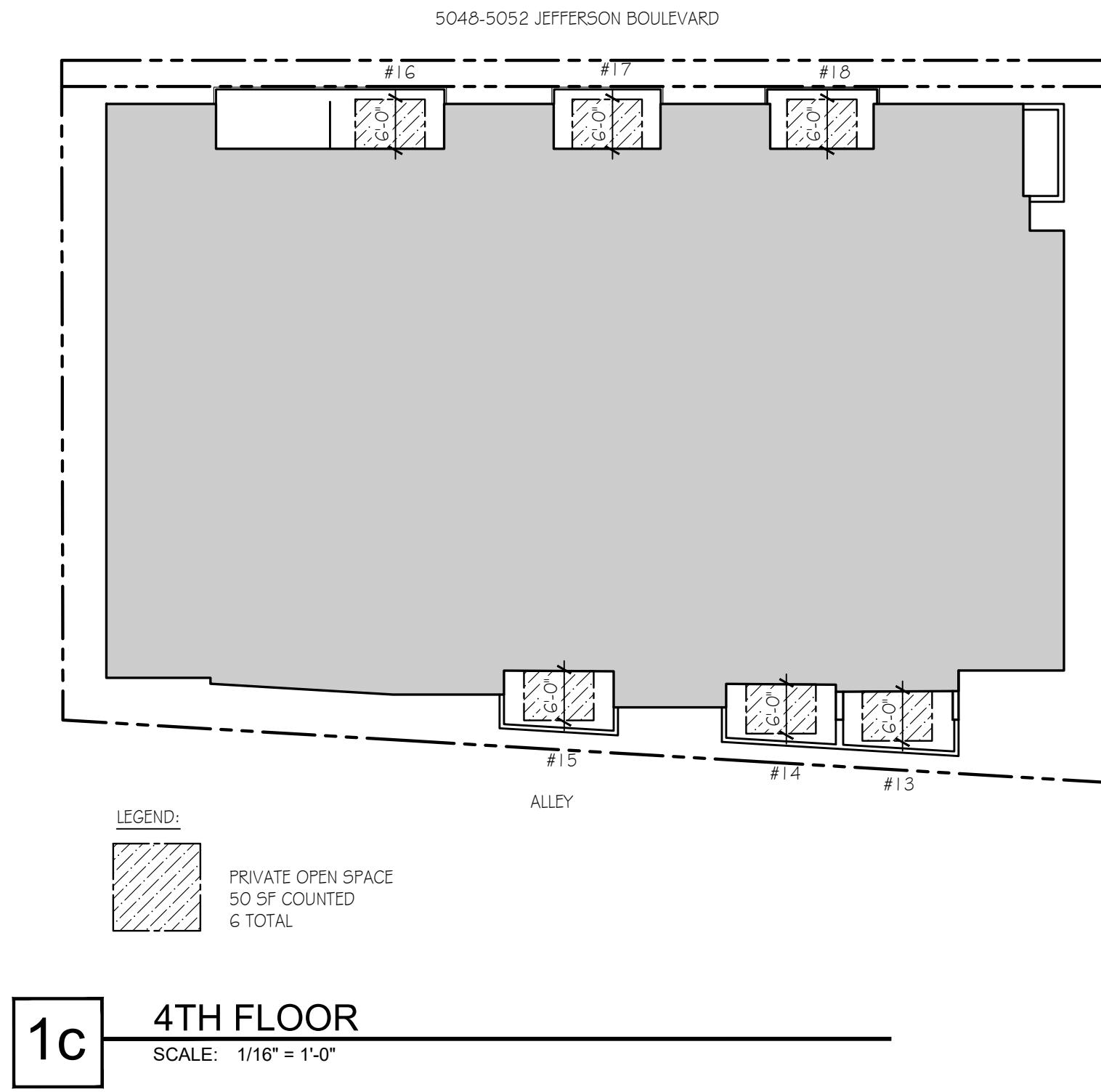
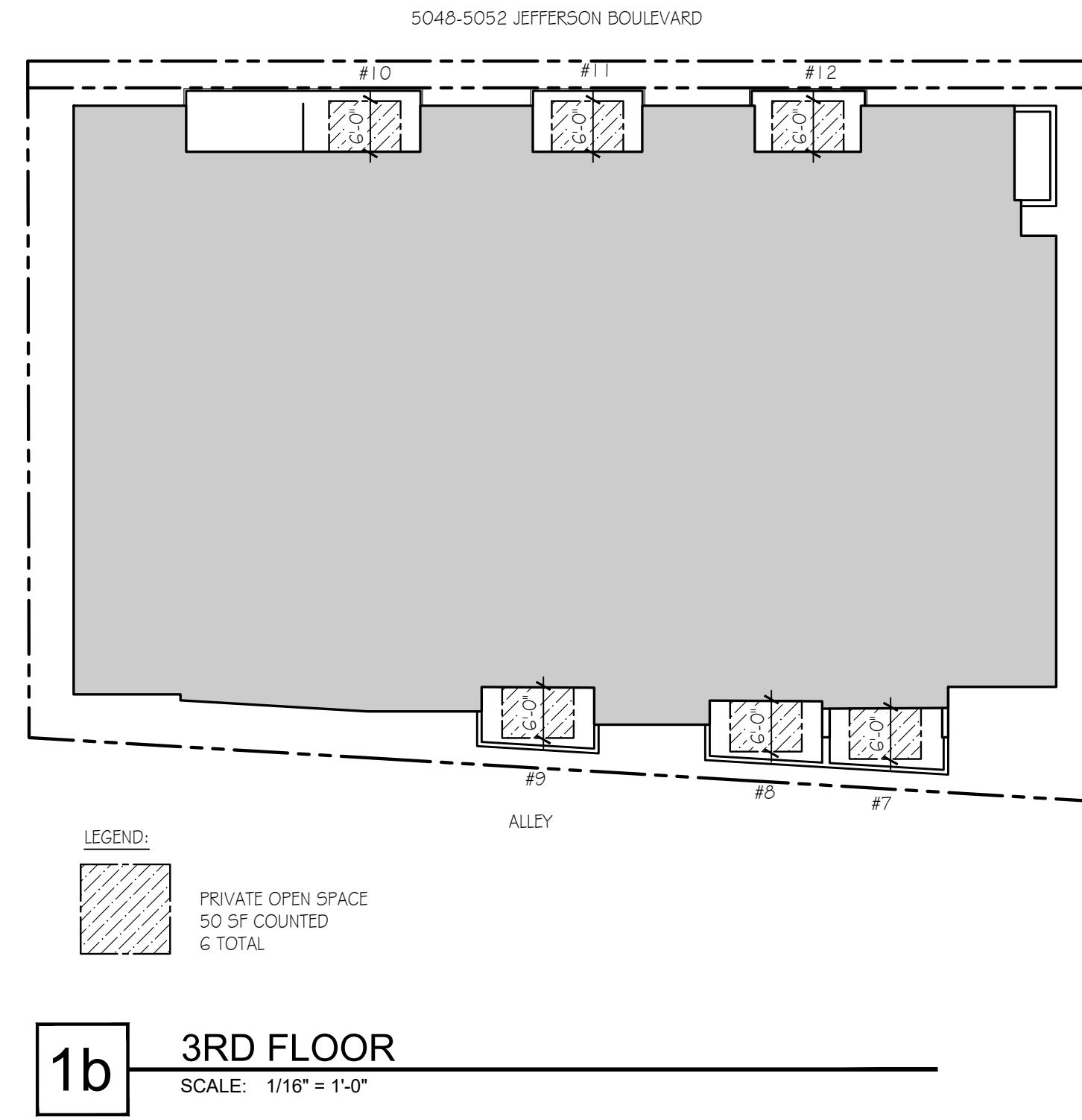
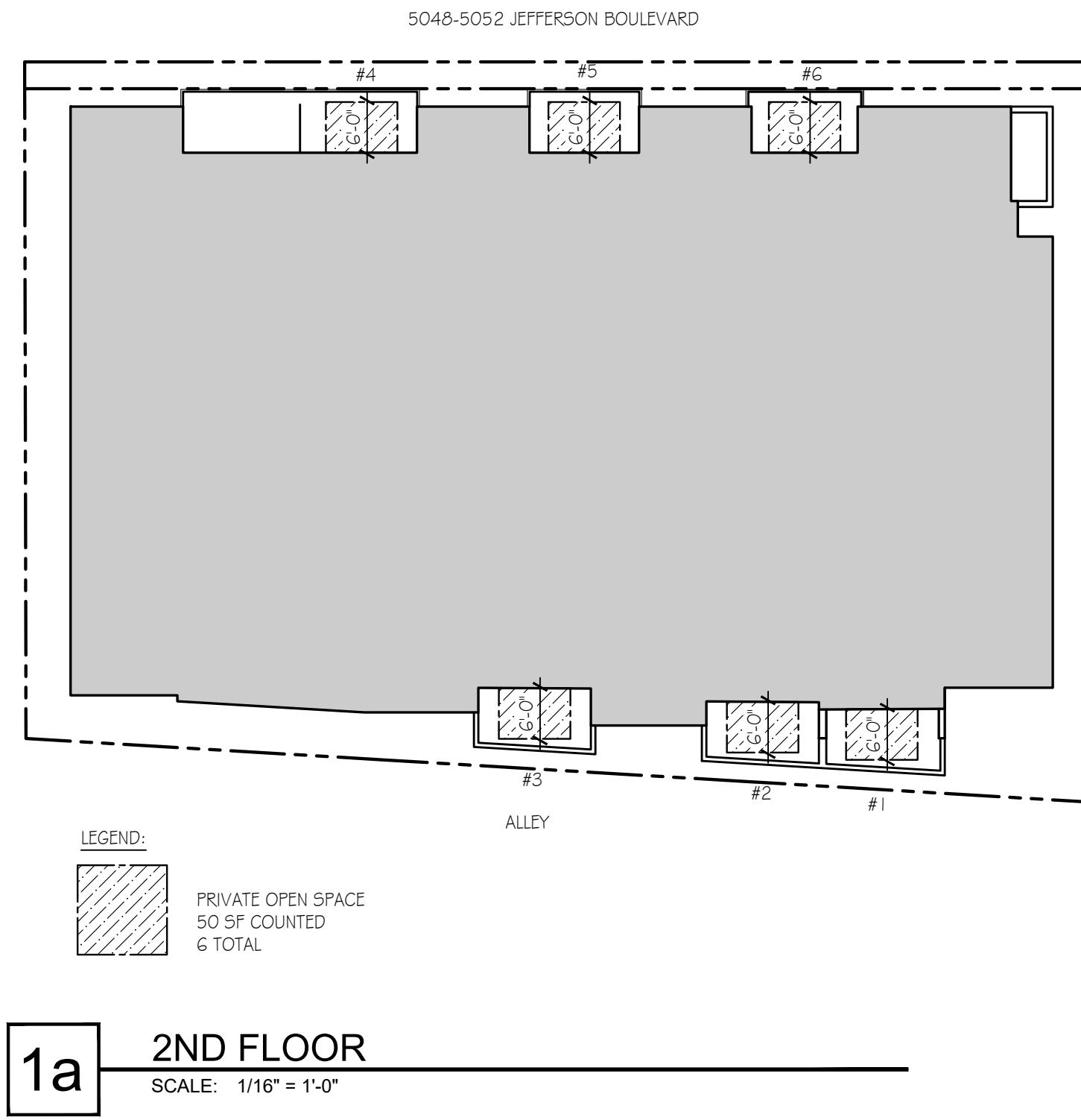
LOWEST POINT 5'-0" FROM BUILDING = 98.75'

PARAPET = 165.75", THEREFORE ZONING CODE HEIGHT = 66" = 66'-0"

## UNIT SUMMARY

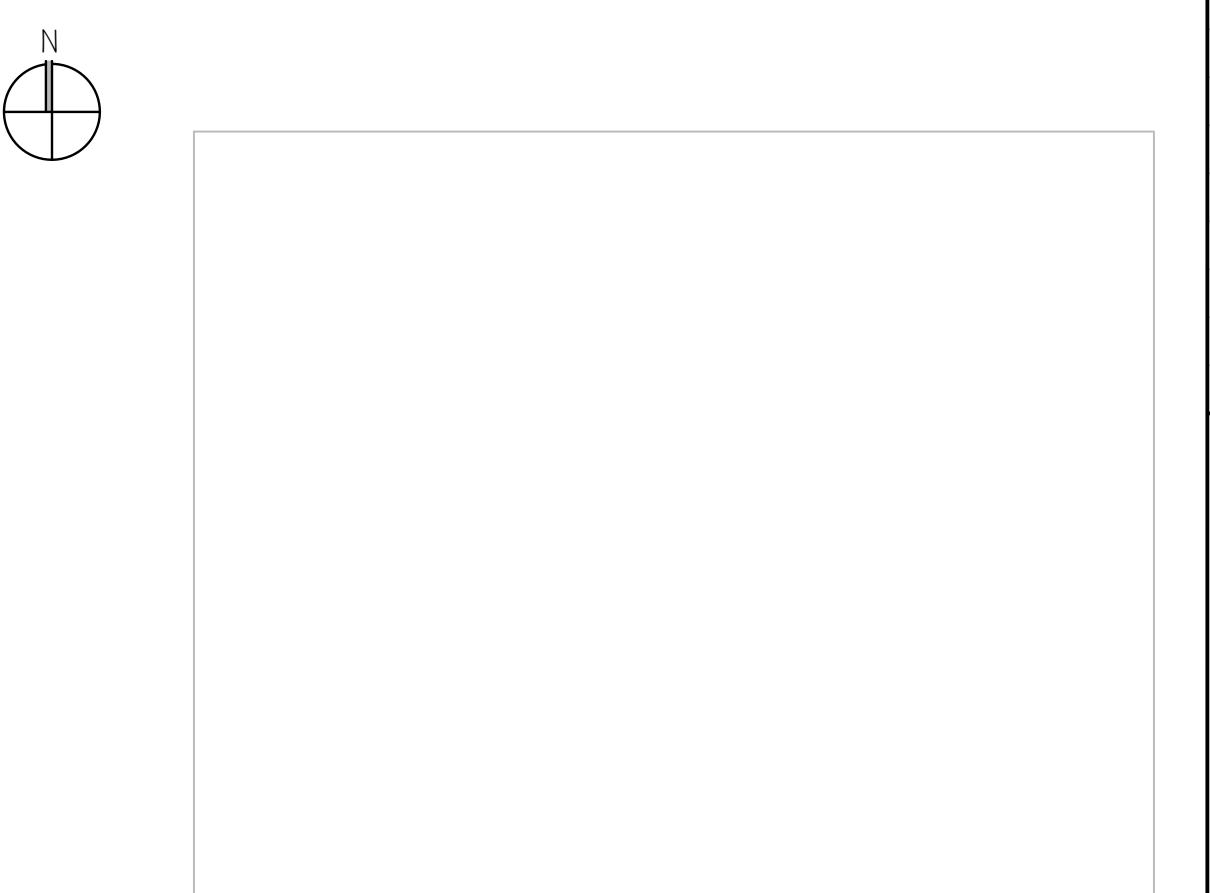
UNIT NUMBER	BEDRMS PER UNIT	HABITABLE RMS PER UNIT	UNIT AREA	NUMBER OF UNITS	TOTAL
201, 301, 401, 501, 601	1	2	612 SF	5	3,060 SF
202, 302, 402, 502, 602	1	2	686 SF	5	3,440 SF
203, 303, 403, 503, 603	1	2	651 SF	5	3,255 SF
304, 404, 504, 604	1	2	768 SF	4	3,072 SF
205, 305, 405, 505, 605	1	2	569 SF	5	2,845 SF
206, 306, 406, 506	1	2	687 SF	4	2,748 SF
606	1	2	629 SF	1	629 SF
207, 307, 407, 507	1	2	701 SF	4	2,804 SF
			TOTAL:		33 UNITS 21,853 SF

\* HABITABLE ROOM COUNT IS FOR OPEN SPACE PURPOSES. (KITCHENS ARE EXCLUDED.)

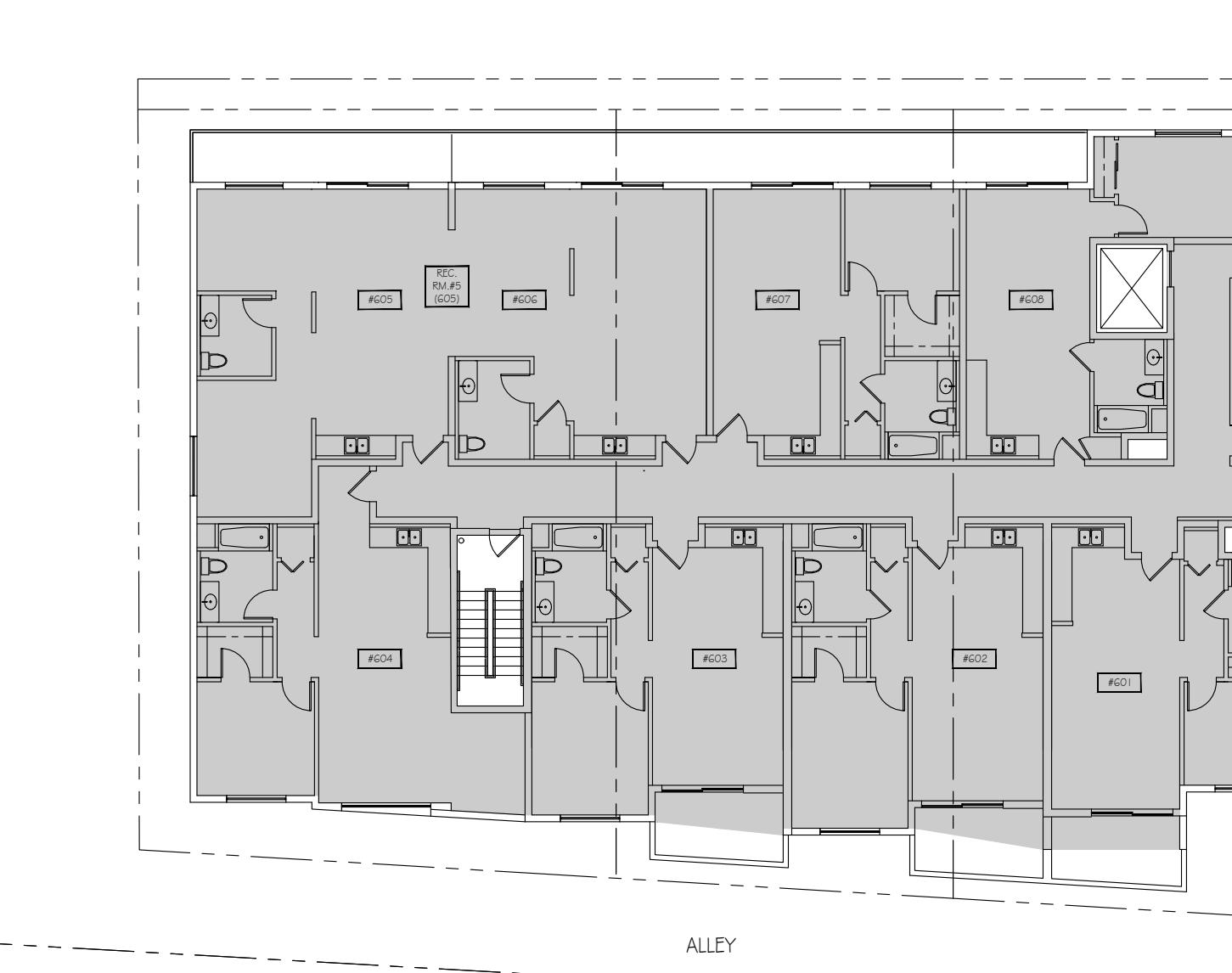
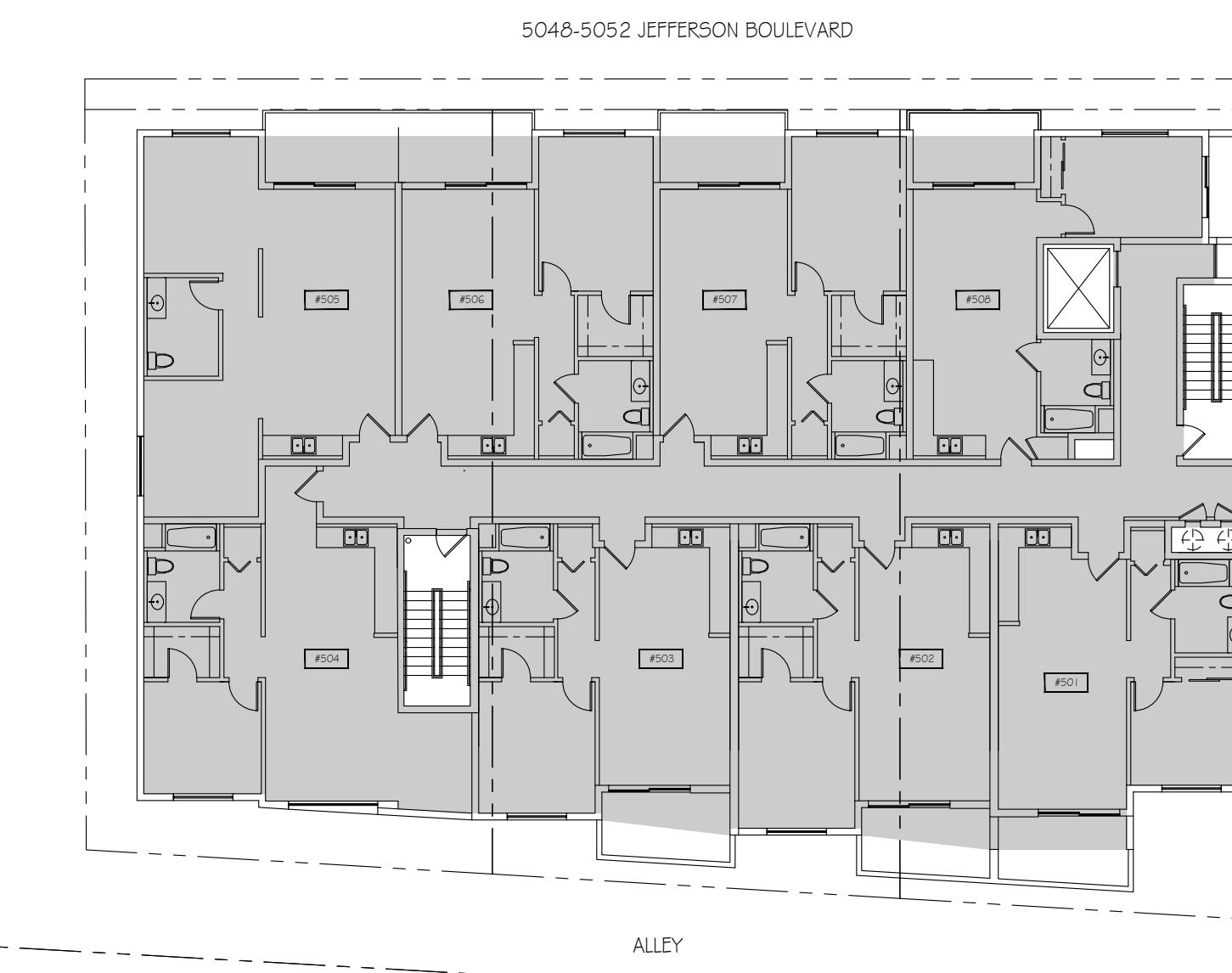
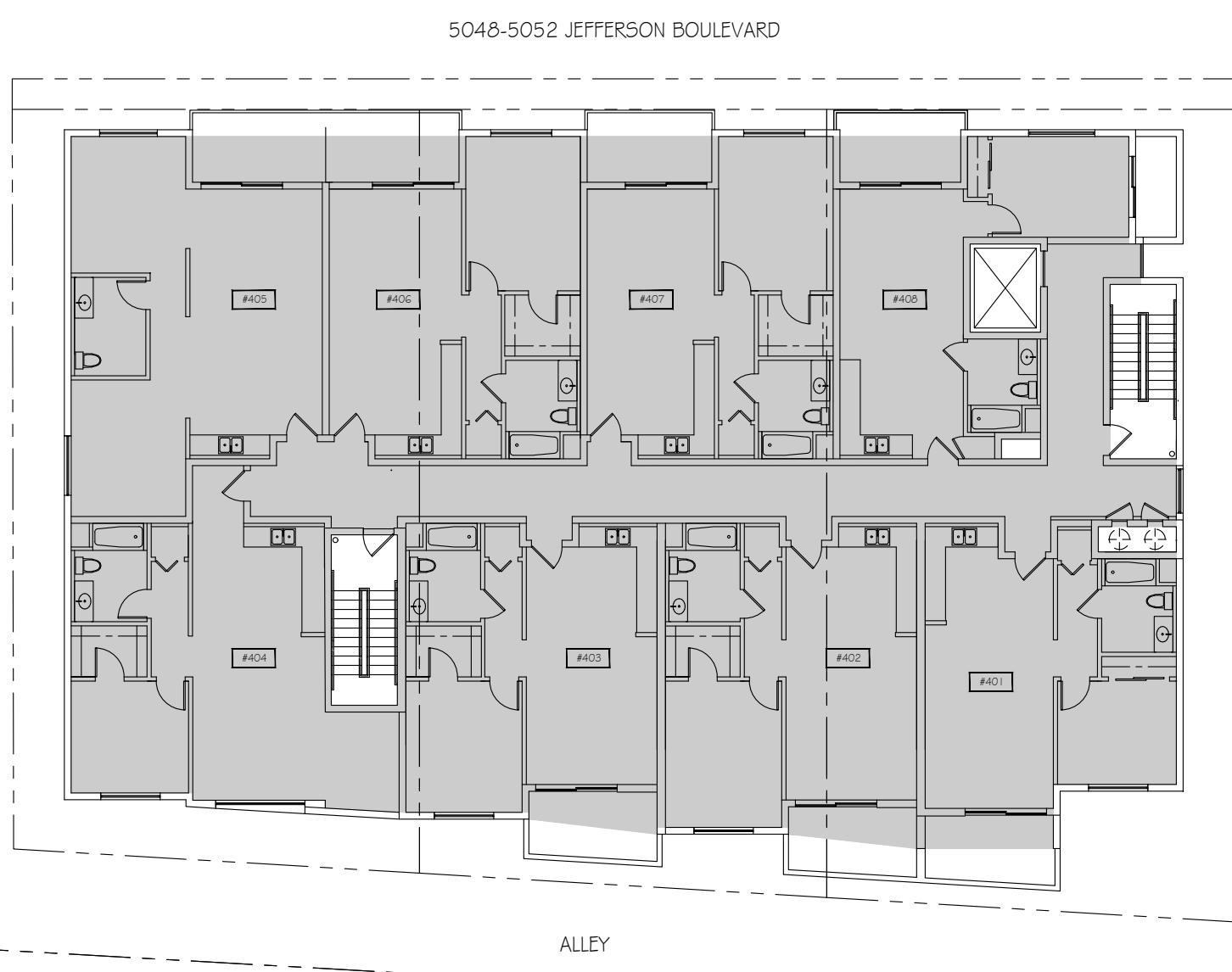
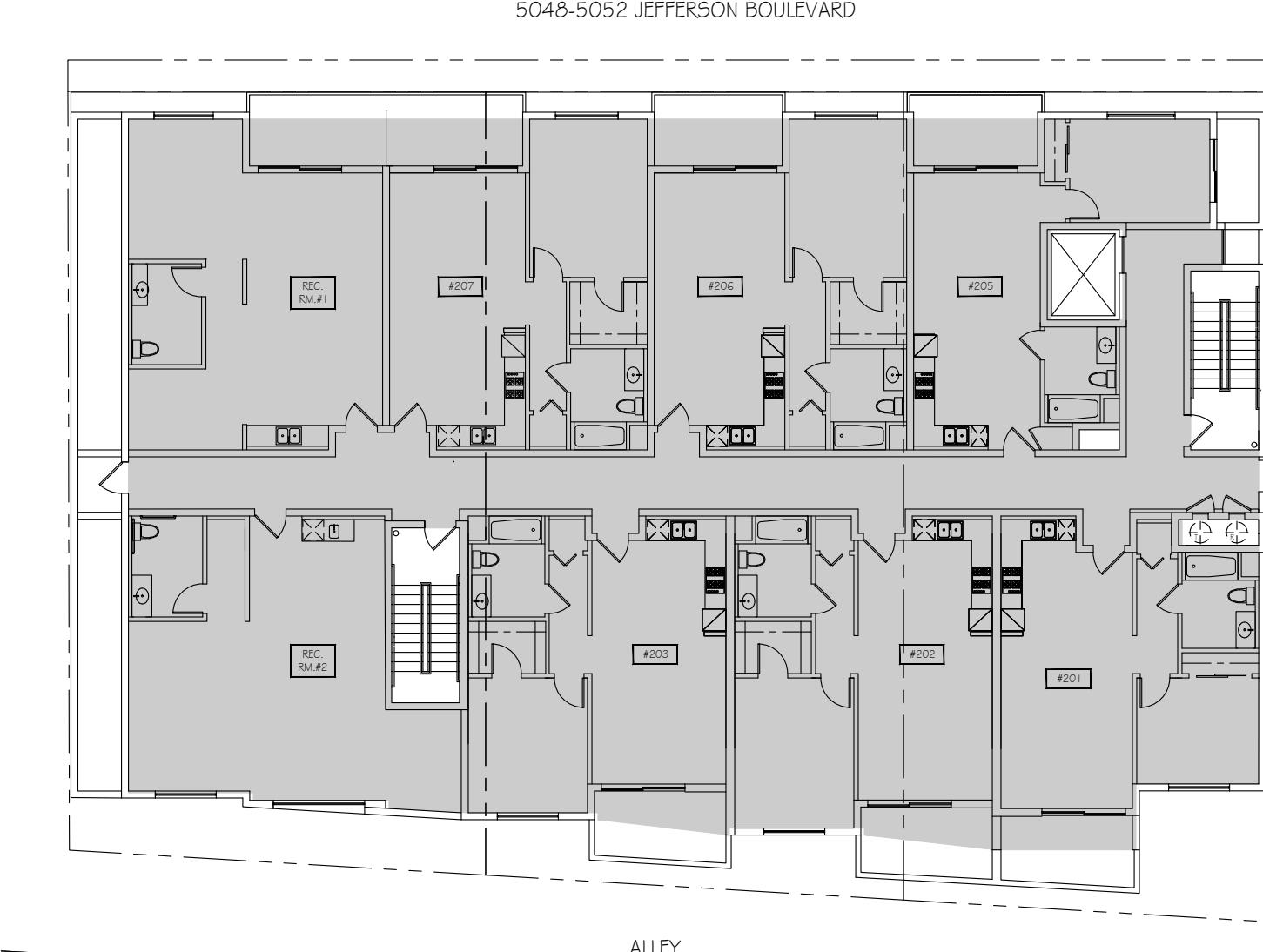
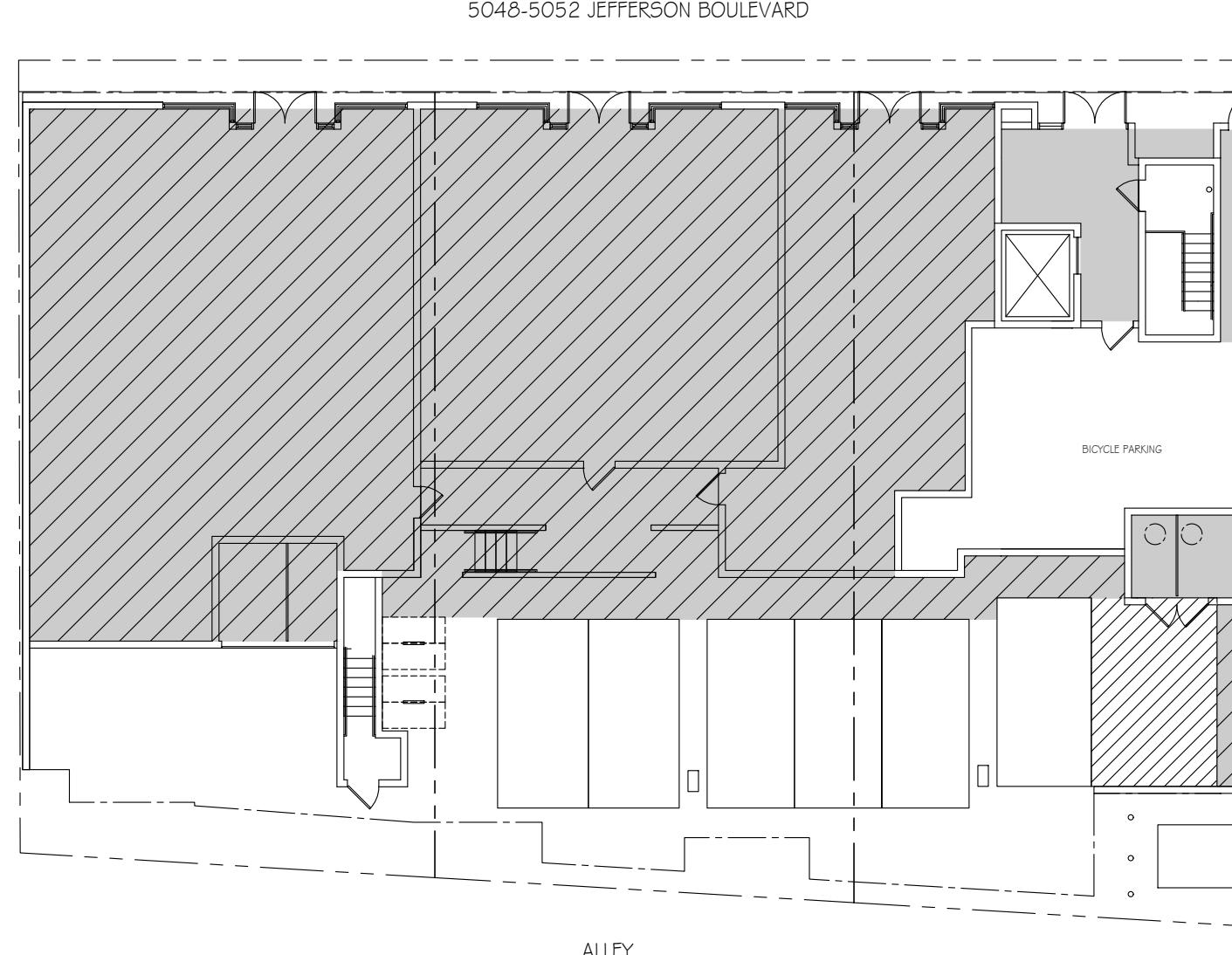


1 OPEN SPACE DIAGRAMS

SCALE: 1/16" = 1'-0"



1 ZONING AREA DIAGRAMS  
SCALE: 1/16" = 1'-0"



JEFFERSON MIXED-USE  
LOS ANGELES, CA 90016

BUILDING AREA  
DIAGRAMS

PROJECT:  
JEFFERSON

T-1.6

MKA design group

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01.12.2026

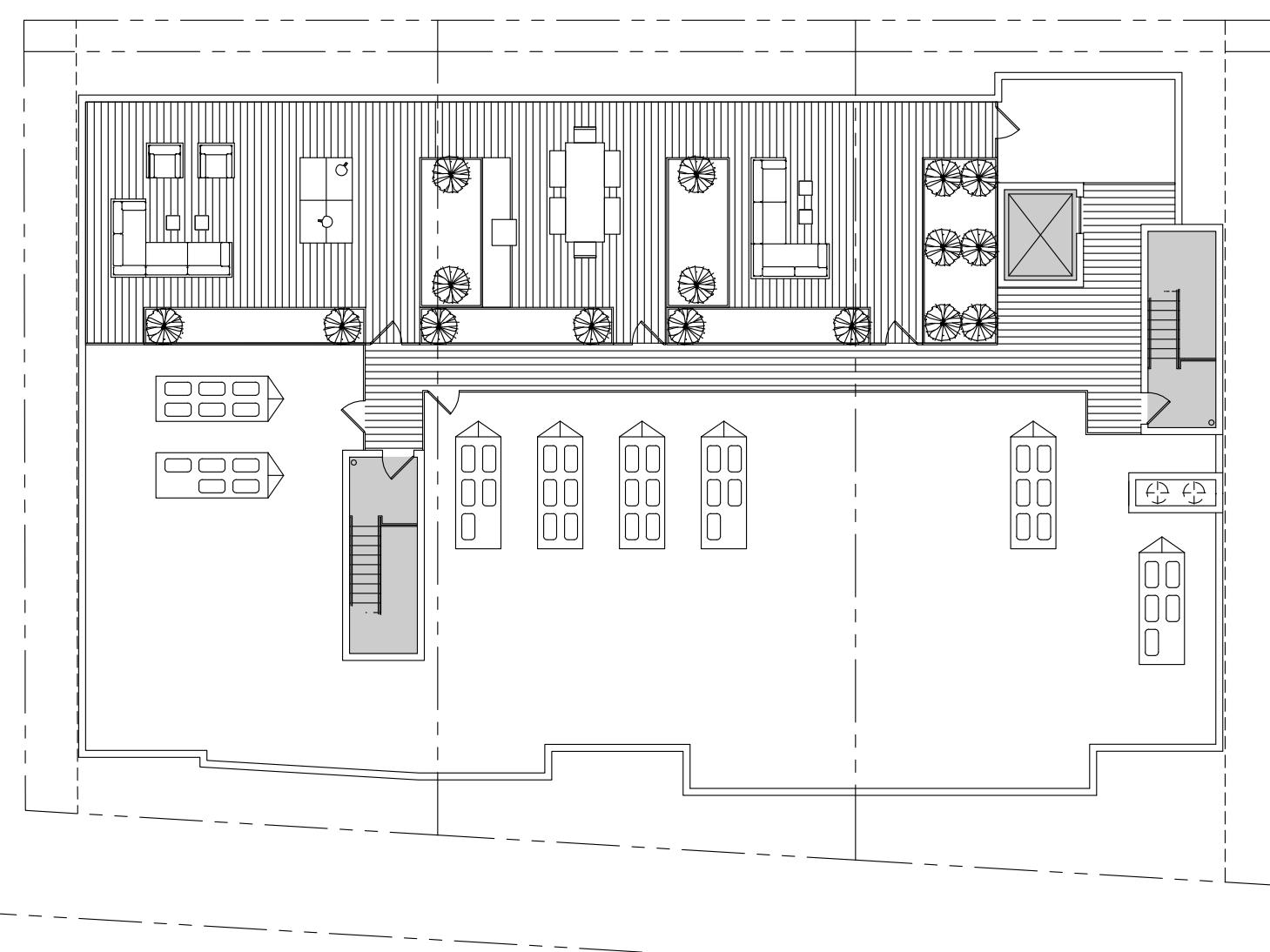
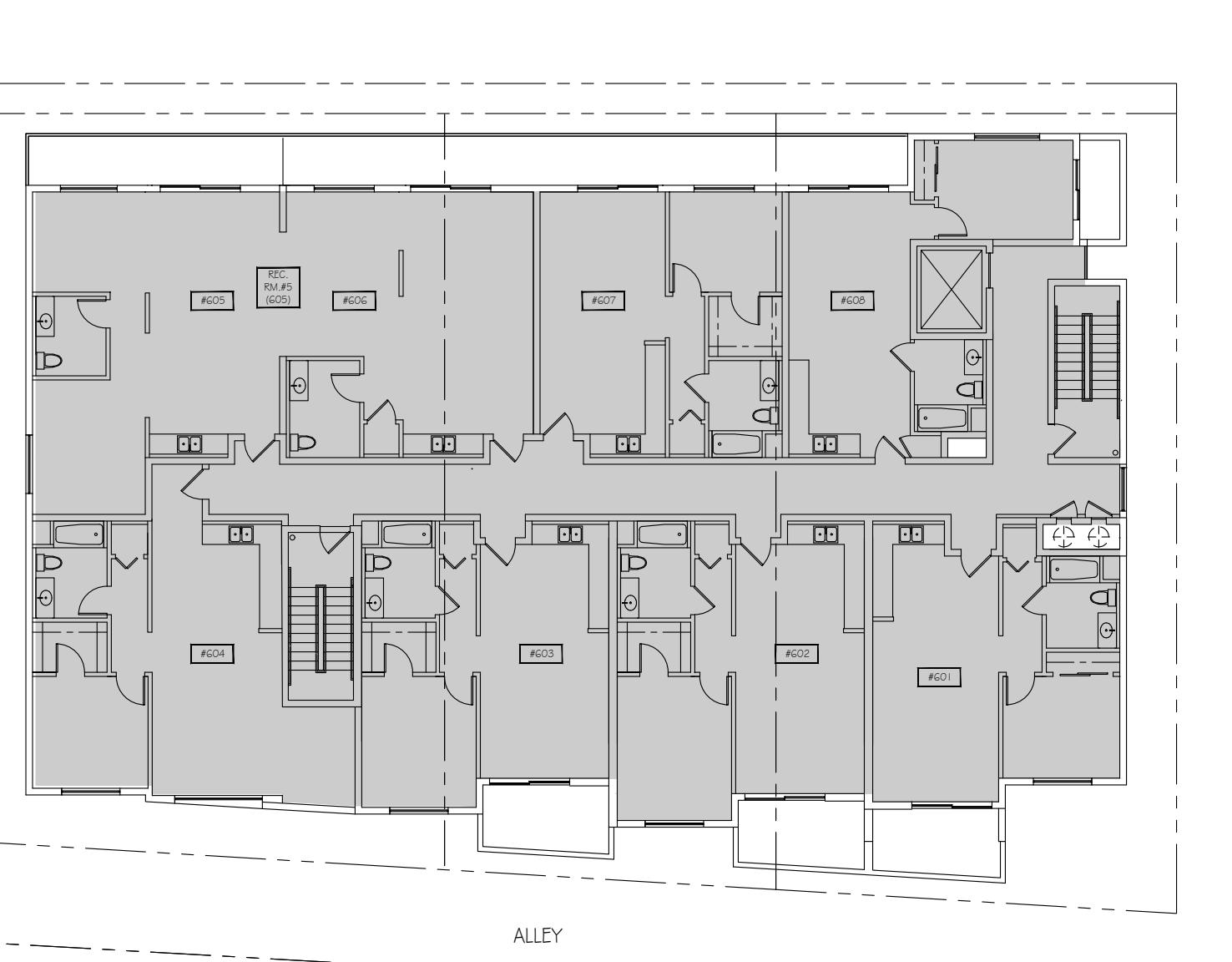
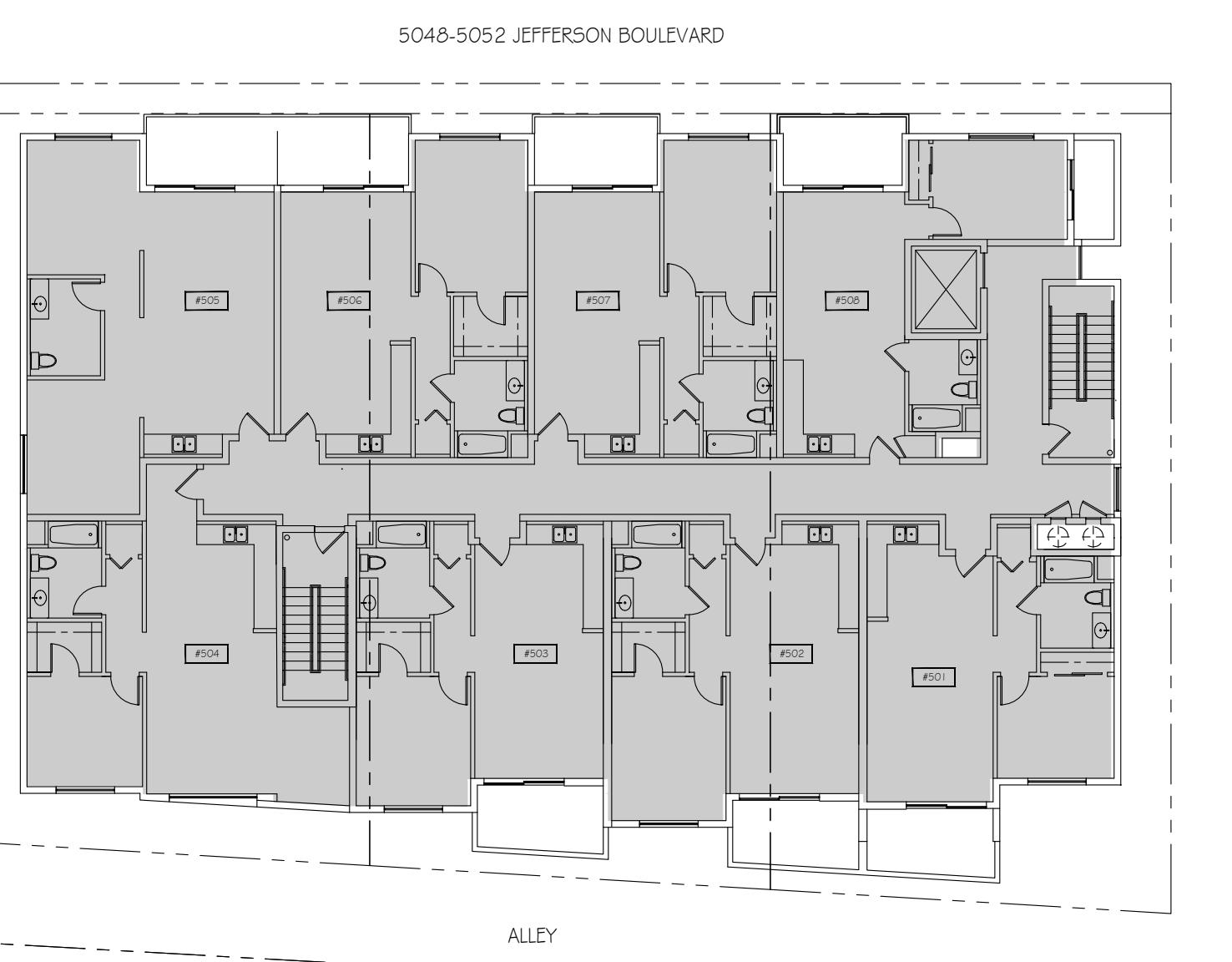
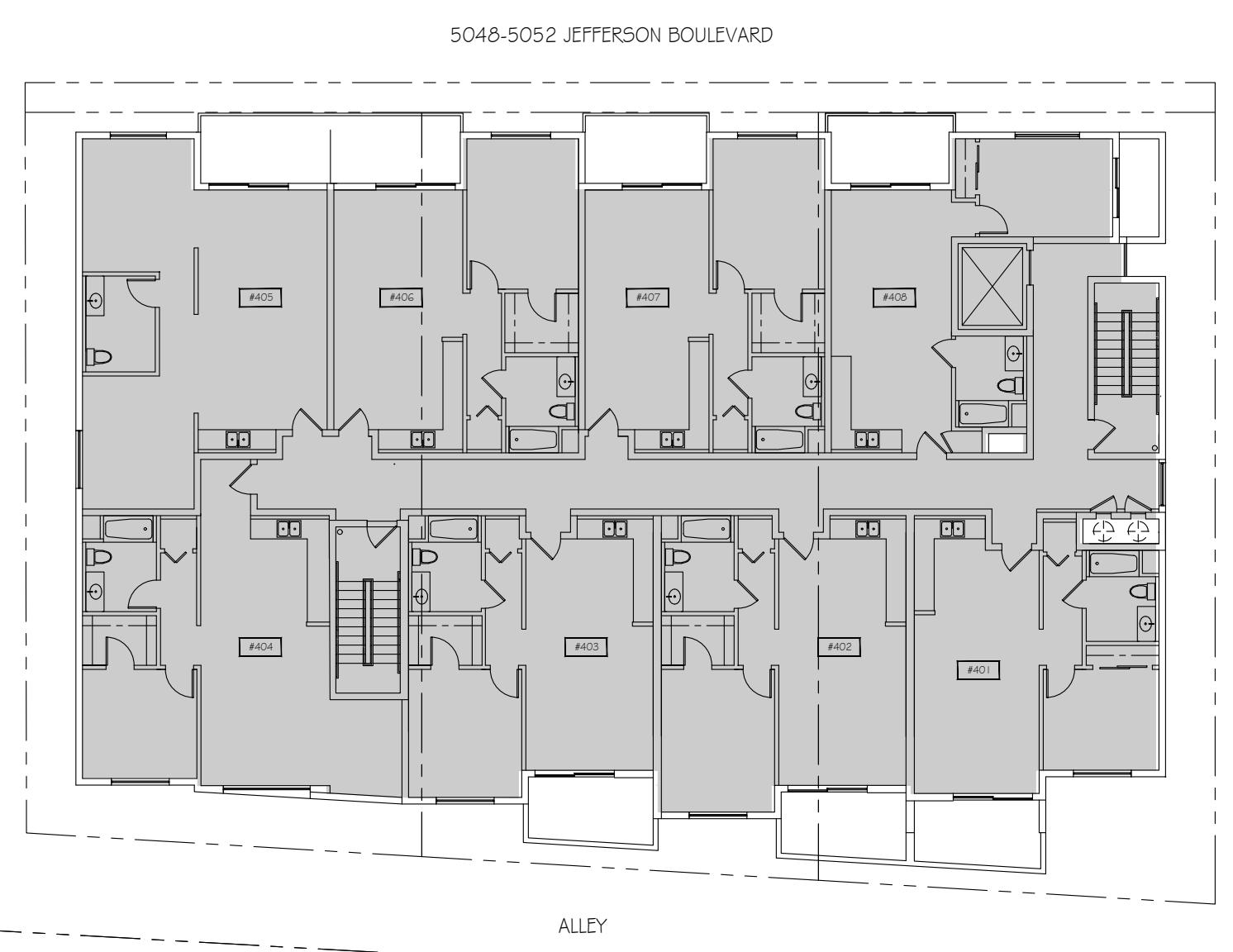
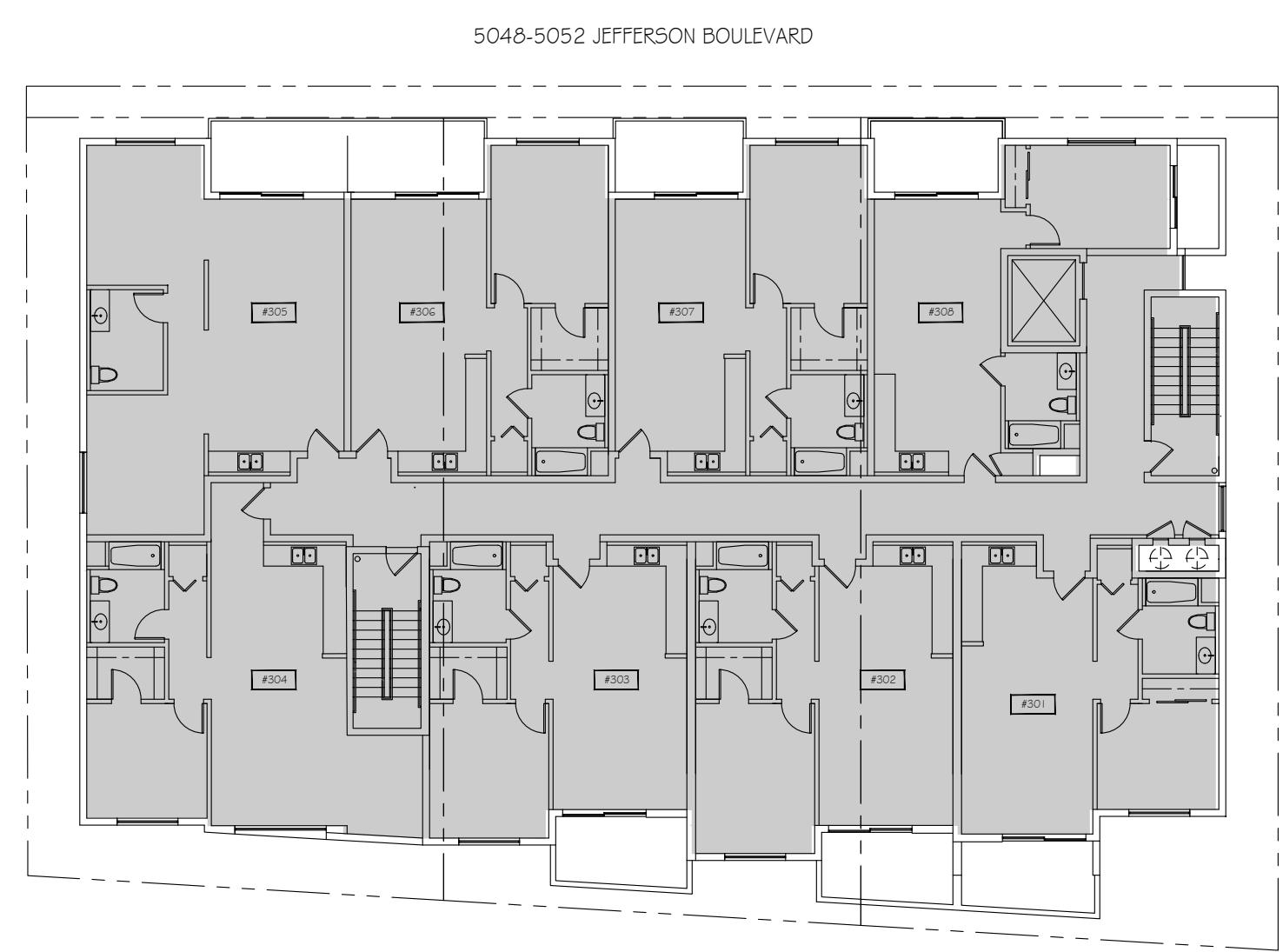
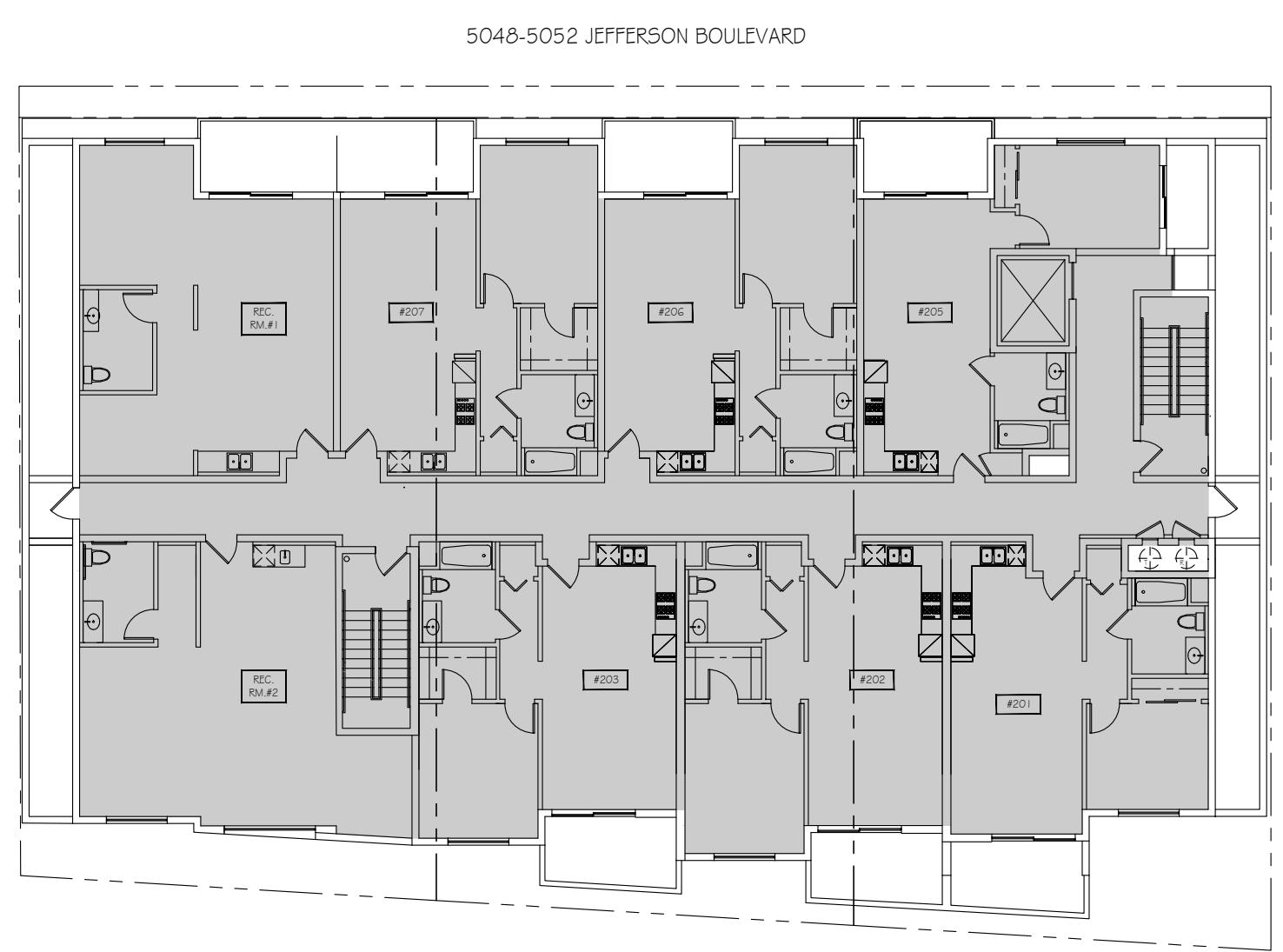
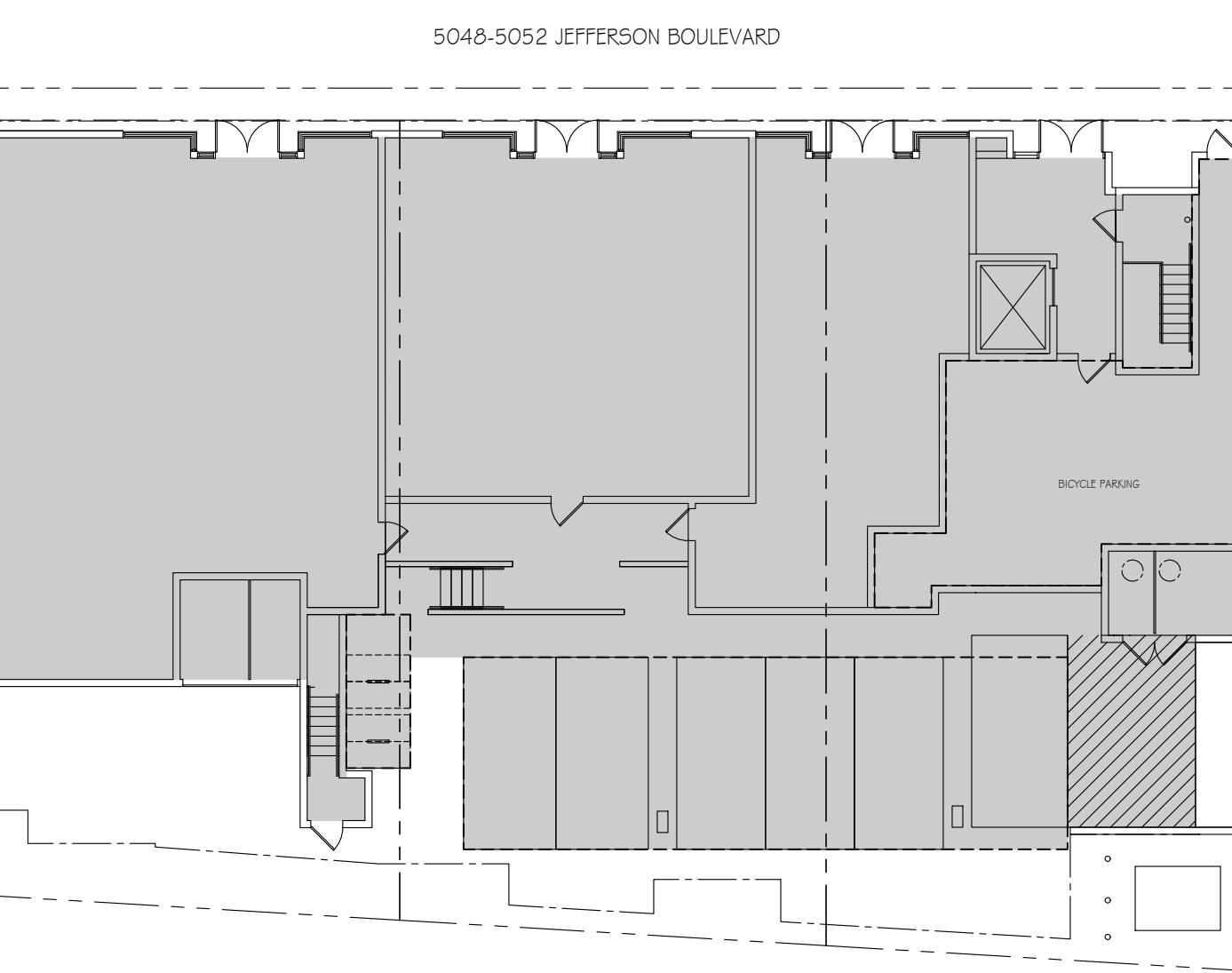
ISSUED FOR

PLANNING

REV.

P 310.273.0220

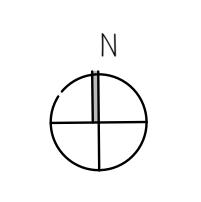
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BUILDING AREA CALCULATION:

OCCUPANCY	BUILDING
FIRST FLOOR	R2 5,223 SF
SECOND FLOOR	R2 6,697 SF
THIRD FLOOR	R2 6,697 SF
FOURTH FLOOR	R2 6,697 SF
FIFTH FLOOR	R2 6,697 SF
SIXTH FLOOR	R2 6,525 SF
ROOF	R2 304 SF
TOTAL BUILDING AREA	38,840 SF
PARKING AREA - FIRST FLOOR	S2 1,775 SF
TOTAL PARKING AREA	1,775 SF
TOTAL BUILDING AREA	40,615 SF

1 BUILDING AREA DIAGRAMS  
SCALE: 1/16" = 1'-0"

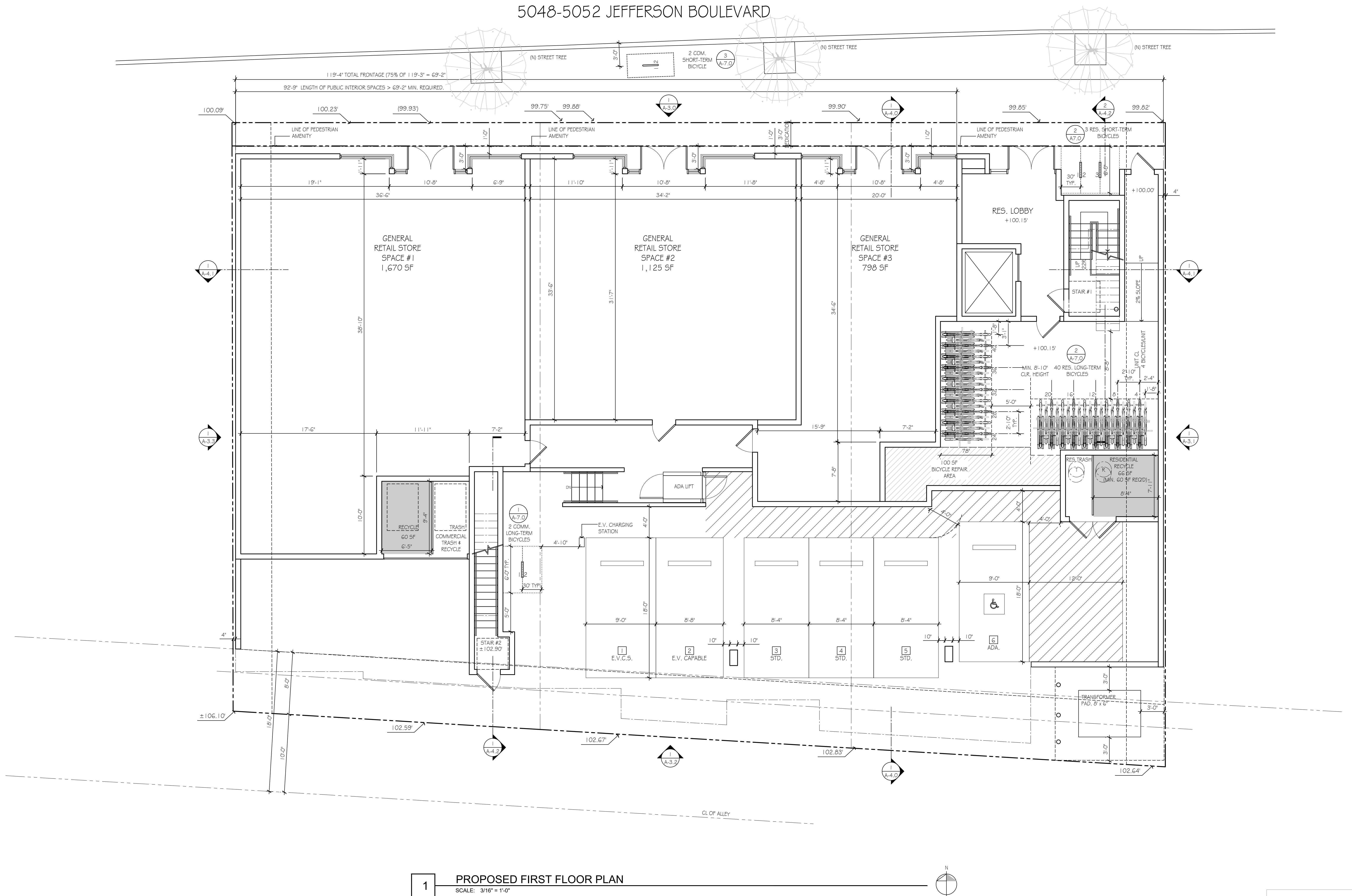


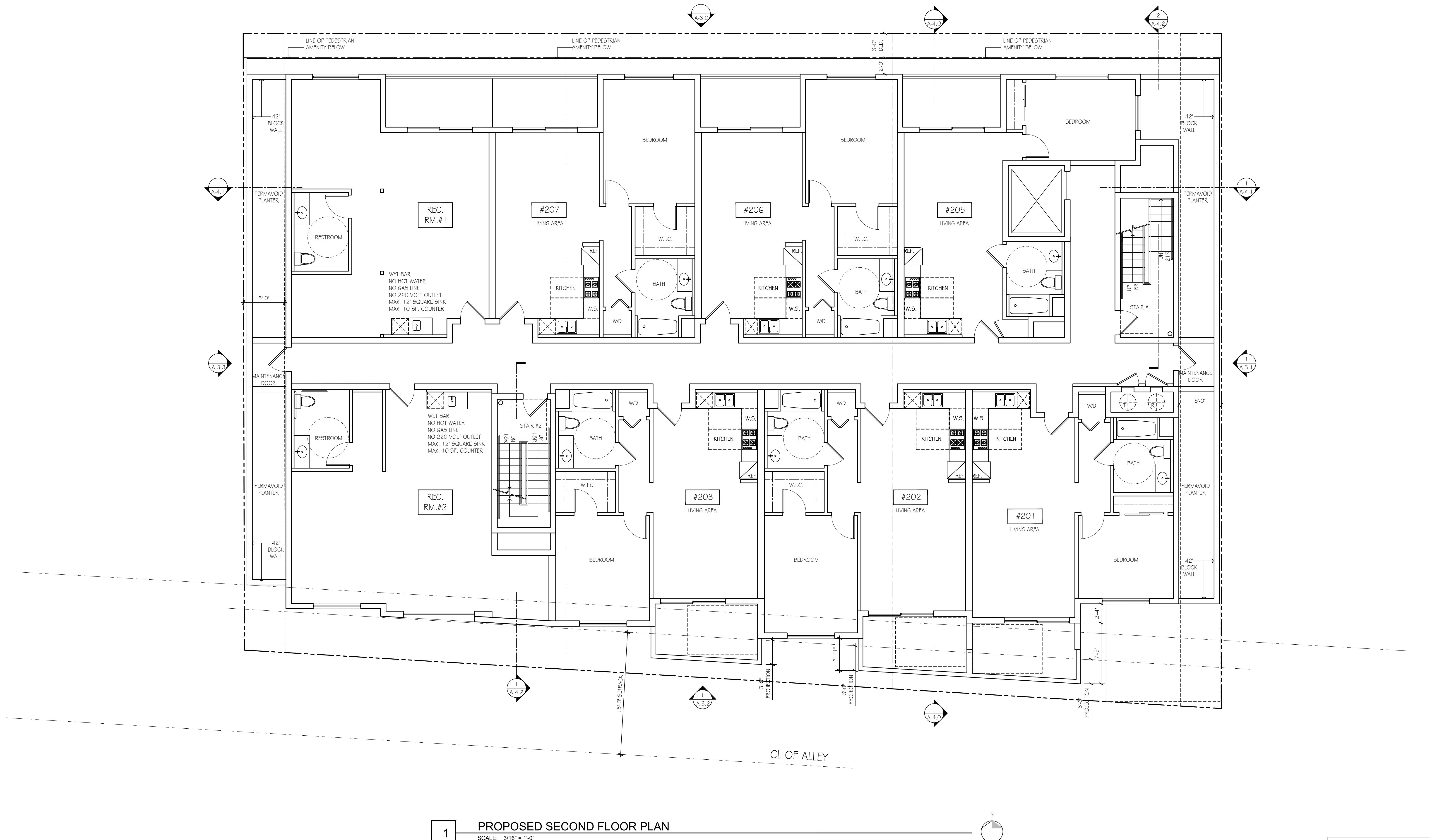




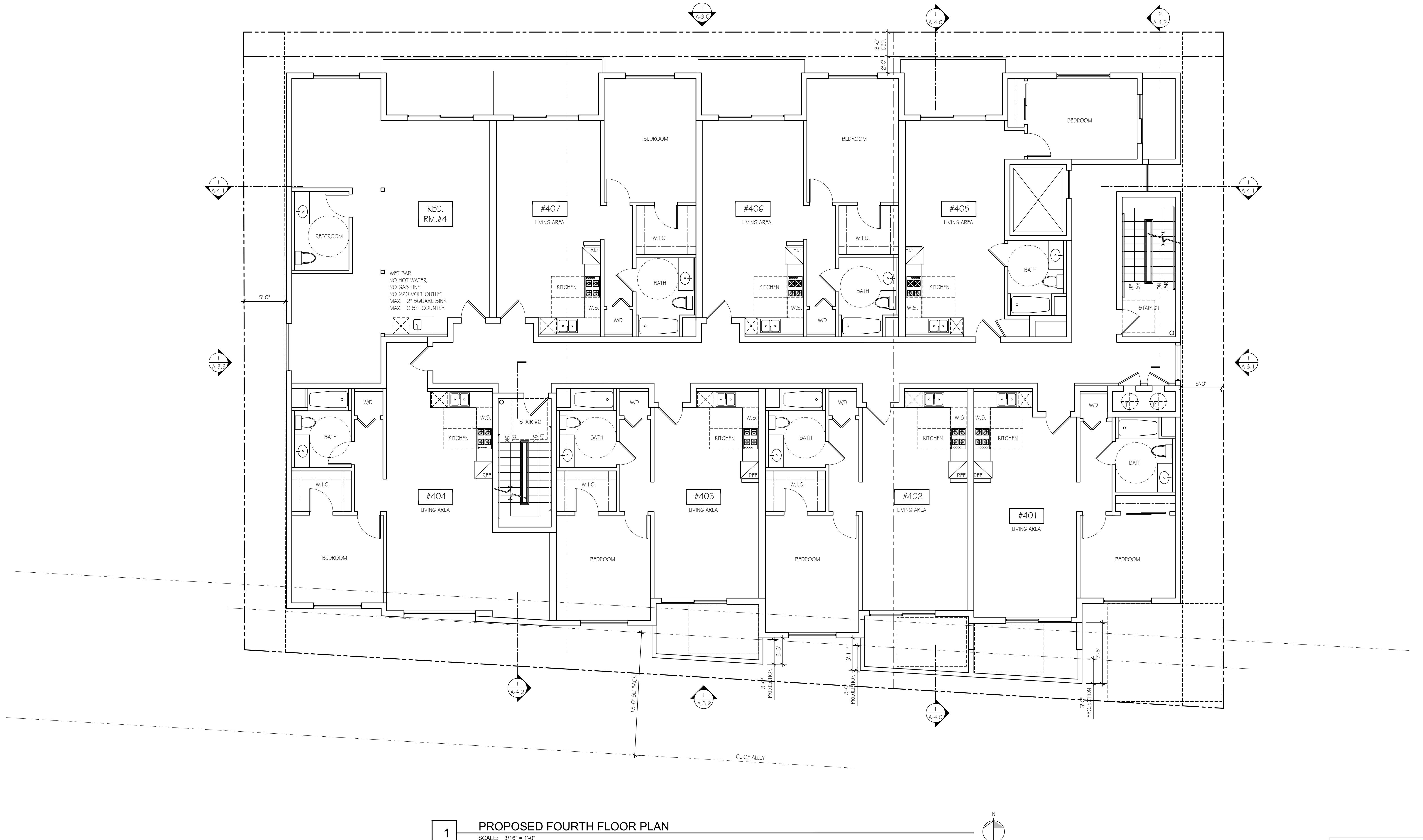
JEFFERSON MIXED-USE  
5048-5052 JEFFERSON BOULEVARD  
LOS ANGELES, CA 90016FIRST  
FLOOR PLANPROJECT:  
JEFFERSON

A-2.0









0.273.0220 www.mikadesigngroup.com

# FIFTH FLOOR PLAN

ISSUED FOR REV.  
2.2026 PLANNING

1 PROPOSED FIFTH FLOOR PLAN  
SCALE: 3/16" = 1'-0"

1      **FRONT**  
SCALE: 3/4"

11

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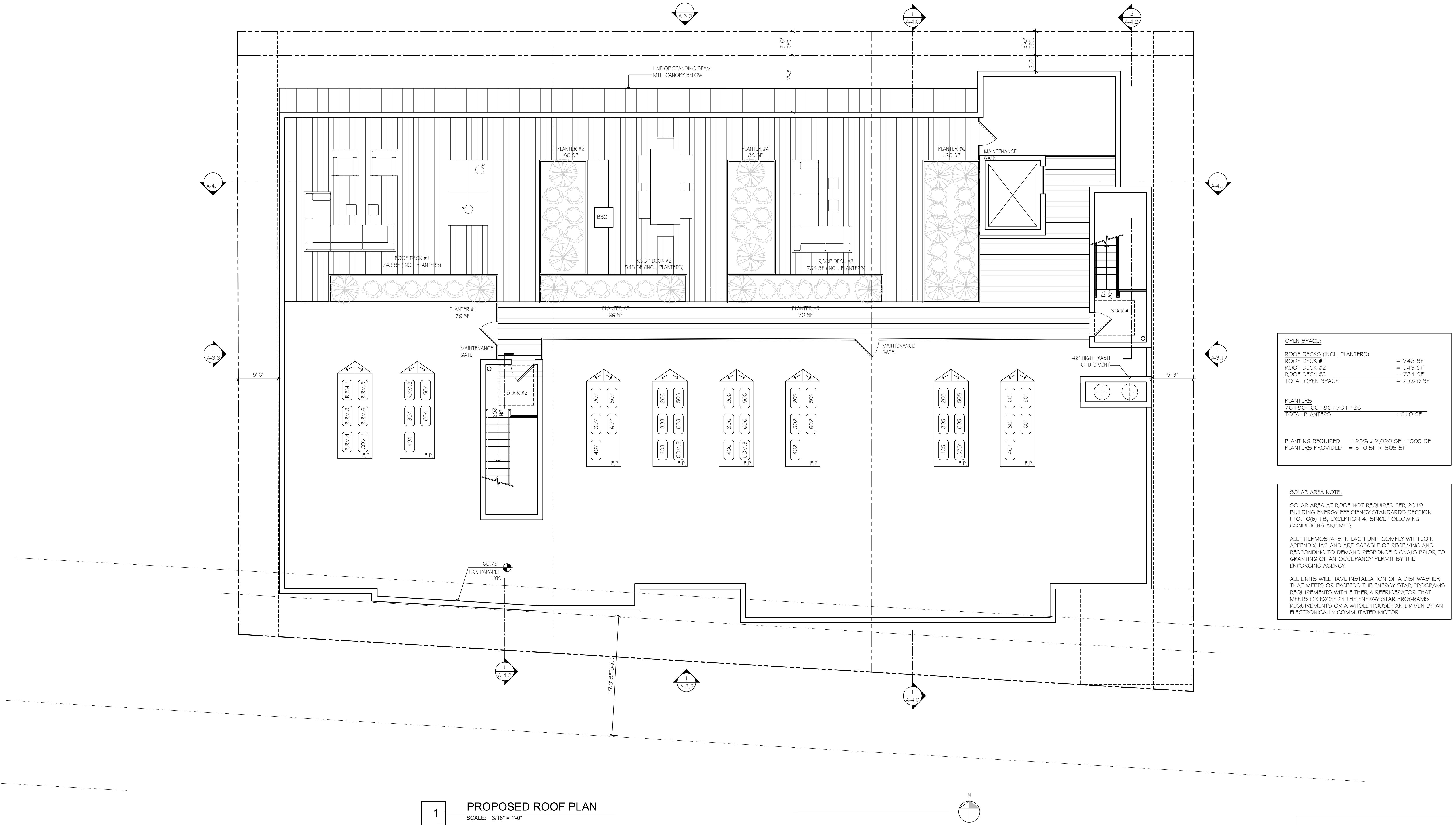
# SIXTH FLOOR PLAN

SUED FOR REV.  
PLANNING

# PROPOSED SIXTH FLOOR PLAN

SCALE: 3/

11



**OPEN SPACE:**  
ROOF DECKS (INCL. PLANTERS)  
ROOF DECK #1 = 743 SF  
ROOF DECK #2 = 543 SF  
ROOF DECK #3 = 734 SF (INCL. PLANTERS)  
TOTAL OPEN SPACE = 2,020 SF

PLANTERS  
76+86+66+86+70+126 = 510 SF  
TOTAL PLANTERS = 510 SF

PLANTING REQUIRED = 25% x 2,020 SF = 505 SF  
PLANTERS PROVIDED = 510 SF > 505 SF

**SOLAR AREA NOTE:**  
SOLAR AREA AT ROOF NOT REQUIRED PER 2019  
BUILDING ENERGY EFFICIENCY STANDARDS SECTION  
110.10(b) 1B, EXCEPTION 4, SINCE FOLLOWING  
CONDITIONS ARE MET:  
ALL THERMOSTATS IN EACH UNIT COMPLY WITH JOINT  
APPENDIX J AS AND ARE CAPABLE OF RECEIVING AND  
RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO  
GRANTING OF AN OCCUPANCY PERMIT BY THE  
ENFORCING AGENT.  
ALL UNITS WILL HAVE INSTALLATION OF A DISHWASHER  
THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAMS  
REQUIREMENTS OR A REFRIGERATOR THAT  
MEETS OR EXCEEDS THE ENERGY STAR PROGRAMS  
REQUIREMENTS OR A WHOLE HOUSE FAN DRIVEN BY AN  
ELECTRONICALLY COMMUTATED MOTOR.

ISSUED FOR REV.  
01.12.2026 PLANNING



## LEGEND

-  Light Grey Stucco, Smooth Trowel Finish
-  Dark Grey Stucco, 20/30 Sand Finish
-  White Stucco, 20/30 Sand Finish
-  Dark Grey Metal Details
-  Resysta Facade, Natural Fiber Compound, Dark Siam
-  Grey Brick, Veneer
-  Metal Mesh, Perforated Metal Round, Aluminum Alloy, 50% Open by McNichols, 1 1/2 Sq Stl. Tube Support. Painted Dark Grey to Match Sheet Mtl.

1 STREET ELEVATION (NORT  
SCALE: 1/4" = 1'-0"

A small rectangular box with a black border, used for scale reference.

TRANSP.

MIN. 50% OF A MIXED-USE BUILDING FAÇADE OF THE GROUND FLOOR SHALL CONSIST OF CLEAR, NON-REFLECTIVE STORE FRONT GLAZING.

FAÇADE AREA AT GROUND LEVEL = 119'-3" x 12'-6" = 1,490.6 S.F.  
50% OF 1,490.63 S.F. = 745.3 S.F. MIN. GLAZING REQUIRED.

AREA OF STORE FRONT AT GROUND LEVEL = (10'-0" X (8'-7" + 20'-0" + 23'-4" + 23'-4")) = 10'-0" X 75'-3" = 752.5 S.F. GLAZING PROVIDED

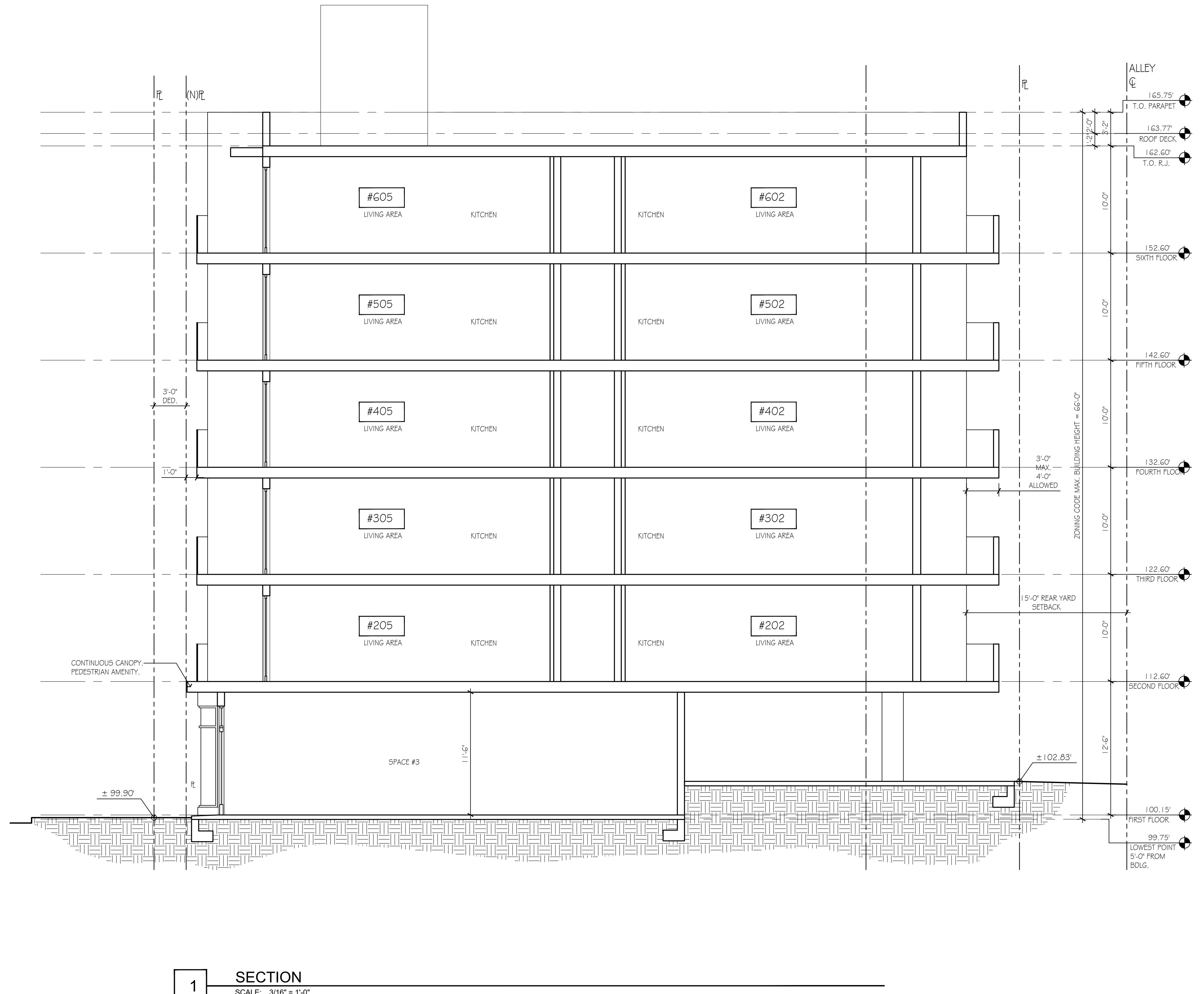
752.5 S.F. PROVIDED > 745.3 S.F. MIN. REQUIRED

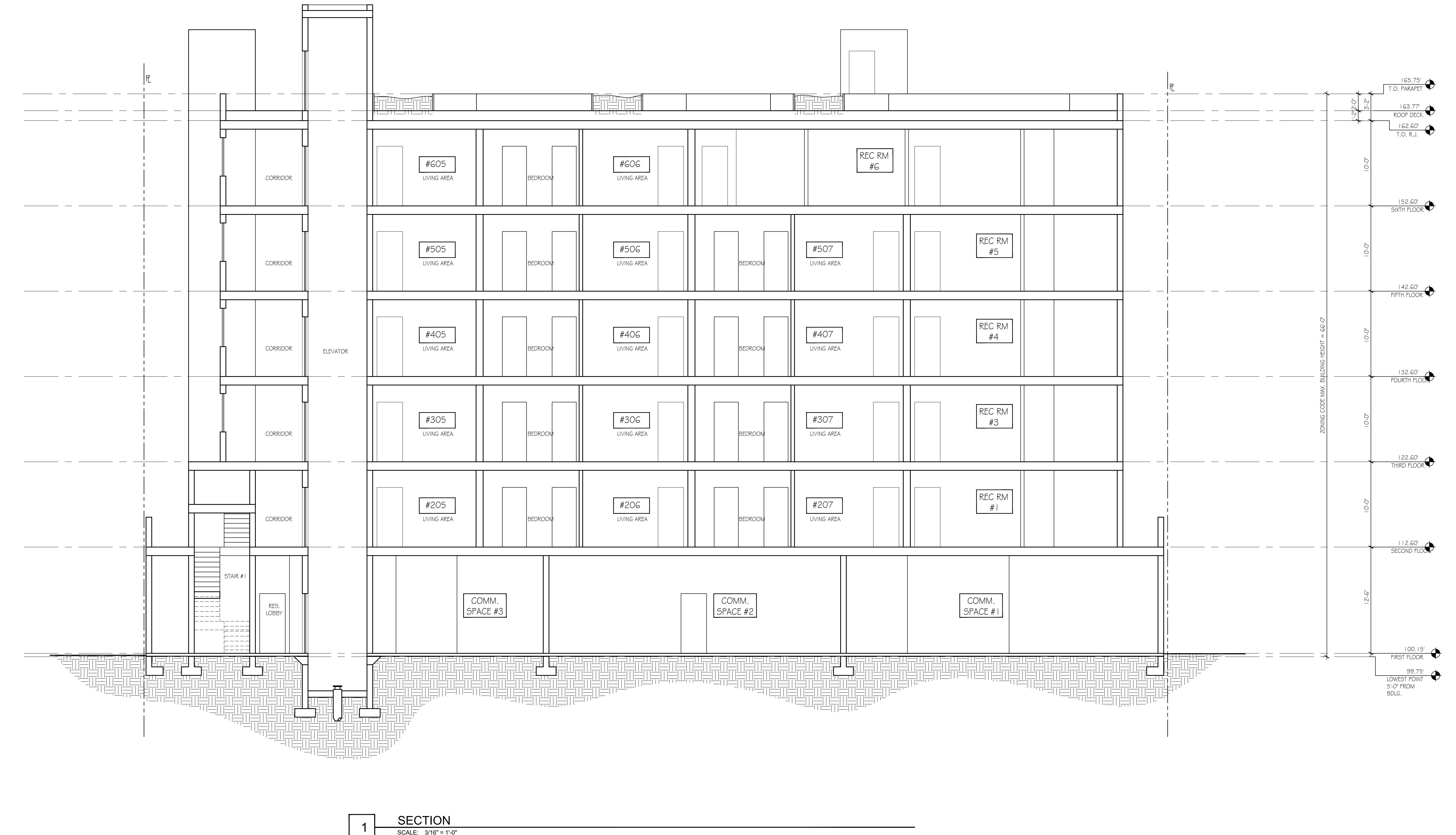
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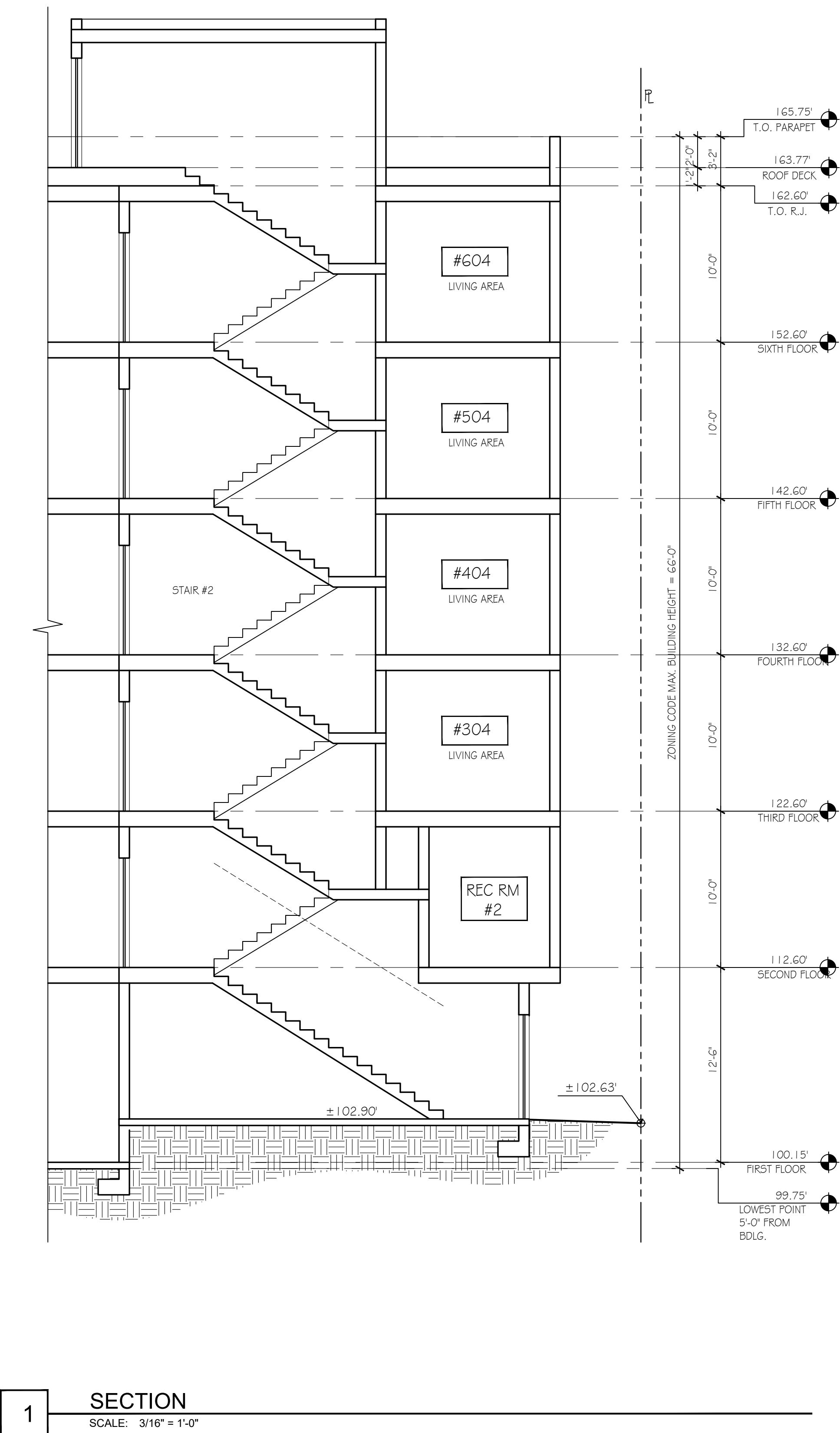
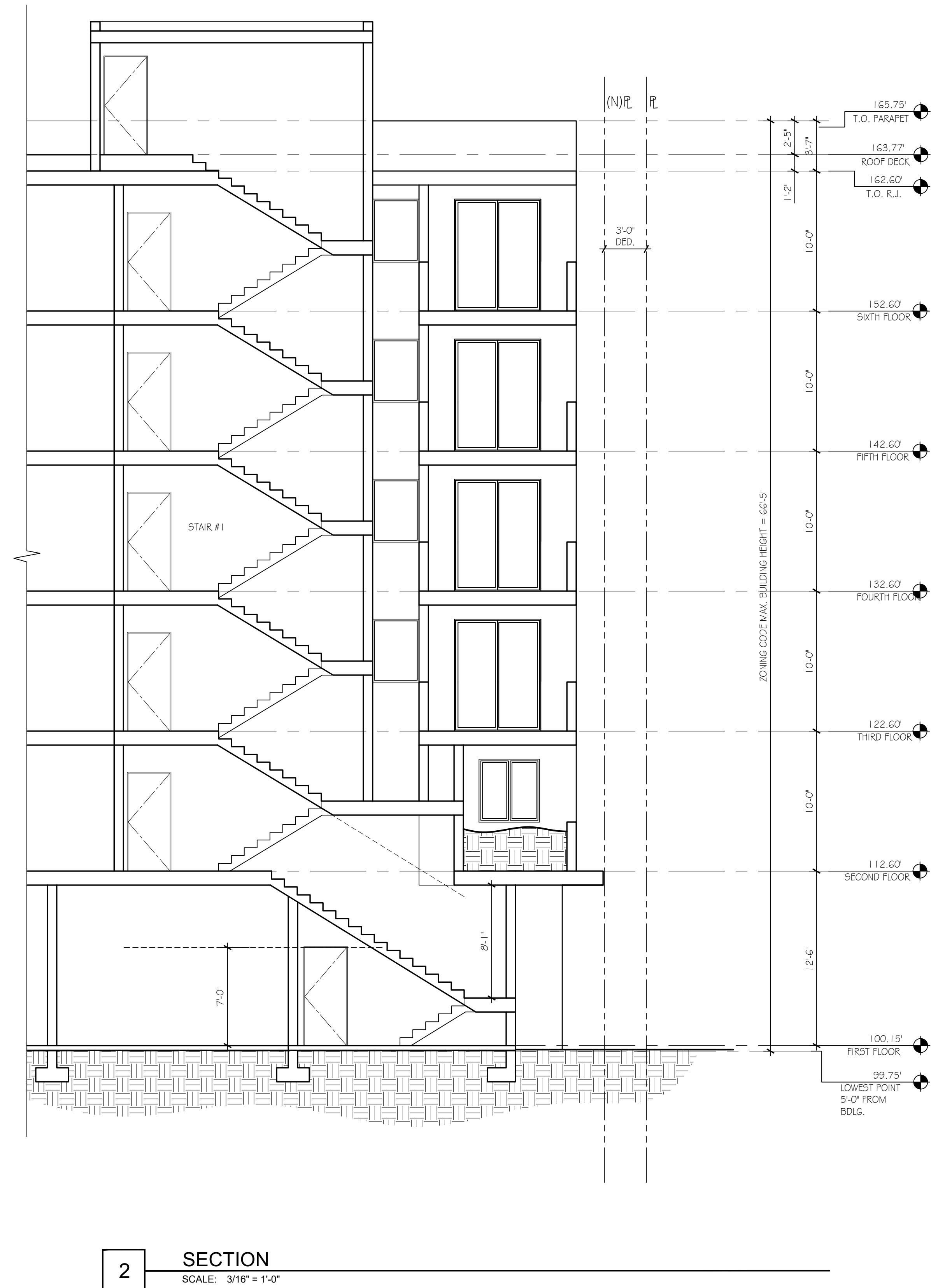








## SECTION



# PROJECT: **JEFFERSON**

## A-4.2



1 ALLEY PERSPECTIVE, LOOKING WEST  
SCALE: N.T.S.



2 ALLEY PERSPECTIVE, LOOKING EAST  
SCALE: N.T.S.

JEFFERSON MIXED-USE  
5048-5056 JEFFERSON BOULEVARD  
LOS ANGELES, CA 90016

PERSPECTIVE

PROJECT:  
JEFFERSON

A-5.1

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01.12.2026 PLANNING

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1 JEFFERSON BLVD. PERSPECTIVE, LOOKING WEST  
SCALE: N.T.S.



2 JEFFERSON BLVD. PERSPECTIVE, LOOKING EAST  
SCALE: N.T.S.

JEFFERSON MIXED-USE  
5048-5056 JEFFERSON BOULEVARD  
LOS ANGELES, CA 90016

PERSPECTIVE

PROJECT:  
JEFFERSON

A-5.0

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MKA design group

Digital rendering 10/18/2016

### TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
●	Street tree	Per City req.	24"box	2		

### SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
▨	Sansevieria trifasciata	Mother In Law's Tongue	5-gal	18"oc		low 0.3

\* Points claimed for low water use plants

Irrigation water supply type: Potable water supply

A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

For soils less than 6% organic matter in the top 6" of soil, compost at a rate of a minimum of 4 cubic yards per 1,000 sf of permeable area shall be incorporated to a depth of 6" into soil.

Recirculating water systems shall be used for water features.

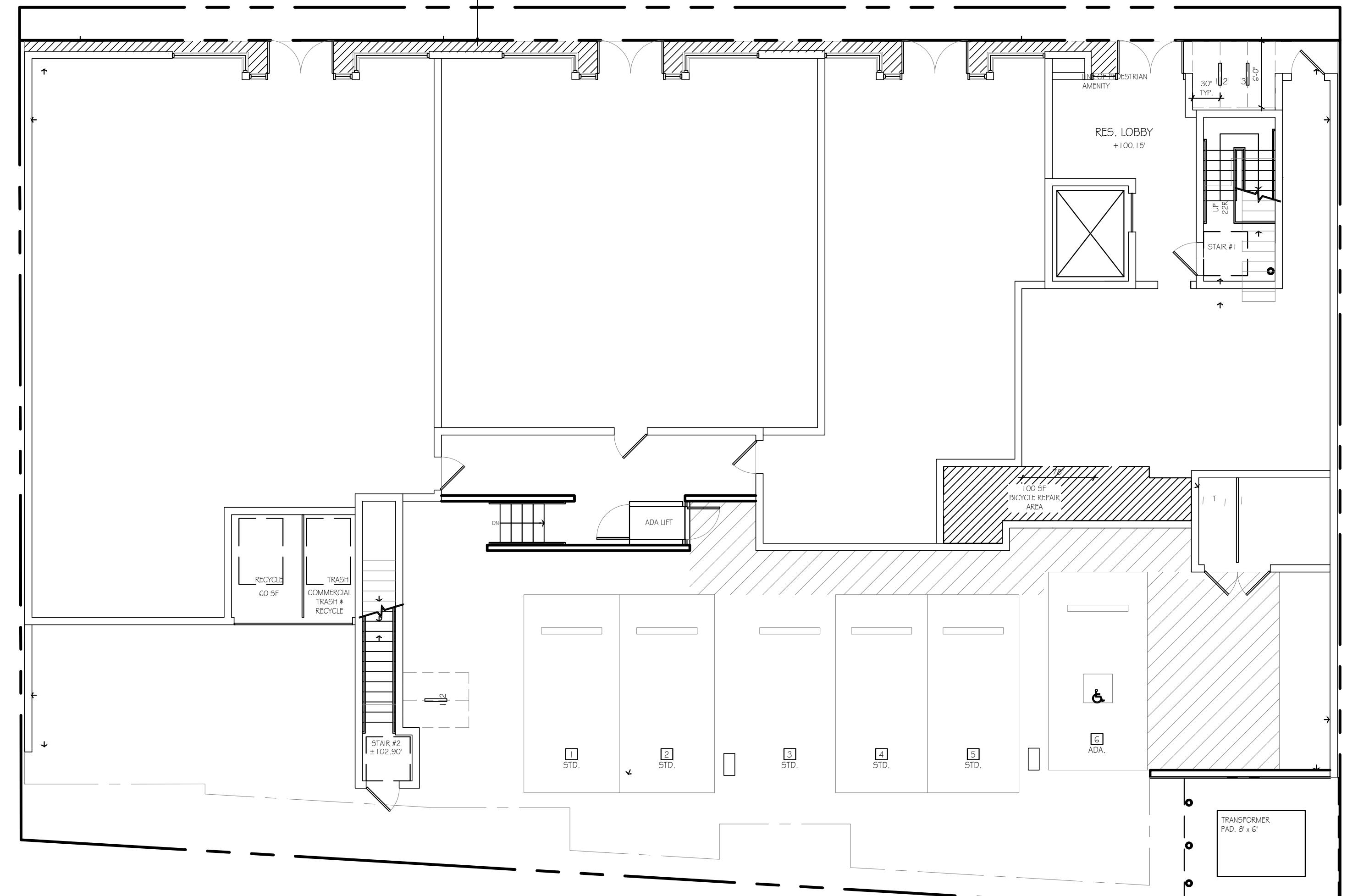
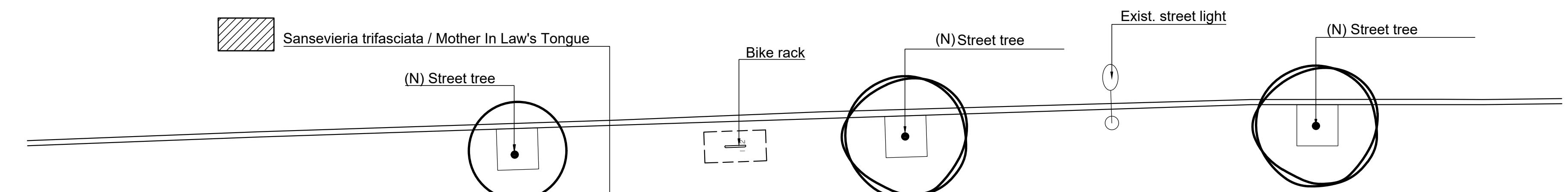
### NOTE:

All groundcover areas where plants are 3'oc or greater to have geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.

All trees to be planted with commercial root barriers.

### JEFFERSON BOULEVARD



0' 2' 4' 8' 16'  
SCALE: 1/8" = 1'-0"

L-1

**Yael**

ASLA  
Yael Lir Landscape Architects  
1010 Sycamore Ave. Suite 313  
South Pasadena, CA 91030  
Tel 323.258.5222  
Fax 323.258.5333  
yael@yaellir.com

33 UNITS  
5048-5056 JEFFERSON BLVD.  
LOS ANGELES, CA 90016

### FIRST FLOOR PLANTING PLAN



DATE: DEC. 20, 2024  
SCALE: 1/8" = 1'-0"  
JOB NUMBER: 259124  
DRAWN BY:

1

REVISIONS	DATE
1.	1.19.2026
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

**Yael**

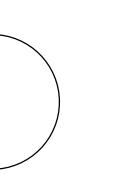
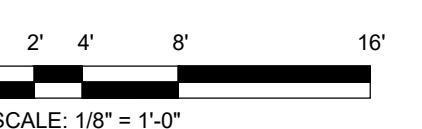
ASLA  
Yael Lir Landscape Architects  
1010 Sycamore Ave. Suite 313  
South Pasadena, CA 91030  
Tel 323.258.5222  
Fax 323.258.5333  
yael@yaellir.com

33 UNITS  
5048-5056 JEFFERSON BLVD.  
LOS ANGELES, CA 90016

SECOND FLOOR  
PLANTING PLAN



DATE: DEC. 20, 2024  
SCALE: 1/8" = 1'-0"  
JOB NUMBER: 259124  
DRAWN BY:



L-2

**SHRUBS AND GROUND COVER LEGEND**

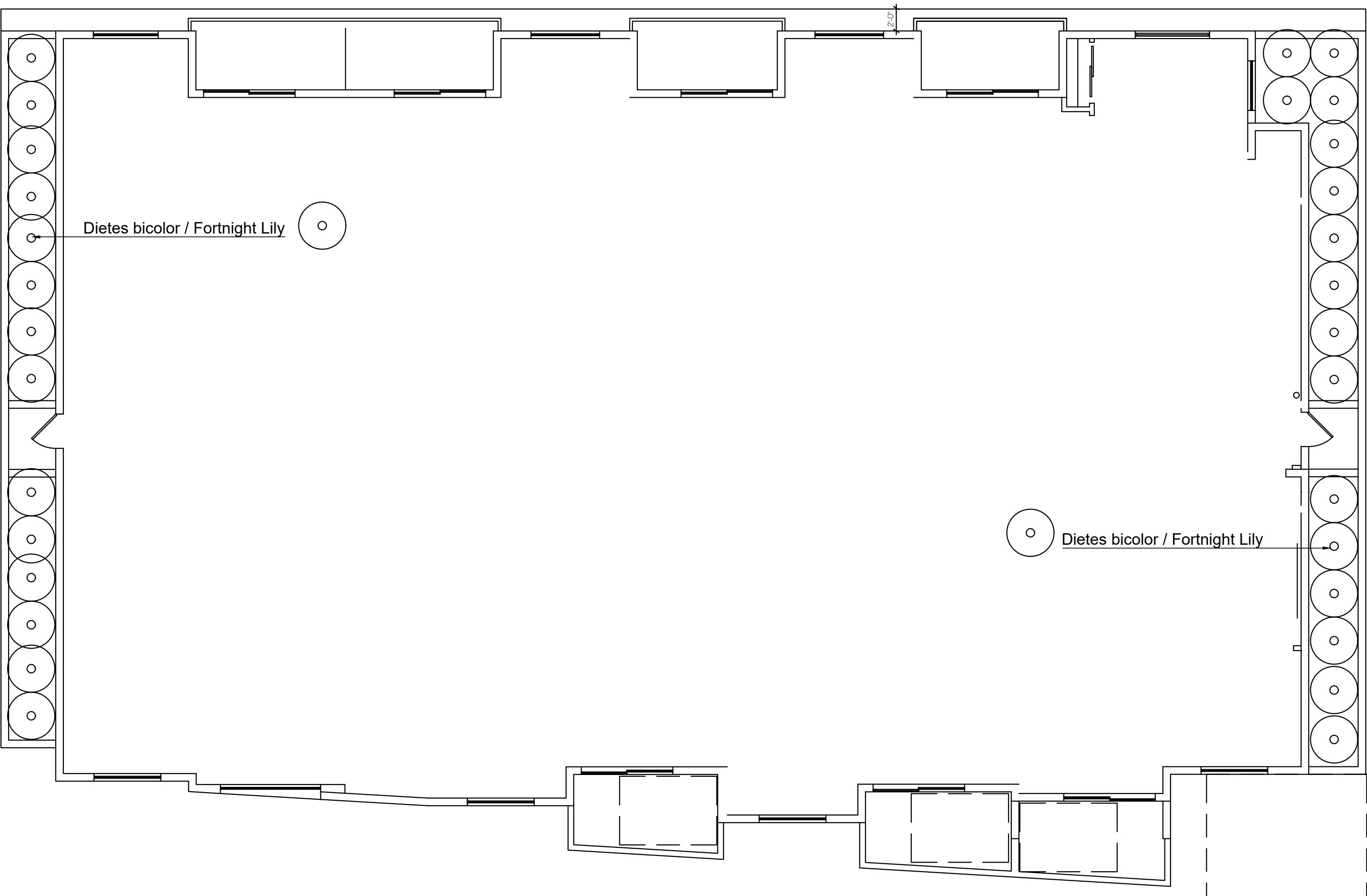
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
○	* Dietes bicolor	Fortnight Lily	5-gal	30		low 0.3

\* Points claimed for low water use plants

NOTE:  
shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.

All trees to be planted with commercial root barriers.



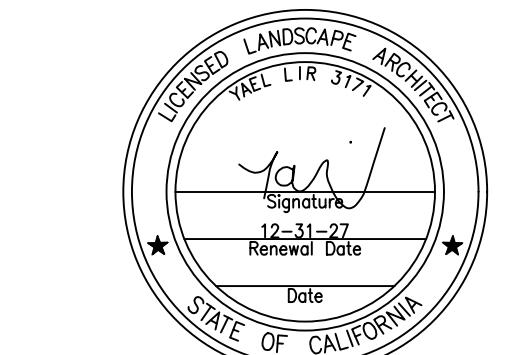
REVISIONS	DATE
1.	1.19.2026
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

**Yael**

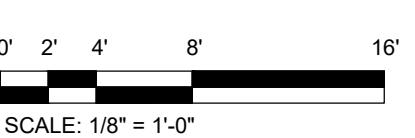
ASLA  
Yael Lir Landscape Architects  
1010 Sycamore Ave. Suite 313  
South Pasadena, CA 91030  
Tel 323.258.5222  
Fax 323.258.5333  
yael@yaellir.com

33 UNITS  
5048-5056 JEFFERSON BLVD.  
LOS ANGELES, CA 90016

ROOF  
PLANTING PLAN



DATE: DEC. 20, 2024  
SCALE: 1/8" = 1'-0"  
JOB NUMBER: 259124  
DRAWN BY:



L-3

**TREE LEGEND**

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
●	* Acacia iteaphylla	Willow Wattle	24"box	15	low branching	low 0.3

\* Points claimed for low water use plants

**SHRUBS AND GROUND COVER LEGEND**

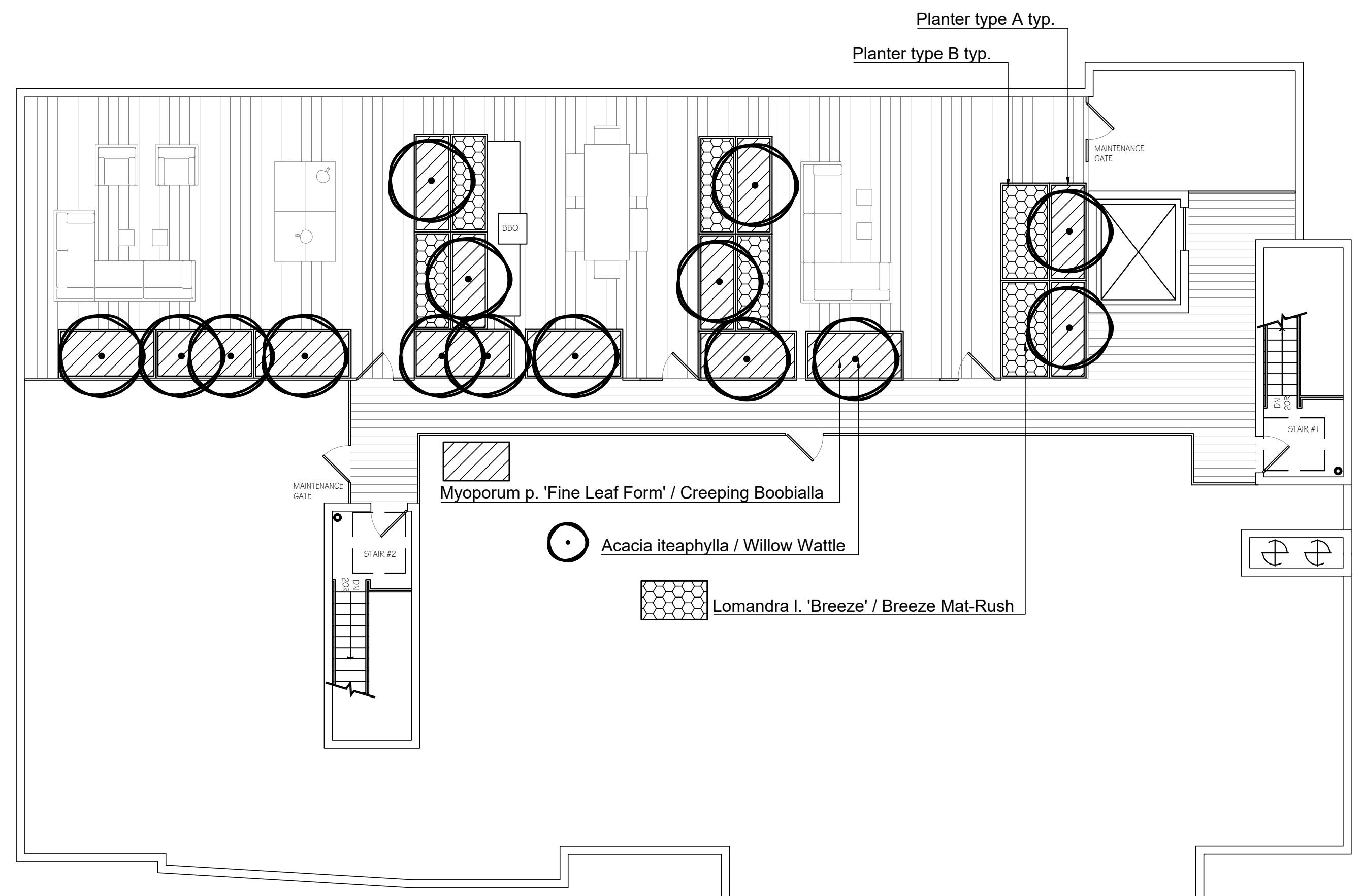
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
●	Lomandra l. 'Breeze' Myoporum p. 'Fine Leaf Form'	Breeze Mat-Rush Creeping Boobialla	5-gal 5-gal	24"oc 18"oc		low 0.3 low 0.3

**NOTE:**

3" shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.

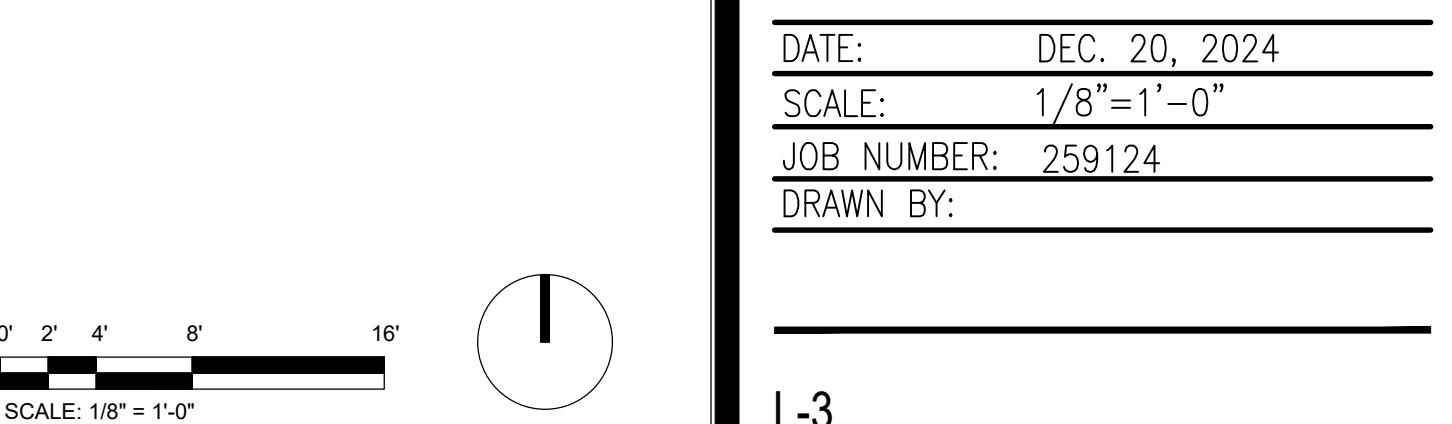
All trees to be planted with commercial root barriers.



**OLD TOWN FIBERGLASS PLANTERS**

PLANTER	MAKE	MODEL	COLOR	REMARK
A	Rectangle	RL963624	Gunmetal	custom
B	Rectangle	RL964836	Gunmetal	custom

oldtownfiberglass.com  
Ara Berberian  
tel: 818.974.8940





Acacia iteaphylla / Willow Wattle



Dites bicolor / Fortnight Lily



Sansevieria trifasciata / Mother In Law's Tongue



Lomandra l. 'Breeze' / Breeze Mat-Rush



Myoporum p. 'Fine Leaf Form' / Creeping Boobialla

REVISIONS	DATE
1.	1.19.2026
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

YAEL

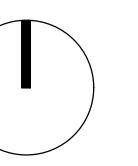
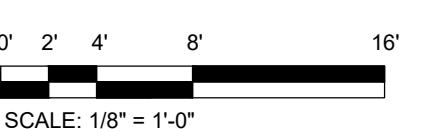
ASLA  
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Tel 323.258.5222  
Fax 323.258.5333  
yael@yaellir.com

33 UNITS  
5048-5056 JEFFERSON BLVD.  
LOS ANGELES, CA 90016

PLANT PHOTOS



DATE: DEC. 20, 2024  
SCALE: 1/8"=1'-0"  
JOB NUMBER: 259124  
DRAWN BY:



L-4

# Exhibit B

Maps – Vicinity, Radius, ZIMAS

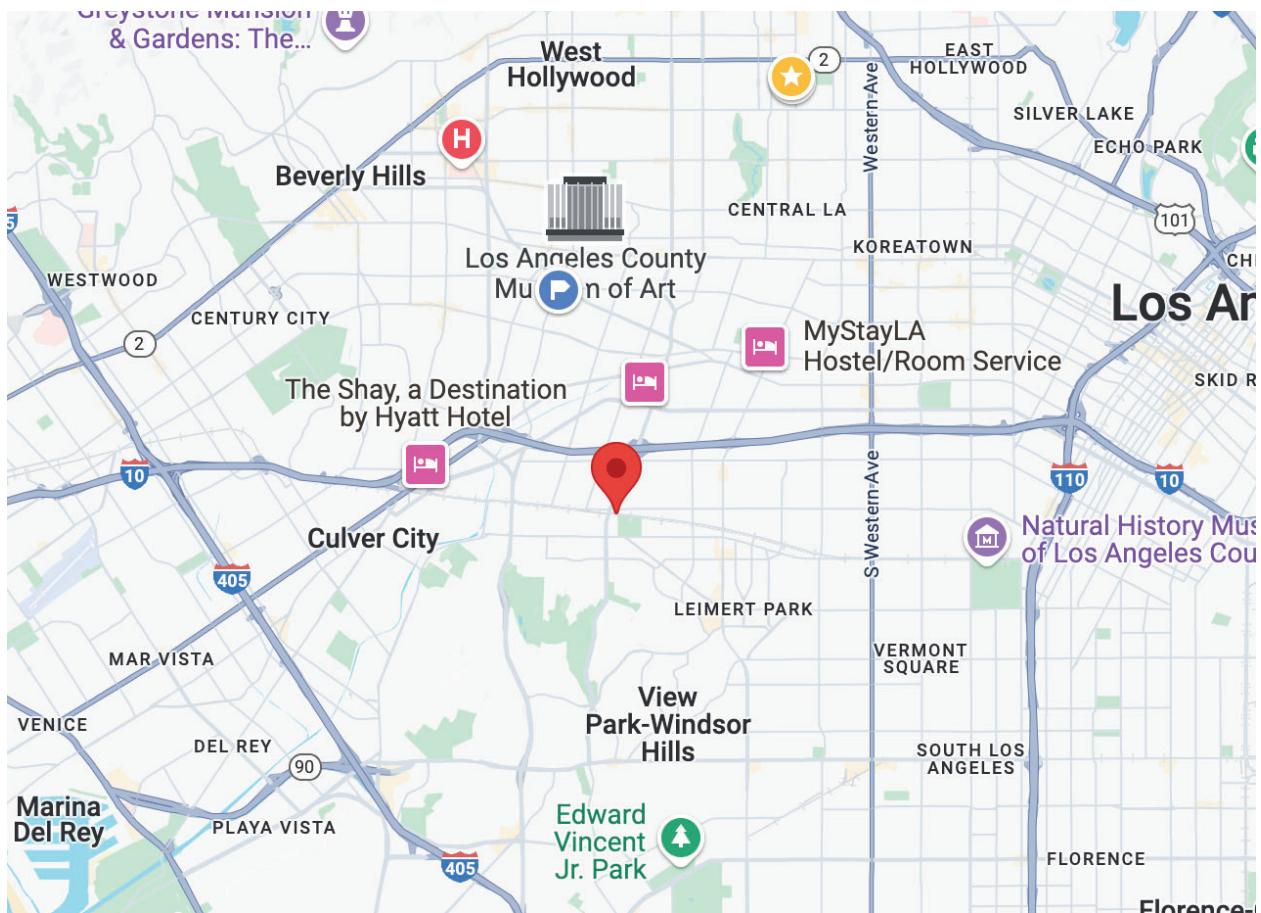


# DENSITY BONUS - CONDITIONAL USE PERMIT

PROJECT ADDRESS: 5048 - 5056 W JEFFERSON BLVD LOS ANGELES, CA 90016 NET ACREAGE: .219	THOMAS BROTHERS: PAGE: 673, GRID: C1	SCALE: 1" = 100'
CENTERPOINT RADIUS MAPS 263 W OLIVE AVE #193 BURBANK, CA 91502 818.220.5401 centerpointradiusmaps@gmail.com www.centerpointradiusmaps.com DRAWN BY: J BOONE DATE: 05-02-2025	LEGAL:  LOTS: 100, 103, 104  TRACT: TR 5893  M.B: 90 - 78 / 79  BLOCK: NONE  MAP SHEET: 120B177	C.D: 10  C.T: 2197.00  P.A: WEST ADAMS - BALDWIN HILLS - LEIMERT  USES: FIELD  CASE #: CPC-2025-63-DB-CU3-HCA

# Vicinity Map

## 5048-5056 W Jefferson Blvd





# City of Los Angeles

## Department of City Planning

### 11/18/2024

### PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

5048 W JEFFERSON BLVD

#### ZIP CODES

90016

#### RECENT ACTIVITY

None

#### CASE NUMBERS

CPC-2018-6005-CA

CPC-2013-3169

CPC-2010-2278-GPA

CPC-2007-3827-ICO

CPC-2006-5567-CPU

CPC-2004-2395-ICO

CPC-1999-2293-ICO

CPC-1995-80-CPR

CPC-1990-346-CA

CPC-1986-821-GPC

CPC-1983-506

ORD-188311

ORD-187643

ORD-184796-SA790

ORD-184794

ORD-180103

ORD-177323

ORD-173607

ORD-172913-SA375

ORD-171682

ORD-171681

ORD-165481-SA4340

ORD-162128

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2013-3170-CE

ENV-2010-2279-CE

ENV-2008-478-EIR

ENV-2007-3828-CE

ENV-2004-2411-CE-ICO

#### Address/Legal Information

PIN Number 120B177 737

Lot/Parcel Area (Calculated) 3,275.0 (sq ft)

Thomas Brothers Grid PAGE 673 - GRID C1

Assessor Parcel No. (APN) 5046012024

Tract TR 5893

Map Reference M B 90-78/79

Block None

Lot 100

Arb (Lot Cut Reference) None

Map Sheet 120B177

#### Jurisdictional Information

Community Plan Area West Adams - Baldwin Hills - Leimert

Area Planning Commission South Los Angeles

Neighborhood Council West Adams

Council District CD 10 - Heather Hutt

Census Tract # 2197.00

LADBS District Office Los Angeles Metro

#### Permitting and Zoning Compliance Information

Administrative Review None

#### Planning and Zoning Information

Special Notes None

Zoning CM-2D-CPIO

Zoning Information (ZI) ZI-2488 Redevelopment Project Area: Mid City Recovery

ZI-2280 Redevelopment Project Area: Mid City Recovery (Billboard)

ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1

ZI-2512 Housing Element Inventory of Sites

ZI-2468 Community Plan Implementation Overlay: West Adams-Baldwin Hills-Leimert

ZI-2452 Transit Priority Area in the City of Los Angeles

ZI-2374 State Enterprise Zone: Los Angeles

ZI-1231 Specific Plan: South Los Angeles Alcohol Sales

ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)

Hybrid Industrial

Yes

No

SOUTH LOS ANGELES ALCOHOL SALES

None

None

None

None

None

West Adams - Baldwin Hills - Leimert

La Brea/Farmdale TOD

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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	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	Mid City Recovery
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	Active: Rancho Cienega Sports Complex

#### Assessor Information

Assessor Parcel No. (APN)	5046012024
APN Area (Co. Public Works)*	0.076 (ac)
Use Code	3100 - Industrial - Light Manufacturing - One Story
Assessed Land Val.	\$530,604
Assessed Improvement Val.	\$0
Last Owner Change	10/13/2023
Last Sale Amount	\$1,750,017
Tax Rate Area	401
Deed Ref No. (City Clerk)	2855748
	200144

#### Building 1

Year Built	1938
Building Class	D5B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,898.0 (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)	No [APN: 5046012024]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
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

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Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

#### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.40098272
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

#### Economic Development Areas

Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

#### Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5046012024]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.02 Units, Lower
Housing Use within Prior 5 Years	No

#### Public Safety

Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	331

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**Fire Information**

Bureau	South
Battallion	18
District / Fire Station	94
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:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2010-2278-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	CPC-2007-3827-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	CPC-2006-5567-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	<p>1. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN AS PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES, AS MODIFIED IN THE ATTACHED WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN RESOLUTION, THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN TEXT AND CHANGE MAPS (EXHIBITS A, B, C, M, O) AND ADDITIONAL PLAN MAP SYMBOL, FOOTNOTE, CORRESPONDING ZONE AND LAND USE NOMENCLATURE CHANGES (EXHIBIT K).</p> <p>2. PURSUANT TO SECTIONS 11.5.7.G., 16.50.D., 12.32. AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, AMEND THE CRENSHAW CORRIDOR SPECIFIC PLAN, AS SHOWN IN THE PROPOSED CRENSHAW CORRIDOR SPECIFIC PLAN AMENDMENTS (EXHIBIT G).</p> <p>3. PURSUANT TO SECTION 13.14.C., 12.32, AND 12.04 OF THE MUNICIPAL CODE AND CITY CHARTER SECTION 558, ADOPT THE WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) DISTRICT, AS SHOWN IN THE PROPOSED CPIO SUBDISTRICT ORDINANCES (EXHIBIT F).</p> <p>4. PURSUANT TO SECTION 12.32 OF THE MUNICIPAL CODE, ADOPT REZONING ACTIONS TO EFFECT CHANGES OF ZONE AS IDENTIFIED ON THE LAND USE CHANGE MAP (EXHIBIT H), LAND USE CHANGE MATRIX (EXHIBIT I) AND PROPOSED ZONING MAP (EXHIBIT Q).</p> <p>5. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE HIGHWAYS AND FREEWAYS MAP OF THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN TO RECLASSIFY SELECTED STREETS WITHIN THE WEST ADAMS-BALDWIN HILLS-LEIMERT NEW COMMUNITY PLAN AS SHOWN ON THE STREET REDESIGNATION MATRIX (EXHIBIT J).</p> <p>6. PURSUANT TO PROCEDURES SET FORTH IN SECTION 11.5.6 OF THE MUNICIPAL CODE AND CITY CHARTER SECTIONS 555 AND 558, AMEND THE LONG RANGE LAND USE DIAGRAM OF THE CITYWIDE GENERAL PLAN FRAMEWORK ELEMENT TO REFLECT CHANGES AND MODIFICATIONS TO THE GEOGRAPHY OF NEIGHBORHOOD DISTRICTS, COMMUNITY CENTERS, REGIONAL CENTERS, AND MIXED USE BOULEVARDS AS SHOWN ON THE PROPOSED LONG RANGE LAND USE DIAGRAM (EXHIBIT L).</p>
Case Number:	CPC-2004-2395-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC
Case Number:	CPC-1999-2293-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	INTERIM CONTROL ORDINANCE.
Case Number:	CPC-1995-80-CPR
Required Action(s):	CPR-COMMUNITY PLAN REVISION

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Project Descriptions(s):	W ADMS-BLDWN HIL-LMRT-COMMUNITY PLAN REV WHICH IDENTIFIES AND REDEFINES OUTDATED LAND USE ISSUES AND INCONSISTENT ZONING;REVIEWS POLICIES AND PROGRAMS; AND INITIATES AND INCORP OPEN SPACE AND PUBLIC FACILITIES ZONES
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1986-821-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WEST ADAMS 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
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHROITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	ENV-2010-2279-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	ENV-2008-478-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ADDENDUM TO THE WEST ADAMS CPU EIR CHANGE
Case Number:	ENV-2007-3828-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	ENV-2004-2411-CE-ICO
Required Action(s):	CE-CATEGORICAL EXEMPTION ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC

## DATA NOT AVAILABLE

ORD-188311

ORD-187643

ORD-184796-SA790

ORD-184794

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ORD-180103

ORD-177323

ORD-173607

ORD-172913-SA375

ORD-171682

ORD-171681

ORD-165481-SA4340

ORD-162128

## ZIMAS PUBLIC

## Generalized Zoning

11/18/2024

City of Los Angeles  
Department of City Planning



Address: 5048 W JEFFERSON BLVD

APN: 5046012024

PIN #: 120B177 737

Tract: TR 5893

Block: None

Lot: 100

Arb: None

## Zoning: CM-2D-CPIO

## General Plan: Hybrid Industrial



# 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

#### 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)

## 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

- 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

- 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)	 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)
 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 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	 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	 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)	 Private College	 Steam Plant
 Fire Supply & Maintenance	 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	 Private Junior High School	 Utility Yard
 HeliStop	 Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	 Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	 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 3
 Tier 2	 Tier 4

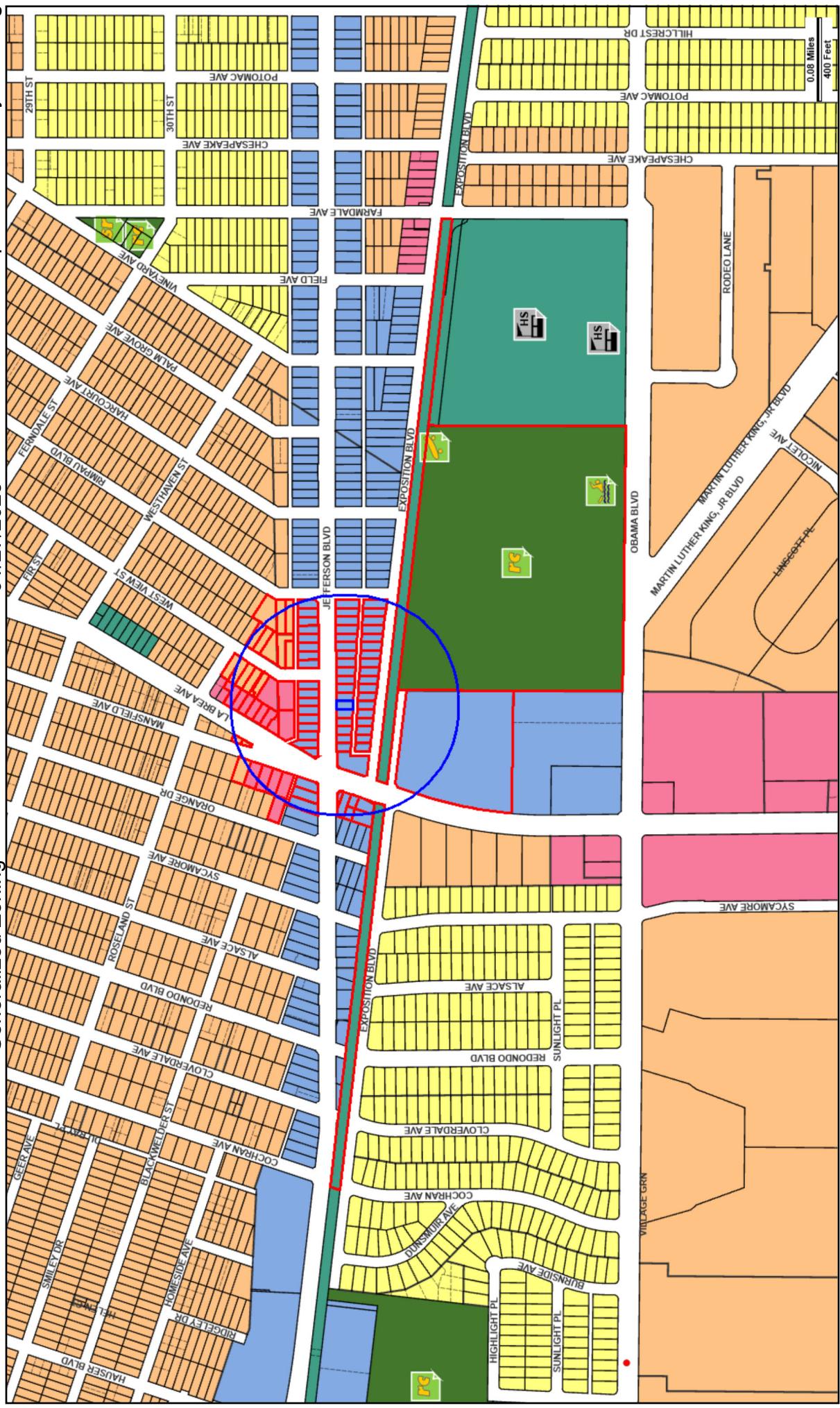
**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

## 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	



Address: 5048 W JEFFERSON BLVD

ABN: 5016012021

AI N: 30+001

PN #: 120B171 737

Tract: TR 5893

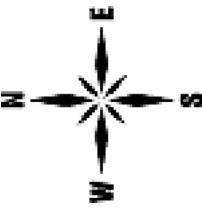
Block: None

BLOCK: NUCLE

Lot: 100

## Zoning: CM-2D-CP1

## General Plan: Hybrid Industrial



# Exhibit C

## Site Photos

# **5048 W Jefferson Blvd**

Photos and Index Map













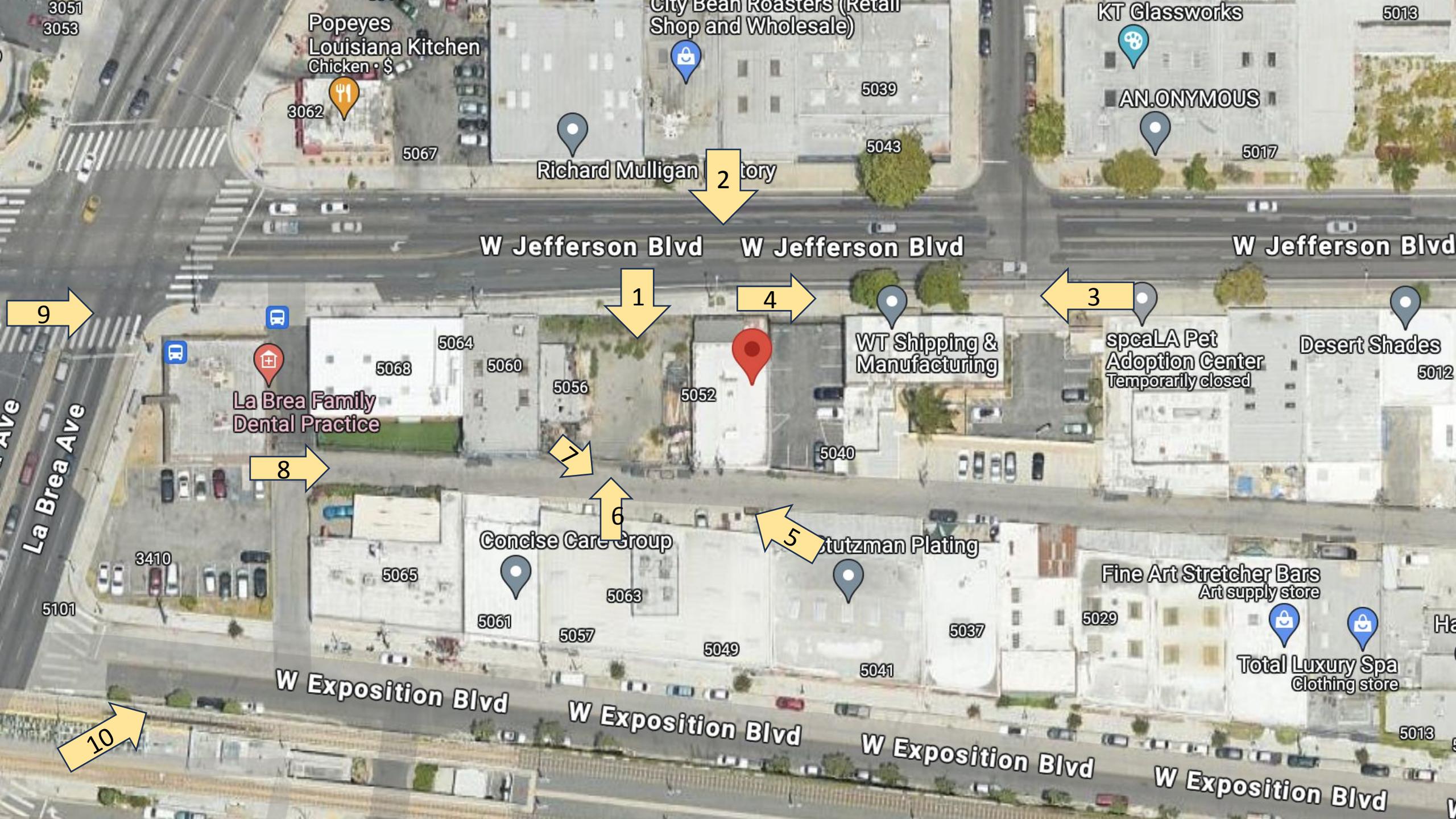








Expo/La Brea



# Exhibit D

## Agency Comments

## REFERRAL FORM



### PRELIMINARY ZONING ASSESSMENT

This form is to serve as an inter-agency referral for City Planning applications associated with a project creating two or more residential units. As a part of a City Planning application, a completed Preliminary Zoning Assessment (PZA) form, accompanied by architectural plans, shall be submitted to Plan Check staff at the Department of Building and Safety (LADBS). LADBS Plan Check staff will sign the PZA form and the architectural plans once the informational Zoning Plan Check verifications are completed. Following the completion of the PZA process, a City Planning application may be filed along with all other applicable filing requirements.

Review of the referral form by City staff is intended to determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to identify any zoning issues or necessary approvals that would need to be resolved through a City Planning application. The informational Zoning Plan Check done through the PZA process does not constitute a zoning approval and does not require compliance with development standards to be completed.

To check if a project type qualifies for and requires the PZA form, see the [Housing Development Project Applicability Matrix](#) available on the City Planning Forms [webpage](#).

### CONTACT INFORMATION

#### Department of Building and Safety, Affordable Housing Section

201 N. Figueroa St., Ste 830  
Los Angeles, CA 90012  
Phone: (213) 482-0455  
Web: <https://ladbs.org/services/special-assistance/affordable-housing>  
Email: [LADBS.AHS@lacity.org](mailto:LADBS.AHS@lacity.org)

#### Department of City Planning, Development Services Center

For locations and hours:  
<https://planning.lacity.org/contact/locations-hours>

### THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF ONLY

<b>LADBS Plan Check Staff Name and Title</b> Elahe Merrikhi, Architectural Associate II	<b>LADBS Plan Check Staff Signature<sup>1</sup></b> ELAHE MERRIKHI <small>Digitally signed by ELAHE MERRIKHI DN: C=US, E=ELAHE.MERRIKHI@LACITY.ORG, O=LA CITY PLANNING, OU=ZONING DIVISION, CN=ELAHE MERRIKHI Date: 2026.01.26 15:14:20-08'00'</small>
<b>Plan Check Application No.<sup>2</sup></b> 24010-10000-04866	<b>Date</b> 01/26/2026
<b>Notes</b> 33 UNIT APARTMENT 6 STORIES, DENSITY BONUS PROVIDE 7 LOW INCOME UNITS PER LAMC 12.22.A 25. PROJECT IS REQUESTING TWO ON-MENU INCENTIVES, TWO OFF-MENU INCENTIVES AND 3 WAIVERS. PROJECT ALSO USING AB 2097 FOR PARKING REDUCTION.	

<sup>1</sup> LADBS Plan Check staff will sign the Preliminary Zoning Assessment Form once the Zoning Plan Check verifications are complete.

<sup>2</sup> This completed form shall be accompanied by plans signed by a DBS Plan Check staff following the completion of a Zoning Plan Check.

## THIS SECTION TO BE COMPLETED BY THE APPLICANT<sup>3</sup>

### PROJECT INFORMATION

#### I. PROJECT LOCATION, ZONING & LAND USE JURISDICTION

**Project Address:** 5048 - 5056W JEFFERSON BLVD, LOS ANGELES, CA 90003 - 109 W 95TH ST, LOS ANGELES, CA 90016

**Project Name (if applicable):** \_\_\_\_\_

**Assessor Parcel Number(s):** 6053007024

**Legal Description (Lot, Block, Tract):** LOT: 12 , BLOCK: NONE , TRACT: TR 5340

**Community Plan:** WEST ADAMS - BALDWIN HILLS - LEIMERT **Number of Parcels:** 3 **Site Area:** 9,540.23 <sup>8</sup> **sq. ft.**

**Current Zone(s) & Height District(s):** CM-2D-CPIO **Land Use Designation:** INDUSTRIAL

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>ED 1 Eligible<sup>4</sup></b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Site Contains Historical Features</b>
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>Alley in Rear</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Downtown Design Guide Area</b>
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Coastal Zone</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Special Grading Area (BOE) Area</b>
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Hillside Area (Zoning)</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Very High Fire Hazard Severity Zone</b>
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>Enterprise Zone</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Greater Downtown Housing Incentive Area</b>

**Specific Plan:** SOUTH LOS ANGELES ALCOHOL SALES

**Historic Preservation Overlay Zone (HPOZ):** N/A

**Design Review Board (DRB):** N/A

**Redevelopment Project Area:** REDEVELOPMENT PROJECT AREA: MID CITY RECOVERY

**Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.):** N/A

**Q Condition/ D Limitation/ T Classification (Ordinance No. and Subarea):** N/A

**Description of Condition:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Legal (Lot Cut Date)** N/A

**Related City Planning Cases** ADM-2019-5647-TOC, PAR-2025-1661-RDP, PAR-2024-5198-AHRF,

<sup>3</sup> All fields in this form must be completed. If an item is not applicable, write N/A.

<sup>4</sup> 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.

**Z.I.(s)** ZI-2452, ZI-2512, ZI-2517, ZI-1231, ZI-2374, ZI-2468, ZI-2488, ZI-2280, ZI-2498

**Affidavits** N/A

**Easements** N/A

**TOC Tier<sup>5</sup> (if applicable to project)** TIER 3

## II. PROJECT DESCRIPTION

### Project Description/Proposed Use

The demolition of a vacant 1-story commercial building and the construction, use, and maintenance of a 6-story mixed-use density bonus project with 33 residential units and 3 ground-floor commercial units

**No. of Stories:** 6      **No. of Dwelling Units:** 33      **Floor Area (Zoning):** 38,786 SF

**Present Use/No. of Units:** 1 vacant commercial structure and a vacant lot

## III. CITY PLANNING ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request to City Planning and (if applicable) the Section in the LAMC or the Specific Plan/Overlay from which relief is sought; follow with a description of the requested action.

**Authorizing Code Section:** LAMC 12.22 A25

**Code Section from which relief is requested (if any):** N/A

**Action Requested, Narrative:** ON-MENU - OFF-MENU INCENTIVES AND WAIVER

**Authorizing Code Section:** LAMC 11.5.7.F

**Code Section from which relief is requested (if any):** N/A

**Action Requested, Narrative:** N.A

Additional Requests Attached

YES     NO

<sup>5</sup> Must be verified by the City Planning Affordable Housing Services Section. A Tier Verification for projects using the TOC guidelines is required to initiate a Preliminary Zoning Assessment with LADBS. Contact [Planning.PriorityHousing@lacity.org](mailto:Planning.PriorityHousing@lacity.org).

## IV. APPLICANT INFORMATION<sup>6</sup>

**Name:** Kalnel Gardens, LLC

**Phone:** \_\_\_\_\_

**Email:** kalnel.nissan@gmail.com

## V. REPRESENTATIVE INFORMATION

**Name:** Kevin Scott (Brian Silveira & Associates)

**Phone:** 651-210-3652

**Email:** kevin@bsilveira.associates

<sup>6</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing a case on behalf of a client (i.e. usually not the agent/representative).

## VI. PRELIMINARY ZONING ASSESSMENT SUMMARY

### THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF<sup>7</sup>

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable LAMC Section No. <sup>8</sup>	Comments and Additional Information
1	Use	APARTMENT HOUSE  RETAIL	APARTMENT HOUSE  RETAIL	<input checked="" type="checkbox"/> YES  <input type="checkbox"/> NO	12.10. A.4.  CPIO SOUTHEAST LOS ANGELES- SEC IV-1-A-1.a	<input type="checkbox"/> Conditional Use (LAMC Section 12.24) for _____  -
2	Height	66 FT   10 FT - 5 IN OVERRUN	55 FT BASE  66 FT MAX  10 FT OVERRUN	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1  CPIO WEST ADAMS-BALDWIN HILLS-LEIMERT IV-2.A.1.b  12.22 A.25  ON-MENU INCENTIVE ONE	<input type="checkbox"/> Transitional Height applies (LAMC Section 12.21.1 A.10)  <input type="checkbox"/> Commercial Corner Development/Mini-Shopping Center height applies (LAMC Section 12.22 A.23(a)(1))  BASE = 55 FT PER CPIO WEST ADAMS-BALDWIN HILLS-LEIMERT  REQUESTED DENSITY BONUS ON-MENU INCENTIVE FOR 11 FT INCREASE HEIGHT, PROVIDE 66 FT IN LIEU OF 55 FT.  <b>MAX ALLOWABLE OVERRUN = 10 FT NEED TO REVISE.</b>

<sup>7</sup> LADBS Plan Check staff will sign Section IV of the Preliminary Zoning Assessment (PZA) form and provide signed architectural plans once the Zoning Plan Check verifications are complete.

<sup>8</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>9</sup>	Comments and Additional Information
3	<b>No. of Stories</b>	6 STORIES	UNLIMITED / MAX HEIGHT 55 FT PER CPIO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21.1 (if code prevails) CPIO WEST ADAMS-BALDWIN HILLS-LEIMERT IV-2.A.1.b	BASE = 55 FT  INDIVIDUAL STORIES SHALL NOT EXCEED 14 FEET IN HEIGHT FROM FINISHED FLOOR TO FINISHED CEILING, EXCEPT THE GROUND FLOOR, WHICH SHALL HAVE A MAXIMUM FINISHED FLOOR TO FINISHED CEILING HEIGHT OF 25 FEET. THE GROUND FLOOR SHALL HAVE A MINIMUM FINISHED FLOOR TO FINISHED CEILING HEIGHT OF 11 FEET.
4	<b>FAR</b> (Floor Area Ratio)	3:1 FAR MAX 28,620.714 SF BASE  4.06:1 FAR 38,786 SF	4.25:1 FAR MAX 40,546.0115 SF MAX	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1  CPIO WEST ADAMS-BALDWIN HILLS-LEIMERT IV-2.B.1 TABLE IV-2.1.MIXED USE  12.22 A25  OFF-MENU INCENTIVE ONE	MIN PER CPIO 1:1 FAR BASED PER CPIO 2:1 FAR MAX PER CPIO 3:1 FAR  <b>BUILDABLE AREA = 9,540.238 SF</b>  9,540.238 SF x 1.5 = <b>28,620.714 SF MAX FAR PER CPIO</b>  REQUESTED DENSITY BONUS OFF-MENU INCENTIVE FOR INCREASE FAR TO PROVIDE 4.25:1 IN LIEU OF 3:1 PER CPIO MAX ALLOWABLE FAR.  9,540.238 SF x 4.25 = <b>40,546.0115 SF MAX FAR</b>  <b>38,786 SF PROVIDED / 9,540.238 SF = 4.06 FAR PROPOSED</b>

<sup>9</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>10</sup>	Comments and Additional Information
5	<b>RFAR</b> (Residential Floor Area Ratio)	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	-	-
6	<b>Density</b>	3 UNITS ( 7 LI )	14 UNITS BASE  33 UNITS MAX	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.17.1. "CM".C.4 12.10. "R3".C.5  C.U.P	<p>Density Ratio:</p> <p><input type="checkbox"/> Site Plan Review (16.05) / Major Project CUP (12.24 U.14)        CM ZONE = R3 ZONE =&gt; BASE: 1/800        LOT AREA: 9,540.238 + (1/2 ALLEY= 1,200 SF)= 10,740.238 SF        10,740.238 SF / 800SF = 13.4252975 (ROUND UP) = <b>14 UNITS BASE</b></p> <p>REQUESTED: A CONDITIONAL USE PERMIT PURSUANT TO LAMC 12.24 U 26 TO PERMIT A 130% DENSITY BONUS IN CONJUNCTION WITH THE CONSTRUCTION, USE, AND MAINTENANCE OF <b>33 FOR-RENT DWELLING UNITS</b> IN LIEU OF THE 14 DWELLING UNITS OTHERWISE PERMITTED BY LAMC 12.22 A 25; WITH 7 DWELLING UNITS RESERVED FOR VERY LOW INCOME HOUSEHOLDS; AND PURSUANT TO LAMC SECTION 12.24 F:</p>

<sup>10</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. <sup>11</sup>	Comments and Additional Information
7	<b>Setback</b> (Front)	1 FT - 7 IN	0 FT BASE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.17.1. "CM".C.1	<p>Lot Line Location (Street Name): W JEFFERSON BLVD</p> <p>Lot Line Location (Street Name):</p>
8	<b>Setback</b> (Side)	5 FT	9 FT BASE 5 FT MIN	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12.17.1. "CM".C.1 12.11. "R4".C.2  12.22 A25  <b>WAIVER INCENTIVE ONE</b>  <b>WAIVER INCENTIVE TWO</b>	<p>Offset/plane break met:</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A  <math>5\text{ FT} + (6\text{ STY} - 2\text{ STY}) 1\text{ FT} = 9\text{ FT}</math></p> <p>REQUESTED FOR DENSITY BONUS <b>WAIVER INCENTIVE FOR %56 EAST SIDE YARD</b> REDUCTION, TO PROVIDE 5 FT IN LIEU OF 9 FT.</p> <p>REQUESTED FOR DENSITY BONUS <b>WAIVER INCENTIVE FOR %56 WEST SIDE YARD</b> REDUCTION, TO PROVIDE 5 FT IN LIEU OF 9 FT.</p>

<sup>11</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. <sup>12</sup>	Comments and Additional Information
9	<b>Setback</b> (Rear)	15 FT	18 FT BASE  15 FT MIN	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.17.1. "CM".C.1 12.11. "R4".C.2.3  12.22 A25  ON-MENU INCENTIVE TWO	15 FT + ( 6 STY - 3 STY ) 1 FT = 18 FT  REQUESTED FOR DENSITY BONUS <b>ON-MENU INCENTIVE</b> FOR <b>%20 REAR YARD</b> REDUCTION, TO PROVIDE 15 FT IN LIEU OF 18 FT.
10	<b>Building Line</b>	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	Ordinance No.: -	-

<sup>12</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. <sup>13</sup>	Comments and Additional Information
11	<b>Parking</b> (automobile)	Residential: 0  Non-Residential: 6	Residential: 0  Non-Residential: 0	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 A.4 (if code prevails)  AB2097  BASE INCENTIVE ONE	Design standards met(12.21 A5): <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  Improvement standards met (12.21 A.6 (except landscaping, to be determined by City Planning)): <input type="checkbox"/> YES <input type="checkbox"/> NO  AB2097 BASE INCENTIVE PROJECT PROVIDING 100% AFFORDABLE HOUSING AND WITHIN A 1/2 MILE OF A MAJOR TRANSIT. PROJECT IS ALLOWED NO PARKING REQUIREMENTS.
12	<b>Bicycle Parking</b> (residential)	Long-term: 38  Short-term: 3	Long-term: 30  Short-term: 3	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 A.16 (if code prevails)	Facility standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  Design standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

<sup>13</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>14</sup>	Comments and Additional Information
13	<b>Bicycle Parking</b> (non-residential)	Long-term: 2  Short-term: 2	Long-term: 2  Short-term: 2	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	LAMC Section 12.21 A.16 (if code prevails) -	Facility standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  Design standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO  $1,670 \text{ SF} + 1,125 \text{ SF} + 798 \text{ SF} = 3,593 \text{ SF}$ TOTAL COMMERCIAL PROVIDED (RETAIL) / 2,000 SF = 1.8 = 2 REQUIRED.
14	<b>Open Space</b>	Total (sq. ft.): 3,320 SF  Common (sq. ft.): 2,020 SF  Private (sq. ft.): 1,300 SF	Total: 3,300 SF  Common: 1,650 SF MIN  Private: 1,650 SF MAX	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 G (if code prevails)	Units/Habitable Room $<3: 33 \text{ UNITS} @ 100 \text{ SF} => 3,300 \text{ SF}$ $=3: 0 \text{ UNITS} @ 125 \text{ SF} => 0$ $>3: 0 \text{ UNITS} @ 175 \text{ SF} => 0$  Dimensions met: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  <b>3,300 SF BASE OPEN SPACE</b> $3,300 \text{ SF} \times 0.5 = 1,650 \text{ SF MIN COMMON OPEN SPACE}$ $3,300 \text{ SF} \times 0.25 = 825 \text{ SF MIN INDOOR COMMON OPEN SPACE}$ $33 \times 50 = 1,650 \text{ SF MAX PRIVATE OPEN SPACE}$ $2,020 \text{ SF} \times 0.25 = 505 \text{ SF LANDSCAPE REQUIRED}$ $33 / 4 = 8.25 \text{ (ROUND UP)} = 9 \text{ TREES REQUIRED} = 15 \text{ PROVIDED.}$

<sup>14</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>15</sup>	Comments and Additional Information
15	<b>Retaining Walls in Special Grading Areas</b>	Max Height: -  Max Quantity: -	Max Height: -  Max Quantity: -	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	LAMC Section 12.21 C.8 (if code prevails) -	-
16	<b>Grading</b> (Zoning and Planning limitations)	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	-	-

<sup>15</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>16</sup>	Comments and Additional Information
17	<b>Lot Coverage</b>	%89 MAX	%75 BASE %89 MAX	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<b>CPIO WEST</b> <b>ADAMS-BALDWIN</b> <b>HILLS-LEIMERT</b> <b>IV-2.C.1.a.2 and 3</b>  <b>12.22 A25</b>  <b>OFF-MENU INCENTIVE TWO</b>	<p>2. PROJECTS IN PARCEL GROUP A THAT INVOLVE THE CONSTRUCTION OF A NEW BUILDING SHALL PROVIDE A MINIMUM LOT COVERAGE OF 50 PERCENT, EXCEPT AS PROVIDED IN SUBSECTION 3, BELOW.</p> <p>3. PROJECTS IN PARCEL GROUP A THAT INVOLVE THE CONSTRUCTION OF A NEW BUILDING SHALL PROVIDE A MINIMUM LOT COVERAGE OF 30 PERCENT WHEN AT LEAST 20 PERCENT OF THE LOT IS DEVOTED TO OPEN SPACE. THE OPEN SPACE SHALL BE LOCATED NO MORE THAN 3 FEET ABOVE OR BELOW THE ADJACENT SIDEWALK GRADE AND SHALL BE DESIGNED TO ENHANCE LINKAGES FROM THE MASS TRANSIT STATION TO NEARBY PUBLIC SPACES AND PEDESTRIAN AMENITIES. A COVENANT SHALL BE REQUIRED TO ENSURE THAT THE OPEN SPACE REMAINS ACCESSIBLE AND OPEN TO THE PUBLIC AT ALL TIMES THAT MASS TRANSIT SERVICE IS AVAILABLE.</p> <p>REQUESTED FOR DENSITY BONUS <b>OFF-MENU INCENTIVE FOR INCREASE</b> ALLOWABLE PERCENTAGE OF THE LOT COVERAGE TO PROVIDE <b>%89</b> IN LIEU OF <b>MAX %75</b> PER <b>CPIO</b> REQUIREMENT.</p>
18	<b>Lot Width</b>	120 FT EXISTING	EXISTING	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.10.C4	MERGE 3 LOTS LOT TIE REQUIRED.

<sup>16</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM **(LADBS Staff Initials)**

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>17</sup>	Comments and Additional Information
19	<b>Space between Buildings</b>	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	LAMC Section 12.21 C.2(a) (if code prevails) -	-
20	<b>Passageway</b>	DIRECT ACCESS TO RIGHT OF WAY	DIRECT ACCESS TO RIGHT OF WAY	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 C.2(b) (if code prevails) -	-

<sup>17</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>18</sup>	Comments and Additional Information
21	Location of Accessory Buildings	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	LAMC Section 12.21 C.5 (if code prevails) -	-
22	Loading Area	-	-	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	-	-

<sup>18</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>19</sup>	Comments and Additional Information
23	Trash & Recycling	60 SF RESIDENTIAL	60 SF RESIDENTIAL	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21 A19.c.2.ii	
24	Landscape	<i>Conformance determined by Los Angeles City Planning</i>				

<sup>19</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>20</sup>	Comments and Additional Information
25	<b>Private Street</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	-	-
	<b>Other</b> (e.g., ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.)	See additional sheets, if applicable				Additional Sheet(s) attached: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

<sup>20</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

EM **(LADBS Staff Initials)**

**ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED**  
**to be completed by LADBS Plan Check Staff**

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comments and Additional Information
26	LOADING SPACE REQUIRED FOR COMMERCIAL ZONE	0	0	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12.21.C.6.a 12.22 A25 WAIVER INCENTIVE THREE	REQUESTED FOR DENSITY BONUS <b>WAIVER INCENTIVE</b> FOR DON'T PROVIDE LOADING SPACE FOR COMMERCIAL ZONE PER LAMC 12.21.C.6.a
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		

EM (LADBS Staff Initials)

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

Date: April 16, 2025

To: Vincent P. Bertoni, Director  
Department of City Planning  
Attn: Isaiah Ross (City Planning Associate)

 Digitally signed by  
Michael Soto  
Date: 2025.04.16  
14:44:56-07'00'

From: Hui M. Huang, Principal Civil Engineer  
Permit Case Management Division  
Bureau of Engineering (BOE)

Subject: **Case No. CPC-2025-0063-DB-CU3-HCA (5048-5056 West Jefferson Boulevard)**

The following recommendations identifying the infrastructure deficiencies adjacent to the above-referenced site. The recommendations are respectfully submitted for your consideration in the approval of a Density Bonus, Class 3 - Conditional Use Permit and Housing Crisis Act application:

1. Dedication Required:

**Jefferson Boulevard** (Avenue II) – A 3-foot wide strip of land along the property frontage to construct a 15-foot wide Avenue II standard sidewalk.

**Alley** (S/o Jefferson Boulevard) – None.

2. Improvements Required:

**Jefferson Boulevard** – Construct a full-width concrete sidewalk abutting the new property line and repair and/or replace any broken, off-grade, or damaged concrete curb, gutter, and roadway pavement. Close all unused driveways with full height concrete curb, gutter and sidewalk.

**Alley** – Remove and replace the full-width alley pavement along the property frontage with concrete pavement, including any necessary transition to join the existing improvements satisfactory to the City Engineer.

**Notes:** Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than  $\frac{1}{4}$  inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than  $\frac{1}{8}$  inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than  $\frac{1}{4}$  inch from the surrounding concrete work or has full concrete depth cracks that have separations

greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-6 and S444-0.

Install 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. The applicant should contact the Urban Forestry Division for further information at <https://engpermits.lacity.org/public> or via <https://appointments.lacity.org/apptsys/Public/Account>.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting at <https://lalights.lacity.org> or via <https://appointments.lacity.org/apptsys/Public/Account>.

Department of Transportation may have additional requirements for dedication and improvements.

Refer to the Department of Transportation regarding traffic signals, signs and equipment at (213) 485-1062 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-0562 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants at (213) 482-6543 or via <https://appointments.lacity.org/apptsys/Public/Account>.

3. Provide proper drainage for street being improved and for the site being developed.
4. Sewer line exists in the alley. CCTV the sewer laterals to verify the current condition of the line. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
5. Submit a request to the BOE Central District Office sewer counter to determine the capacity of the existing public sewer to accommodate the proposed development at <https://engpermits.lacity.org/public> or via <https://appointments.lacity.org/apptsys/Public/Account>.
6. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to the Bureau of Engineering - Permit Case Management Division - Land Development Group, via the Customer Service Request system at <https://dscsr.lacity.org/>.

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

March 10, 2025

TO: Vincent Bertoni, AICP, Director of Planning  
Department of City Planning  
Attention: Isaiah Ross

FROM: Los Angeles Fire Department

SUBJECT: **CPC-2025-63-DB-CU3-HCA (5048 W. Jefferson Blvd.)**

Submit plot plans for Fire Department approval and review prior to recordation of City Planning Case.

**RECOMMENDATIONS:**

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

One or more Knox Boxes will be required to be installed for LAFD access to project.  
Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).

The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

The Fire Department may require additional vehicular access where buildings exceed 30 feet in height.

Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance of individual units.

The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

#### 2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

- a. When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.
- b. It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
- c. This policy does not apply to single-family dwellings or to non-residential buildings.

Site plans shall include all overhead utility lines adjacent to the site.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.

#### **FPB #105**

5101.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

Entrance to the main lobby shall be located off the address side of the building.

Any required Fire Annunciator panel or Fire Control Room shall be located within 20ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.

Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.

Isaiah Ross  
March 10, 2025  
CPC-2025-63-DB-CU3-HCA (5048 W. Jefferson Blvd.)  
Page 3

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.  
Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY** **APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 482-6543**. You should advise any consultant representing you of this requirement as well.

Ronnie R. Villanueva  
Interim Fire Chief

David A. Perez, Fire Marshal  
Bureau of Fire Prevention and Public Safety

DP:KC:kc

CPC-2025-63-DB-CU3-HCA (5048 W. Jefferson Blvd.)

**CITY OF LOS ANGELES**  
**INTER-DEPARTMENTAL CORRESPONDENCE**

**DATE:** October 28, 2025

**TO:** Shana M.M. Bonstin  
 Arthi L. Varma  
 Lisa M. Webber  
 Haydee Urita-Lopez  
 Deputy Director of Planning  
 Department of City Planning

**FROM:** Kwasi Berko, Division Manager  
 Clean Water North Conveyance Division  
 LA Sanitation & Environment

**SUBJECT:** **ADM-2025-1138-PMUL-HCA**  
 ADM-2024-7876-PMUL  
 AA-2024-7366-PMUL-HCA  
 ADM-2024-8220-PMUL-HCA  
 AA-2024-2692-PM-CN-HCA  
 AA-2024-8279-PMUL  
 ADM-2025-59-PMUL  
 AA-2025-41-PM  
 AA-2024-7755-PM-HCA  
 AA-2025-121-VPM-SL-HCA  
 AA-2025-350-VPM-SL-HCA  
 ADM-2025-371-PMUL  
 ADM-2025-477-PMUL  
 AA-2025-604-PM-CC  
 CPC-2025-215-DB-WDI-HCA  
 APCW-2024-8091-ZC  
 ADM-2025-862-PMUL  
 CPC-2025-63-DB-CU3-HCA  
 VTT-83570-HCA  
 AA-2025-971-PM

*URBE LIO*

1923 North Upperton Place  
 9787 West Blantyre Drive  
 13185 - 13199 North De Garmo Ave  
 14843 & 14845 West Ryan Street  
 7711 West Forsythe Street  
 7710 West Wentworth Street  
 1612 West 206th Street  
 1963 North Curson Place  
 1962 North Wattles Drive  
 6006 - 6010 North Melvin Avenue  
 15449 - 15457 West Camarillo Street  
 17719 West Kingsbury Street  
 806 North Waterloo Street  
 316 North San Pascual Avenue  
 10433 North Whitegate Avenue  
 14951 & 14953 West Lanark Street  
 1211 South Sherbourne Drive  
 1433 & 1439 West Jefferson Blvd  
 8946 South Sepulveda Eastway  
 18163 - 18169 West Arminta Street  
 5048 - 5056 West Jefferson Blvd  
 17540 West Kingsbury Street  
 17216 West Parthenia Street

Our office has reviewed the sewer/storm drain lines serving the subject tracts/areas, and found no potential problems to our structures and/or potential maintenance issues, with the exception of **ADM-2025-1138-PMUL-HCA (1923 North Upperton Place)**.

There is an easement contained within the aforementioned property. Any proposed development in close proximity to the easement must secure Department of Public Works approval.

Note: This Approval is for the Tract Map only and represents the office of LA Sanitation/CWCDs. The applicant may be required to obtain other necessary Clearances/Permits from LA Sanitation and appropriate District office of the Bureau of Engineering.

If you have any questions, please contact Dean Taylor at (323) 342-1550.

KB/dt/mt

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE**Date:** 3/4/2025**To:** Charlie Rausch, Senior City Planner  
Department of City Planning  
200 N. Spring St., 6th Floor MS-395*Richard Tom for*  
**From:** Jay Wong, Manager  
Private Development Division  
Bureau of Street Lighting**SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS****CITY PLANNING CASE No.:** CPC    2025-63    DB    CU3    HCA  
5048 W JEFFERSON BLVD

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

**IMPROVEMENT CONDITION:** No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade street light: one (1) on Jefferson Blvd

**NOTES:**

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

CC: Land Development Group MS 901

Engineering District Office:

**CITY OF LOS ANGELES**  
INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** May 29, 2025

**TO:** Isaiah Ross, City Planner  
Department of City Planning

**FROM:**   
Bryan Ramirez, Street Tree Superintendent I  
Bureau of Street Services, Urban Forestry Division

**SUBJECT:** CPC-2025-63-DB-CU3-HCA – 5048 W. JEFFERSON BLVD.

In regard to your request for review of this case regarding Urban Forestry requirements, it is our recommendation that:

**1. STREET TREES**

- a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
- b. When street dedications are required and to the extent possible, the project shall provide larger planting areas for existing street trees to allow for growth and planting of larger stature street trees. This includes and is not limited to parkway installation and/or enlargement of tree wells and parkways.
- c. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

**Note:** Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

BR:djm

## REFERRAL FORM



# TRANSPORTATION STUDY ASSESSMENT

## Department of Transportation

### PURPOSE

The Department of Transportation (LADOT) Referral Form (hereafter referred to as Referral Form) serves as an initial assessment to determine whether a project requires a Transportation Assessment. A Planning case must be filed with Los Angeles City Planning prior to submitting this Referral Form to LADOT.

### GENERAL INFORMATION

- All new school projects, including by-right projects, must contact LADOT for an assessment of the school's proposed drop-off/pick-up scheme and to determine if any traffic controls, school warning and speed limit signs, school crosswalk and pavement markings, passenger loading zones and school bus loading zones are needed.
- Unless exempted, projects located within a Transportation Specific Plan area may be required to pay a traffic impact assessment fee, regardless of the need to prepare a Transportation Assessment.
- Pursuant to LAMC Section 19.15 of Chapter 1 or LAMC Section 15.9.2. of Chapter 1A, as applicable, a review fee payable to LADOT may be required to process this form. The applicant should contact the appropriate [LADOT Development Services Office](#) to arrange payment.
- LADOT's Vehicle Miles Traveled (VMT), VMT Calculator, and VMT Calculator User Guide can be found at <http://ladot.lacity.org>.
- A transportation study is not needed for the following project applications:
  - Ministerial / by-right projects
  - Discretionary projects limited to a request for change in hours of operation
  - Tenant improvements within an existing shopping center for change of tenants
  - Any project only installing a parking lot or parking structure
  - Time extension
  - Single-family home (unless part of a subdivision)
- This Referral Form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT.

## SUBMITTAL REQUIREMENTS

When submitting this Referral Form to LADOT, complete and include a copy of the documents listed below:

- City Planning Application ([CP13-7771.1](#))
- A fully dimensioned Site Plan showing all existing and proposed structures, parking and loading areas, driveways, as well as on-site and off-site circulation
- If filing for purposes of Project Review, the Project Review Supplemental Application ([CP13-2150](#))
- Project-specific VMT Calculator analysis results
- Route this Referral Form for processing to the appropriate [LADOT Development Services Office](#) as follows (see this [map](#) for geographical reference):

## LADOT DEVELOPMENT SERVICES DIVISION OFFICES

Central	West LA	Valley
100 S. Main St, 9th Floor Los Angeles, CA 90012 <a href="mailto:ladot.devreview.cen@lacity.org">ladot.devreview.cen@lacity.org</a>	7166 W. Manchester Blvd Los Angeles, CA 90045 <a href="mailto:ladot.devreview.wla@lacity.org">ladot.devreview.wla@lacity.org</a>	6262 Van Nuys Blvd, 3rd Floor Van Nuys, CA 91401 <a href="mailto:ladot.devreview.sfv@lacity.org">ladot.devreview.sfv@lacity.org</a>

## THIS SECTION TO BE COMPLETED BY APPLICANT

### PROJECT INFORMATION

Case Number: CPC-2025-63-DB-CU3-HCA

Address: 5048-5056 W Jefferson Blvd

Project Description: 6-story mixed use, 33 dwelling units and 3 commercial units

Seeking Existing Use Credit  
(will be calculated by LADOT):

YES    NO    UNSURE

Applicant Name: Kevin Scott

Email: kevin@bsilveira.associates

Phone: 651-210-3652

## PROJECT REFERRAL TABLE

	Land Use (list all)	Size/Unit	Daily Trips <sup>1</sup>
Proposed <sup>1</sup>	Housing - Multifamily	26	
	Housing - Affordable Housing	7	
	Retail	3,593 SF	
	Total Trips <sup>1</sup> :		

### THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

Planning Staff Name: Isaiah Ross

(213) 238-7731

Phone: \_\_\_\_\_

Signature: 

Date: January 15, 2026

- a. Does the proposed project involve a discretionary action?  YES  NO
- b. Would the proposed project generate 250 or more daily vehicle trips<sup>2</sup>?  YES  NO
- c. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station<sup>3</sup>?  YES  NO

If **YES** to **a.** and **b.** or **c.**, or to **all** of the above, the Project must be referred to LADOT for further assessment.

<sup>1</sup> Qualifying Existing Use to be determined by LADOT staff on following page, per LADOT's TAG.

<sup>2</sup> To calculate the project's total daily trips, use the VMT Calculator. Under "Project Information", enter the project address, land use type, and intensity of all proposed land uses. Select the '+' icon to enter each land use. After you enter the information, copy the 'Daily Vehicle Trips' number into the total trips in this table. Do not consider any existing use information for screening purposes. For additional questions, consult LADOT's [VMT Calculator User Guide](#) and the LADOT TAG (available on the LADOT website).

<sup>3</sup> Relevant transit lines include Metro A, B, C, D, E, G, J, and K line stations, and Metrolink stations.

## THIS SECTION TO BE COMPLETED BY LADOT

### PROJECT COMPONENTS

	Land Use (list all)	Size/Unit	Daily Trips
Proposed	Industrial   Light Industrial	3,466 sf	
	Industrial   Warehousing/Self-Storage	3170 sf	
	Industrail   Light Industrial	568 sf	
<b>Total Trips:</b>		<b>31</b>	
Existing	Housing   Multi-Family	26	
	Housing   Affordable Housing - Family	7	
	Retail (Exempt)	3,593 sf	
	<b>Total Trips:</b>		<b>162</b>
<b>Net Increase / Decrease (+ or -)</b>			<b>131</b>

- a. Is the project a single retail use that is less than 50,000 square feet?  YES  NO
- b. Would the project generate a net increase of 250 or more daily vehicle trips?  YES  NO
- c. Would the project generate a net increase of 500 or more daily vehicle trips, as determined by the ITE Trip Generation Manual, 11th Edition?  YES  NO
- d. Would the project result in a net increase in daily VMT?  YES  NO
- e. If the project is replacing an existing number of residential units with a smaller number of residential units, is the proposed project located within one-half mile of a heavy rail, light rail, or bus rapid transit station?  YES  NO
- f. Does the project trigger Project Review (LAMC Section 16.05 of Chapter 1 or LAMC Section 4C.14.1.C. (Development Review Threshold Packages) of Chapter 1A, depending on a property's applied zoning)?  YES  NO
- g. Project size:
  - i. Would the project generate a net increase of 1,000 or more daily vehicle trips?  YES  NO

ii. Is the project's frontage 250 linear feet or more along a street classified as an Avenue or Boulevard per the City's General Plan?  YES  NO

iii. Is the project's building frontage encompassing an entire block along a street classified as an Avenue or Boulevard per the City's General Plan?  YES  NO

## VMT ANALYSIS (CEQA REVIEW)

If YES to a. and NO to e. a VMT analysis is NOT required.

If YES to both b. and d.; or to e. a VMT analysis is required.

## ACCESS, SAFETY, AND CIRCULATION ASSESSMENT (CORRECTIVE CONDITIONS)

If YES to c., a Vehicle Safety and Access Evaluation may be required.

If YES to f. and either g.i., g.ii., or g.iii., a Pedestrian, Bicycle, and Transit Access Assessment may be required.

## LADOT COMMENTS:

For mixed-use projects, trips from local retail can be excluded when counting daily vehicle trips for screening. A VMT analysis is not required.

*Please note that this form is not intended to address the project's site access plan, driveway dimensions and location, internal circulation elements, dedication and widening, and other issues. These items require separate review and approval by LADOT. Qualifying Existing Use to be determined per LADOT's TAG.*

## LADOT ASSESSMENT QUESTIONS

Specific Plan with Trip Fee or TDM Requirements:  YES  NO

Fee Calculation Estimate: \_\_\_\_\_

VMT Analysis Required:  YES  NO

Vehicle Safety and Access Evaluation:  YES  NO

Pedestrian, Bicycle, and Transit Access Assessment:  YES  NO

Prepared by DOT Staff Name: Jose Cardenas

Signature: \_\_\_\_\_ 

Digitally signed by Jose Cardenas  
Date: 2025.11.13 07:01:21 -08'00'

Phone: (213) 972-4995

Date: 11/13/2025

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.5



*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

Project: 5048-5056 W Jefferson

Scenario:

Address: 5048 W JEFFERSON BLVD, 90016



Is the project replacing an existing number of residential units with a smaller number of residential units AND is located within one-half mile of a fixed-rail or fixed-guideway transit station?

Yes  No

## Existing Land Use

Land Use Type	Value	Unit	ksf	
Industrial   Light Industrial	0.568			
Industrial   Light Industrial	3.466	ksf		
Industrial   Warehousing/Self-Storage	3.17	ksf		
Industrial   Light Industrial	0.568	ksf		

Click here to add a single custom land use type (will be included in the above list)

## Proposed Project Land Use

Land Use Type	Value	Unit	ksf	
Retail   General Retail				
Housing   Multi-Family	26	DU		
Housing   Affordable Housing - Family	7	DU		

Click here to add a single custom land use type (will be included in the above list)

## Project Screening Summary

Existing Land Use	Proposed Project
31	162
Daily Vehicle Trips	Daily Vehicle Trips

### Tier 1 Screening Criteria

Project will have less residential units compared to existing residential units & is within one-half  mile of a fixed-rail station.

### Tier 2 Screening Criteria

The net increase in daily trips < 250 trips 131  
Net Daily Trips

The net increase in daily VMT ≤ 0 825  
Net Daily VMT

The proposed project consists of only retail land uses ≤ 50,000 square feet total. 0.000  
ksf

**The proposed project is not required to perform VMT analysis.**



# CITY OF LOS ANGELES VMT CALCULATOR Version 1.5



## Project Information

**Project:** 5048-5056 W Jefferson

**Scenario:**

**Address:** 5048 W JEFFERSON BLVD, 90016



Proposed Project Land Use Type	Value	Unit
Housing   Multi-Family	26	DU
Housing   Affordable Housing - Family	7	DU

## TDM Strategies

Select each section to show individual strategies  
Use  to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

### Max Home Based TDM Achieved?

Proposed Project

With Mitigation

No

No

### Max Work Based TDM Achieved?

No

No

**A**

#### Parking

##### Reduce Parking Supply

100 city code parking provision for the project site

100

74

actual parking provision for the project site

Proposed Prj  Mitigation

Proposed Prj  Mitigation

##### Unbundle Parking

175 monthly parking cost (dollar) for the project site

175

Proposed Prj  Mitigation

##### Parking Cash-Out

50 percent of employees eligible

50

Proposed Prj  Mitigation

##### Price Workplace Parking

6.00 daily parking charge (dollar)

6.00

50 percent of employees subject to priced parking

Proposed Prj  Mitigation

##### Residential Area Parking

200 cost (dollar) of annual permit

200

—

Proposed Prj  Mitigation

**B**

#### Transit

**C**

#### Education & Encouragement

**D**

#### Commute Trip Reductions

**E**

#### Shared Mobility

**F**

#### Bicycle Infrastructure

**G**

#### Neighborhood Enhancement

## Analysis Results

Proposed Project	With Mitigation
162	162
Daily Vehicle Trips	Daily Vehicle Trips
1,061	1,061
Daily VMT	Daily VMT
N/A	N/A
Household VMT per Capita	Household VMT per Capita
N/A	N/A
Work VMT per Employee	Work VMT per Employee

## Significant VMT Impact?

**Household:** N/A **Household:** N/A

Threshold = 6.0  
15% Below APC

Threshold = 6.0  
15% Below APC

**Work:** N/A

Threshold = 11.6  
15% Below APC

**Work:** N/A

Threshold = 11.6  
15% Below APC



# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: November 13, 2025

Project Name: 5048-5056 W Jefferson

Project Scenario:

Project Address: 5048 W JEFFERSON BLVD, 90016



Version 1.5

### Project Information

Land Use Type	Value	Units
Housing	Single Family	0
	Multi Family	26
	Townhouse	0
	Hotel	0
	Motel	0
Affordable Housing	Family	7
	Senior	0
	Special Needs	0
	Permanent Supportive	0
	General Retail	0.000
Retail	Furniture Store	0.000
	Pharmacy/Drugstore	0.000
	Supermarket	0.000
	Bank	0.000
	Health Club	0.000
	High-Turnover Sit-Down Restaurant	0.000
	Fast-Food Restaurant	0.000
	Quality Restaurant	0.000
	Auto Repair	0.000
	Home Improvement	0.000
	Free-Standing Discount	0.000
	Movie Theater	0
	General Office	0.000
	Medical Office	0.000
Industrial	Light Industrial	0.000
	Manufacturing	0.000
	Warehousing/Self-Storage	0.000
School	University	0
	High School	0
	Middle School	0
	Elementary	0
	Private School (K-12)	0
Other	0	Trips

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: November 13, 2025

Project Name: 5048-5056 W Jefferson

Project Scenario:

Project Address: 5048 W JEFFERSON BLVD, 90016



Version 1.5

Analysis Results			
Proposed Project		With Mitigation	
162	Daily Vehicle Trips	N/A	Daily Vehicle Trips
N/A	Daily VMT	N/A	Daily VMT
N/A	Household VMT per Capita	N/A	Household VMT per Capita
N/A	Work VMT per Employee	N/A	Work VMT per Employee
Significant VMT Impact?			
APC: South Los Angeles			
Impact Threshold: 15% Below APC Average			
Household = 6.0			
Work = 11.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 6.0	N/A	Household > 6.0	N/A
Work > 11.6	N/A	Work > 11.6	N/A

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: November 13, 2025

Project Name: 5048-5056 W Jefferson

Project Scenario:

Project Address: 5048 W JEFFERSON BLVD, 90016



Version 1.5

### TDM Strategy Inputs

Strategy Type	Description	Proposed Project	Mitigations
<b>Parking</b>	<i>Reduce parking supply</i>	<i>City code parking provision (spaces)</i> 0	0
	<i>Actual parking provision (spaces)</i>	0	0
	<i>Unbundle parking</i>	<i>Monthly cost for parking (\$)</i> \$0	\$0
	<i>Parking cash-out</i>	<i>Employees eligible (%)</i> 0%	0%
	<i>Price workplace parking</i>	<i>Daily parking charge (\$)</i> \$0.00	\$0.00
	<i>Residential area parking permits</i>	<i>Employees subject to priced parking (%)</i> 0%	0%
(cont. on following page)			

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: November 13, 2025  
 Project Name: 5048-5056 W Jefferson  
 Project Scenario:  
 Project Address: 5048 W JEFFERSON BLVD, 90016



Version 1.5

TDM Strategy Inputs, Cont.				
	Strategy Type	Description	Proposed Project	Mitigations
Transit	Reduce transit headways	<i>Reduction in headways (increase in frequency) (%)</i>	0%	0%
		<i>Existing transit mode share (as a percent of total daily trips) (%)</i>	0%	0%
		<i>Lines within project site improved (&lt;50%, &gt;=50%)</i>	0	0
	Implement neighborhood shuttle	<i>Degree of implementation (low, medium, high)</i>	0	0
		<i>Employees and residents eligible (%)</i>	0%	0%
	Transit subsidies	<i>Employees and residents eligible (%)</i>	0%	0%
		<i>Amount of transit subsidy per passenger (daily equivalent) (\$)</i>	\$0.00	\$0.00
Education & Encouragement	Voluntary travel behavior change program	<i>Employees and residents participating (%)</i>	0%	0%
	Promotions and marketing	<i>Employees and residents participating (%)</i>	0%	0%
(cont. on following page)				

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: November 13, 2025

Project Name: 5048-5056 W Jefferson

Project Scenario:

Project Address: 5048 W JEFFERSON BLVD, 90016



Version 1.5

TDM Strategy Inputs, Cont.				
	Strategy Type	Description	Proposed Project	Mitigations
Commute Trip Reductions	<u>Required commute trip reduction program</u>	Employees participating (%)	0%	0%
	<u>Alternative Work Schedules and Telecommute</u>	Employees participating (%)	0%	0%
		Type of program	0	0
		Degree of implementation (low, medium, high)	0	0
	<u>Employer sponsored vanpool or shuttle</u>	Employees eligible (%)	0%	0%
		Employer size (small, medium, large)	0	0
	<u>Ride-share program</u>	Employees eligible (%)	0%	0%
Shared Mobility	<u>Car share</u>	Car share project setting (Urban, Suburban, All Other)	0	0
	<u>Bike share</u>	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	<u>School carpool program</u>	Level of implementation (Low, Medium, High)	0	0
(cont. on following page)				

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: November 13, 2025

Project Name: 5048-5056 W Jefferson

Project Scenario:

Project Address: 5048 W JEFFERSON BLVD, 90016



Version 1.5

TDM Strategy Inputs, Cont.				
	Strategy Type	Description	Proposed Project	Mitigations
Bicycle Infrastructure	<i>Implement/Improve on-street bicycle facility</i>	<i>Provide bicycle facility along site (Yes/No)</i>	0	0
	<i>Include Bike parking per LAMC</i>	<i>Meets City Bike Parking Code (Yes/No)</i>	0	0
	<i>Include secure bike parking and showers</i>	<i>Includes indoor bike parking/lockers, showers, &amp; repair station (Yes/No)</i>	0	0
Neighborhood Enhancement	<i>Traffic calming improvements</i>	<i>Streets with traffic calming improvements (%)</i>	0%	0%
		<i>Intersections with traffic calming improvements (%)</i>	0%	0%
	<i>Pedestrian network improvements</i>	<i>Included (within project and connecting off-site/within project only)</i>	0	0

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: November 13, 2025

Project Name: 5048-5056 W Jefferson

Project Scenario:

Project Address: 5048 W JEFFERSON BLVD, 90016



Version 1.5

### TDM Adjustments by Trip Purpose & Strategy

Place type: Compact Infill

	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Shared Mobility	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: November 13, 2025

Project Name: 5048-5056 W Jefferson

Project Scenario:

Project Address: 5048 W JEFFERSON BLVD, 90016



Version 1.5

### TDM Adjustments by Trip Purpose & Strategy, Cont.

#### Place type: Compact Infill

	Place type: Compact Infill												Source	
	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction			
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated		
Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure sections 1 - 3	
	Include Bike parking per LAMC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
Neighborhood Enhancement	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement sections 1 - 2	
	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		

### Final Combined & Maximum TDM Effect

	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
	COMBINED TOTAL	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
MAX. TDM EFFECT	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	

= Minimum (X%, 1-[(1-A)\*(1-B)...])  
where X% =

PLACE	urban	75%
TYPE	compact infill	40%
MAX:	suburban center	20%
	suburban	15%

Note: (1-[(1-A)\*(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: November 13, 2025

Project Name: 5048-5056 W Jefferson



Project Scenario:

Project Address: 5048 W JEFFERSON BLVD, 90016

Version 1.5

### MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	29	-13.8%	25	N/A	N/A	N/A
Home Based Other Production	81	-25.9%	60	N/A	N/A	N/A
Non-Home Based Other Production	38	-2.6%	37	N/A	N/A	N/A
Home-Based Work Attraction	0	0.0%	0	N/A	N/A	N/A
Home-Based Other Attraction	39	-20.5%	31	N/A	N/A	N/A
Non-Home Based Other Attraction	9	0.0%	9	N/A	N/A	N/A

### MXD Methodology with TDM Measures

	Proposed Project			Project with Mitigation Measures		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	N/A	N/A	N/A	N/A	N/A	N/A
Home Based Other Production	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Production	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Work Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Home-Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A
Non-Home Based Other Attraction	N/A	N/A	N/A	N/A	N/A	N/A

### MXD VMT Methodology Per Capita & Per Employee

Total Population: N/A

Total Employees: N/A

APC: South Los Angeles

	Proposed Project	Project with Mitigation Measures
Total Home Based Production VMT	N/A	N/A
Total Home Based Work Attraction VMT	N/A	N/A
Total Home Based VMT Per Capita	N/A	N/A
Total Work Based VMT Per Employee	N/A	N/A

## 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: Hamza Khan, Planning Assistant

Planning Staff Signature: Hamza Khan

 Digitally signed by Hamza Khan  
Date: 2026.01.13 08:43:52 -08'00'

Referral Date: 11/13/2024

Expiration Date: 5/12/2025

Case Number: PAR- 2024-5198-AHRF

#### TRANSPORTATION QUALIFIERS (if applicable)

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

Other: \_\_\_\_\_

Location of Transit: La Brea Ave & Exposition Blvd

**Qualifier #1:** Metro Rail E Line @ Expo/La Brea Station

**Service Interval #1:** Rail Level of Service      **Service Interval #2:** Rail Level of Service

**Qualifier #2:** N/A

**Service Interval #1:** N/A      **Service Interval #2:** N/A

*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:**

Applicant is requesting a CUP. Materials and plans have not been checked for full compliance with LAMC, LABC and CPIO. Submittal of a signed Referral Form does not constitute a deemed complete date, nor approval of entitlements or plans submitted at the time of case filing.

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

**Applicant Requesting:**

**100% Affordable per AB 2345<sup>1</sup>**       **SB 35**       **ED 1**       **Measure JJJ**  
 **AB 2011**       **AB 2097**       **AB 2162**       **AB 2334**  
 **Other:** \_\_\_\_\_

## APPLICANT INFORMATION

**Applicant Name:** Kevin Scott

**Phone Number:** 651-210-3652

**Email:** kevin@bsilveira.associates

## I. PROPOSED PROJECT

### 1. PROJECT LOCATION/ZONING

**Project Address(es):** 5048-5056 West Jefferson Boulevard

**Assessor Parcel Number(s):** 5046-012-024; 5046-012-043; 5046-012-044

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

Community Plan: West Adams - Baldwin Hills - Leimert

Existing Zone: CM-2D-CPIO

Land Use Designation: Hybrid Industrial

Number of Parcels: 3

Project Site Area (sf): 9,501 SF

ED 1 Eligible<sup>2</sup>  Specific Plan  DRB/CDO

HPOZ  Enterprise Zone  Redevelopment Project Area

If applicable, specify Specific Plan/Overlay: West Adams-Baldwin Hills-Leimert CPIO

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

Other Pertinent Zoning Information (specify):

## 2. DETAILED DESCRIPTION OF PROPOSED PROJECT

The demolition of 2 vacant 1-story commercial buildings and the construction, use, and maintenance of a 6-story mixed-use density bonus project with 3 ground floor commercial units and 33 residential dwelling units. The project features 34,252 square feet of residential floor area and 4,534 square feet of ground floor commercial floor area, and the building's FAR is 4.25:1 and maximum height is 66'. The project includes 26 market rate units, with one unit reserved for the manager, and 7 Very Low Income Affordable units.

## 3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

Two vacant one-story commercial buildings, one of 568 square feet, built in 1954, and another of 2,898 square feet, built in 1938, as well as a vacant lot.

<sup>2</sup> 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 <sup>3</sup> No. of DUs or Non-Residential SF
Guest Rooms	0	0	0
Studio	0	0	0
One Bedroom	0	0	33
Two Bedrooms	0	0	0
Three Bedrooms	0	0	0
_____ Bedrooms	0	0	0
Non-Residential SF	3,466 SF	3,466 SF	3,466 SF
Other	0	0	0

#### 4. APPLICATION TYPE

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

- 1) Permit a 20 percent reduction of the southerly rear yard to allow a 15-foot rear yard in lieu of the 18 feet required by LAMC 12.11.C.3
- 2) Permit an eleven-foot height increase to allow a maximum height of 66 feet in lieu of the 55 feet required pursuant to West Adams-Baldwin Hills-Leimert CPIO Section IV-2.A.1.b
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

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

- 1) Permit a 41 percent increase in FAR to allow an FAR of 4.25:1 in lieu of the 3:1 permissible pursuant to the West Adams-Baldwin Hills-Leimert CPIO Chapter IV-2.1
- 2) Permit an increase in the allowable percentage of the residential component of a mixed use project to allow 89 percent in lieu of the otherwise allowed 75 percent by the West Adams-Baldwin Hills-Leimert CPIO Section IV-2.B.1.b
- 3) \_\_\_\_\_
- 4) \_\_\_\_\_

<sup>3</sup> 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 Exempt<sup>4</sup>

Not Yet Filed

Filed (Case No.): \_\_\_\_\_

<sup>4</sup> 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 zoning<sup>5</sup>

Lot size (including any ½ of alleys) <sup>6</sup>	<u>10,761</u>	SF (a)
Density allowed by Zone	<u>800</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>13</u>	DUs (c) [c = a/b, round down to whole number]
No. of Guest Rooms allowed per AB 682	_____	
Base Density	<u>14</u>	DUs (d) [d = a/b, round up to whole number]

### B. Maximum Allowable Density Bonus<sup>7, 8</sup> 19 DUs (e) [e = dx1.35, round up to whole number]

AB 2345 - Unlimited Density

<sup>5</sup> 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.

<sup>6</sup> 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.

<sup>7</sup> 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.

<sup>8</sup> 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	25	N/A	N/A
Managers Unit(s) — Market Rate <sup>9</sup>	1	N/A	N/A
Extremely Low Income (ELI)			
Very Low Income (VLI)	7	7	
Low Income (LI)			
Moderate Income			
Permanent Supportive Housing — ELI			
Permanent Supportive Housing — VLI			
Permanent Supportive Housing — LI			
<del>Seniors — Market Rate</del>		<del>N/A</del>	<del>N/A</del>
No. of Guest Rooms allowed per AB 682			
Other			
TOTAL No. of DUs Proposed	33	(f) $(14+130\%)=32.2$ units rounded up to 33	
TOTAL No. of Affordable Housing DUs	7	(g)	
No. of Density Bonus DUs	20	(h) [If f>c, then h=f-c; if f<c, then h= 0]	
Percent of Density Bonus Requested	130%	(i) $\{i = 100 \times [(f/d) - 1]\}$ (round down)	
Percent of Affordable Set Aside	49%	(j) [g/d, round down to a whole number]	

<sup>9</sup> 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.

13 units allowed by right (permitted by LAMC) – 0 existing units = 13 units

**YES, Project Review is required.**

Proposed by-right units minus existing units is equal to or greater than 50<sup>10</sup>

**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 Uses<sup>11</sup>. 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: \_\_\_\_\_

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

<sup>11</sup> 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		1		
2-3 Bedrooms		1.5		
4 or more Bedrooms		2.5		
Stalls Reduced via Bike Parking			Subtract:	
<b>TOTALS</b>				

**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:	
<b>TOTALS</b>				

**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.**<sup>12</sup> 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.

<sup>12</sup> 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.<sup>13</sup>
- 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.<sup>14</sup>

<sup>13</sup> 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).

<sup>14</sup> 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
<b>One</b>	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
<b>Two</b>	<input type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
<b>Three</b>	<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 checked="" type="checkbox"/> Yard/Setback (each yard counts as one incentive)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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)	9'	5'	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Side (2)	9'	5'	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Rear	18'	15'	<input checked="" 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 checked="" type="checkbox"/> Floor Area Ratio <sup>15</sup>	3:1	4.25:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Overall Height/Stories <sup>16</sup>	66'	55'	<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	

<sup>15</sup> See LAMC Section 12.22 A.25(f)(4) for additional requirements.

<sup>16</sup> See LAMC Section 12.22 A.25(f)(5) for additional requirements.

Other Off-Menu Incentives (specify): \_\_\_\_\_  
Permit an increase in the allowable percentage of the residential component of a mixed use project

Waiver of Development Standards (specify): \_\_\_\_\_  
Permit relief from the requirement that mixed-use projects in the C zone provide a Loading Space,

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 2 Off-Menu 2  
**TOTAL No. of Waivers Requested:** 3

## 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](mailto: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](mailto: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 JJJ<sup>17</sup> (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%:

<sup>17</sup> 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.*

## APPLICATIONS



### TREE DISCLOSURE STATEMENT

Los Angeles Municipal Code (LAMC) Section 46.00 requires the protection of specific trees/shrubs located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application on a property that includes changes to the building footprint or any other change to the areas of the property not currently built upon or paved, including demolition, grading, or fence permit applications, or any discretionary change that could potentially remove or affect trees or shrubs, shall provide a Tree Disclosure Statement completed and signed by the Property Owner.

In addition to the submittal of the Tree Disclosure Statement, the second portion of this form is the Tree Letter. If the Tree Disclosure Statement indicates the presence of protected trees/shrubs on the project site, including within the public right-of-way, that will not be removed or impacted by the project, then the Tree Letter will be required. When the Tree Letter is required, a Tree Expert will need to conduct an initial field analysis clarifying how the project will have no impact on protected trees/shrubs, including protected species within the public right-of-way. Additionally, as part of the Tree Letter, the Tree Expert will need to provide a Tree Plan which details the existing trees on site, as well as a list with photographs of all trees on site and within the public right-of way. Instead of filing a Tree Report which details the level of impact to the trees on site, the Tree Expert will complete the Tree Letter when there will not be any impacts to trees/shrubs due to the proposed project. A copy of the form shall be submitted to the project's administrative files with Los Angeles City Planning.

If the Tree Disclosure Statement and/or the Tree Letter indicate that there are any protected trees/shrubs on the project site and/or protected tree/shrubs in the public right-of-way that may be impacted or removed as a result of the project, a Tree Report ([CP-4068](#)) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

Property Address: 5048-5052 W Jefferson Blvd, Los Angeles, CA 90016

Date of Site Visit: 10/1/25

## Tree Disclosure Statement

Complete all the following fields below:

*Does the property contain any of the following protected trees or shrubs?*

As defined in the Protected Tree Ordinance (Ord. No. 186,873), the minimum size requirement for a protected tree is four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the tree. The minimum size requirement for a protected shrub is four inches or more in cumulative diameter, four and one-half feet above the ground level at the base of the shrub.

For reference purposes only, additional guidance and species identification information can be found in the Photographic Guide to the City of Los Angeles Protected Trees and Shrubs:

<https://streetsla.lacity.org/files/los-angeles-protected-trees-photo-guide-2024-septpdf>

**Yes** (Mark any that apply below)

- Oak, including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*) or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak
- Southern California Black Walnut (*Juglans californica*)
- Western Sycamore (*Platanus racemosa*)
- California Bay (*Umbellularia californica*)
- Mexican Elderberry (*Sambucus mexicana*)
- Toyon (*Heteromeles arbutifolia*)

**No**

If unsure, please mark here. A Tree Expert may be required to inspect possible protected species at the discretion of the City Staff.

*Does the property propose to remove any of the protected trees or shrubs listed above (per Ordinance No. 186,873)?*

Yes  No

*If Yes, a Tree Expert must complete the Tree Report. See Form CP-4068 for more details.*

*If No, a Tree Expert must complete the Tree Letter section below and provide all accompanying documentation.*

*Have any trees or shrubs been removed in the last two years?*

Yes  No

*If Yes, provide permit information: \_\_\_\_\_*

Have any protected trees or shrubs been removed in the last two years (as listed in Ordinance No. 186,873)?

Yes  No

If Yes, provide permit information: \_\_\_\_\_

Does the property contain any street trees in the adjacent Public Right-of-Way?

Yes  No

Is the project proposing to remove any existing protected species of street trees in the adjacent Public Right of Way?

Yes  No

If Yes, a Tree Expert must complete the Tree Report. See Form [CP-4068](#) for more details.

Does the project occur within the Mt. Washington/Glassell Park Specific Plan Area and contain any trees 12 inches or more in diameter at 4.5 feet above average natural grade at the base of the tree and/or is more than 35 feet in height?

Yes  No

**Photo Index.** Provide clear color photos of each tree in its entirety. The minimum photo size for each protected tree/shrub is 5" x 7" and must include the tree number, tree name, and recommendation on the same page. Multiple trees may be shown in one photo if there is a method to differentiate between individual trees. Indicate if any trees other than street trees are intentional ornamental plantings. Photo labels must correspond to the site plan for each of the following tree categories:

- Street trees in the adjacent public right-of-way
- Protected trees/shrubs (Ordinance No. 186,873)
- Other on-site trees (not including protected trees/shrubs nor significant/native trees)
- Off-site trees (include trees where their roots or canopy encroaches on the parcel)

## Tree Letter (If Applicable)

This section is to be completed only by a Tree Expert. For Tree Expert credentials, refer to page 6.

*Will the project remove or possibly create a substantial effect on any of the above-marked protected trees, protected shrubs, and/or protected tree/shrub species within the public right-of-way?*

**Yes.** The project will require a Tree Report ([CP-4068](#)) by a Tree Expert.

Please describe which of the above-protected trees and/or protected shrubs may be affected by the project:

**No.** The project site will not remove or possibly create a substantial effect on any of the listed protected trees and/or protected shrubs and will not need a Tree Report.

Please describe how the project will not remove or possibly create a substantial effect on the protected trees and/or shrubs. Include strategies and management practices to protect and maintain the species on site such as methods for avoiding soil compaction or mechanical damage:

**Additional Information Attached:**

Yes       No

**Photo Index.** Provide clear color photos of each tree in its entirety. The minimum photo size for each protected tree/shrub is 5" x 7" and must include the tree number, tree name, and recommendation on the same page. Multiple trees may be shown in one photo if there is a method to differentiate between individual trees. Indicate if any trees other than street trees are intentional ornamental plantings. Photo labels must correspond to the site plan for each of the following tree categories:

- Street trees in the adjacent public right-of-way
- Protected trees/shrubs (Ordinance No. 186,873)
- Other on-site trees (not including protected trees/shrubs nor significant/native trees)
- Off-site trees (include trees where their roots or canopy encroaches on the parcel)

**Tree Plan.** Provide a site plan identifying the locations and species of all existing trees and shrubs (protected and) onsite. Append an 11" x 17" or larger legible site plan to the Tree Report. The site plan should also include the following information:

- Topography
- Color-coded tree/shrub symbols:
  - Yellow: Oak tree including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to Southern California but excluding the Scrub Oak (*Quercus berberidifolia*)
  - Blue: Western Sycamore (*Platanus racemosa*)
  - Green: California Bay (*Umbellularia californica*)
  - Orange: Southern California black walnut (*Juglans californica*)
  - Pink: Mexican Elderberry (*Sambucus mexicana*)
  - Brown: Toyon (*Heteromeles arbutifolia*)
  - Purple: Significant Tree
- Approximate canopy extent (size and shape) and a Tree Protection Zone
- Locations of off-site trees that may be impacted by the project, if applicable
  - The footprint of any proposed buildings, walls, patios, pools, etc.
- The lot and proposed building(s) square footage

## Tree Expert Credentials

Only to be completed by the Tree Expert of hire

Name of Tree Expert: \_\_\_\_\_

Mark which of the following qualifications apply:

- Certified arborist with the International Society of Arboriculture who holds a license as an agricultural pest control advisor
- Certified arborist with the International Society of Arboriculture who is a licensed landscape architect
- Registered consulting arborist with the American Society of Consulting Arborists

Certification/License No.: \_\_\_\_\_

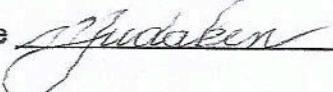
Tree Expert Name and Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer and/or County Assessor. In the case of partnerships, corporations, LLCs, or trusts, an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC, or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC, or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-7 below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
  - I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
  - I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
  - I understand if the application is approved, as part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
  - By my signature below, I declare under penalty of perjury under the laws of the State of California that foregoing statements are true and correct.

Property Owner's signature must be signed/notarized in the presence of a Notary Public. The City requires an original signature from the property owner with the "wet" notary stamp. A Notary Acknowledgment is available for your convenience on the following page.

Signature 

Date 10/7/25

Print Name MARK JUDAKEN

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

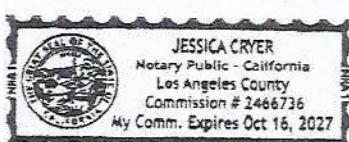
On October 7, 2015 before me, Jessica Cryer, Notary  
(Insert Name of Notary Public and Title)

personally appeared Mark Judaken, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Seal



A handwritten signature in black ink, appearing to read 'Jessica Cryer', is written over a horizontal line. Below the signature, the word '(Signature)' is printed in a small, sans-serif font.

## APPLICANT DECLARATION

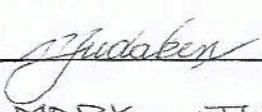
A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the Tree Disclosure Statement can be accepted.

1. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
2. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmented a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
3. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
4. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
5. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
6. I understand that there is guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
7. I understand that if this application is denied, there is no refund of fees paid.
8. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions")), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgements or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

9. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).

10. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original; signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature  Date 10/7/25  
Print Name MARK JUDAKEN



Reference Number: \_\_\_\_\_

## PRELIMINARY LAND USE REPORT

### (PLANNING CASE REFERRAL FORM (PCRF))

The City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

This is a Preliminary Land Use Report to provide the applicant with a general understanding of what may be required by BOE for a City Planning Case if, after filing, it is referred to BOE; and what may otherwise be required by BOE per Los Angeles Municipal Code Section 12.37 (Highway and Collector Street Dedication) if the City Planning Case is not referred to BOE.

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#### Part I: To be completed by Applicant

DCP Case Number (If Available): \_\_\_\_\_

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Project Address: \_\_\_\_\_

APN: 5046-012-024, 5046-012-043, & 5046-012-044

Engineering District: \_\_\_\_\_

Project Description (attach ZIMAS Map with highlighted Parcel(s)):

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Is there a Tract or Parcel Map being filed in conjunction with this:

If yes; provide Map No. \_\_\_\_\_

Has the Tract / Parcel report been prepared and submitted to DCP by BOE:

Will new building(s)/structure(s) be constructed as part of this project:

**The Preliminary Land Use Report may be voluntarily filed to provide a general understanding of potential required dedication and improvements on existing streets but is not intended to provide preliminary requirements for a Subdivision (Tract or Parcel Map), Private Street Case, or Street/Alley Vacation. If a Tract/Parcel report has been prepared and submitted to DCP by BOE, please refer to the Tract/Parcel map conditions.**

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**Part II: To be Completed by BOE Staff:**

Is property within the Hillside Ordinance area (Sections 12.21A17 & 12.21

C10 of LAMC)?:

Is the property subject to Section 12.37 of the LAMC? :

Is the project in the Historic Overlay Preservation Zone? :

Does the project adjoin a State Highway?

Is the project within 100' of the intersection of the intersection of the building lines of a corner lot?

(Per Section 91.106.4.7.1 of LAMC)

Is the project within a streetscape area?

**The Preliminary Land Use Report does not provide preliminary information for projects subject to the Baseline Hillside Ordinance. (Obtain a Hillside Referral Form from BOE for Hillside Ordinance project requirements.)**

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**DEDICATIONS**

Street/Alley	Classification	Ex Full R/W	Req Full R/W	Ex Adj. Half R/W	Req Adj. Half R/W	Adjacent Dedication Required	Required under 12.37	Required under a DCP Referred Planning Action

Corner	Classification	Dimensions	Required under 12.37	Required under a DCP Referred Planning Action

## ADDITIONAL NOTES:

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**IMPROVEMENTS**

Street/Alley	Classification	Ex Full Roadway	Req Full Roadway	Ex adjacent half Roadway	Required adjacent Half Roadway	Missing Improvements	Exist. Trees	Exist. CB	Potential Widening	Required under 12.37	Required under a DCP Referred Planning Action

Corner	Classification	Provide/ Upgrade Corner Ramp	Required under 12.37	Required under a DCP Referred Planning Action

**Street Trees:** If the recommendation for Street Widening is marked "Yes", street tree removals may be required. Street Tree removals must be approved by the Board of Public Works. Applicants shall contact the Urban Forestry Division (UFD) of StreetsLA at (213)-847-3077 before proceeding with the Master Land Use Application. Applicants are also advised to contact Urban Forestry Division (UFD) of Streets LA for proposed driveway location impacting existing street trees.

## ADDITIONAL NOTES:

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**Removal/Replacement of Existing Improvements:** In all cases, applicants may be required to close any unused driveways; remove and replace sidewalks not compliant with ADA requirements; and install/replace public improvements such as driveway aprons and access ramps to meet ADA requirements. In cases referred to BOE by DCP, applicants may also be required to remove and replace broken, off-grade, or bad order curb, gutter, driveways, sidewalks, or alley/street pavement.

**Newly Dedicated Areas:** In all cases referred by DCP to BOE, applicant may be required to fill in newly dedicated areas with concrete sidewalk, and will be required to remove or obtain Revocable Permit for any encroachments. In cases not referred but subject to L.A.M.C. Section 12.37, where there is existing sidewalk, applicant will have the option to either: fill in newly dedicated areas with concrete sidewalk, obtain revocable permit for existing or new encroachments, or install/retain standard plant materials such as grass.

**Other Public Improvements:** Planning Cases may also have requirements for Public Improvements determined by Bureau of Street Lighting (BSL), Urban Forestry Division (UFD) of StreetsLA, and Los Angeles Department of Transportation (LADOT)

**SEWERS**

Does the lot have a legal connection to the sewer?

Distance from subject lot to the nearest mainline sewer? \_\_\_\_\_ Ft.

Sewers Exist in the following Rights-of-Way	Street/R/W	Street/R/W	Street/R/W	Street/R/W
Enter street names (select from options provided above)				

Sewer easement within the project site?

Sewer facilities within easements?

ADDITIONAL NOTES:

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**STORM DRAINS**

Are there storm drain catch basins existing in the right-of-way adjacent to the project site? \_\_\_\_\_ (Number)

Storm Drain easement within the project site?

Storm Drain facilities within easements?

ADDITIONAL NOTES:

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ADDITIONAL NOTES (cont.):  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE: This is a Preliminary Land Use Report to provide the applicant with a general understanding of what may be required by BOE for a City Planning Case if, after filing, it is referred to BOE; and what may otherwise be required by BOE per Los Angeles Municipal Code Section (LAMC) 12.37 (Highway and Collector Street Dedication) if the City Planning Case is not referred to BOE.**

**For City Planning Cases, a formal investigation and engineering report may be required, if so determined by the City Planning Department. If so, the Engineering Report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the Engineering Report.**

**For cases not referred by City Planning to BOE, requirements of LAMC Section 12.37 may be applicable. To determine requirements of LAMC Section 12.37, a formal investigation and engineering report may be required during the Building Permit Plan Check clearance process as applicable. If so, the Highway Dedication ("R3") letter will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the Highway Dedication ("R3") letter. [LAMC Section 12.37 provides for minimum dedication and improvement requirements which do not preclude conditions established by City Planning actions]**

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

Reference Number: \_\_\_\_\_



## ADMINISTRATIVE REVIEW

# REDEVELOPMENT PROJECT AREA

## Administrative Review & Referral Form



### Related Code Section

Los Angeles Municipal Code (LAMC) [Section 13B.12. \(Redevelopment Plan Procedures\) of Chapter 1A](#) authorizes Redevelopment Plan implementation procedures.

### Purpose

This Administrative Review and Referral form determines the appropriate review process for proposed Redevelopment Plan Projects (Project) within a Redevelopment Project Area. Proposed development activity within Redevelopment Project Areas must conform to the Land Uses Permitted in the Project Area section of the respective Redevelopment Plan.

### General Information

- A Project includes any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan, that includes the issuance of a building, grading, demolition, sign or change of use permit. Refer to [Article 14 \(Definitions and Measurement\) of Chapter 1A](#) for the full definition.
- Visit [planning.lacity.gov](http://planning.lacity.gov) to review the relevant Redevelopment Plan – Land Uses Permitted in the Project Area.
- Review process options available:
  - Administrative Review - Redevelopment Plan
  - Administrative Review - Design for Development
  - Redevelopment Plan Project Adjustment
  - Redevelopment Plan Project Compliance
- For questions, contact the Redevelopment Plan Unit at [planning.redevelopment@lacity.org](mailto:planning.redevelopment@lacity.org)

### Submittal Instructions

To obtain a Redevelopment Clearance or a Pre-Application Review (Referral), please go to our [Online Application Portal](#). If you do not already have an Angeleno account, you will need to **create an account** before submitting the request. Once you have created an account, please click **My Projects** and then click **Create New Project** then click **Redevelopment Project Area Administrative Review (Permit Clearance) or Pre-Application Review (Referral)**.

Please review submittal requirements in [Redevelopment Plan Administrative Review Instructions \(CP-3540\)](#).

## Online Application Portal: <https://planning.lacity.gov/oas>

This form shall be completed by the Applicant and reviewed and signed by City Planning DSC Redevelopment Plan Unit 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 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.

## TO BE COMPLETED BY THE APPLICANT

**Redevelopment Plan Area (select from drop-down menu):** Mid-City Corridors

I am requesting a (check one below):

**Permit Clearance(s)** \* *If there are multiple permit clearance requests for the same site, they should be combined in one application form and one application in the Portal.*

**Referral for Case Filing**

## Applicant Information

Applicant Name Kevin Scott (Brian Silveira & Associates) - Representative

Address PO Box 291, Venice, CA 90294

Telephone 651-210-3652 Email kevin@bsilveira.associates

## Project Information

**Note: Include All Lots associated with the Project Site.**

Project Address(es): 5048-5056 W Jefferson Blvd, Los Angeles, CA 90016

Assessor Parcel Number(s): 5046012024; 5046012043; 5046012044

Existing Zone(s): CM-2D-CPIO

Project Type(s):	<input type="checkbox"/> Addition	<input type="checkbox"/> Exterior Alteration	<input type="checkbox"/> Sign(s)
	<input type="checkbox"/> ADU	<input type="checkbox"/> Grading / Shoring	<input type="checkbox"/> Soft-Story Retrofit
	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Interior Alteration	<input type="checkbox"/> Wireless
	<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Other: _____

**Project requests ED1<sup>1</sup> Processing:**  Yes  No  
ED1 Affordable Unit Count: \_\_\_\_\_ Total Units (#)  
\_\_\_\_ Extremely Low Income \_\_\_\_ Very Low Income \_\_\_\_ Low Income \_\_\_\_ Moderate Income

**Project Description (Note: include any requested entitlements):**

Demolition of two vacant light industrial structures and the construction, use, and maintenance of a six-story, mixed-use density bonus project with three groundfloor commercial units and 33 dwelling units, including 7 VLI affordable units. The project is requesting on- and off-menu incentives.  
Entitlements: Density Bonus, CUP for a density bonus greater than 35%, Administrative ministerial review for compliance with the West Adams-Baldwin Hills-Leimert CPIO

Please fill in all fields. Use ZIMAS (zimas.lacity.org) to help you fill out property information. Enter "N/A" if the subject does not apply. (Note: do not leave any blank spaces)

Lot Area: 9,501 SF Project FAR 4.25:1  
Current Use: Light Industrial (Vacant) Proposed Use Mixed-use (Residential/Comm)  
Existing Residential (sf): N/A Proposed Residential (sf): 34,212 SF  
Existing Non-Residential (sf): 3,466 SF Proposed Non-Residential (sf): 4,534 SF  
Number of new residential units: 33  
Number of residential units to remain: N/A  
Number of residential units to be demolished: N/A  
Building Permit Number(s): N/A

**Environmental Review (select one):**

- Project is Ministerial – Environmental Review Not Required
- Not Yet Filed
- Filed (Indicate case number) ENV-2025-64-EAF

<sup>1</sup> 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.

## TO BE COMPLETED BY CITY STAFF

Redevelopment Plan Section	Redevelopment Plan Conformance			Staff Comments
	N/A	YES	NO	
General Controls and Limitations				SHOW CONFORMANCE
Redevelopment Plan Map Land Use Designation				LIMITED INDUSTRIAL
City Zone Designation				CM-2D-CPIO
Proposed Use				THE PROPOSED (N) 6-STORY, 33 UNIT APARTMENT BUILDING WITH 7 VLI UNITS IS PERMITTED WITHIN THE LIMITED INDUSTRIAL AREA AS CONSISTENT WITH THE COMMUNITY PLAN
Density / FAR Limitation (Broadway Manchester, City Center, Central Industrial, Exposition / University Park, Hollywood)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Non-Conforming Uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design for Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Variances, Conditional Use Permits, Building Permits, and Other Land Development Entitlements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TO FILE
Historic Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pursuant to Section 522 of the Mid City Recovery Redevelopment Plan, special consideration shall be given to the protection/rehabilitation of historic resources. The Office of Historic Resources has determined that the site is not identified as an eligible/designated historic resource and is not located in a potential/designated historic district. No additional historic review is required.

**ED1 Eligible**

**Staff Notes:**

SITE IS NOT IDENTIFIED AS AN ELIGIBLE HISTORIC RESOURCE AND IS NOT LOCATED IN A POTENTIAL HISTORIC DISTRICT. NO ADDITIONAL HISTORIC REVIEW IS REQUIRED. PER SEC 502, 503, 503.4, AND 503.5, THE PROPOSED (N) 6-STORY, 33 UNIT APARTMENT BUILDING WITH 7 VLI UNITS IS PERMITTED WITHIN THE LIMITED INDUSTRIAL AREA AND THEREFORE, COMPLIES WITH THE MID-CITY CORRIDORS REDEVELOPMENT PLAN AS CONSISTENT WITH THE COMMUNITY PLAN. REPORT TO DESCRIBE GENERAL CONFORMANCE TO THE OBJECTIVES OF THE REDEVELOPMENT PLAN PER SECTION 105. REFERRAL ONLY; ADMINISTRATIVE REVIEW, NO FEE.

PAR-2025-1661-RDP

**Case Number:**

Signature below only indicates that the Redevelopment Plan Unit staff reviewed the proposed project. All official clearances are noted on the clearance summary sheet for issuance of a permit from LADBS on PCIS, including Administrative Sign-Off/Approval.

**ADMINISTRATIVE REVIEW** – Project Conforms to Plan. No Referral Required – below Section is N/A. No fee is collected.

Staff Signature	Date	Phone Number
	03/19/2025	
Print Name	Email	
YASMINE BASHIRI	PLANNING.REDEVELOPMENT@LACITY.ORG	

**PROJECT PLANNING REFERRAL** – Select if Project Compliance or Project Adjustment is required below. Collect required fee(s) prior to filing.

**Project Compliance Required**  **Project Adjustment Required**

**INITIAL REVIEW BY**

Staff Signature	Date	Phone Number
Print Name	Email	

JACOB STEVENS  
PRESIDENT

NANCY YAP  
VICE PRESIDENT

CORISSA HERNANDEZ  
JAVIER NUNEZ  
MOISES ROSALES



KAREN BASS  
MAYOR

OSAMA YOUNAN, P.E.  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

JOHN WEIGHT  
EXECUTIVE OFFICER

## SOILS REPORT APPROVAL LETTER

April 23, 2025

LOG # 133647-01  
SOILS/GEOLOGY FILE - 2  
LIQ

Mark Judaken  
2153 Washington Blvd  
Los Angeles, CA 90018

TRACT: 5893  
LOT(S): 100 / 103 / 104  
LOCATION: 5048, 5052, 5056 W Jefferson Blvd.

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Soils Report	6721	02/24/2025	Subsurface designs, Inc.

<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE OF DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Review Letter	133647	01/22/2025	LADBS
Geology/Soils Report	6721	03/12/2020	Subsurface designs, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed construction of a 3-story commercial building over 1-level subterranean parking.

The project site is relatively level and currently occupied by a 1-story commercial building. The earth materials at the subsurface exploration locations consist of alluvial deposits. Groundwater was encountered during site exploration at 40 feet below the ground surface. Based on the Seismic Hazard Zone Report, the historic high groundwater level in this area is approximately 10 feet below ground surface.

The consultants recommend to support the proposed structure on the surrounding shoring pile and/or mat-type foundations bearing on native undisturbed soils.

The site is located in a designated liquefaction hazard zone as shown on the Seismic Hazard Zones map issued by the State of California.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2023 City of LA Building Code. P/BC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).
2. All recommendations of the reports that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
6. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
7. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
8. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
9. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
10. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
11. Unsurcharged temporary excavation may be cut vertical up to 5 feet. For excavations over 5 feet, the portion of the excavation above the vertical cut shall be trimmed back at a uniform gradient not exceeding 1:1 (horizontal to vertical), as recommended.
12. Shoring shall be designed for a minimum EFP of 25 PCF; all surcharge loads shall be included into the design, as recommended. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.

13. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of  $\frac{1}{2}$  inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
14. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
15. All foundations shall derive entire support from native undisturbed soils, as recommended (and approved by the geologist and soils engineer by inspection).
16. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
17. The group effects on lateral behavior of the piles shall be included in the design of the deep foundation, as specified in the response to Review Item #3, included in the 02/24/2025 report. (1810.2.5)
18. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
19. Slabs placed on approved compacted fill shall be at least 4 inches thick and shall be reinforced with  $\frac{1}{2}$ -inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
20. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 4 inches thick and shall be reinforced with  $\frac{1}{2}$ -inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
21. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. According to ASCE 7-16 Section 11.4.8, for structures on Site Class D sites with S1 greater than or equal to 0.2, the parameter SM1 determined by EQ. (11.4-2) shall be increased by 50%. Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.
22. Cantilever retaining walls up to 12 feet in height with a level backfill shall be designed for a minimum equivalent fluid pressure (EFP) of 30 PCF, as specified on page 4 of the 02/24/2025 report. All surcharge loads shall be incorporated into the design.
23. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 5 of the 02/24/2025 report (1610.1). All surcharge loads shall be included into the design.
24. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 6 of the 02/24/2025 report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.

25. All retaining walls shall be provided with a standard surface backdrain system; all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).
26. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
27. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
28. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
29. The use of acceptable prefabricated drainage composites (also known as geosynthetic subdrain systems), as an alternative to traditionally accepted methods of draining retained earth, shall be determined during structural plan check.
30. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)
31. The structure shall be connected to the public sewer system per P/BC 2023-027.
32. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).
33. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).
34. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
35. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent material in a written field memorandum. (1803.5.5, 1705.1.2)
36. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also

inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division upon completion of the work. (108.9 & 7008.2)

37. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; protection fences; and, dust and traffic control will be scheduled (108.9.1).
38. Installation of shoring pile shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
39. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. An Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
40. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.
41. A supplemental report shall be provided in the event any deviation to the currently proposed project configuration, as presented and as shown in the plans and cross sections included in the approved reports, is made. This shall include but not limited to: relocation, change in any dimension, change in the number of stories above or below grade of any of the proposed structures; addition of any structure(s), such as retaining walls, decks, swimming pools, driveways, access roads, living quarters, etc.; or, additional permanent grading or temporary grading for construction purposes that are not described and not shown in the plans and cross sections included in the approved reports.



DAN L. STOICA  
Geotechnical Engineer I

DLS/dls  
Log No. 133647-01  
213-482-0480

cc: Mikaela Nagler, Applicant  
Subsurface designs, Inc., Project Consultant  
LA District Office

# Exhibit E

## Notice of Exemption

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**NOTICE OF EXEMPTION**  
(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS  
CPC-2025-63-DB-CU3-HCA

LEAD CITY AGENCY <b>City of Los Angeles (Department of City Planning)</b>	CASE NUMBER ENV-2025-64-CE
PROJECT TITLE 5048 – 5056 West Jefferson Boulevard	COUNCIL DISTRICT CD 10 – Hutt

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)  
5048 – 5056 West Jefferson Boulevard  
Jefferson Boulevard and La Brea Avenue

Map attached.

PROJECT DESCRIPTION:  
The project is the construction, use, and maintenance of a six-story, 66-foot tall, 33-unit residential development (including seven (7) units set aside for Very Low-Income Households), with 3,593 square-feet of ground floor commercial space, and six (6) commercial parking spaces. The project will be approximately 38,786 square feet in floor area with a Floor Area Ratio ("FAR") of 4.25:1. The site is currently improved with two vacant, one-story commercial and industrial buildings and surface parking lot which will be demolished for the project. There are no protected trees on the subject property and there are no protected street trees. There are no existing trees on the property to be removed as part of the project.

NAME OF APPLICANT / OWNER:  
**Kevin Scott / Mark Judaken**

CONTACT PERSON (If different from Applicant/Owner above) <b>Isaiah Ross</b>	(AREA CODE) TELEPHONE NUMBER   EXT. (213) 238-7731
--	--

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)  
Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)  
CEQA Guideline Section(s) / Class(es) \_\_\_\_\_ **CEQA Guidelines Section 15332 / Class 32**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))  
\_\_\_\_\_

**JUSTIFICATION FOR PROJECT EXEMPTION:** Additional page(s) attached

The project is exempt because it involves the development of [up to 33 dwelling units]. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: The project is not located within a hillside area or within the Santa Monica Mountains Zone, as analyzed in the ZIMAS Profile Report, the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Most adjacent lots are developed with commercial buildings/mixed-use buildings, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the West Adams – Baldwin Hills - Leimert Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC, with the approval of *[the Density Bonus incentives]*. The project is not unusual for the vicinity of the site, and is similar in scope to other existing commercial and residential uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. The project site is not located in the Very High Fire Hazard Severity Zone and will comply with the specific requirements for landscaping and brush clearance. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Isaiah Ross



STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

Density Bonus, Class 3 Conditional Use

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**

## CEQA FINDINGS

The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Article 19, Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

- a. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations:

The subject site is located within the West Adams – Baldwin Hills – Leimert Community Planning Area and is designated for Hybrid Industrial land uses, with a corresponding zone of CM. The site is zoned CM-2D-CPIO and is consistent with the land use designation. The proposed project is for the construction of a six-story, mixed-use, multi-family residential building with 33 dwelling units, totaling 38,786 square feet of floor area on an approximately 10,701 square-foot lot. The project will provide a total of six (6) automobile parking spaces on the subject site on the ground floor level. Additionally, a total of 33 bicycle parking spaces are included in the project. As such, the project is consistent with the applicable West Adams – Baldwin Hills - Leimert Community Planning Area designation and policies and all applicable zoning designations and regulations in combination with State Density Bonus Law.

The site is located in the Mid-City Redevelopment Project Area (ZI 2280), the South Los Angeles Sales Specific Plan (ZI 1231), is listed on the Housing Element Inventory of Sites (ZI 2512), in the Transit Priority Area of the City of Los Angeles (ZI 2452), and the State Enterprise Zone (ZI 2374). The subject property is located in an Urban Agriculture Incentive Zone, and 0.86 miles from the Newport – Inglewood Fault Zone.

- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses:

The subject site consists of a level, rectangular site measuring 10,701 square feet or 0.245 acres and is wholly within the City of Los Angeles. The surrounding neighborhood is characterized by commercial mixed uses and a variety of industrial manufacturing uses up to two (2) stories in height. The property adjacent to the east along Jefferson Boulevard is zoned CM-2D-CPIO and is developed with a surface parking lot and 2-story manufacturing facility. The property adjacent to the west abutting the subject site is zoned CM-2D-CPIO and is developed with a 2-story apparel manufacturing services and family dental office. The adjacent properties to the south are located across an existing alley and are zoned CM-2D-CPIO and are developed with a geriatric care consulting agency, metal plating wholesale factory, and office space in 1-story and 2-story buildings. The properties to the north, located across Jefferson Boulevard are zoned CM-2D-CPIO and are developed with 1-story and 2-story factory and wholesale businesses including a fast-food establishment.

- c. The project site has no value as habitat for endangered, rare or threatened species:

The subject property is located within a highly urbanized portion of the City of Los Angeles. It is currently developed with industrial and commercial buildings and an associated surface parking lot located at the rear of the property proposed to be demolished. Further, the subject property is surrounded by existing industrial and commercial properties. According to the Tree Disclosure Statement dated July 21, 2023 and signed by the Property Owner Mark Judaken, there are no protected trees and shrubs on the subject site and there are no existing street trees. Therefore, the subject site is not, and has no value as a habitat for endangered, rare, or threatened species.

- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality:

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts to less than significant and will ensure the project will not have significant impacts on noise and water. The

project will not alter or encroach upon any water sources and construction of the proposed project will be on a property that is surrounded by more dense projects and will not create impacts to water quality.

Furthermore, The Department of Transportation (LADOT) Referral Form dated November 13, 2025 and the Vehicle Miles Traveled (VMT) calculator indicated that the number of daily vehicle trips will be 222 which is under the threshold of 250 or more daily vehicles trips to require VMT analysis. As such, the project will not have any significant impacts to traffic. In regards to Air Quality, the proposed project for 33 residential dwelling units is not expected to result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non attainable under an applicable federal or state ambient air quality standard. Interim thresholds were developed by the Los Angeles Department of City Planning staff based on California Emissions Estimator Model (CalEEMod) runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The proposed projects includes less than 80 residential dwelling units, less than 75,000 square feet of non-residential uses, and will import/export less than 1,000 cubic yards of soil, therefore, the project is not required to provide an Air Quality study.

- e. The site can be adequately served by all required utilities and public services:

The site is currently being served by the City of Los Angeles Department of Water and Power, the City's Bureau of Sanitation, the Los Angeles Police Department, the Los Angeles Fire Department, and other public service agencies. The utilities and public services have been servicing the neighborhood continuously for over 70 years. In addition, the California Green Code requires new construction to meet stringent efficiency standards for both water and power, such as high-efficiency toilets, dual-flush water closets, minimum irrigation standards, LED lighting, etc.

As a result of these new building codes that are required of all projects, it can be anticipated that the project will not create any impact on existing utilities and public services.

The project can be characterized as in-fill development within an urbanized area and meets the five conditions listed above. Therefore, the project qualifies for a Class 32 Categorical Exemption consistent with the California Environmental Quality Act.

## **Exceptions Narrative for Class 32 Categorical Exemption**

There are five (5) Exceptions which must be considered in order to find a project exempt under Class 32:

- a. Cumulative Impacts. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

There is no cumulative impact of successive projects of the same type in the same place as the proposed project.

- b. Significant Effect Due to Unusual Circumstances. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed project is for the construction of a six-story, mixed-use, multi-family residential building with 33 dwelling units, totaling 38,786 square feet of floor area on an approximately 10,701 square-foot lot in the CM-2D-CPIO zone. All surrounding properties are developed with commercial and industrial buildings. The subject site is of similar size and massing to nearby properties. There are no known unusual circumstances which may lead to a significant effect on the environment.

- c. Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar

resources, within a highway officially designated as a state scenic highway.

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The portion of State Route 27 which travels through the Los Angeles city limits is approximately 27 miles from the subject site. Therefore, the subject site will not create any impacts within a highway designated as a state scenic highway.

- d. Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site within a 1,000-foot radius of the subject site, is identified as a hazardous waste site.

- e. Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource

The project site is developed and has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. Further, the project site was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Neither the State nor the City choose to treat the site as a historic resource, therefore, the proposed project cannot cause a substantial adverse change in the significance of a historical resource and this exception does not apply.

# Exhibit F

## Public Correspondence

**EXECUTIVE COMMITTEE OFFICERS**

Quintus Jett, President  
Vacant, Vice President  
Brian Piatek, Treasurer  
Vacant, Secretary  
Blake Lynch, Parliamentarian

**BOARD MEMBERS**

Jace Dawson, At Large Rep.  
Dorsay Dujon, At Large Rep.  
Angela Gilbert, At Large Rep.  
Quintus Jett, At Large Rep.  
Blake Lynch, At Large Rep.  
Steven Meeks, At Large Rep.  
Tora Miller, Homeowner Rep.  
Brian Piatek, Homeowner Rep.  
Brandy Robinson, Business Rep.  
Connye Thomas, Community Interest Rep.  
Julio Valdez, At Large Rep.  
Richard Williams, Business Rep.  
Vacant, At Large Rep. (term expiring 2025)  
Vacant, Youth Rep. (term expiring 2025)  
Vacant, Education Rep. (term expiring 2027)

**BOARD OF THE WEST ADAMS NEIGHBORHOOD COUNCIL**  
P.O. BOX 78474 Los Angeles, CA 90016

Email: [westadamsnc@gmail.com](mailto:westadamsnc@gmail.com)  
Website: [westadamsnc.org](http://westadamsnc.org)

**West Adams Neighborhood Council**  
Meets third Monday's each month & fourth  
Monday's in February, January and June  
Vineyard Recreation Center  
2942 Vineyard Ave, Los Angeles, CA, 90016

**DEPARTMENT OF NEIGHBORHOOD EMPOWERMENT**

City Hall  
200 N. Spring St. 20<sup>th</sup> Floor  
Los Angeles, CA 90012  
Tel: (213) 978-1551 | Toll Free: 311  
Fax: (213) 978-1751  
Email: [empowerla@lacity.org](mailto:empowerla@lacity.org)  
Website: [empowerla.org](http://empowerla.org)

March 18, 2025

Los Angeles City Planning  
Attn: Isaiah Ross

**Re: CPC-2025-63-DB-CU3-HCA**

Density Bonus and Class 3 Conditional Use permit for a 135% Density Bonus in conjunction with a 6-story, 33 residential units and 3 commercial units on the ground floor  
5048 W Jefferson Blvd Los Angeles CA 90016

At the recommendation of the PLUM (Land Use Committee) of the West Adams Neighborhood Council, the Neighborhood Council Board approved on February 17 **no** objections to the variances being requested.

The Board did recommend that the developer research offsite parking for tenants as in the project plans, as there are no automobile parking spaces allocated per TOC and City regulations. We know that some people may come from other areas and so will own a vehicle but the adjacent residential streets are not the appropriate places for the residents of the proposed development to park their vehicles.

Thank you

**Brian P. Piatek**  
Treasurer / Land Use Committee Co-Chair  
Home Owner Representative  
**West Adams Neighborhood Council**  
Email: [Brian.piatekwanc@gmail.com](mailto:Brian.piatekwanc@gmail.com)  
310-341-6752 cell



Isaiah Ross &lt;isaiah.ross@lacity.org&gt;

## Support for 5048-5056 W Jefferson Boulevard

1 message

Andy Knauer <[andrewknauer@gmail.com](mailto:andrewknauer@gmail.com)>  
To: [isaiah.ross@lacity.org](mailto:isaiah.ross@lacity.org)

Wed, Dec 3, 2025 at 9:18 AM

Dear Isaiah Ross,

I am writing to you as a resident of West Adams to express my strong support for the proposed mixed-use development located at [5048-5056 West Jefferson Boulevard](#).

[Los Angeles](#) is currently facing a severe and deepening housing shortage that threatens the vitality of our neighborhoods. Every new unit matters. By adding 33 new homes, this project is a critical step toward addressing the crisis that is pricing people out of our city. We cannot afford to turn away developments like this during this emergency.

Please include this email in the administrative record for the public hearing scheduled for today, December 3, 2025.

Sincerely,

Andrew Knauer, West Adams Resident

--

Andrew Knauer  
[andrewknauer@gmail.com](mailto:andrewknauer@gmail.com)  
+1 805 630 5308

**Isaiah Ross** <isaiah.ross@lacity.org>

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**Case Number: CPC-2025-63-DB-CU3-HCA**

1 message

**Dolores Garcia** <dgarcia@spcalala.com>  
To: "Isaiah.ross@lacity.org" <Isaiah.ross@lacity.org>

Wed, Dec 3, 2025 at 10:44 AM

Good morning Isaiah,

My name is Dolores Garcia, and I am contacting you from spcalala which is next right door to the project mentioned below.

Project address: [5048 W. Jefferson Blvd., Los Angeles, CA 90016](https://www.spcalala.org/project/5048-w-jefferson-blvd)

Case Number: CPC-2025-63-DB-CU3-HCA

Should one exist, would you be able to add my email address, and my boss' (President of the organization - [MBernstein@spcalala.com](mailto:MBernstein@spcalala.com)) to a list of recipients who receive regular updates on the project below? If not, where would I be able to sign us up?

I attended today's virtual public hearing for the new 6 story building. Before the meeting, I searched for today's agenda but could not find it. I went to the Commissions, Boards, and Hearings website, scrolled down and clicked on Hearings. I found the information for today's meeting but only saw the Notice of Public Hearing PDF, which was mailed to us. Was there no agenda for today's meeting because it was the first meeting?

Lastly, I noted the link to where the public can view the project's plans and applicant's presentation. From now on, will all future meeting documents on this project be found there too?

Thank you for your assistance,

Dolores Garcia

Executive Assistant to Madeline Bernstein, President | spcaLA

**Direct number:** (323) 334-4477 | **Fax:** (323) 730-5311

**Report Animal Cruelty:** (800) 540-SPCA (7722)

[dgarcia@spcaLA.com](mailto:dgarcia@spcaLA.com)



Isaiah Ross &lt;isaiah.ross@lacity.org&gt;

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## Re: Exposition Parking

1 message

Annabelle Amador <stv2row@icloud.com>  
To: Isaiah Ross <isaiah.ross@lacity.org>

Sat, Nov 15, 2025 at 8:11 AM

Hello, Mr Ross we spoke two weeks ago regarding the proposed apartment building on Jefferson with no parking. This does not seem like a very smart decision at all but it seems as though the City Planning commission thinks otherwise. My Concern is that a new building with thirty three apartments will have tenants some with cars and no doubt park on Exposition. We just started to get enforcement on Exposition as a no overnight parking zone. This must continue to enforce this as businesses continue to grow there on Exposition. Parking is particularly difficult there already. Employees already have extremely difficult access to parking spaces on Exposition. Are we to assume none of the tenants of this apartment will own cars? I understand there is a up coming zoom meeting regarding this project could you please provide me with the log on details thank you.

Steve Tureaud

On Sep 9, 2025, at 10:09 AM, Isaiah Ross <[isaiah.ross@lacity.org](mailto:isaiah.ross@lacity.org)> wrote:

Hello,

Thanks for your email. If you are interested in learning about discretionary case filing information for cases that are being processed by the Los Angeles Department of City Planning, please use the case filing mapping tool and sign up to receive the biweekly case filing reports at the following link: <https://planning.lacity.gov/resources/case-reports>

You can zoom in to the map to the area that you are interested in and tailor the case filing reports that you receive by neighborhood council boundary areas or a specific geography. I hope you find this resource helpful.

Regards,  
Isaiah

On Tue, Sep 9, 2025 at 7:59 AM 'Annabelle Amador' via Planning West Adams <[planning.westadams@lacity.org](mailto:planning.westadams@lacity.org)> wrote:

>Hello, I'm interested to know are there any development plans for the 5000 block of Exposition Blvd adjacent to the Metro line.

Steve Tureaud

--



**Isaiah Ross**

City Planning Associate

**Los Angeles City Planning**

200 N. Spring Street, Room 720

Los Angeles, CA 90012

T: (213) 238-7731 | [Planning.lacity.gov](mailto:Planning.lacity.gov)





Isaiah Ross &lt;isaiah.ross@lacity.org&gt;

## MARK JUDAKEN IS NOT HONORABLE

3 messages

**David Griffin** <1davidgriffin@gmail.com>  
 To: isaiah.ross@lacity.org

Fri, Feb 28, 2025 at 12:54 PM

Dear Mr. Ross,

My name is David Griffin.

I understand you are the primary staff manager for CPC-2025-63-DB-CU3-HCA  
 I strongly object to Mark Judaken (Kalnel) being granted approval for the proposed  
 project until such time as Kalnel and Judaken pay off in full the Superior Court Default  
 Judgement against him in favor of Barbara Andrews; AND he provide Barbara Andrews  
 with full restitution based upon the terms and conditions of the Life Estate Agreement to  
 which Kalnel (with Mr. Judaken as the LEA's Remaining Interest Owner).

He is not a good man.

Please read the attached.

Joy and good health.

David

 **Barbara Andrews Report Summary with Documents 2-24-25.pdf**  
 13827K

**Connie Chauv** <connie.chauv@lacity.org>

Tue, Mar 4, 2025 at 4:02 PM

To: Isaiah Ross <isaiah.ross@lacity.org>, Kyle Winston <kyle.winston@lacity.org>

--



**Connie Chauv**

Pronouns: She, Her, Hers

Senior City Planner

**Los Angeles City Planning**

200 N. Spring St., Room 720/721

Los Angeles, CA 90012

T: (213) 978-0016 | Planning4LA.org



----- Forwarded message -----

From: **Claudia Rodriguez** <claudia.rodriguez@lacity.org>

Date: Fri, Feb 28, 2025 at 3:53 PM

Subject: Fwd: MARK JUDAKEN IS NOT HONORABLE

To: Connie Chauv <connie.chauv@lacity.org>

Hi! Not sure on the legitimacy of this claim, but it's a bit disturbing.

Flagging it for you in case you didn't receive it re: a case in your geo.

----- Forwarded message -----

From: **David Griffin** <[1davidgriffin@gmail.com](mailto:1davidgriffin@gmail.com)>  
Date: Fri, Feb 28, 2025 at 1:04 PM  
Subject: Fwd: MARK JUDAKEN IS NOT HONORABLE  
To: <[claudia.rodriguez@lacity.org](mailto:claudia.rodriguez@lacity.org)>

Claudia,  
Please see below.  
Thank you.

Joy and good health.  
David

----- Forwarded message -----

From: **David Griffin** <[1davidgriffin@gmail.com](mailto:1davidgriffin@gmail.com)>  
Date: Fri, Feb 28, 2025 at 12:54 PM  
Subject: MARK JUDAKEN IS NOT HONORABLE  
To: <[isaiah.ross@lacity.org](mailto:isaiah.ross@lacity.org)>

Dear Mr. Ross,  
My name is David Griffin.  
I understand you are the primary staff manager for CPC-2025-63-DB-CU3-HCA  
I strongly object to Mark Judaken (Kalnel) being granted approval for the proposed project until such time as Kalnel and Judaken pay off in full the Superior Court Default Judgement against him in favor of Barbara Andrews; AND he provide Barbara Andrews with full restitution based upon the terms and conditions of the Life Estate Agreement to which Kalnel (with Mr. Judaken as the LEA's Remaining Interest Owner) is enjoined.  
He is not a good man.

Please read the attached.

[Quoted text hidden]

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 **Barbara Andrews Report Summary with Documents 2-24-25.pdf**  
13827K

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**Isaiah Ross** <[isaiah.ross@lacity.org](mailto:isaiah.ross@lacity.org)>  
To: David Griffin <[1davidgriffin@gmail.com](mailto:1davidgriffin@gmail.com)>

Tue, Mar 4, 2025 at 4:38 PM

Hello David,

Thank you for your email. I am the project planner processing case CPC-2025-63-DB-CU3-HCA. I will include your email in the case file as part of the public record and discuss it with my supervisor.

Regards,  
Isaiah

**Isaiah Ross**

City Planning Associate

**Los Angeles City Planning**

200 N. Spring Street, Room 721

Los Angeles, CA 90012

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