

1920 WHITLEY AVE INDEX MAP FOR SITE PHOTOS

CPC 2017-1073-DB



1920 WHITLEY AVE AERIAL PHOTOGRAPH



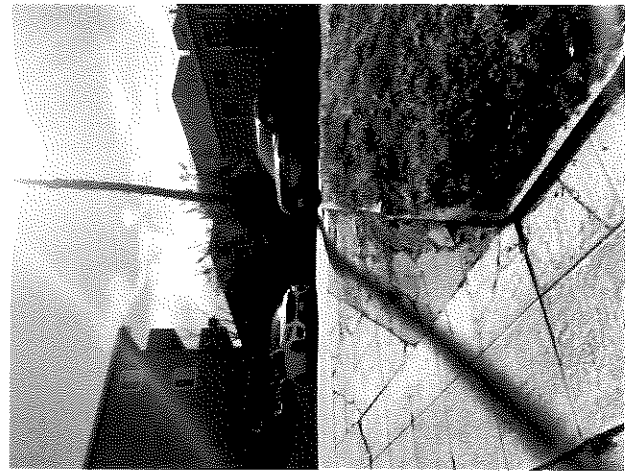
1920 WHITLEY AVE WEST FACADE



1920 WHITLEY AVE NORTH FACADE



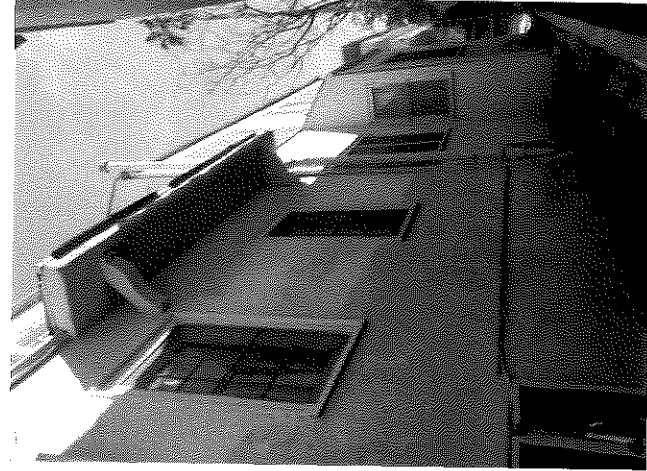
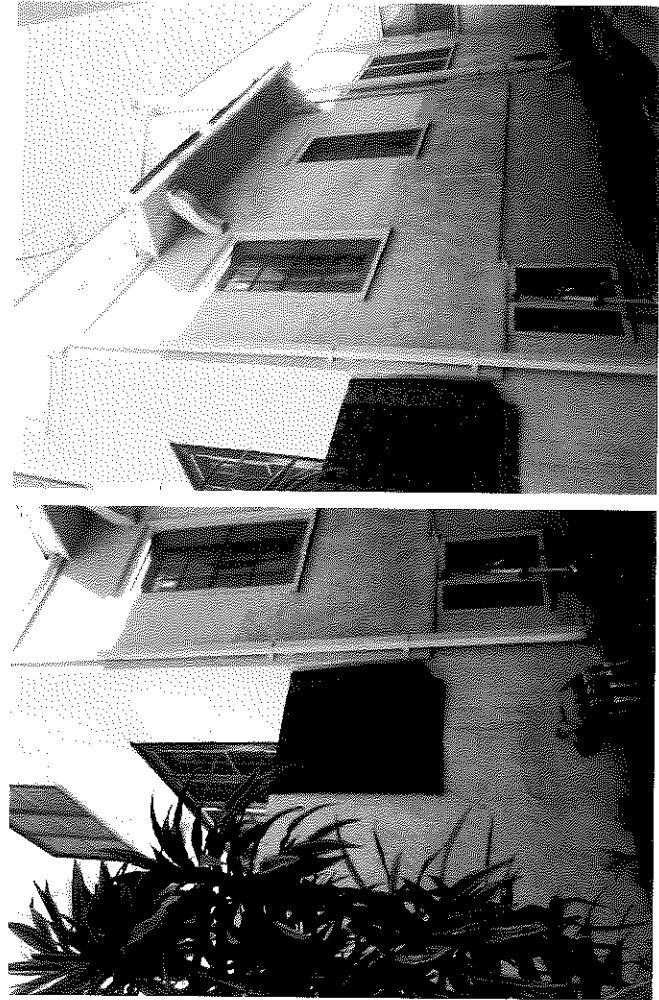
1920 WHITLEY AVE SURROUNDING AREA 7



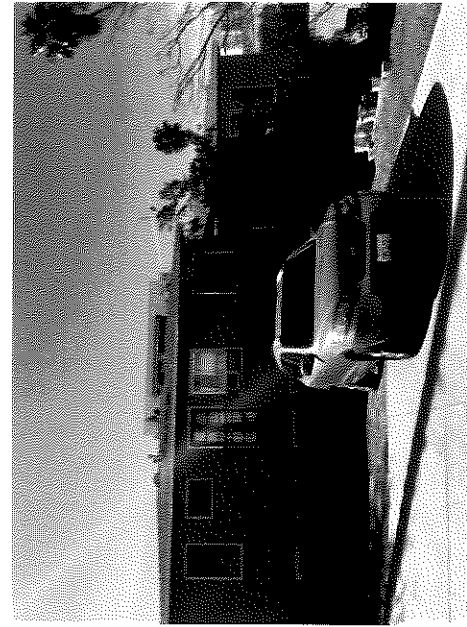
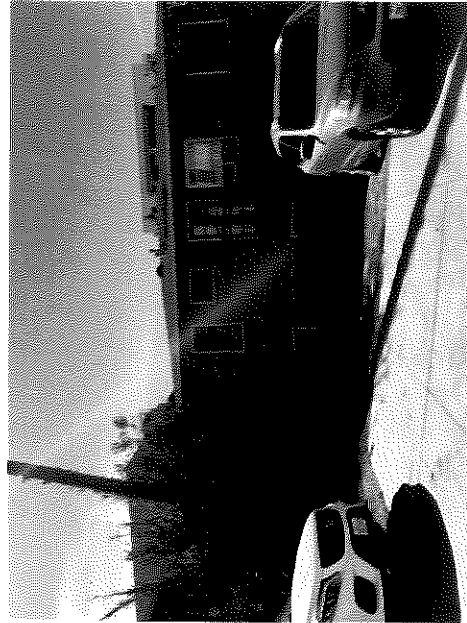
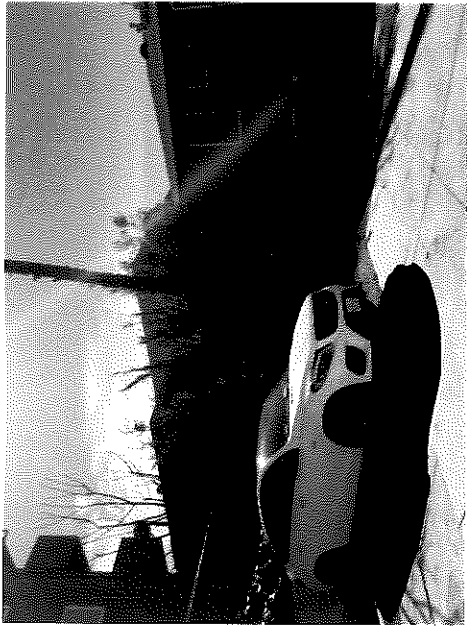
1920 WHITLEY AVE REAR YARD 8



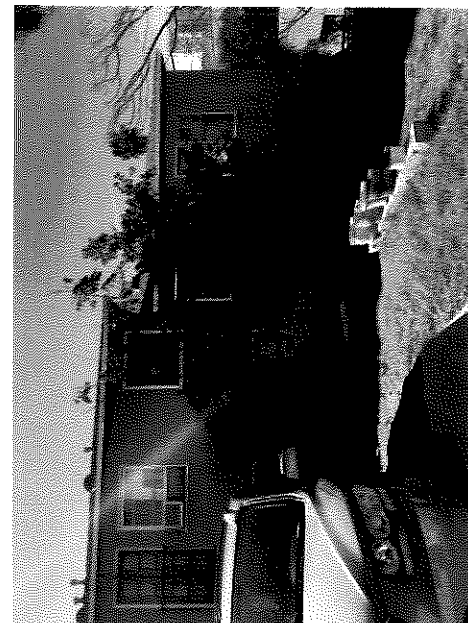
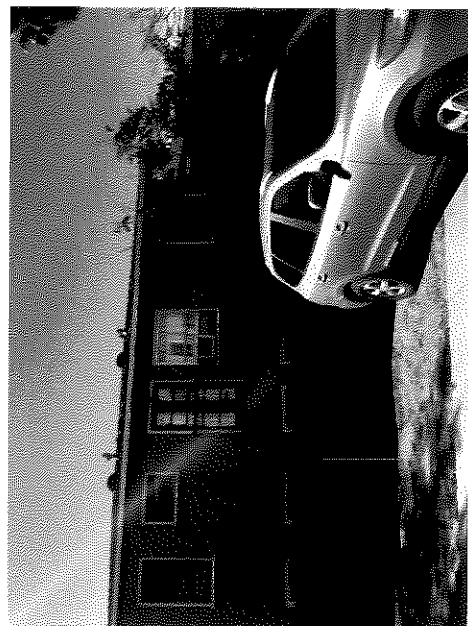
1920 WHITLEY AVE EAST FACADE 4



1920 WHITLEY AVE SOUTH FACADE 6



1920 WHITLEY AVE REAR YARD 9



1920 WHITLEY AVE REAR YARD 10

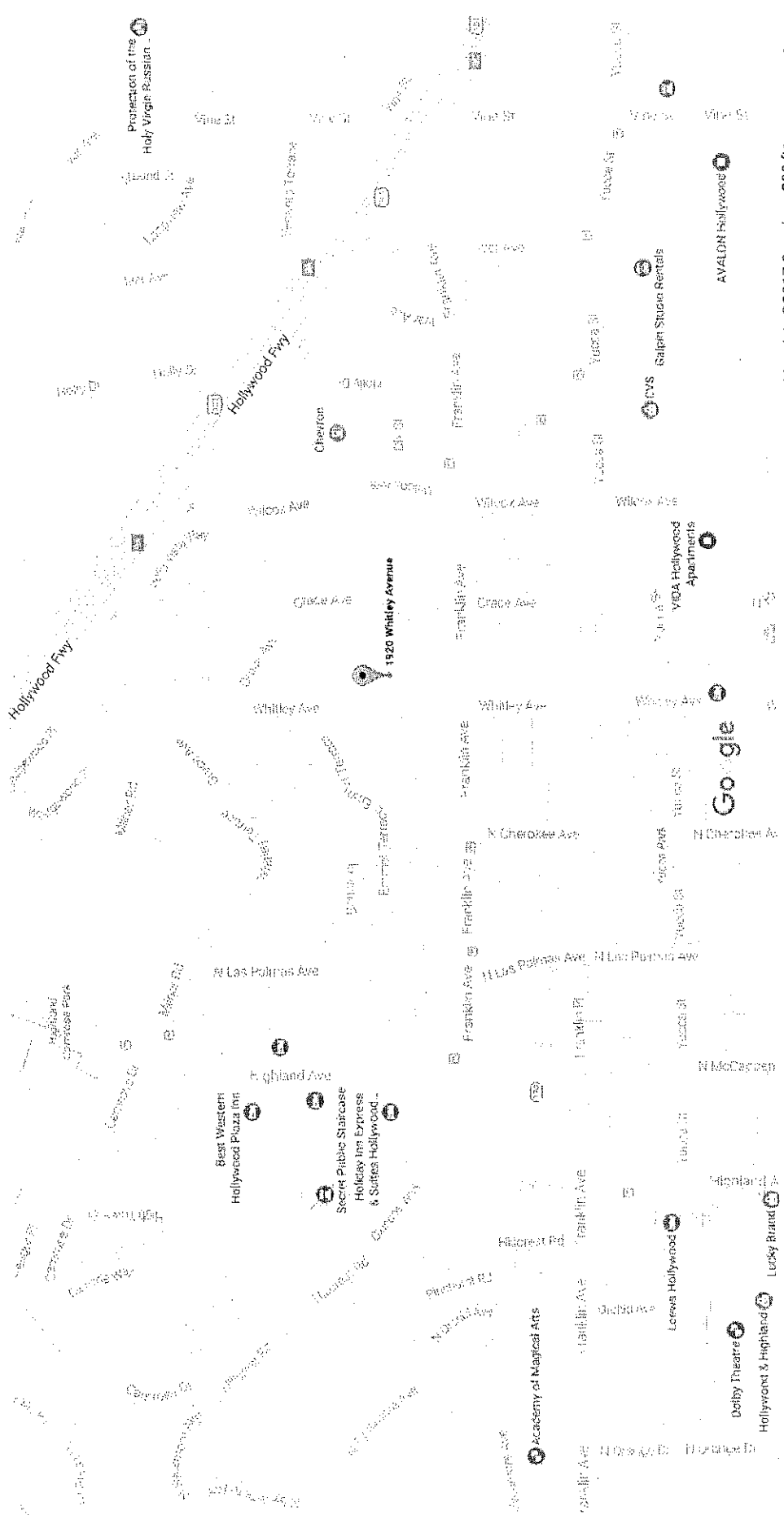


1920 WHITLEY AVE SURROUNDING AREA 11



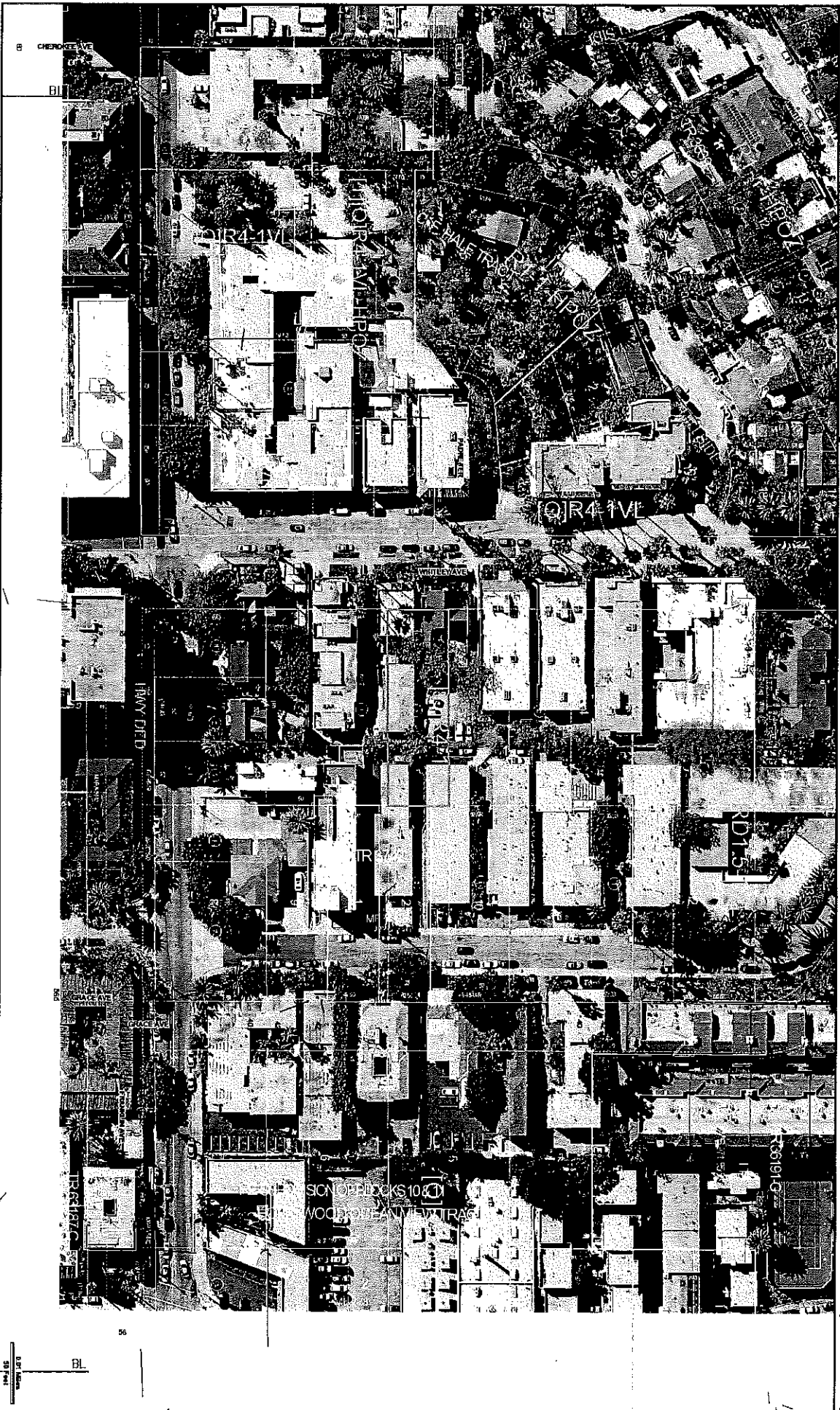
1920 WHITLEY AVE SURROUNDING AREA 12

Google Maps 1920 Whitley Ave



Map data ©2017 Google 200 ft

CPC 2017-1073-DB



Address: 1920 N WHITLEY AVE

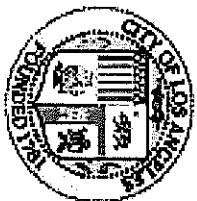
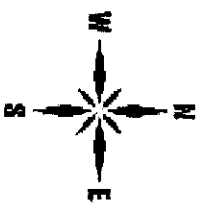
Tract: RE-SUBDIVISION OF BLOCKS
10 AND 11 HOLLYWOOD OCEAN
VIEW TRACT

Block: 1

APN: 5575005007
PIN #: 150A187 149

Lot: 5
Ard: 2

Zoning: [Q]R4-1VL
General Plan: High Medium Residential



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CPC 2017-1073-DB

All Applications must be filled out by Applicant

Plan Form 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

2

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM NO. 9 FIRST FLOOR CITY CLERK PLEASE VERIFY
TAKE TO ROOM NO. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot Solo of lot 5 Block 1
(Description of Property)
Resub of Bkks 10 & 11 Hollywood
Ocean View Tract
Dist. No. 32 1/2 M. B. Page 12-13 F. B. Page 132
No. 1920-1922 (Location of Job)
1920-1922 W. Willey Ave Street
(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk
O. K. City Engineer
By [Signature] Deputy

1. Purpose of Building Residence No. of Rooms 16 No. of Families 3
2. Owner's name J. J. Jenks Phone 579-395
3. Owner's address 6400 Dix Street
4. Architect's name Dames & Moore Phone 578-604
5. Contractor's name Carne Phone Carne
6. Contractor's address 6526 Hollywood Blvd
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Ceilings, Elevators, Painting, Finishing, all Labor, etc.) \$ 10,000
8. Any other building now on the lot? No How used? ---
9. Size of proposed building 38 x 60 Height to highest point 22 feet
10. Number of stories in height two Character of ground loam
11. Material of foundation Concrete Size of footings 16 Size wall 8" Depth below ground 12"
12. Material of chimneys None Number of inlets to flue --- Interior size of flues ---
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 3
Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 6
Second floor joists 2 x 10 Specify material of roof Composition
14. Will all provisions of State Dwelling House Act be complied with? Yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER 8/25 (Sign here) [Signature] (Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>21197</u>	Plans and specifications checked and found to conform to Ordinance, State Laws, etc. <u>[Signature]</u> Plan Examiner.	Application checked and found O. K. <u>8/31/21</u> Clerk.

[Signatures]
20

REMARKS

All Applications must be filled out by Applicant

2

BOARD OF PUBLIC WORKS

PLANS AND SPECIFICATIONS and other data must also be filed

DEPARTMENT OF BUILDINGS

Application for the Erection of Frame Buildings CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Lot 1/2 of lot 5 Block 1
(Description of Property)

Re sub. of Blks 11 & 12

Hollywood Ocean View Tract

Dist. No. 12 1/2 M. B. Page 12-13 F. B. Page 132

No. 1920-1920 1/2 1922 Whitley Ave Street
(Location of Job)

(USE INK OR INDELIBLE PENCIL)

O. K. City Clerk
By [Signature] Deputy

- Purpose of Building Private Garage No. of Rooms 3 No. of Families 1
- Owner's name W. J. Jones Phone 579395
- Owner's address 6406 Dix Street
- Architect's name D. Messinger Phone 578604
- Contractor's name same Phone same
- Contractor's address 6526 Hollywood Blvd
- VALUATION OF PROPOSED WORK (including Plumbing, Gas Fitting, Sewer, Elevators, Paints, Finishing, etc.) \$ 300
- Any other building now on the lot? no How used? ---
- Size of proposed building 18 x 30 Height to highest point 10 feet
- Number of stories in height one Character of ground loam
- Material of foundation concrete Size of footings --- Size wall --- Depth below ground ---
- Material of chimneys --- Number of inlets to flue --- Interior size of flues --- x ---
- Give sizes of following materials: REDWOOD MUDSILLS 2 x 4 Girders --- x ---
EXTERIOR studs 2 x 3 INTERIOR BEARING studs 2 x 3 Interior Non-Bearing studs 2 x 3
Ceiling joist 2 x 4 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 4
Second floor joists --- Specify material of roof composition
- Will all provisions of State Dwelling House Act be complied with? yes

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER (Sign here) D. Messinger (Owner or Authorized Agent.)

PERMIT NO. 21198	Plans and specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued
	<u>[Signature]</u> Plan Examiner	<u>8/31/21</u> Clerk	3 1921

[Handwritten notes and signatures]

REMARKS

Lined area for writing remarks.

**Hollywood Community Plan Draft "Q" Qualified Condition and "D" Development Limitation Appendix
As approved by the City Planning Commission – December 8, 2011**

Subarea Numbers and Existing Zones	Existing "Q" Qualified Condition and/or "D" Development Limitation Condition	Proposed "Q" Qualified Condition and/or "D" Development Limitation Condition	Reason for Change
2:1B cont. (C4-2D-SN FAR 2:1)		<p>not exceed 2:1.</p> <p>4. No building or structure shall exceed a height of 150 ft. above grade.</p> <p>5. A project may exceed the 3:1 FAR provided that:</p> <p>a. the project is approved by the City Planning Commission, or the City Council on appeal, pursuant to the procedures set forth in LAMC 12.32-D.</p> <p>b. the project conforms with Hollywood Community Plan policies.</p> <p>c. during the effective term of the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), the CRA/LA Board finds that the project conforms to: 1) the Hollywood Redevelopment Plan, 2) a Transportation or Mobility Program adopted by the Community Redevelopment Agency Board, and, if applicable, any Design for Development, 3) the project complies with a Disposition and Development Agreement or Owner Participation Agreement executed by the CRA/LA Board.</p> <p>6. Development subject to historic preservation review which exceeds an FAR of 2:1 shall require approval by the Office of Historic Resources.</p>	
3:1A ([QR4-1VL FAR 3:1)	<p>Existing "Q" Qualified Condition imposed by Ordinances 164720, 165653, and 165656: Residential density is limited to 1 dwelling unit per 600 sq. ft. of lot area</p> <p>No existing "D" Development Limitation Condition</p>	<p>[QR4-1VL FAR 3:1</p> <p>Delete existing "Q" Qualified Condition.</p> <p>Q: Development subject to historic review shall require approval by the Office of Historic Resources in order to exceed a density of 600 sq. ft. of lot area per dwelling unit.</p>	<p>Increase R4 density from one unit for every 600 sq. ft. of lot area to one unit for every 400 sq. ft. of lot area consistent with Los Angeles Municipal Code.</p> <p>Protect historic resources.</p>



City of Los Angeles Department of City Planning

3/6/2017

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1922 N WHITLEY AVE
1920 N WHITLEY AVE

ZIP CODES

90068

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2016-1450-CPU
CPC-1986-831-GPC
CPC-1984-1-HD
CPC-18473-ZC
ORD-164720
ORD-161856
ORD-161116-SA7
ORD-129279
ORD-128730
ENV-2016-1451-EIR

Address/Legal Information

PIN Number	150A187 149
Lot/Parcel Area (Calculated)	8,000.0 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID E3
Assessor Parcel No. (APN)	5575005007
Tract	RE-SUBDIVISION OF BLOCKS 10 AND 11 HOLLYWOOD OCEAN VIEW TRACT
Map Reference	M B 2-78
Block	1
Lot	5
Arb (Lot Cut Reference)	2
Map Sheet	150A185 150A187

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood Hills West
Council District	CD 4 - David Ryu
Census Tract #	1896.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]R4-1VL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2441 Alquist-Priolo Earthquake Fault Zone
General Plan Land Use	High Medium Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No

CPC 2017-1073-DB

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

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.121136664
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	West
Division / Station	Hollywood
Reporting District	635

Fire Information

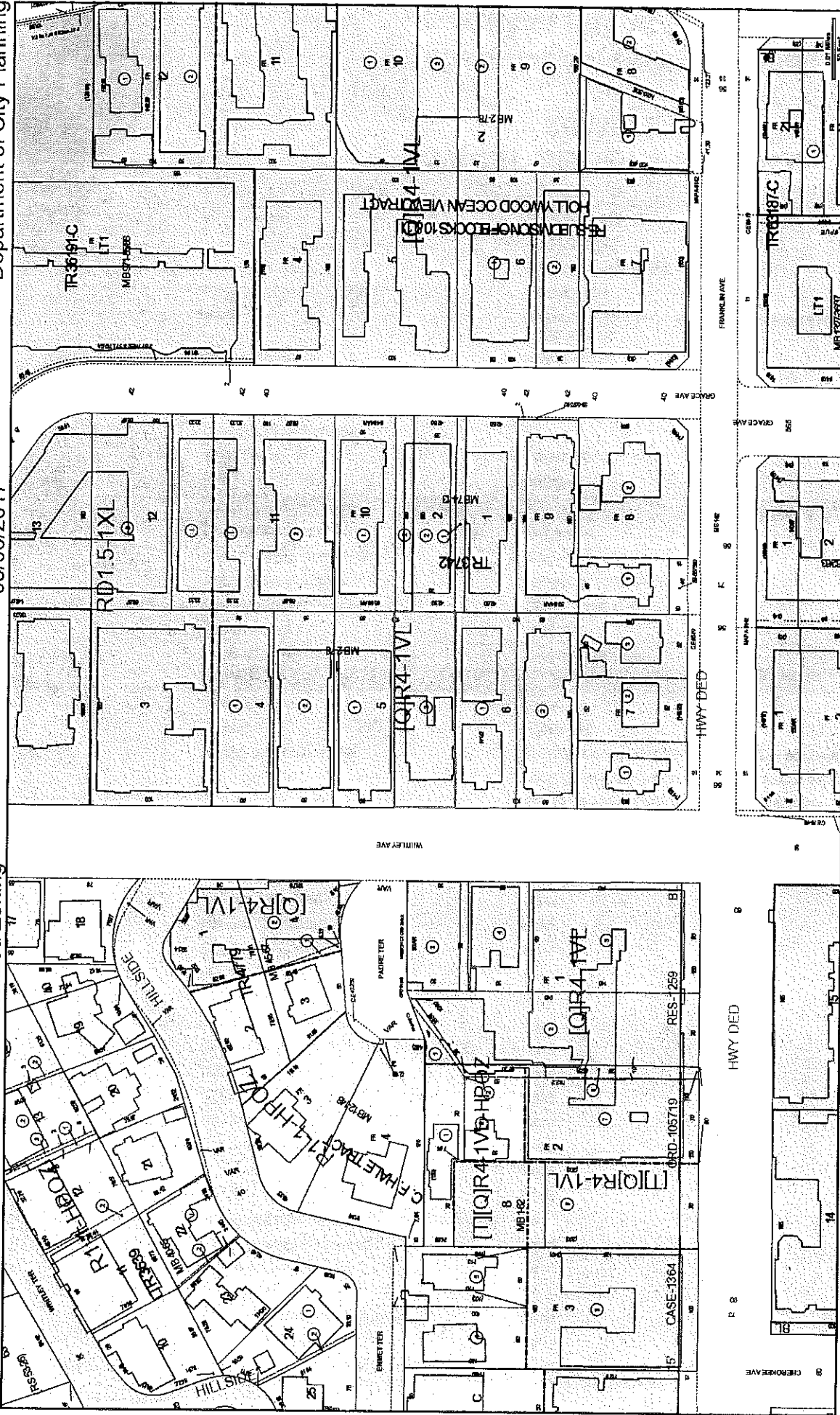
Bureau	West
Batallion	5
District / Fire Station	27
Red Flag Restricted Parking	No

ZIMAS INTRANET

Generalized Zoning

03/06/2017

City of Los Angeles
Department of City Planning



Address: 1920 N WHITLEY AVE

Tract: RE-SUBDIVISION OF BLOCKS 10 AND 11 HOLLYWOOD OCEAN VIEW TRACT

Zoning: [QJR4-1VL]

APN: 5575005007

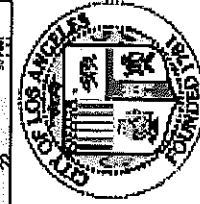
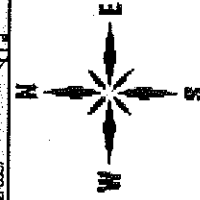
Block: 1

PIN #: 150A187 149

Lot: 5

Arb: 2

General Plan: High Medium Residential





REFERRAL FORMS:

PROJECT PLANNING REFERRAL

APPLICABILITY: This form, completed and signed by appropriate Planning Staff, **must** accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
- Community Design Overlays (CDO)
- Neighborhood Oriented District (NOD)
- Sign District (SN)
- Small Lot Subdivision
- Zone Change
- Design Review Board (DRB)
- Pedestrian Oriented District (POD)
- Community Plan Implementation Ordinance area (CPIO)
- Public Benefit Alternative Compliance
- Density Bonus Off-Menu
- Conditional Use for greater than 35% Density Bonus
- Zone Variance

PROJECT SUMMARY:

1. **Address of Subject Property:** 1920 Whitley Ave, Los Angeles, CA 90068

2. **Name of Community Plan Area:** Hollywood

a. **Name of Specific Plan, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable:** (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).
off-menu density bonus application for building height increase and side yard setback reduction

3. **Project Type (check all that apply)**

- | | | | |
|--|-----------------------------------|---|--|
| <input checked="" type="checkbox"/> New construction | <input type="checkbox"/> Addition | <input type="checkbox"/> Renovation | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Grading | <input checked="" type="checkbox"/> Density Bonus | <input type="checkbox"/> Small Lot Subdivision |
| <input type="checkbox"/> Other (describe) _____ | | | |

If Change of Use, what is:
Existing Use? _____ Proposed Use? _____

Description of proposed project: New 19 unit (density bonus) apartment building, 4 stories high with 4 levels (0 studios, 10 one bed, and 9 two bed units) over two stories of parking (both below grade).

Items 4-7 to be completed by Department of City Planning Staff Only

4. **AUTHORIZATION TO FILE:** (check all that apply)

Specific Plan/SN

- | | |
|---|---|
| <input type="checkbox"/> Project Permit | <input type="checkbox"/> Adjustment |
| ○ Minor (3 signs or less OR change of use) | <input type="checkbox"/> Exception |
| ○ Standard (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment) | <input type="checkbox"/> Amendment |
| ○ Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.) | <input type="checkbox"/> Interpretation |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Other |
| | <input type="checkbox"/> Not a Project |

CPC 2017-1073-DB

N/A **Design Review Board**

- Preliminary Review
- Final Review

N/A **CDO/POD/NOD**

- Discretionary Action
 - Minor** (3 signs or less OR change of use)
 - Standard** (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)
 - Major** (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)
- Sign-off only
- Not a Project

Affordable Housing

- Density Bonus
- Affordable Housing Referral Form
 - Off-menu incentives requested
- Conditional Use >35%
- Public Benefit

Small Lot Subdivision

- Consultation completed

5. ENVIRONMENTAL CLEARANCE:

- Categorical Exemption
- Class 32 Categorical Exemption
- Existing ENV Case Number: _____
- ENV Addendum Case Number: _____
- Environmental Assessment Form (EAF)
- Other Entitlements needed

6. PUBLIC NOTICING:

- Standard (BTC to mail hearing notice)
- Special (At time of filing applicant must pay BTC to mail determination letters only)
 - Abutting owners
 - Abutting occupants

7. NOTES:

Three off menu incentives due to very high fire hazard severity zone

Project Planning Signature: <i>[Signature]</i>	Phone Number: 213.978.1276
Print Name: <i>Jason Hernandez</i>	Date: 3/4/17



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: ENV-2017-1074-EAF

Related Case Numbers: CPC-2017-1073-DB

Case Filed With (Print Name): _____ Date Filed: _____

EAF Accepted By (Print Name): _____ Date Accepted: _____

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Project Address¹: 1920 Whitley Ave, Los Angeles, CA 90068

Assessor's Parcel Number: 5575-005-007

Major Cross Streets: Cahuenga & Franklin

Community Plan Area: Hollywood Council District: CD4

APPLICANT (if not Property Owner)

Name: Warren Techentin

Company: WTARCH

Address: 2801 Hyperion Ave Ste 103

City: Los Angeles State: CA Zip Code: 90027

E-Mail: warren@wtarch.com

Telephone No.: (323) 664-4500

PROPERTY OWNER

Name: Brian Prince

Company: B.D.O.G. Inc.

Address: 2934 1/2 Beverly Glen Circle #50

City: Los Angeles State: CA Zip Code: 90077

E-Mail: galorde@aol.com

Telephone No.: (310) 308-5252

APPLICANT'S REPRESENTATIVE

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-Mail: _____

Telephone No.: _____

ENVIRONMENTAL REVIEW CONSULTANT

Name: _____

Company: _____

Address: _____

City: _____ State: _____ Zip Code: _____

E-Mail: _____

Telephone No.: _____

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

New 19 unit (off-menu density bonus) apartment building, 4 stories high with 4 levels of apartments
(0 studios, 10 one bed, and 9 two bed units) over 2 stories of parking (both below grade).

Additional information or Expanded Initial Study attached: YES NO

B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? YES NO

If YES, please specify:

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: 8000 sf _____ square feet

Net Acres: _____ Gross Acres: _____

B. Zoning/Land Use.

	Existing	Proposed
Zoning	[Q]R4-1VL	[Q]R4-1VL
Use of Land	2-4 story multi-unit residential	2-4 story multi-unit residential
General Plan Designation	High Medium Residential	High Medium Residential

C. Structures.

1. Does the property contain any vacant structure? YES NO

If YES, describe and state how long it has been vacant: _____

2. Will any structures be removed/demolished as a result of the project? YES NO

If YES, provide the number: 1, type: multi-family residential structure with 3 units, total square footage: 3969
 and age: 95 years of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 3

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)						
Protected (4" trunk diameter and greater)		Oak Tree (excluding Scrub Oak)				
		Southern California Black Walnut				
		Western Sycamore				
		California Bay				

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: YES NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.

E. Slope. State the percent of property which is:

Less than 10% slope: X 10-15% slope: _____ over 15% slope: _____

If slopes over 10% exist, a **Topographic Map** will be required.

F. **Grading.** Specify the total amount of dirt being moved:

0-500 cubic yards More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 4900 cubic yards

G. **Import/Export.** Indicate the amount of dirt to be imported or exported:

Imported: 0 cubic yards Exported: 4900 cubic yards

Location of disposal site: _____

Location of borrow site: _____

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? YES NO

If YES, a **Haul Route** is required.

H. **Hazardous Materials and Substances.** Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? YES NO

If YES, describe: _____

If YES, a **Phase I Environmental Site Assessment (ESA)** is required.

I. **Historic, Cultural and/or Architecturally Significant Site or Structure.** Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: _____

California Register of Historic Resources: _____

City of Los Angeles Cultural Historic Monument: _____

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

Identified on SurveyLA: _____

Identified in HistoricPlacesLA: _____

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? YES NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO

If YES, describe: _____
_____ and indicate the sheet number on your plans showing the condition: _____.

3. **PROPOSED DEVELOPMENT**

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. **ALL PROJECTS**

i. **Parking.**

Vehicular Parking

Required: 15 + Guest: _____

Proposed: 30 + Guest: _____

Bicycle Parking:

Required Long-Term: 19 Required Short-Term: 2

Proposed Long-Term: 19 Proposed Short-Term: 2

ii. **Height.**

Number of stories (not including mezzanine levels): 4 Maximum height: 56'

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: _____

If YES, indicate the total square feet of each mezzanine: _____

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

iii. **Project Size.**

What is the total floor area of the project? 15,332 sf gross square feet

iv. **Lot Coverage.** Indicate the percent of the total project that is proposed for:

Building footprint: 63 %

Paving/hardscape: 10 %

Landscaping: 27 %

v. **Lighting.** Describe night lighting of project: shielded fixtures not visible from the street

B. RESIDENTIAL PROJECT

If no portion of the project is residential check -N/A and continue to next section

i. Number of Dwelling Units.

Single Family: _____, Apartment: 19, Condominium: _____

ii. Recreational Facilities. List recreational facilities for project: _____

iii. Open Space.

Does the project involve new construction resulting in additional floor area and units? YES NO
 Does the project involve six or more residential units? YES NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)	2175 (total open space)	2244 (1994 common)
Private Open Space (Square Feet)		250
Landscaped Open Space Area (Square Feet)		
Number of trees (24 inch box or greater)		

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): gas washer/ dryer, gas oven range, fridge, gas water heater

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: none

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check -N/A and continue to next section

i. Type of Use. _____

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? YES NO

If YES, indicate the total size of the interior space or leasehold: _____ square feet

iii. Hotel/Motel. Identify the number of guest rooms: _____ guest rooms.

iv. **Days of operation.** _____
Hours of operation. _____

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? YES NO
If YES, describe events and how often they are proposed _____

vi. **Occupancy Limit.** Total Fire Department occupancy limit: _____

- a. Number of fixed seats or beds _____
- b. Total number of patrons/students _____
- c. Number of employees per shift _____, number of shifts _____
- d. Size of largest assembly area _____ square feet

v. **Security.** Describe security provisions for the project _____

4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Franklin Ave (modified avenue iii) approx. 250', Wilcox Ave (modified avenue iii) approx. 550', Cahuenga Blvd (avenue i) approx. 750', Hollywood Freeway approx. 1000'

B. **Green building certification.** Will the project be LEED-certified or equivalent? YES NO
If YES, check appropriate box:
 Certified Equivalent Silver Gold Platinum Other _____

C. **Fire sprinklers.** Will the Project include fire sprinklers? YES NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

Check this box if you are requesting a Class 32 Exemption, and:

- You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

**APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED**

PROPERTY OWNER
I, (print name) Brian Prince
Signature [Signature]

CONSULTANT/AGENT
I, (print name) _____
Signature _____

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. 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 segmenting 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.

Space Below for Notary's Use

California All-Purpose Acknowledgement **Civil Code Section 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 MARCH 3, 2017 before me, RICARDO JAVIER REYES (NOTARY)
(Insert Name of Notary Public and Title)

personally appeared BRIAN PRINCE, 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.
[Signature] (Seal)
Signature _____





APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

CPC 2017-1073-DB

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing

Concurrent hearing
Related Case Number _____

Hearing not be scheduled on a specific date (e.g. vacation hold)

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.*

1. PROJECT LOCATION

Street Address¹ 1920 WHITLEY AVE. LOS ANGELES, CA Unit/Space Number _____

Legal Description² (Lot, Block, Tract) LOT: 5, BLOCK: 1, TRACT:

Assessor Parcel Number 5575-005-007 Total Lot Area 8000 SF

2. PROJECT DESCRIPTION

Present Use MULTI-FAMILY RESIDENTIAL

Proposed Use MULTI-FAMILY RESIDENTIAL

Project Name (if applicable) WHITLEY APARTMENTS

Describe in detail the characteristics, scope and/or operation of the proposed project NEW, 19 UNIT (DENSITY BONUS) APARTMENT BUILDING, 4 STORIES HIGH WITH 4 LEVELS OF APARTMENTS ((10) 1-BEDROOM & (9) 2-BEDROOM) OVER 2 STORIES PARKING.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant)

Site has existing buildings (provide copies of building permits)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site is located within 500 feet of a freeway or railroad

Site is located within 500 feet of a sensitive use (e.g. school, park)

Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- New construction: 15,332 square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 3 - Demolish(ed)³ 3 + Adding 19 = Total 19
 Number of Affordable Units⁴ Existing 0 - Demolish(ed) 0 + Adding 3 = Total 3
 Number of Market Rate Units Existing 3 - Demolish(ed) 3 + Adding 16 = Total 16
 Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

3. ACTION(S) REQUESTED

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

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing section LAMC 12.22 A.25(a)(3) Section from which relief is requested (if any): _____
 Request: DENSITY BONUS TO ALLOW THE CONSTRUCTION OF 19 UNITS IN LIEU OF THE 13 UNITS ALLOWED "BY-RIGHT". THREE OF THESE UNITS ARE TO BE "VERY LOW INCOME UNITS"

Authorizing section _____ Section from which relief is requested (if any): _____
 Request: _____

Authorizing section _____ Section from which relief is requested (if any): _____
 Request: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- Condition compliance review
- Clarification of Q (Qualified) classification
- Modification of conditions
- Clarification of D (Development Limitations) classification
- Revision of approved plans
- Amendment to T (Tentative) classification
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. OTHER AGENCY REFERRALS/REFERENCE

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

Are there any outstanding Orders to Comply/citations at this property? YES (provide copy) NO

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

- Development Services Case Management Number _____
- Building and Safety Plan Check Number _____
- Bureau of Engineering Planning Referral (PCRF) _____
- Bureau of Engineering Hillside Referral _____
- Housing and Community Investment Department Application Number _____
- Bureau of Engineering Revocable Permit Number _____
- Other—specify _____

6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name WARREN TECHENTIN, ARCHITECT
Company/Firm WARREN TECHENTIN ARCHITECTURE [WTARCH]
Address: 2801 HYPERION AVE Unit/Space Number 103
City LOS ANGELES State CA Zip Code: 90027
Telephone 323 664 4500 E-mail: warren@wtarch.com
Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) B.D.O.G., INC.
Address 2934 1/2 BEVERLY GLEN CIRCLE #50 Unit/Space Number _____
City LOS ANGELES State CA Zip Code: 90068
Telephone 310 308 5252 E-mail: galorde@aol.com

Agent/Representative name WARREN TECHENTIN, ARCHITECT
Company/Firm WARREN TECHENTIN ARCHITECTURE [WTARCH]
Address: 2801 HYPERION AVE Unit/Space Number 103
City LOS ANGELES State CA Zip: 90027
Telephone 323 664 4500 E-mail: warren@wtarch.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Primary Contact for Project Information (select only one) Owner Applicant
 Agent/Representative Other _____

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ 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 the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

9. **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 or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or 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 the agent for service of process or 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 the 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 A-D 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.
- A. 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.
- B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- C. I understand if the application is approved, as a 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.
- D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures 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 Acknowledgement is available for your convenience on following page.*

Signature _____

Date _____

Print Name Brian Kincaid

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 MARCH 6, 2017 before me, RICARDO JAVIER REYES (NOTARY)
(Insert Name of Notary Public and Title)

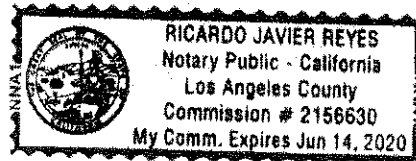
personally appeared BRIAN PRINCE who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

[Signature]
Signature

(Seal)

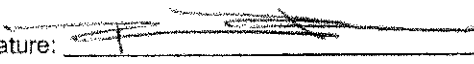


APPLICANT

10. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- A. 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.
- B. 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 segmenting 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.
- C. 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.
- D. 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.
- E. 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.
- F. I understand that there is no 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.
- G. I understand that if this application is denied, there is no refund of fees paid.
- H. 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 judgments 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.
- I. 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: _____

Print Name: Brian Andrew _____



FINDINGS / SPECIALIZED REQUIREMENTS:

RELATED CODE SECTIONS: The Department of City Planning (DCP) offers several processes intended to facilitate affordable housing in the City of Los Angeles. Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC) authorizes the Director of Planning to approve applications for Density Bonus requesting up to three (3) on-menu incentive items; and the City Planning Commission to approve applications for Density Bonus requesting any off-menu items. Section 12.24 U.26 of the LAMC authorizes the City Planning Commission to approve a Conditional Use Permit for applications requesting a density bonus increase greater than the maximum permitted in Section 12.22 A.25. Section 14.00 A.2 authorizes the Director to approve Public Benefit Projects where otherwise not permitted by right or by Conditional Use and which meet specific performance standards or alternative compliance measures. Check which entitlement you are requesting below:

- Density Bonus Filing with On-Menu Incentive Items
- Density Bonus Filing with Off-Menu Items*
- Conditional Use Permit for greater than 35% Density Bonus*
- Public Benefit Project*

* These entitlement requests may be applied for following consultation with DCP Project Planning staff only. All applications require an Affordable Housing Referral Form from the Metro DSC Housing Services Unit.

PRIORITY HOUSING PROJECT PROCESSING: In accordance with the Mayor's Executive Directive No. 13 (ED13), issued on October 23, 2015, DCP has implemented a policy to prioritize case processing for projects that contribute to the new construction or rehabilitation of housing developments that meet the criteria set forth in ED 13. Please complete the following regarding your project:

- The project contains a minimum of 10 or more units; and YES NO
- At least 20% of on-site rental units have rents that are restricted so as to be affordable to and occupied by low income households; or YES NO
- At least 30% of on-site for sale units have sales prices that are restricted so as to be affordable to and occupied by low- or moderate-income households YES NO

PUBLIC HEARING AND NOTICE: A request for a Density Bonus with on-menu incentives *does not* require a public hearing. However, mailing labels and a copy of labels for abutting property owners of all contiguously owned properties of the subject site will be required for mailing of the determination letter. A map keyed to the labels is also required. Abutting owners include those across the street or alley or having a common corner with the subject property (i.e., every parcel that would touch the subject property if all rights-of-way were removed from the map).

A request for Density Bonus with off-menu incentives, a Conditional Use, or a Public Benefit application *does* require a public hearing. Notification includes mailings to property owners and occupants within a 500-foot radius of all contiguously owned properties of the subject site as well as on-site posting of the hearing notice. Applications reviewed at Planning Commission level also require on-site posting of the Commission Meeting Agenda. Refer to DCP's *Mailing Procedures* (CP-2074) and *On-Site Posting* (CP-7762) handouts for further instructions.

SPECIALIZED REQUIREMENTS: When filing any of the above applications, the following items are required in addition to those specified in the *Master Filing Instructions* form (CP-7810).

1. **Affordable Housing Referral Form (AHRF):** Provide the original *Affordable Housing Referral Form* (CP-4043) reviewed and signed by City Planning's Metro DSC Housing Services Unit staff prior to case filing. DCP's current Assignment List and Staff Directory, with contact information, can be found at <http://planning.lacity.org> under the "About" tab.

2. **Proof of Filing with HCIDLA:** As part of AB2222, effective January 1, 2015, the Housing and Community Investment Department (HCIDLA) must evaluate properties on which there is a proposed Density Bonus case and determine whether replacement units are required. Include proof of filing with HCIDLA via Housing Application Forms that are stamped by said department.

3. **Pre-Filing Review:** Requests for a Density Bonus with off-menu incentives, a Conditional Use Permit for >35% Density Bonus, or a Public Benefit Project require consultation with staff assigned to the geographic area in which the project is located prior to the filing of your application. An appointment is required for this review. DCP's current Assignment List and Staff Directory, with contact information, can be found on City Planning's website.

4. **Color Elevations:** Color elevations are mandatory for all Density Bonus cases. These shall include specifications and a legend for all materials and colors proposed for the street facing façade. Refer to DCP's *Elevation Instructions* (CP-7817) for technical requirements. Provide as many copies as plans required per the *Master Filing Instructions*.

5. **Color Renderings:** Color renderings are mandatory for all Density Bonus cases that include a Site Plan Review filing and/or are reviewed at the City Planning Commission level. Provide as many copies as plans required per the *Master Filing Instructions*.

6. **Citywide Design Guidelines Checklist:** If your project involves the construction of, addition to, or exterior alteration to any building or structure, please complete the Residential or Mixed-Use Design Guidelines (as applicable to your project), available on DCP's website. This does not apply to projects located within a Specific Plan or Overlay that contains its own design regulations.

GENERAL FINDINGS: Each of the following requests requires findings for approval. Include the applicable finding(s) separately for every item checked in the previous REQUESTED ACTION(S) section. On a separate page, copy each finding stated below and provide a detailed justification/explanation of how the proposed project conforms to the finding.

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

1. The façade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the façade is not a flat surface. Indicate the sheet number on your plans which shows compliance with this requirement: A3.2, A4.0

2. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations. Indicate the sheet number on your plans which shows compliance with this requirement: A3.2, A3.3, A3.4, A3.5, A4.0

3. The Housing Development Project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments. Please check the "Planning and Zoning" tab under the property profile in ZIMAS at <http://zimas.lacity.org>
 4. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.4908 of the Municipal Code. To verify whether a project is located on a substandard street, obtain a Hillside Referral Form from the Bureau of Engineering; to verify whether a project is located within a Very High Fire Hazard Severity Zone, check the "Additional" tab under the property profile in ZIMAS.
- **Density Bonus with Off-Menu Incentive Items:** LAMC 12.22 A.25(g)(3) – Provide a pro forma or other documentation to show that the waiver or modification is needed in order to make the Restricted Affordable Units economically feasible in addition to the items listed above. A third-party peer review of the pro-forma is also required.
 - **Conditional Use Permit for Greater than 35% Density Bonus:** LAMC 12.24 U.26 – Density Bonus requests for Housing Development Projects in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25 shall also find that:
 1. The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region;
 2. The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety;
 3. The project substantially conforms with the purpose, intent and provision of the General Plan, the applicable community plan, and any applicable specific plan.
 4. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan;
 5. The project contains the requisite number of affordable and/or senior citizen units as set forth in California Government Code Section 65915(b); and
 6. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.
 - **Public Benefit Project:** LAMC 14.00 A.2 – Density increase requests for a Housing Development Project to provide for additional density in excess of that permitted in LAMC Section 12.22 A.25 shall find that the proposed project substantially meets the purposes of the performance standards set forth in LAMC Section 14.00 A.2. If utilizing this process, also complete the *Public Benefit Projects* form (CP-7766).

Justifications for 1920 Whitley Heights proposed Density Bonus.

According to LAMC 12.22 A.25(g)(3), this property is entitled to a density bonus. Strictly speaking we are only asking for what typically qualifies for "on menu" incentives but because this property is located in a very high fire severity zone, we are required to apply for the density bonus as if we were requesting "off-menu" incentives.

The incentives we are taking are reduced side yard setbacks on both the north and south sides to 5'-8" (from the by-right 7'-0") and a height increase to 56'-0" (from the by-right 45'-0").

The Density Bonus entitles us to these incentives which we believe will not propose a burden to either the existing density or character of the neighborhood but rather re-inforce it.

Regarding Density Bonus:

The project property is located among several large apartment buildings making the neighborhood relatively dense already. We believe that this proposed building - adding 19 units (6 units more than the by-right allowable of 13 units) - will not pose a burden to the neighborhood because of the number of apartment buildings already here. Additionally because of the age of the Whitley Heights neighborhood and its population due to its proximity to the Historic Hollywood Boulevard entertainment district, the density will help maintain and even re-inforce the character of this neighborhood.

Regarding the Addition of Very Low Income Units:

We are taking the density bonus in-part to build (3) - "very low income" apartments as part of the total 19 we are proposing. Provision of very low income apartments in this area we believe to be critically important to adequately housing a diverse population in this neighborhood.

Regarding Increased Height:

Many apartment buildings surrounding the property in the area defined by the intersection of Whitley Heights Ave and Franklin Ave are already quite tall - some as high as 10 stories. The perception of height is further exacerbated because of the steep slope of the street. We believe that this proposed building - at only 4 stories high with a height of 56'-0" measured from the lowest part of the site - will not be a burden to the neighborhood in any way.

Regarding Reduced Side Yard Setbacks:

Additionally, because of the older character this neighborhood - with over a century and a half of diverse developments - many of the structures have 'pre-code', smaller setbacks of 3'-0" to 5'-0". Our project proposes setbacks bigger than this and we believe the reduced setbacks will not be a burden to the neighborhood in any way.

Regarding the Very High Fire Severity Zone:

Finally, our proposal fronts on Whitley Heights Avenue which is NOT a substandard street and access will NOT pose any additional burden in the event of a fire or earthquake. Additionally, we will be installing sprinklers and Type-V 1hr construction throughout.

We look forward to contributing an important addition to the neighborhood.

Thank You,
Warren Techentin, AIA, NCARB, LEED



RESIDENTIAL CITYWIDE DESIGN GUIDELINES

Multi-Family Residential & Commercial Mixed-Use
Projects

Checklist for Project Submittal

Submit a completed copy of this checklist with the Master Land Use Application if the project meets all of the following criteria:

A discretionary Planning Department application that:

- 1) Requires a building permit, and
- 2) The building or structure is visible from the public right-of-way, and
- 3) The project involves the construction of, addition to or exterior alteration of any building or structure.

Single-family homes are exempt. Small lot subdivisions will be exempt when the Small Lot Design Guidelines are issued.

Refer to the Residential Citywide Design Guidelines when filling out this checklist. The Residential Citywide Design Guidelines are available on www.cityplanning.lacity.org or at www.UrbanDesignLA.com. It is important to remember they are performance goals, not zoning regulations or development standards and therefore do not supersede regulations in the municipal code.

Complete this checklist with respect to the proposed project. **For any "No" or "N/A" marks, applicant must supply a written justification at the end of the checklist or as an attachment. Applications that do not meet specific guidelines applicable to the project should provide rationale for the design and explain how the project will meet the overall intent of the objective.**

If an adopted and required community-specific guideline such as the Community Plan Urban Design chapter, specific plan, or Downtown Design Guideline varies from the Citywide Design Guidelines, then the community-specific guideline shall prevail.

See the Notes section at the end of the checklist for applicability and compliance.

Case Number: <u>CPC 2017-1073-DB</u>

OBJECTIVE 1: Consider Neighborhood Context & Linkages in Building & Site Design

Indicate which (if any) of the following methodologies you applied in your project.

1.1 Site Planning:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Works with the natural topography of the site to avoid dramatic and unnecessary grade changes by utilizing landform grading.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	On hillside lots, uses smaller terraced retaining walls to avoid massive blank wall faces. Uses the site's natural topography to terrace the structure along the hillside.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Creates a strong street wall by locating building frontages at the front property line where no setback requirement exists, or at the required setback. Where additional setback is necessary or a prevailing setback exists, activates the area with a courtyard or "outdoor room" adjacent to the street by incorporating residential amenities such as seating or water features, for example.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	In small lot subdivisions where there is an existing average prevailing setback, applies the setback to provide continuity along the street edge.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Locates a majority of code-required open space at the ground level in a manner that is equally accessible to all residential units to promote safety and the use of outdoor areas. In mid- and high-rise buildings, podiums between buildings and rooftop areas can be used as common areas.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Uses 50 percent lot coverage ratio as a rule of thumb for low-rise housing developments and townhomes, especially in primarily residential, low- and low medium-density areas.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Provides direct paths of travel for pedestrian destinations within large developments. Especially near transit lines, creates primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	In dense neighborhoods, incorporates passageways or paseos into mid-block developments, particularly on through blocks, to facilitate pedestrian access to commercial amenities nearby, such that pedestrians will not need to walk the perimeter of a block in order to access the middle of the next parallel street or alley.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Activates mid-block passageways or paseos using water features, pedestrian-level lighting, artwork, benches, landscaping; or special paving so that they are safe and visually interesting spaces.	<input type="checkbox"/>

- Incorporates transitions such as landscaping, paving, porches, stoops, and canopies at individual entrances, and from the sidewalk to the front door. These methods should not protrude into required yards or negatively impact the overall street wall.

1.2 Building Orientation

YES NO N/A

STAFF
REVIEW

- Design small lot subdivisions, low-rise townhomes and apartment buildings to ensure that all street-fronting units have a primary entrance facing the street. Alternatively for Medium and High-Median density buildings without ground floor entrances for individual units, create a prominent ground or first floor entry, such as a highly visible lobby or atrium.
- Locate gathering spaces such as gyms, recreation rooms, and community space at the ground level and accessible to the street.

1.3 Entrances

YES NO N/A

STAFF
REVIEW

- Incorporate transitions such as landscaping, paving, porches, stoops, and canopies at individual entrances to residences, and from the sidewalk to the front door. These methods should not protrude into required yards or negatively impact the overall street wall.
- Entries should be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Design entries in proportion to the number of units being accessed. Ensure that pedestrian entries provide shelter year-round.
- Ensure that the main entrance and entry approach can accommodate persons of all mobility levels.
- Promote pedestrian activity by placing entrances at grade level or slightly above, and unobstructed from view from the public right-of-way. Entryways below street level should be avoided.
- If stairs are used in common areas, such as an atrium or lobby, they should be highly visible and integrated with the predominant architectural design elements of the main building.
- Maintain an active street presence for ground floor retail establishments in mixed-use projects by incorporating at least one usable street-facing entrance with doors unlocked during regular business hours.
- In mixed-use projects, ensure that ground floor uses maintain a high degree of transparency and maximize a visual connection to the street by providing clear and unobstructed windows, free of reflective glass coatings, exterior mounted gates, or security grills.

1.4 Relationship to Adjacent Buildings

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhood. In older neighborhoods, new developments should likewise respect the character of existing buildings with regards to height, scale, style, and architectural materials.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	For RD1.5, RD2, R3, R4, RAS3, and RAS4 developments, apply additional setbacks in side and rear yards abutting single-family and/or R2 zoned lots.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Where multi-family projects are adjacent to single-family zones, provide a sensitive transition by maintaining a height compatible with adjacent buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single-family yards.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	When designing small lot subdivisions or projects built over two or more lots, provide sufficient space between buildings, articulation along the street frontage, and visual breaks to diminish the scale and massing.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Plant trees, shrubs, and vines to screen walls between property lines. Use decorative walls that include a change in color, material and texture.	<input type="checkbox"/>

Does the project meet the overall intent of Objective 1: Consider Neighborhood Context & Linkages in Building and Site Design?

YES	NO		STAFF INITIALS
<input type="radio"/>	<input type="radio"/>	(See page 13 for explanation)	_____

OBJECTIVE 2: Employ Distinguishable and Attractive Building Design

Indicate which (if any) of the following methodologies you applied in your project.

2.1 Building Façade:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Add architectural details to enhance scale and interest on the building façade by breaking it up into distinct planes that are offset from the main building façade. Porches and stoops can be used to orient housing towards the street and promote active and interesting neighborhood streetscapes.	<input type="checkbox"/>

- Design multi-family buildings to convey individual residential uses, even when applying a modern aesthetic. Modulated facades can prevent residential buildings from appearing commercial.
- Layer building architectural features to emphasize certain features of the building such as entries, corners, and organization of units.
- Alternate different textures, colors, materials, and distinctive architectural treatments to add visual interest while avoiding dull and repetitive facades.
- Utilize windows and doors as character-defining features to reflect an architectural style or theme consistent with other façade elements. Windows should project or be inset from the exterior building wall and incorporate well-designed trims and details.
- Treat all facades of the building with an equal level of detail, articulation, and architectural rigor.
- Integrate varied roof lines through the use of sloping roofs, modulated building heights, gables, dormers, or innovative architectural solutions.
- Reinforce existing facade rhythm along the street where it exists by using architectural elements such as trim, material changes, paved walkways, and other design treatments consistent with surrounding buildings.
- Include overhead architectural features such as eaves, awnings, canopies, trellises, or cornice treatments at entrances and windows that provide shade, provide passive cooling, and reduce daytime heat gain.
- Orient windows on street facing units toward public streets, rather than inward, to contribute to neighborhood safety and provide design interest.
- Orient interior unit spaces so that larger windows for more public rooms, such as living and dining areas, face onto the street.
- Design balconies such that their size and location maximize their intended use for open space. Avoid "tacked on" balconies with limited purpose or function.

2.2 Building Materials:

- | YES | NO | N/A | | STAFF
REVIEW |
|----------------------------------|-----------------------|-----------------------|--|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Approach character-defining details in a manner that is true to a style of Architecture or common theme. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Apply trim, metal- and woodwork, lighting, and other details in a harmonious manner, consistent with the proportions and scale of the building(s). | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Select building materials, such as architectural details and finishes that convey a sense of permanence. Quality materials should be used to withstand weather and wear regardless of architectural style. | <input type="checkbox"/> |

- Apply changes in material purposefully and in a manner corresponding to variations in building mass.
- Long expanses of fences should incorporate openings, changes in materials, texture, and/or landscaping. Avoid materials such as chain link, wrought iron spears, and barbed wire.
- Exterior bars on windows convey an environment of hostility and are therefore strongly discouraged.

**Does the project meet the overall intent of Objective 2:
Employ Distinguishable and Attractive Building Design?**

YES NO

STAFF INITIALS

(See page 13 for explanation)

OBJECTIVE 3: Provide Pedestrian Connections Within and Around the Project

Indicate which (if any) of the following methodologies you applied in your project.

3.1 Sidewalks:

- | YES | NO | N/A | | STAFF
REVIEW |
|----------------------------------|-----------------------|----------------------------------|---|--------------------------|
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | For new multi-family residential projects where a sidewalk does not currently exist, establish a new sidewalk along the length of the public street frontage. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | On Major and Secondary Highways, provide a comfortable sidewalk and parkway; at least 10 feet in width to accommodate pedestrian flow and activity, but wider if possible. Sidewalks and parkway widths on Local and Collector streets may be narrower, but generally not less than nine feet wide. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Create continuous and predominantly straight sidewalks and open space. Reconstruct abandoned driveways as sidewalks. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Plant parkways separating the curb from the sidewalk with ground cover, low-growing vegetation or permeable materials that accommodate both pedestrian movement and the use of car doors. Brick work, pavers, gravel, and wood chips are examples of suitable permeable materials. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Create a buffer zone between pedestrians, moving vehicles, and other transit modes by the use of landscape and street furniture. Examples include street trees, benches, newspaper racks, pedestrian information kiosks, bicycle racks, bus shelters, and pedestrian lighting. | <input type="checkbox"/> |

- Plant street trees at the minimum spacing permitted by the Division of Urban Forestry, typically one tree for every 20 feet of street frontage, to create a consistent rhythm. Broad-leaf evergreen and deciduous trees should be used to maintain a continuous tree canopy. Shade producing street trees may be interspersed with an occasional non-shade tree. In high pedestrian use areas, install tree guards to protect tree trunks from damage.
- Provide lights on sidewalks to encourage and extend safe pedestrian activities into the evening.
- Utilize pedestrian lighting, seating areas, special paving, or landscaping. Ensure that new developments adjacent to transit stops invest in pedestrians amenities such as trash receptacles and sheltered benches or seating areas for pedestrian that do not intrude into the accessible route.

3.2 Crosswalks/Street Crossings for Large-Scale Developments

YES	NO	N/A		STAFF REVIEW
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Incorporate features such as white markings, signage, and lighting so that pedestrian crossings are visible to moving vehicles during the day and at night.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Improve visibility for pedestrians in crosswalks by installing curb extensions/bump outs and advance stop bars, and eliminating on-street parking spaces adjacent to the crossing.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Emphasize pedestrian safety and comfort at crosswalks with devices such as pedestrian crossing signals, visible and accessible push buttons for pedestrian activated signals, and dual sidewalk ramps that are directed to each crosswalk.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Create the shortest possible crossing distance at pedestrian crossings on wide streets. Devices that decrease the crossing distance may include a mid-street crossing island, an area of refuge between a right-turn lane and through lane, a curb extension/bump out, or a minimal curb radius.	<input type="checkbox"/>

3.3 On-Street Parking:

YES	NO	N/A		STAFF REVIEW
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Locate curb cuts in a manner that does not reduce on-street parking and replace any unused curb cuts and driveways with sidewalks to maintain continuity for pedestrians.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Provide angled or parallel on-street parking to maximize the safety of bicyclists and other vehicular traffic.	<input type="checkbox"/>

**Does the project meet the overall intent of Objective 3:
Provide Pedestrian Connections Within and Around the Project?**

YES NO

(See page 13 for explanation)

STAFF INITIALS

OBJECTIVE 4: Minimize the Appearance of Driveways and Parking Areas

Indicate which (if any) of the following methodologies you applied in your project.

4.1 Off-Street Parking and Driveways

YES NO N/A

STAFF
REVIEW

- | | | | | |
|----------------------------------|-----------------------|----------------------------------|--|--------------------------|
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public right-of-way. On corner lots, parking should be oriented as far from the corner as possible. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways and utilizing alleys for access and egress. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Provide drop-off areas for large-scale residential projects to the side or rear of the building. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | When a driveway in a front yard cannot be avoided, locate the driveway at the edge of the parcel rather than the center. Ensure that the street-facing driveway width is minimized to 20 feet or less. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Wrap structured parking with active uses such as housing units or retail spaces on the ground floor. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Blend parking structure facades with nearby buildings by incorporating architectural treatments such as arches or other architectural openings and varied building materials, decorative screening, climbing vines, or green walls to provide visual interest. | <input type="checkbox"/> |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | Mitigate the impact of parking visible to the street with the use of planting and landscape walls tall enough to screen headlights. | <input type="checkbox"/> |
| <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | Illuminate all parking areas and pedestrian walkways to improve safety. Avoid unintended spillover impacts onto adjacent properties. | <input type="checkbox"/> |

- Where openings occur due to driveways or other breaks in the sidewalk or building wall, use architectural features such as decorative gates and pergolas in combination with landscaping to provide a continuous visual presence at the street level.
- When multiple units share a common driveway lined with individual garages, provide distinguishable pedestrian paths to connect parking areas to individual or common entries.

**Does the project meet the overall intent of Objective 4:
Minimize the Appearance of Driveways and Parking Areas?**

YES NO

STAFF INTIALS

- (See page 13 for explanation)

OBJECTIVE 5: Utilize Open Areas and Landscape Opportunities to their Full Potential

Indicate which (if any) of the following methodologies you applied in your project.

5.1 On-Site Landscaping:

YES NO N/A

STAFF
REVIEW

- Retain mature and healthy vegetation and trees when developing a site.
- Design landscaping to be architecturally integrated with the building and suitable to the functions of the space while selecting plant materials that complement the architectural style and form of the building.
- Design open areas to maintain a balance of landscaping and paved area.

YES NO N/A

STAFF
REVIEW

- Select drought tolerant, native landscaping to limit irrigation needs and conserve water. Mediterranean and other local climate-friendly plants may be used alongside native species.
- Facilitate sustainable water use by using automated watering systems and drip irrigation to water landscaped areas.
- Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.

- In addition to street trees, provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.
- Use landscape features to screen any portion of a parking level or podium that is above grade. Trees, shrubbery, planter boxes, climbing plants, vines, green walls, or berms can be used to soften views from the public right-of-way.

5.2 Open Space and Recreational Activities:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Activate all open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities with landscaping. Landscaping may include any practicable combination of shrubs, trees, ground cover, minimal lawns, planter boxes, flowers, or fountains that reduce dust and other pollutants and promote outdoor activities, especially for children and seniors.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	For buildings with six units or more, cluster code-required common open space areas in a central location, rather than dispersing smaller less usable areas throughout the site.	<input type="checkbox"/>

5.2 Open Space and Recreational Activities (continued):

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Provide balconies to augment, rather than substitute for actively used common open spaces and recreational areas.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Provide common amenities such as community gardens and tot lots.	<input type="checkbox"/>

**Does the project meet the overall intent of Objective 5:
Utilize Open Areas and Landscaping Opportunities to their Full Potential?**

YES	NO		STAFF INITIALS
<input type="radio"/>	<input type="radio"/>	(See page 13 for explanation)	_____

OBJECTIVE 6: Improve the Streetscape Experience by Reducing Visual Clutter

Indicate which (if any) of the following methodologies you applied in your project.

6.1 Building Signage:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Place signs so they do not dominate or obscure the architectural elements of the building design.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Include signage at a height and of a size that is visible to pedestrians and facilitates access to the building entrance. In residential-only buildings, permanent signs affixed to the building solely for the purpose of communicating the name of a business or entity, or for advertising rentals are inappropriate in residential areas.	<input type="checkbox"/>
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	For mixed-use projects, incorporate an overall sign program for the building, including business identification signs, directional and informational signs, and residential signage to maintain a common graphic character and theme.	<input type="checkbox"/>

6.2 Lighting and Security:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Use ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances. Ensure that all parking areas and pedestrian walkways are illuminated.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Install lighting fixtures to accent and complement architectural details at night to establish a façade pattern and animate a building's architectural features.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.	<input type="checkbox"/>

6.3 Utilities:

YES	NO	N/A		STAFF REVIEW
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Place utilities such as gas, electric, and water meters in side yard setbacks or in landscaped areas and out of the line-of-sight from crosswalks or sidewalks.	<input type="checkbox"/>
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Utilities such as power lines, transformers, and wireless facilities should be placed underground or on rooftops when appropriately screened by a parapet. Otherwise, any mechanical or electrical equipment should be buffered by planting materials in a manner that contributes to the quality of the existing landscaping on the property and the public streetscape.	<input type="checkbox"/>

- Screen rooftop equipment such as air conditioning units, antennas and communication equipment, mechanical equipment, and vents from the public right-of-way.
- Hide trash enclosures within parking garages so that they are not visible to passersby. Screen outdoor standalone trash enclosures using walls consistent with the architectural character of the main building and locate them so that they are out of the line-of-sight from crosswalks or sidewalks.
- Locate noise and odor-generating functions in enclosed structures so as not to create a nuisance for building residents or adjacent neighbors.

Does the project meet the overall intent of Objective 6: Improve the Streetscape Experience by Reducing Visual Clutter?		STAFF INITIALS
YES	NO	
<input type="radio"/>	<input type="radio"/> (See page 13 for explanation)	_____

Notes

Many neighborhoods in Los Angeles have adopted guidelines as part of a Community Plan Urban Design chapter, or special zoning designations such as specific plans, community design overlay districts, designated historic properties and historic districts. This policy applies to all areas, but is particularly applicable to those areas within the City that do not currently have adopted design guidelines.

Proposed projects must substantially comply with the Citywide Design Guidelines through either the methods listed in the guidelines or through alternative methods that achieve the same objective. Applications that do not meet the specific guidelines applicable to that project should provide rationale for the design and explain how the project will meet the intent of the General Plan, the Municipal Code, and these Guidelines objectives.

In cases where site characteristics, existing improvements, or special circumstances make substantial adherence impractical, substantial compliance may not be possible. The Citywide Design Guidelines will be used to condition an approved project and not as the basis for decision makers to approve or deny it. Conditions imposed by the initial decision maker may be appealed.

WRITTEN JUSTIFICATION

STAFF
REVIEW

Objective 1: Consider Neighborhood Context & Linkages in Building and Site Design

Our project incorporates a landscape transition at the main entrance to the building, and a prominent first floor entry accessible to persons of all mobility levels, which provides shelter year-round. The building is compatible in scale, massing, and materiality to buildings in the surrounding neighborhood. Pedestrian activity is encouraged through an entry that has an unobstructed view from the public right-of-way.

Objective 2: Employ Distinguishable and Attractive Building Design

The street-fronting facade of the building is broken up into distinct planes that are offset from the main building facade, enhancing visual interest and articulating the scale of each building story. Our modulated facade prevents this residential building from appearing commercial. Street-facing balconies emphasize the southwest corner of the building, adding visual interest and contributing to neighborhood safety.

Objective 3: Provide Pedestrian Connections Within and Around the Project

The front yard of the project site is largely landscaped, providing a buffer zone between pedestrians, moving vehicles, and other transit modes. Parkways separating the curb from the sidewalk will also be planted with ground cover to accommodate pedestrian movement.

Objective 4: Minimize the Appearance of Driveways and Parking Areas

The driveway to the parking area is located at the edge of the parcel rather than the center, and there is no visual impact from the parking garage itself, as it is all below grade. Pedestrian access to the building is visually prioritized in the building design, with the parking garage entrance downplayed and set back from the street.

Objective 5: Utilize Open Areas and Landscaping Opportunities to their Full Potential

Stormwater capture is facilitated by the use of LID planters, both on the roof and in the front and rear yards of the project site. Planting is integrated architecturally with the entry ramp to the building, as well as on rooftop decks to bring green elements to common space, and activate areas not used for buildings, driveways, and parking. Code-required open areas are largely clustered on the roof, rather than dispersed.

Objective 6: Improve the Streetscape Experience by Reducing Visual Clutter

Visual clutter is reduced by placing utilities out of sight and underground. Rooftop equipment will be screened behind parapet walls, and trash enclosures are concealed in rooms in the parking garage. Mechanical equipment, including that which causes noise and smells, will not be placed in the line-of-sight from sidewalks, and will not create a nuisance for residents or neighbors.

**DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELIMINARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652**

Building and Safety

Address 1920 N WHITLEY AVE District map 150A185 APN 5575005007
 RE-SUBDIVISION OF BLOCKS
 Tract 10 AND 11 HOLLYWOOD Block 1 Lot 5
 OCEAN VIEW TRACT

Public Works:

Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) (LAMC 12.21A17(e)(1)) or LAMC 12.21C10(i)(1))

Street Name (1) WHITLEY AVE
 R/W width 60 FT Roadway width: 39 FT Plan Index UNL19753

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
 Lot fronts on a substandard hillside limited street Dedication required? No Yes - width _____

Street Name (2) _____
 R/W width _____ Roadway width: _____ Plan Index _____

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
 Lot fronts on a substandard hillside limited street Dedication required? No Yes - width _____

Street Name (3) _____
 R/W width _____ Roadway width: _____ Plan Index _____

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
 Lot fronts on a substandard hillside limited street Dedication required? No Yes - width _____

Vehicular Access:

- Is the Continuous Paved Roadway (CPR)* at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? Yes No
- Do any of the streets listed in the Street designations section have a roadway width of less than 20 feet adjacent to the lot(s)? (LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))
 Yes – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit
 No
- Is the CPR at least 20 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? (LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))
 Yes
 No – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit

*CPR – begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(j))

Lot located within 200 feet of available sewer mainline:

Use existing wye and permit Obtain new connection and new permit
 Use existing wye and obtain new permit Construct mainline (B permit from BOE)

Lot located greater than 200 feet from an available sewer mainline:

Public Works Employee signing form:

PAGE 1 of 3

Sign [Signature] Print name F. KAMMICH USZAR
 Date: 03.06.2017 Phone 213 482 2070 Location COSTA

**DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELIMINARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652**

****IMPORTANT:** If a ZAD is required as a result of a CPR having a width of less than 20 feet, typically a BOE investigation and report is not required.

If a ZAD is required for lot(s) that are abutting street(s) with roadway width(s) of less than 20 feet, a formal investigation and engineering report **WILL BE REQUIRED**. 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.

Applicants subject to a ZAD as listed above are advised to submit the following documents and pay the BOE investigation fee to either the BOE Valley District Office Public Counter at 6262 Van Nuys Blvd, Rm. 251 Van Nuys CA 91401 or BOE Land Development Group Public Counter at 201 N. Figueroa St, Ste. 1150, Los Angeles, CA 90012

1. BOE investigation fee. (check made payable to the City of Los Angeles) (Per LAMC 62.106)
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

The typical BOE standard improvement requirement is: Construct a minimum 20 foot wide roadway with a 14 foot half roadway and 4 foot sidewalk adjacent to the property within a minimum 18 foot half right of way. Sidewalk easement may be required to make driveway apron ADA compliant.

Applicants wishing to complete public improvements required in lieu of applying for a ZAD for relief from minimum street access requirements are advised to contact the B permit section of the BOE district in which the property is located to discuss requirements for public street improvements or deviations from the standard improvement requirement.

Central: 201 N Figueroa St, Ste. 770, Los Angeles CA, 90012

Harbor 608 Harbor Blvd 4th floor, San Pedro, CA 90731

Valley 6262 Van Nuys Blvd, Rm. 351, Van Nuys, CA 91401

West LA: 1828 Sawtelle Blvd, 3rd floor, West Los Angeles CA 90025

Public Works Employee signing form:

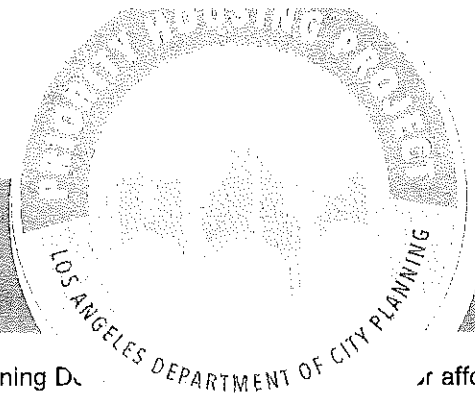
PAGE 3 of 3

Sign _____ Print name _____

Date: _____ Phone _____ Location _____

REFERRAL FORMS:

AFFORDABLE HOUSING REFERRAL FORM
LOS ANGELES CITY PLANNING DEPARTMENT



This form is to serve as a referral to the Department of City Planning Department for affordable housing case filing purposes (in addition to the required Department of City Planning Department and any other necessary documentation) and as a referral to HCIDLA, CRA, LA County, or other City Department project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to case filing. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited.

CITY STAFF USE ONLY

Referral To:
 Planning DSC - Filing HCIDLA Funding CRA LA County Other: _____

NOTES:

Planning Staff Name and Title <u>Eric Claros - City Planning Associate</u>	Planning Staff Signature 	Date <u>03/06/2017</u>
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(The Department of City Planning reserves the right to require an updated AHRF for the project if more than 180 days have transpired since the above date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.)

I. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 1920 Whitley Ave, Los Angeles, CA 90068
 Project Name: Whitley Avenue Apartments
 Applicant Name and Phone/Email: Warren Techentin - 323 664 4500 - warren@wtarch.com
 Assessor Parcel Number(s): 5575-005-007
 Community Plan: Hollywood Number of Lots: 1 Lot Size: 8000 s.f.
 Existing Zone: [Q] R4-1VL Land Use Designation: high medium residential
 Specific Plan HPOZ DRB Enterprise Zone CRA
 Q-condition/ D-limitation/ T-classification (please specify): Ordinance 164720 - density limited to 1 unit per
 Other pertinent zoning information (please specify): 600 sf
 Location of Major Transportation Stop or Intersection (please specify): Cahuenga & Franklin

2. DESCRIPTION OF PROPOSED PROJECT

New 19 unit (density bonus) apartment building, 4 stories high with 4 levels of apartments (0 studios, 10 one bed, and 9 two bed units) over two stories of parking (both below grade). 16 units will be market rate, 3 units will be very low income, for a total of 21% set aside for affordable housing).

¹ Per AB 744, A Major Transit Stop means a site containing an existing rail 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. Per Sec 12.22.A.25(b) of LAMC, the definition of Transit Stop/Major Employment Center includes: (1) a station stop for a fixed transit guideway or fixed rail system, (2) a Metro Rapid Bus stop or route, (3) the boundaries of three major economic activity areas, and (4) the boundaries of a college or university campus with an enrollment exceeding 10,000 students.

CPC 2017-1073-0B

5. ENVIRONMENTAL REVIEW

- Environmental Review Not Required – Project is Ministerial.³ Please explain: _____
- Not filed (please contact the Department of City Planning Development Services Center for more information)
- Filed (indicate case number): _____

6. HOUSING DEVELOPMENT PROJECT TYPE (please check all that apply):

- For Sale
- For Rent
- Extremely Low Income
- Very Low Income
- Low Income
- Moderate Income
- Market Rate
- Mixed Use Project
- Senior
- Residential Hotel
- Transitional Foster Youth
- Disabled Veteran
- Homeless
- Special Needs (please describe): _____

7. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

Lot size 8000 s.f. (a)
 Density allowable by zone 600 sf per unit units/s.f. of lot area (b)
 Units allowed by right (Base Density) 14 units (c) [c = a/b, including fraction and round up to the next whole number]

B. Maximum Allowable Density Bonus: 19 units (d) [d = c x 1.35, include fraction and round up to whole number]

C. Proposed Project: Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org.⁴

	<u>Total</u>	<u>HCD (State)</u>	<u>HUD (TCAC)</u>
Market Rate	<u>16</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s) - Market Rate	_____	<u>N/A</u>	<u>N/A</u>
Extremely Low Income	_____	_____	_____
Very Low Income	<u>3</u>	_____	_____
Low Income	_____	_____	_____
Moderate Income	_____	_____	<u>N/A</u>
Seniors- Market Rate	_____	<u>N/A</u>	<u>N/A</u>
Seniors- Very Low Income	_____	_____	_____
Seniors- Low Income	_____	_____	_____
Seniors – Moderate Income	_____	_____	_____
Transitional Foster Youth–Very Low Income*	_____	_____	_____
Disabled Veterans – Very Low Income*	_____	_____	_____
Homeless – Very Low Income*	_____	_____	_____
Total # of Units per Category	_____	_____ (e)	_____ (f)
Percent of Affordable Units by Category	_____	_____ (g)	_____ (h)
		[g = e/c or e/i, whichever is less, c or i] [h = f/c or f/i, whichever is less, c or i]	
TOTAL # of Units Proposed	<u>19</u> (i)		
Number of Density Bonus Units	<u>5</u> (j) [if i>c, then j=i-c; if i<c, then j= 0]		
Percent Density Bonus Requested	<u>35%</u> (k) [k= j/c]		
Percent of Affordable Set Aside	<u>21%</u> (c) x % of affordable housing units provided		

* Per AB 2442, a 10% setaside with Very Low Income units at 20% Density Bonus.

³ Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.

⁴ HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.

A) 100% Affordable Rental Projects

	# of Units	Spaces/Unit	Parking Required	Parking Provided
Located within 1/2 mile of major transit stop		0.5		
Senior having either paratransit service or unobstructed access within 1/2 mile to fixed bus route service that operates at least 8 times/day		0.5		
Special needs having either paratransit service or unobstructed access within 1/2 mile to fixed bus route service that operates at least 8 times/day		0.3		

B) Mixed Income Projects consisting of the maximum number of very low- or low income units, which is 11% and 20% set aside, respectively

	# of Bedrooms	Spaces/Bedroom	Parking Required	Parking Provided
Located within 1/2 mile of major transit stop with unobstructed access to project	29	0.5	15	30

APPLICABLE TO PARKING OPTION 3 – AB744 ONLY: (1) **Major transit stop** means a site containing an existing rail 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. (2) The maximum 1/2 mile distance to a major transit stop is measured in a straight line (“as the crow flies”). (3) Tandem or uncovered parking is permitted. (4) Fractional numbers are rounded up.

10. INCENTIVES

Please check if you are requesting an incentive from AB 2501 "Development Bonuses From a Mixed Use Development".

A. Project Zoning Compliance & Incentives (Please check all that apply)

	<u>Required/ Allowable</u>	<u>Proposed</u>	<u>ON Menu</u>	<u>OFF Menu</u>
<input type="checkbox"/> (1) Yard/Setback (each yard counts as 1 incentive)				
<input type="checkbox"/> Front	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Side(s)	7'-0"	5'-8"	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> (2) Lot Coverage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (3) Lot Width	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (4) Floor Area Ratio ⁶	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> (5) Height/ # of Stories ⁷	45'-0"	56'-0"	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> (6) Open Space	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (7) Density Calculation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (8) Averaging (all count as 1 incentive)			<input type="checkbox"/>	<input type="checkbox"/>
FAR	_____	_____	—	—
Density	_____	_____	—	—
Parking	_____	_____	—	—
OS	_____	_____	—	—
Vehicular Access	_____	_____	—	—
<input type="checkbox"/> Other (please specify):	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

TOTAL # of Incentives Requested:

_____ 3

⁶ If applicable, provide vicinity map showing 50% of commercially zoned parcel is within 1,500 feet from Transit Stop or Major Employment Center.
⁷ See Sec. 12.22.A.25(f) 5 for additional requirements.