

I. ACTIONS REQUESTED

Skyview Sunset LLC (the “Applicant”) requests the following Director’s Determinations to construct a Transit Oriented Communities (“TOC”) Tier 1 mixed-use development consisting of 62 dwelling units and approximately 6,452 square feet of commercial space (the “Project”).

- 1) Pursuant to **Los Angeles Municipal Code (“LAMC”) Section 12.22.A.31** the Applicant proposes to use three (3) base incentives and the additional incentives as follows:
 - a. Base Incentives
 - i) Pursuant to **TOC Affordable Housing Incentive Program Guidelines (“TOC Guidelines”) Section VI.1.a.i** the Applicant requests a 50 percent increase in the number of dwelling units (80 units);
 - ii) Pursuant to **TOC Guidelines Section VI.1.b.i** the Applicant requests a FAR increase to 2.75:1 for developments within commercial zones in lieu of the Project Site’s 1:1 FAR due to a D limitation; and
 - iii) Pursuant to **TOC Guidelines Section VI.2.a.i.1** the Applicant requests that for this eligible Housing Development, required parking for all residential units shall not exceed 0.5 spaces per bedroom.
 - b. Additional Incentives
 - i) Pursuant to **TOC Guidelines Section VII.1.a.i** the Applicant requests utilization of any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5; and
 - ii) Pursuant to **TOC Guidelines Section VII.1.g.ii.1** the Applicant requests utilization of the TOC Guidelines transitional height incentive.
- 2) Pursuant to **LAMC Section 16.05** to approve a Site Plan Review.
 - a. Development project that results in an increase of 50 or more dwelling units and/or guest rooms.

Note: Pursuant to various sections of the LAMC, the Applicant will request administrative approvals and permits from the Building and Safety Department and other municipal agencies for Project construction actions, including but not limited to the following: demolition, excavation, shoring, grading, foundation, building, haul route, street tree removal, and tenant improvements.

7901-7907 Sunset Blvd, 1501-1513 Fairfax Ave

Attachment A: Actions Requested, Project Description, and Findings

II. SITE INFORMATION

The project site (the “Project Site”) is located at 7901-7907 Sunset Blvd, 1501-1513 Fairfax Ave, within the Hollywood Community Plan area of the City of Los Angeles (the “City”). It is composed of three (3) lots with Assessor Parcel Number (“APN”) 5551-018-020. The Project Site is a rectangular, approximately 20,815 square foot (pre-dedication) site corner site. The Project Site is located at the northwest corner of Sunset Blvd and Fairfax Avenue. The Project Site currently contains an existing gas station and mini-mart. The Project Site is within a Transit Priority Area and is within Council District 4.

Project Location and Zoning

The Project Site is zoned C4-1D and maintains a General Plan Land Use designation of Neighborhood Office Commercial. The D limitation limits the Floor Area Ratio (“FAR”) to 1:1.

Lot Area

The Project Site maintains an existing lot area of approximately 20,815 square feet (pre-dedication). Post-dedication the lot area of the Project Site would be 20,065 square feet.

III. PROJECT DESCRIPTION

The Applicant proposes to construct a new 62-unit mixed use multi-family residential structure within 7-stories above grade and one-level below. The Project proposes a FAR of 2.75:1 for a maximum allowable floor area 57,241 square feet. The Project Site proposes approximately 6,452 square feet of commercial space on the ground floor. The Project would provide 51 residential and 37 commercial automobile parking spaces, for a total of 88 parking spaces. The Project proposes 55 residential bicycle spaces (five [5] short term/50 long term) and 12 commercial bicycle spaces (six [6] short term/six [6] long term).

The Project would reach a height of approximately 85-feet to the top of the roof (and 95-feet-and-8½ inches to top of architectural features/screening) and contain a maximum of 57,241 square feet of floor area. The Project proposes 6,550 square feet of open space to satisfy the 6,550 square foot open space requirement. Additionally, the Project proposes 3,988 square feet of uncredited/non-required open space, such that the Project would include a total of 10,538 square feet of open space. The open space will be provided within roof-top open areas, interior courtyards and private balconies.

STREETS, CIRCULATION AND TRANSIT PRIORITY AREA

Fairfax Avenue – Adjoining the property to the east is an Avenue II with a Right-of Way width of 86 feet and a Roadway width of 56 feet. Fairfax Avenue is improved with a road, sewer, gutter, curb and sidewalk. Per the Planning Case Referral Form, a six (6) foot dedication would be required along Fairfax Avenue to meet the standard half right-of-way width of 50 feet.

7901-7907 Sunset Blvd, 1501-1513 Fairfax Ave

Attachment A: Actions Requested, Project Description, and Findings

Sunset Blvd –Adjoining the property to the south is an Avenue I with a Right-of Way width of 100 feet and a Roadway width of 70 feet. Sunset Blvd is improved with a road, sewer, gutter, curb and sidewalk.

The Project Site is located within a Transit Priority Area. A Transit Priority Area is defined as an area within one-half mile of a major transit stop that is existing or planned. Section 21064.3 of the Public Resources Code (“PRC”) defines a “major transit stop” as 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. For purposes of Section 21099 of the PRC, a transit priority area also includes major transit stops in the City that are scheduled to be completed within the planning horizon of the Southern California Association of Governments (SCAG) Regional Transportation Plan / Sustainable Community Strategy (RTP/SCS). Sunset Boulevard and Fairfax Avenue have bus frequency of service intervals of 15 minutes or less during am and pm peak commute periods. As such, the Project Site is within a Transit Priority Area. Additionally, due to its proximity to high quality transit, the City identifies the Project Site as TOC Tier 3 under the TOC Guidelines.

SURROUNDING PROPERTIES

Properties to the north are zoned (Q)RD1.5-1 and improved by a two-story multifamily residential building.

Properties to the south, across Sunset Boulevard, are zoned C4-1D and improved by a one-story commercial building. Slightly farther to the west is the multi-story mid-rise Director’s Guild building.

Properties to the east, across Fairfax Avenue, are zoned C4-1VL-HPOZ and R1-1-HPOZ and improved by a gas station and a single-family dwelling.

Properties to the west are zoned C4-1D and R3-1XL and improved by a two-story commercial building and a surface parking lot.

IV. FINDINGS FOR TOC GUIDELINES AFFORDABLE HOUSING INCENTIVES PURSUANT TO LAMC SEC. 12.22.A.31(E)

Pursuant to the voter-approved Measure JJJ Sec. 12.22-A.31 was added to the LAMC creating the TOC Affordable Housing Incentive Program. The TOC Guidelines provide for eligibility standards, incentives, and other necessary components for all housing developments providing a minimum number of On-Site Restricted Affordable Units and located within a one-half mile radius of a Major Transit Stop. It provides for base and additional incentives to projects in lots based on the proximity of Major Transit Stops and classifies these lots into specific Tiers.

The Project is located within TOC Tier 3, but will utilize the TOC Tier 1 base and additional incentives. As such, the Applicant would utilize LAMC Sec. 12.22-A.31, along with the TOC Guidelines, which permit projects that provide the requisite percentage of Restricted Affordable Units to be granted an automatic increase in density up to 50 percent. Here, this base incentive would allow for up to 80 dwelling units. The Project proposes 62 dwelling units. TOC Incentives are granted in exchange for setting aside a defined

7901-7907 Sunset Blvd, 1501-1513 Fairfax Ave

Attachment A: Actions Requested, Project Description, and Findings

percentage of residential units as Restricted Affordable Units, depending on Tier. In this case, five (5) dwelling units, or eight (8) percent of the total 62 units, would be Extremely Low-Income dwelling units. As permitted by LAMC Sec. 12.22-A.31, the Applicant proposes to utilize three (3) base incentives and two (2) additional incentives in order to facilitate the provision of affordable housing at the Project site:

- a. Base Incentives
 - iv) Pursuant to **TOC TOC Guidelines Section VI.1.a.i** the Applicant requests a 50 percent increase in the number of dwelling units that would allow up to 80 dwelling units (62 dwelling units are proposed);
 - v) Pursuant to **TOC Guidelines Section VI.1.b.i** the Applicant requests a FAR increase to 2.75:1 for developments within commercial zones in lieu of the Project Site's 1:1 FAR due to a D limitation; and
 - vi) Pursuant to **TOC Guidelines Section VI.2.a.i.1** the Applicant requests that for this eligible Housing Development, required parking for all residential units shall not exceed 0.5 spaces per bedroom.

- b. Additional Incentives per TOC
 - i) Pursuant to **TOC Guidelines Section VII.1.a.i** the Applicant requests utilization of any or all of the yard requirements for the RAS3 zone per LAMC 12.10.5; and
 - ii) Pursuant to **TOC Guidelines Section VII.1.g.ii.1** the Applicant requests utilization of the TOC Guidelines transitional height incentive.

The Director shall approve a Density Bonus and requested Incentive(s) unless the Director finds that:

A. THE INCENTIVES ARE NOT REQUIRED IN ORDER TO PROVIDE FOR AFFORDABLE HOUSING COSTS AS DEFINED IN CALIFORNIA HEALTH AND SAFETY CODE SECTION 50052.5, OR SECTION 50053 FOR RENTS FOR THE AFFORDABLE UNITS;

There is no substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs. The California Health and Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate-income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 30 percent gross income based on area median income thresholds dependent on affordability levels.

The list of base incentives in the Transit Oriented Guidelines were pre-evaluated at the time the Transit Oriented Communities Affordable Housing Incentive Program Ordinance was adopted to include types of relief that minimize restrictions on the size of proposed projects. The incentives are required to provide for affordable housing costs here because they help to make the Project financially feasible. For example, reducing the parking required to 0.5 spaces per bedroom

substantially lowers the cost of construction; and increasing the total number of dwelling units would allow the cost of constructing and operating the affordable units to be spread across more dwelling units so as allow the market rate units to privately subsidize the cost of providing affordable units. Consequently, incentives by their nature may result in increasing the scale of the Project. The additional incentives requested for the RAS3 setback requirements would also result in building design or construction efficiencies that provide for affordable housing costs. Therefore, the TOC base and additional incentives are required to provide for affordable housing costs. There is no evidence that none of the incentives does not provide for affordable housing costs.

- B. THE INCENTIVE WILL HAVE A SPECIFIC ADVERSE IMPACT UPON PUBLIC HEALTH AND SAFETY OR THE PHYSICAL ENVIRONMENT OR ON ANY REAL PROPERTY THAT IS LISTED IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES AND FOR WHICH THERE IS NO FEASIBLE METHOD TO SATISFACTORILY MITIGATE OR AVOID THE SPECIFIC ADVERSE IMPACT WITHOUT RENDERING THE DEVELOPMENT UNAFFORDABLE TO VERY LOW, LOW, AND MODERATE-INCOME HOUSEHOLDS. INCONSISTENCY WITH THE ZONING ORDINANCE OR GENERAL PLAN LAND USE DESIGNATION SHALL NOT CONSTITUTE A SPECIFIC, ADVERSE IMPACT UPON THE PUBLIC HEALTH OR SAFETY.**

There is no evidence that the proposed incentives will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as the existed on the date the application was deemed complete" (LAMC sec. 12.22.a.25(b)).

The Project does not involve an historic structure. The Project Site's existing improvements are not listed on the California Register of Historical Resources. Nor are the improvements contributing structures in a designated historical preservation overlay zone or on the City's list of historical-cultural monuments. Finally, the Environmental Assessment Form ("EAF") and documentation within the supporting materials for the Project's Categorical Exemption demonstrate that there is no unusual circumstance that would cause an exception to the Project's Class 32 Categorical Exemption. As such, there is no specific adverse impact upon public health and safety or the physical environment, or on any real property listed on the California Register of Historical Resources, and no mitigation is necessary.

V. SITE PLAN REVIEW

- A. THAT THE PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE PURPOSES, INTENT AND PROVISIONS OF THE GENERAL PLAN, APPLICABLE COMMUNITY PLAN, AND ANY APPLICABLE SPECIFIC PLAN**

7901-7907 Sunset Blvd, 1501-1513 Fairfax Ave

Attachment A: Actions Requested, Project Description, and Findings

The Project Site maintains a general plan land use designation of Neighborhood Office Commercial. The existing C4-1D zoning is consistent with this designation. The proposed mixed-used Project meets the objectives and intent of the Housing Element of the General Plan as follows:

Objectives 1.1 – Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

- Policies 1.1.3 – Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city’s households.
- Policies 1.1.4 - Expand opportunities for residential development, particularly in designated centers, Transit Oriented Districts and along mixed-use boulevards.
- Policies 1.1.7 Strengthen the capacity of the development community to develop affordable housing.

Objectives 2.2 – Promote sustainable neighborhood that have mixed-income housing, jobs, amenities, services and transit

- Policies 2.2.1 – Provide incentives to encourage the integration of housing with other compatible land uses.
- Policies 2.2.3 – Promote and facilitate a jobs/housing balance at a citywide level.

Objective 2.4 – Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the city.

- 2.4.1 Promote preservation of neighborhood character in balance with facilitating new development.
- 2.4.2 Develop and implement design standards that promote quality residential development

The proposed mixed-used Project also meet the intent and numerous objectives and policies of the Hollywood Community Plan as follows:

Objectives

- Objectives 1 – To make provisions for the housing required to satisfy the varying needs and desires of all economic segments of the Community, maximizing the opportunity for individual choice.

Policies

Commerce

7901-7907 Sunset Blvd, 1501-1513 Fairfax Ave

Attachment A: Actions Requested, Project Description, and Findings

- Parking areas should be located between commercial and residential uses on the commercially zoned properties where appropriate to provide a buffer, and shall be separated from residential uses by means of at least a solid masonry wall and landscaped setback.

Housing

- Transitional building heights should be imposed, especially in the Medium density housing designated area where this designation is immediately adjacent to properties designated Low Medium I or more restrictive.

The Project meets the above Policies and Objectives of the Housing Element of the General Plan and the Hollywood Community Plan. With the development of 62 residential units, including affordable housing units, the proposed Project fulfills the residential land use objective of the General Plan, including the Land Use Element, i.e., the Hollywood Community Plan.

The 6,452 square feet of commercial uses would promote the attractiveness and long-term viability of the Project as a whole, and contribute, in turn, to the long-term success of the neighborhood. The restaurant spaces would provide a needed amenity to both residents of the Project, as well as those within the neighborhood. The commercial space would provide an amenity that furthers a sustainable neighborhood that would reduce vehicle miles traveled (“VMT”).

The Community Plan designates this site as Neighborhood Office Commercial, with corresponding zoning, due to its proximity to jobs and housing. The Project, as designed, provides for both multi-family housing and commercial development, thereby helping to achieve the General Plan’s objectives.

B. THAT THE PROJECT CONSISTS OF AN ARRANGEMENT OF BUILDINGS AND STRUCTURES (INCLUDING HEIGHT, BULK AND SETBACKS), OFF-STREET PARKING FACILITIES, LOADING AREAS, LIGHTING, LANDSCAPING, TRASH COLLECTION, AND OTHER SUCH PERTINENT IMPROVEMENTS, THAT IS OR WILL BE COMPATIBLE WITH EXISTING AND FUTURE DEVELOPMENT ON ADJACENT PROPERTIES AND NEIGHBORING PROPERTIES.

The Project would create a new residential building with up to 62 residential units and approximately 6,452 square feet of commercial space. The Project Site is located within the Hollywood Community Plan area, which designates the Project site for Neighborhood Office Commercial.

Height/ Bulk

The Project would be seven (7) stories with one level of subterranean parking with a maximum height of approximately 85-feet to the top of the roof (and 95-feet-and-8½ inches to top of architectural features/screening). The Project would consist of approximately 6,452 square feet of commercial floor area on the ground floor and a maximum of 62 residential units within up to 57,241 square feet of buildable floor area (2.75:1 FAR).

Although the Project Site is located in Height District 1, which permits a FAR of up to 1.5 times the Buildable Area of the lot by right, the Project Site is limited by a “D” limitation which restricts the FAR

7901-7907 Sunset Blvd, 1501-1513 Fairfax Ave

Attachment A: Actions Requested, Project Description, and Findings

to 1:1. However, the Project is utilizing the TOC Tier 1 –FAR base incentive increase where the Project will use a FAR of 2.75:1 for projects located in commercial zones.

The Applicant is proposing to provide five (5) Extremely Low-Income housing units, or eight (8) percent of the total number of units, in order to qualify for these incentives.

The Project Site will be utilizing the Transitional Height TOC Tier 1 incentive for the building height limit to be stepped-back at a 45 degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive residential zone or Specific Plan subarea.

The Project site is surrounded by a mix of office (with surface parking), retail, and residential uses contained in structures ranging from low-rise to mid-rise buildings. The multi-story Director's Guild building is across the street to the west, and the multi-story Sunset Crescent Heights shopping center is just west of Laurel Avenue along the south side of Sunset Boulevard. Farther west is the approved, but not-yet-constructed 8150 Sunset Boulevard Frank Gehry designed mixed-use project. Additionally, it is anticipated that further growth similar in scale to the Project would occur in this area, generated by the TOC incentives that allow for greater density and FAR. Therefore, the height and bulk for the proposed mixed-use Project will be compatible with the existing and planned future developments in the neighborhood. The size and scale of the Project will be compatible with several developments in the immediate area surrounding the Project site.

Parking/ Vehicular Access

The Project Site will provide 51 residential parking spaces (38 required), pursuant to the TOC Guidelines Section VI.2.a.i.1, for an Eligible Housing Development, required parking for all residential units shall not exceed 0.5 spaces per bedroom and 37 commercial parking spaces (35 required) pursuant to TOC Guidelines Section VI.2.e.i for nonresidential parking for a mixed-use project. Based on this provision, the Project would require approximately 31 commercial spaces. All totaled, the Project will provide 88 parking spaces. Had this not been a TOC project, the LAMC would require 91 residential stalls and 38 commercial stalls for a total of 129 parking stalls. The Project substantially reduces the amount of parking provided compared to standard City requirements.

Vehicle access (ingress/egress) would be provided from two entrances, one entrance/exit from Sunset Blvd. for the commercial component and one entrance/exit from Fairfax Ave. for the residential component.

As noted earlier, the TOC incentives are anticipated to generate new development in this area, due to the close proximity of transit. As such, the parking provided for the Project would be compatible

7901-7907 Sunset Blvd, 1501-1513 Fairfax Ave

Attachment A: Actions Requested, Project Description, and Findings

with the existing and planned future developments in the neighborhood since it would provide sufficient parking for the uses proposed.

Lighting

The Project would provide exterior lighting consistent with the Citywide Urban Design Guidelines and all applicable Building Codes.

Therefore, the lighting for the proposed mixed-use building would be compatible with the existing and planned future developments in the neighborhood as the Project conforms with the applicable development regulations related to lighting for the Project Site. These regulations would apply to any proposed project in the area and are intended to promote compatibility between developments with regard to lighting.

On-Site Landscaping

The Project would be required to provide 6,550 square feet of open space for the Project's maximum 62 units (48 units with less than three [3] habitable rooms and 14 units with three [3] habitable rooms). The Project is providing the required open space of 6,550 square feet for the Project, as well as additional non-required open space.

As currently designed, the Project would incorporate 6,550 square feet of credited open space and 3,988 square feet of non-credited open space for a total of 10,538 square feet. Of the 10,538 square feet of proposed, open space, 3,650 square feet would be common open space (courtyard and roof deck) and 2,900 square feet would be provided as private decks.

A minimum of 25 percent of required common exterior open space must be landscaped. As such, 1,428 sq. ft. of landscaping is required.

Therefore, the landscaping for the proposed mixed-use building will be compatible with the existing and planned future developments in the neighborhood as the Project conforms with the development standards applicable to the Project site.

Trash Collection

All trash collection will be done on-site, consistent with the requirements of the LAMC, and would not be visible from the public right-of-way, consistent with Citywide Urban Design Guidelines, which seeks to minimize the exposure of "back of house"-type operations.

Therefore, trash collection for the proposed mixed-use building would be compatible with the existing and planned future developments in the neighborhood.

C. THAT ANY RESIDENTIAL PROJECT PROVIDES RECREATIONAL AND SERVICE AMENITIES TO IMPROVE HABITABILITY FOR ITS RESIDENTS AND MINIMIZE IMPACTS ON NEIGHBORING PROPERTIES.

The Project would provide up to 62 residential units and approximately 6,452 square feet of commercial uses. The Project would provide approximately 10,538 square feet of common and private open space and would include number of amenities for residents and visitors. The Project

7901-7907 Sunset Blvd, 1501-1513 Fairfax Ave

Attachment A: Actions Requested, Project Description, and Findings

has been designed to include outdoor amenities on level 3 and the roof deck. These amenities meet or exceed all applicable minimum LAMC requirements.

The Project has been designed to provide on-site amenities for residents that would improve habitability and minimize any impacts on neighboring properties, including approximately 6,452 square feet of commercial use within the ground floor. Additionally, the Project would provide the LAMC required bicycle parking spaces for the proposed 62 units and 6,452 square feet of commercial floor area for a total of 67 spaces (55 residential and 12 commercial), to encourage residents and visitors alike to utilize alternative means of transportation, including nearby bus transit.

Therefore, the Project provides recreational and service amenities that will improve habitability for the residents and minimize any impact on neighboring properties.