

EXHIBIT H
CITY PLANNING DEVELOPMENT PROJECT APPLICATION
DATED JUNE 28, 2023

APPLICATIONS

ED1 – 100%
Affordable Housing



CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

☒ ED1 Eligible

☐ AB 2097 Eligible

Case Number: ADM-2023-4428-DB ED1 VHCA

Env. Case Number: —

Application Type: DB-VHCA

Case Filed With (Print Name): NOAH MCCOY Date Filed: 6/28/2023

Application includes letter requesting:

☐ Waived Hearing

☐ Concurrent hearing

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

Related Case Number(s): —

THIS SECTION TO BE COMPLETED BY THE APPLICANT

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.

Refer to the City Planning Application Filing Instructions ([CP-7810](#)) for more information.

1. PROJECT LOCATION

Street Address¹: 7745-7751 N WILBUR AVE Unit/Space Number: —

Legal Description² (Lot, Block, Tract): LOT 42, TRACT TR8938

Assessor Parcel Number: 2104-009-003, 2104-009-004 Total Lot Area: 32,974

2. PROJECT DESCRIPTION

Present Use: (2) SINGLE-FAMILY DWELLINGS

Proposed Use: 190-UNIT, 100% AFFORDABLE HOUSING DEVELOPMENT

Project Name (if applicable): WILBUR APARTMENTS

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).

Describe in detail the characteristics, scope and/or operation of the proposed project:

PURSUANT TO ED-1, NEW CONSTRUCTION, 190-UNIT, 6-STORY, 100% AFFORDABLE HOUSING DEVELOPMENT SEEKING ON- AND OFF-MENU INCENTIVES AND WAIVERS PER LAMC 12.22.A.25, AB2334, AB2345

Additional Information Attached:

☐ YES ☒ NO

EXISTING SITE CONDITIONS

Complete and check all that apply:

- | | |
|---|---|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e., vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input checked="" type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g., school, park) |
| <input type="checkbox"/> Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g., National Historic Register, Survey LA) |

PROPOSED PROJECT INFORMATION

Check all that apply or could apply:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Demolition of existing buildings/structures | <input checked="" type="checkbox"/> New construction: <u>116,094</u> square feet |
| <input type="checkbox"/> Relocation of existing buildings/structures | <input type="checkbox"/> Additions to existing buildings |
| <input checked="" type="checkbox"/> Removal of any on-site tree | <input type="checkbox"/> Interior tenant improvement |
| <input type="checkbox"/> Removal of any street tree | <input type="checkbox"/> Exterior renovation or alteration |
| <input type="checkbox"/> Removal of protected trees onsite/in public right-of-way | <input type="checkbox"/> Change of use and/or hours of operation |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Uses or structures in public right-of-way |
| <input type="checkbox"/> Haul Route | <input type="checkbox"/> Phased project |

HOUSING COMPONENT INFORMATION

Number of Residential Units:	Existing	<u>2</u>	- Demolish(ed) ³	<u>2</u>	+ Adding	<u>190</u>	= Total	<u>190</u>
Number of Affordable Units ⁴ :	Existing	<u>0</u>	- Demolish(ed)	<u>0</u>	+ Adding	<u>189</u>	= Total	<u>189</u>
Number of Market Rate Units:	Existing	<u>2</u>	- Demolish(ed)	<u>2</u>	+ Adding	<u>1</u>	= Total	<u>1</u>

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

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

⁴ As determined by the Los Angeles Housing Department.

PARKING INFORMATION

Is the project utilizing AB 2097?

☐ YES

☒ NO

If Yes, provide a date-stamped ZIMAS Parcel Profile Report including AB 2097 Eligibility information.

Provided # of Parking Spaces: 130 Required # of Parking Spaces: 285

Parking Minimum Checklist

The following checklist will determine if parking minimums can be imposed on a Project under AB 2097. Parking minimums cannot be imposed if the proposed project meets any of the following criteria.

Check all that apply:

- ☒ Include a minimum of 20 percent of the total dwelling units for Very Low, Low, or Moderate-Income households, students, the elderly, or persons with disabilities
- ☐ Contain fewer than 20 dwelling units
- ☒ Are subject to parking reductions of any other applicable law (by satisfying the applicable eligibility requirements)

PUBLIC RIGHT-OF-WAY INFORMATION

Have you submitted the Planning Case Referral Form to BOE? (if required) ☒ YES ☐ NO

Is the project required to dedicate land to the public right-of-way? ☐ YES ☒ NO

If so, what is/are the dedication requirement(s)? SINGLE-FAMILY LOT EXEMPT FROM LAMC 12.37 feet

If dedications are required on multiple streets, identify as such: _____

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, and follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC Section 12.36?

☐ YES

☒ NO

Authorizing Code Section: ED-1, LAMC 12.22.A.25

Code Section from which relief is requested (if any): _____

Action Requested: **BASE INCENTIVES:** UNLIMITED DENSITY PER AB2334
OFF-MENU INCENTIVES (4): OFF-MENU REQUEST TO ALLOW 68% FRONT YARD REDUCTION, OFF-MENU REQUEST TO ALLOW 40% REAR YARD REDUCTION, OFF-MENU REQUEST TO ALLOW 50% (SOUTH) SIDE YARD REDUCTION, OFF-MENU REQUEST TO ALLOW 30% (NORTH) SIDE YARD REDUCTION
WAIVERS OF DEVELOPMENT STANDARDS (7):
WAIVER TO ALLOW 0.68 PARKING STALL/UNIT PER AB2334, WAIVER TO ALLOW ZERO BICYCLE PARKING, WAIVER TO ALLOW TOTAL BUILDING HEIGHT OF 67'-9", WAIVER TO ALLOW 1,760% INCREASE IN RFAR, WAIVER OF BUILDING LINE, WAIVER TO ALLOW 78.5% REDUCTION OF OPEN SPACE, WAIVER OF TREE REQUIREMENT

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested: _____

Additional Requests Attached: ☐ YES ☒ NO

4. RELATED 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.: _____

- | | |
|--|---|
| <input type="checkbox"/> Condition Compliance Review | <input type="checkbox"/> Clarification of Q (Qualified) Condition |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Clarification of D (Development) Limitation |
| <input type="checkbox"/> Revision of Approved Plans | <input type="checkbox"/> Amendment to T (Tentative) Classification |
| <input type="checkbox"/> Renewal of Entitlement | <input type="checkbox"/> Plan Approval subsequent to Main 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. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, provide a copy of any applicable form and reference number if known.

Are there any recorded Covenants, affidavits or easements on this property?

☐ YES (provide copy) ☒ NO

6. PROJECT TEAM INFORMATION (COMPLETE ALL APPLICABLE FIELDS)

APPLICANT

Applicant⁵ Name: STEPHEN SAMUEL

Company/Firm: EVOLVE REALTY & DEVELOPMENT

Address: 9401 WILSHIRE BLVD

Unit/Space Number: SUITE 520

City: BEVERLY HILLS

State: CA

Zip Code: 90212

Telephone: 310.869.2259

E-mail: STEPHEN@GOODHEALTHCORP.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): 7749 WILBUR AVENUE REAL ESTATE LLC

Address: 9401 WILSHIRE BLVD

Unit/Space Number: SUITE 520

City: BEVERLY HILLS

State: CA

Zip Code: 90212

Telephone: 310.869.2259

E-mail: STEPHEN@GOODHEALTHCORP.COM

AGENT / REPRESENTATIVE NAME: JEFF ZBIKOWSKI

Company/Firm: JZA

Address: 4043 IRVING PL

Unit/Space Number: SUITE B

City: CULVER CITY

State: CA

Zip Code: 90232

Telephone: 310.853.5004

E-mail: JEFF@JZARCH.LA

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 agent/representative is someone filing an application on behalf of a client.

OTHER (E.G. ARCHITECT, ENGINEER, CEQA CONSULTANT): ARCHITECT

Name: JEFF ZBIKOWSKI

Company/Firm: JZA

Address: 4043 IRVING PL Unit/Space Number: SUITE B

City: CULVER CITY State: CA Zip Code: 90232

Telephone: 310.853.5004 E-mail: JEFF@JZARCH.LA

Primary Contact for Project Information⁶

(Select only one. Email address and phone number required.)

☐ 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.

⁶ As of June 8, 2022, the Primary Contact for Project is required to have an Angeleno Account and register with the Ethics Commission for Significant Project Entitlements, as defined in LAMC Section 49.7.37(A)(6). An email address and phone number shall be required on the DCP Application Form, and the email address provided shall match the email address used to create the Angeleno Account.

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 an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** An 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.

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 6/22/2023 before me, Stefania Cozmiuc, Notary Public
(Insert Name of Notary Public and Title)

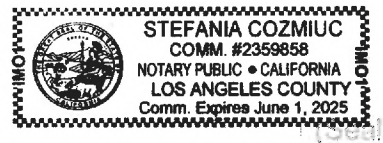
personally appeared Stephen Samuel, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/~~she~~~~they~~ executed the same
in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their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

Stefania Cozmiuc

Signature



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.

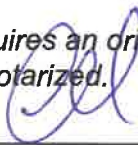
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, 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. I understand that the City is protected by numerous statutory immunities from liability for damages that may be caused by its land use regulatory actions, as set forth in Government Code, section 818, et seq. For instance, the City cannot be held liable for personal or property injuries or damages allegedly caused by its approval and issuance of any discretionary permit, entitlement or approval (Gov. Code § 818.4), or its failure to inspect or its negligence in inspecting a property for the purpose of determining whether the property complies with or violates any permit, entitlement or approval or contains or constitutes a hazard to health or safety (Gov. Code § 818.6).
- j. 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:

6/22/2023

Print Name:

Stephen Samuel

NEIGHBORHOOD CONTACT SHEET (OPTIONAL)

7. SIGNATURES

Signatures of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

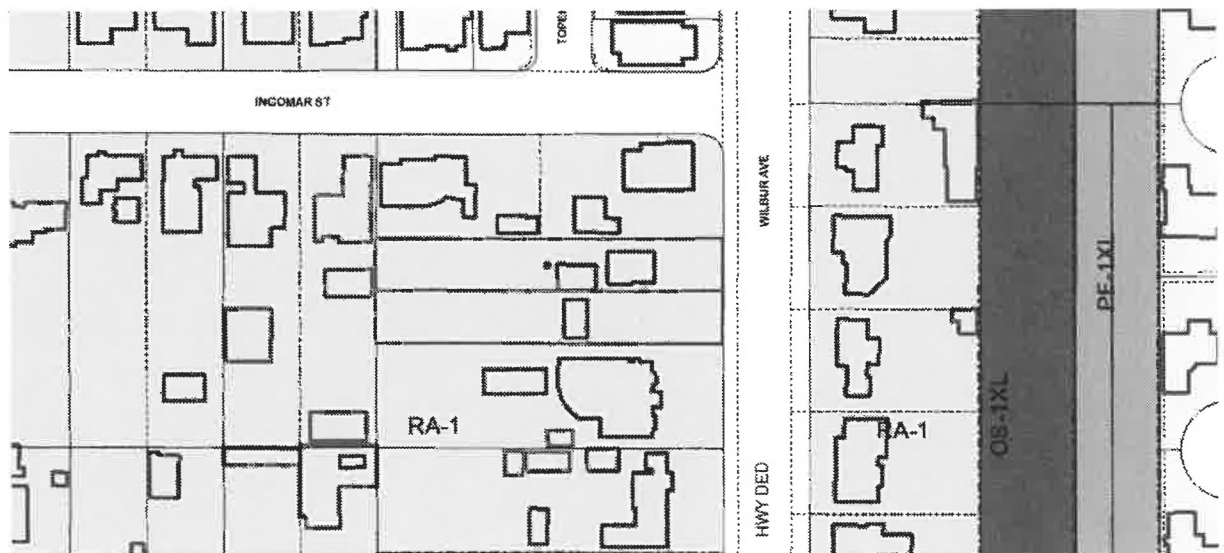
Wilbur Apartments
7745-7751 N Wilbur Ave
Los Angeles, CA 91335



Project Description and Subject Property

7749 Wilbur Avenue Real Estate LLC (the "Applicant") proposes the construction of a new residential project with 190 dwelling units, including 189 affordable housing units (the "Project"). The Project includes construction of a six-story building with a subterranean parking level and a maximum height of 67'-9" and a total floor area of approximately 116,094 square feet. The Project will include 130 vehicular parking spaces, 14 bicycle parking spaces, and 4,100 square feet of open space.

The subject property comprises two lots located on the west side of North Wilbur Ave at 7745-7751 N Wilbur Ave, Los Angeles, CA 91335 (the "Project Site").¹ The Project Site is adjacent to residential uses on all sides.



The Project Site has a total lot area of 32,974.9 square feet² and is currently improved with two single-family dwellings. There are existing on-site trees which are not protected. Vehicular access is currently provided at the east side of the lot from N. Wilbur Ave.

The Applicant is seeking a ministerial density bonus under the Mayor's Executive Directive and LAMC 12.22.A.25, in conjunction with California Assembly Bills AB2345 and AB2334 with base incentives for unlimited density and additional height, and additional off-menu incentives for front, two side, and rear yard reductions, parking reduction, bicycle parking reduction, residential floor area increase, building line reduction, open space reductions, and tree planting reductions. The project is eligible

¹ Assessor Parcel Numbers: 2408-012-004, 2408-012-005

² Lot area is based on information from site survey

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for these incentives in exchange for providing 100% of the housing units (exclusive of manager's unit) as affordable, for a total of 189 units.

Circulation and Parking

Under the Los Angeles Municipal Code (LAMC), vehicular parking for the residential units is required at a rate of 1.5 space for each studio or one-bedroom unit and 2 spaces for each two-bedroom unit; therefore, the Project would be required to provide a minimum of 285 parking spaces for the residential units. Pursuant to AB2334, the subject site has been identified as within a Very Low VMT subarea, and qualifies to seek an off-menu reduction to provide 0.45 parking stalls per unit.

Bicycle parking for the residential units is required at a rate of one long-term space for each dwelling unit up to 25 units and at a rate of 2/3 long-term spaces for units 26-100 and 1/2 long-term spaces for units 101-190. Additionally, one short-term space for each ten dwelling units up to 25 units and at a rate of one short-term space for each fifteen units 26-100 and one short-term space for every twenty units 101-190. The total required bicycle parking would be 120 long-term and 14 short-term spaces for a total of 134 bicycle parking spaces.

The project seeks an off-menu request to allow zero long-term bicycle parking and will provide the full amount of 14 short term bicycle stalls.

Land Use and Entitlements

The Project Site is zoned RA-1 has a land use designation of Low Residential per the Reseda - West Van Nuys Community Plan.

Density

The permitted residential density in the RA-1 zone is one dwelling unit per 27,500 square feet of lot area. Pursuant to CA State Assembly Bill AB2334, a project may utilize the highest available density allowed, including that of the General Plan. The site's Low-Residential designation allows for RD5 density and use. The Project Site has a total lot area of 32,974.9 square feet. With the provision of all units, exclusive of manager's unit(s), at an affordability level as determined by the Los Angeles Housing Department, the Project may seek an unlimited density:

Zone	Lot Area	Lot Area/Dwelling Unit	Permitted No. of Base Units	Multiplier	Permitted No. of Units with Bonus
RA-1	32,974.9	5,000	6,594 = 7	Unlimited	Unlimited

Floor Area Ratio and Height

The permitted Residential Floor Area (RFA) in the RA-1 zone is 20% of the gross lot area. The Applicant is seeking a waiver of development standard to allow an increase RFA by 1,670% from 6,594 to 116,774 SF.

The permitted building height in the RA-1 zone per LAMC 12.21.1 is 30'-0" Pursuant to CA State Assembly Bill AB2345, the project is also eligible to increase the building height by 33 feet or three additional stories for a maximum height of 63 feet. The Applicant is seeking a waiver of development standard to allow for a total building height of 67'-9".

Yard Setbacks

In the RA-1 zone, front and rear yard setback requirements shall be 25 feet, and side yard requirements shall each be 10' in width.

The Project seeks an off-menu reduction of 68% the front (east) setback pursuant to LAMC Section 12.22.A.25 to 8'-0". Each reduction shall constitute a separate incentive per LAMC Section 12.22.A.25. Forgoing such a reduction would

physically preclude the project from providing 189 affordable units meeting objective building code standards.

The Project seeks an off-menu reduction of 40% the rear (west) setback pursuant to LAMC Section 12.22.A.25 to 15'-0". Each reduction shall constitute a separate incentive per LAMC Section 12.22.A.25. Forgoing such a reduction would physically preclude the project from providing 189 affordable units meeting objective building code standards.

The Project seeks an off-menu reduction of 50% the side (south) setback pursuant to LAMC Section 12.22.A.25 to 5'-0". Each reduction shall constitute a separate incentive per LAMC Section 12.22.A.25. Forgoing such a reduction would physically preclude the project from providing 189 affordable units meeting objective building code standards.

The Project seeks an off-menu reduction of 40% the side (north) setback pursuant to LAMC Section 12.22.A.25 to 6'-0". Each reduction shall constitute a separate incentive per LAMC Section 12.22.A.25. Forgoing such a reduction would physically preclude the project from providing 189 affordable units meeting objective building code standards.

Open Space

Pursuant to Section 12.21.G.2 of the LAMC, there shall be 100 square feet of open space provided for each residential unit having less than three habitable rooms³ and 125 square feet of open space provided for each residential unit having three habitable rooms. The Project is a residential development consisting of 190 apartments units. Whereas, the Project is required to include 19,000 square feet of open space under the LAMC; the Applicant is seeking an off-menu incentive to reduce required open space by 78.5%. Reduction of the required open space significantly reduces the costs associated with developing 189 affordable units by way of reducing the landscape requirement, and most of all reduces the structural costs of expensive framing associated with additional weight for an occupied stories above grade.

Lighting

Lighting would include low-level exterior lights adjacent to buildings and along pathways for security and way-finding purposes. In addition, low-level lighting to accent architectural features and landscaping elements would also be

³ From LAMC Section 12.03, "For the purpose of applying the open space requirements of Section 12.21 G., a kitchen as defined herein shall not be considered a habitable room."

incorporated throughout the site. Proposed lighting would be designed to provide for efficient, effective, and aesthetically pleasing lighting solutions, which would minimize light trespass from the proposed buildings and overall Project Site, reduce sky-glow to increase night sky access, and improve nighttime visibility through glare reduction.

Trash Collection and Loading Areas

The Project is designed to minimize the visual impact of trash receptacles and loading areas. Electrical rooms, storage rooms, trash enclosures, and loading spaces are located within the Project and are not visible from surrounding public streets and public view. Rooftop equipment will be set back from the roof parapet edge and appropriately screened from public view.

Actions Requested

The City of Los Angeles has the primary responsibility for approving the Project. Approvals required for the development of the Project may include, but are not limited to, the following:

- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests a waiver of development standard to allow a building height of 68'-9" in the RA-1 zone in lieu of the allowed 30 feet;
- Pursuant to the California State Assembly Bill 2334 the Applicant request and unlimited density in the RA-1 zone in lieu of 1 dwelling unit for each 5,000 square feet of lot area per the General Plan land-use designation of Low Residential in the Reseda - West Van Nuys Community plan;
- Pursuant to the LAMC Section 12.22.A.25 and California State Assembly Bill 2334 the Applicant requests a waiver of development standard to allow 130 parking stalls in lieu of the required 285;
- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests an off-menu incentive to apply an 68% front yard setback reduction at all levels at the east property line;
- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests an off-menu incentive to apply a 40% rear yard setback reduction at all levels at the west property line;
- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests an off-menu incentive to apply a 50% side yard setback reduction at all levels at the south property line;
- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests an off-menu incentive to apply a 40% side yard setback reduction at all levels at the north property line;
- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests a waiver of development standard to allow for zero bicycle parking;
- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests an off-menu incentive to apply a 1,670% increase in allowable residential floor area in the RA-1 zone to allow a total of 116,774 square feet.
- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests an off-menu incentive to reduce required open space by 78.5% to allow 4,100 SF in lieu of the required 19,000 SF;
- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests a waiver of development standard to eliminate tree and landscape requirements for surface parking;

- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests a waiver of development standard to eliminate a 27' building line in the front yard (east property line);
- Pursuant to the LAMC Section 12.22.A.25, the Applicant requests a waiver of development standard to allow for 65% compact parking for residential uses;
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits; and



FINDINGS/SPECIAL REQUIREMENTS

CITYWIDE DESIGN GUIDELINES Compliance Review Form

Authorizing Provision

The Los Angeles City Planning Commission adopted the Citywide Design Guidelines on October 24, 2019.

Purpose

The Citywide Design Guidelines are intended, among other things, to communicate the City's design expectations, facilitate fair and consistent application of design objectives, and to encourage the development of projects appropriate to the context of the City's climate and urban environment.

General Information

With the exception of residential projects with four or fewer units, projects utilizing the Permanent Supportive Housing Ordinance, or projects utilizing an applicable State streamlining measure (e.g., SB 35, AB 2162), all projects that are either constructing a new main building or pursuing a Vesting Tentative Tract Map shall complete this Citywide Design Guidelines Compliance Review Form and submit it as part of the project application.

Project Information

Case Number: _____

Site Address: 7745 -7751 WILBUR AVE _____

Project Request: ON- AND OFF- MENU INCENTIVES AND WAIVERS PER LAMC 12.22.A.25, AB2345
& AB2334, FOR 100% AFFORDABLE HOUSING DEVELOPMENT (ED-1) _____

Instructions

On the following pages, describe how, and to what extent, the project achieves the intent of the Guidelines and/or complies with each of the 10 Citywide Design Guidelines. Identify the Sheet Number(s) of the project plans on which information can be found illustrating alignment with each Guideline. If a particular Guideline is not applicable, please indicate as such below. Example language is provided on the Sample Citywide Design Guidelines Compliance Form (CP-4057).

PEDESTRIAN-FIRST DESIGN

Guideline 1: Promote a safe, comfortable, and accessible pedestrian experience for all.

A110 - Residential entrances are sidewalk-adjacent and recessed.

A110 - Residential entrances are within very low VMT area per AB234

G000 - An appealing, wood tone cladding along facade welcomes visitors

A110 - Stairs are provided within close proximity to the elevator, accessible from the entrance.

Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.

G001 - Parking entry is separated from pedestrian entrance with landscaping and parking located towards the rear of the property, in a subterranean parking

G000 - Parking and vehicular access is screened from pedestrian's experience by incorporating a wood tone parking gate

Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.

A110 - Residential entrances are located along N Wilbur providing clear view and access from the street.

A200 - Large recessed windows and balconies along the street facade reduce the scale of the building and create a covered ground floor condition for pedestrians

A110 - Short-term bicycle parking located on the sidewalk along N Wilbur Ave

360 DEGREE DESIGN

Guideline 4: Organize and shape projects to recognize and respect surrounding context.

A110 - Pedestrian entrances are clearly visible and accessible from N Wilbur Ave

A170/A171- Rooftop equipment is located behind parapets tall enough such that not be visible from the public way.

Guideline 5: Express a clear and coherent architectural idea.

A202 - The three toned exterior material palette is applied to the front facade with focus on pedestrian entries

A201/A202 - Windows are recessed to showcase exterior finishes at front facade and articulate the building

A200 - Windows along S/N elevations protrude out to articulate the building and create vertical shadow lines

Guideline 6: Provide amenities that support community building and provide an inviting, comfortable user experience.

A101 - A planted open courtyard with outdoor furniture provide an inviting experience for residents.

A101 - A planted area at the rear for residents and dogs

A110 - Trash room is located away from the streetscape, adjacent to the parking, to shield it from the street

A000 - Parking justified to the rear and screened off from public way

Guideline 8: Protect the site's unique natural resources and features.

A000 - The site shall limit alterations to natural drainage courses.

A000 - no removals of protected species, no observable wildlife habitats

Guideline 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.

A000/ A110 - Landscaping will utilize drought-resistant native plant species.

A000/ A110 - Linear planters will collect rain water.

A000 - Use pervious concrete for Ground level.

A110/ A120 - Exit stairs are easily accessible, and located near the elevator for clarity.

Guideline 10: Enhance green features to increase opportunities to capture stormwater and promote habitat.

A000/ A110 - Linear planters will collect rain water.

A160 - Plantings with native plant species will be provided at communal second floor decks and rear open space.

REFERRAL FORM**ADM-2023-4428****PRELIMINARY ZONING ASSESSMENT**

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

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

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

CONTACT INFORMATION**Department of Building and Safety,
Affordable Housing Section**

201 N. Figueroa St., Ste 830

Los Angeles, CA 90012

Phone: (213) 482-0455

Web: <https://ladbs.org/services/special-assistance/affordable-housing>Email: LADBS.AHS@lacity.org**Department of City Planning,
Development Services Center**

For locations and hours:

<https://planning.lacity.org/contact/locations-hours>**THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF ONLY**

LADBS Plan Check Staff Name and Title	LADBS Plan Check Staff Signature¹
Plan Check Application No.²	Date
Notes <input type="checkbox"/> ED 1 Eligible	

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

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

THIS SECTION TO BE COMPLETED BY THE APPLICANT³

PROJECT INFORMATION

I. PROJECT LOCATION, ZONING & LAND USE JURISDICTION

Project Address: 7745-7751 N WILBUR AVEProject Name (if applicable): WILBUR APTSAssessor Parcel Number(s): 2104-009-003, 2104-009-004Legal Description (Lot, Block, Tract): LOT: 42 ARB 1, 42 ARB 2 TRACT: TR 8938Community Plan: RESEDA-WEST VN Number of Parcels: 2 Site Area: 32,974 sq. ft.Current Zone(s) & Height District(s): RA-1 Land Use Designation: LOW RESID

- | | |
|--|--|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ED 1 Eligible⁴ | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Site Contains Historical Features |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Alley in Rear | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Downtown Design Guide Area |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Coastal Zone | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Special Grading Area (BOE) Area |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Hillside Area (Zoning) | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Very High Fire Hazard Severity Zone |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Enterprise Zone | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO Greater Downtown Housing Incentive Area |

☐ Specific Plan: _____☐ Historic Preservation Overlay Zone (HPOZ): _____☐ Design Review Board (DRB): _____☐ Redevelopment Project Area: _____☐ Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.): _____☐ Q Condition/ D Limitation/ T Classification (*Ordinance No. and Subarea*): _____

Description of Condition: _____

☐ Legal (Lot Cut Date) _____☐ Related City Planning Cases _____³ All fields in this form must be completed. If an item is not applicable, write N/A.⁴ Refer to [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

- ☐ **Z.I.(s)** _____
- ☐ **Affidavits** _____
- ☐ **Easements** _____
- ☐ **TOC Tier⁵ (if applicable to project)** _____

II. PROJECT DESCRIPTION

Project Description/Proposed Use PURSUANT TO ED-1, 6-STORY, 220-UNIT, 100% AFFORDABLE HOUSING DEVELOPMENT SEEKING ON/OFF MENU INCENTIVES AND WAIVERS PER LAMC 12.22.A.25, AB2345, AB1763, AB2334.

No. of Stories: 6 **No. of Dwelling Units:** 220 **Floor Area (Zoning):** 114,348

Present Use/No. of Units: 3

III. CITY PLANNING ACTION(S) REQUESTED

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

Authorizing Code Section: LAMC 12.22.A.25

Code Section from which relief is requested (if any): 12.21, 12.21.1, 12.07

Action Requested, Narrative: UNLIMITED DENSITY, REDUCED PARKING, INCREASED HEIGHT

Authorizing Code Section: _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: REDUCED YARDS, BIKE PARKING, OPEN SPACE

Additional Requests Attached ☐ YES ☐ NO

⁵ Must be verified by the City Planning Affordable Housing Services Section. A Tier Verification for projects using the TOC guidelines is required to initiate a Preliminary Zoning Assessment with LADBS. Contact Planning.PriorityHousing@lacity.org.

IV.APPLICANT INFORMATION⁶

Name: JEFF ZBIKOWSKI

Phone: 310.853.5004

Email: JEFF@JZARCH.LA

V. REPRESENTATIVE INFORMATION

Name: _____

Phone: _____

Email: _____

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

VI. PRELIMINARY ZONING ASSESSMENT SUMMARY

THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF⁷

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable LAMC Section No. ⁸	Comments and Additional Information
1	Use			<input type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/> Conditional Use (LAMC Section 12.24) for <hr/>
2	Height			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		<input type="checkbox"/> Transitional Height applies (LAMC Section 12.21.1 A.10) <input type="checkbox"/> Commercial Corner Development/Mini-Shopping Center height applies (LAMC Section 12.22 A.23(a)(1))

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

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

_____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ⁹	Comments and Additional Information
3	No. of Stories			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21.1 (if code prevails)	
4	FAR (Floor Area Ratio)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		

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

_____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁰	Comments and Additional Information
5	RFAR (Residential Floor Area Ratio)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
6	Density			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		Density Ratio: <input type="checkbox"/> Site Plan Review (16.05) / Major Project CUP (12.24 U.14)

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

_____ (LADBS Staff Initials)

[illegible]

_____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹²	Comments and Additional Information
9	Setback (Rear)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
10	Building Line			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	Ordinance No.:	

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

_____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹³	Comments and Additional Information
11	Parking (automobile)	Residential: Non-Residential:	Residential: Non-Residential:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 A.4 (if code prevails)	Design standards met(12.21 A5): <input type="checkbox"/> YES <input type="checkbox"/> NO Improvement standards met (12.21 A.6 (except landscaping, to be determined by City Planning)): <input type="checkbox"/> YES <input type="checkbox"/> NO
12	Bicycle Parking (residential)	Long-term: Short-term:	Long-term: Short-term:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 A.16 (if code prevails)	Facility standards met: <input type="checkbox"/> YES <input type="checkbox"/> NO Design standards met: <input type="checkbox"/> YES <input type="checkbox"/> NO

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

_____ (LADBS Staff Initials)

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

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

_____ (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. ¹⁶	Comments and Additional Information
17	Lot Coverage			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		
18	Lot Width			<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A		

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

_____ (LADBS Staff Initials)

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

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

_____ (LADBS Staff Initials)

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

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

_____ (LADBS Staff Initials)

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

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

_____ (LADBS Staff Initials)

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

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

_____ (LADBS Staff Initials)

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

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.	Comments and Additional Information
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		

_____ (LADBS Staff Initials)

Address of
Building

7745 WILBUR AV



CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

☐ This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)

☒ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows. Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential Uses)

Permit No and Year 88WV00115 89WV03945 90WV17645

Demolish existing 15' x 18' garage and
reconstruct a one story, type V, 20' x 35'
garage/workshop. M1, accessory to R3
occupancy.

ADM-2023-4428

5000317200600003352

Total Parking Required ☒ No Change in Parking requirement.

Total Parking Provided _____ = Standard _____ + Compact _____ + Disabled _____

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By / Office:
LA-VN-WLA-SP-C D. # 3

Bureau:
BLDG BCS

Division:
GI-MS-MSS-EC-BMI-COMM

Owner George J. Dalton Jr.
Owner's Address 16123 Runnymede St
Van Nuys, CA 91406

Issued: June 13, 1991 By: B. KING/kr

Address of Building 7749 WILBUR AV



CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY

Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

- ☐ This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)
- ☒ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential Uses)

Permit No. and Year 89VN64259

Add 11'3" x 4'6", 13'3" x 23'2", and 6' x 26'6" patio roof, and add 2nd story 28' x 45' addition to an existing 1 Story, Type V, Dwelling. R-3 Occupancy.

5000304200600002686

Total Parking Required ☒ No Change in Parking requirement.

Total Parking Provided _____ = Standard _____ + Compact _____

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By / Office: LA - (VN) WLA - SP - C.D. # 3

Bureau: BLDG - (BCS)

Division: GEN - MS - EQ (BMI) - COMM

Owner R. Tinsley
Owner's Address 7749 Wilbur Ave.
Reseda, CA 91335

Issued: 5 17 90 By: W. KING/kp

Address of
Building

7749 WILBUR AV

CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

- ☐ This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)
- ☒ This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law-for following occupancies:* (Residential Uses)

Permit No. and Year 89VN64258

1 Story, Type V, 20' x 32' garage/carport.
M-1, accessory to an R-3 Occupancy.

5000304200600002725

Total Parking Required _____ ☒ No Change in Parking requirement.

Total Parking Provided _____ = Standard _____ + Compact _____

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By / Office: 3
LA - VN WLA - SP - C.D. # _____

Bureau: BCS
BLDG

Division: BM
GEN - MS - EQ - COMM

Owner Rusty & Russ Tinsley
Owner's Address 7749 Wilbur Avenue
Reseda, CA 91335

Issued: 5-9-90 By: J. GOVEA/tr

June 26, 2023



Los Angeles Department of City Planning (LADCP)
201 N Figueroa Street
Los Angeles, California 90017

Re: Findings for 7745-7751 N Wilbur Ave: LAMC 12.22.A.25 Density Bonus

Eligibility Requirements

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

The use of building materials and finishes and newly added landscape will result in an attractive design that will promote better urban design and enhance the aesthetics of the community. On sheets A200-A201, the street facing massing along N Wilbur Ave have visual plane breaks created with an articulated rooflines, accentuated with a colorful human-scale architectural projections. The ground floor street wall is intensely planted. At street facing upper levels, projecting balconies help to break up the façade and accent angled treatments of plaster and fiber cement panel.

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:

On sheets A110 and A200, building entrances are recessed or/and covered for clarity, and to break up the ground level massing. On sheets A200-A201, the lobby is visible from N Wilbur Ave through a glazed storefront with articulated roof edges above and stepped massing.

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

The subject property is not listed within an HPOZ or designated as a HCM.

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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.

The subject property is not located on a substandard street in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

Findings

1. The Incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the City to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income Households.

Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

2. The Incentives will have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

There is no evidence that the proposed additional incentives will have a specific adverse impact upon public health and safety or the physical environment. A "specific adverse impact" is defined as, "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A.25(b)). There is no evidence to suggest that the Project would create a specific adverse impact.

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

The incentives are consistent with state laws as outlined in AB1763, AB2345, AB2334 as well as applicable federal laws.

City Planning Case Referral



Project Information

LA Sanitation Case Referral #: 1111

Date: 6/20/2023

Site Information Project Address: 7745-7749 Wilbur APN: 2104009004 Type of Project: <input checked="" type="checkbox"/> New / <input type="checkbox"/> Redevelopment • <input checked="" type="checkbox"/> Res <input type="checkbox"/> Comm <input type="checkbox"/> Indus. <input type="checkbox"/> Mixed Use • Other: _____ Hillside Grading: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N ESA: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Liquefaction: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Percolation test done: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Applicant Information Name: Carolina Murcia Email: carolina@jzarch.la Phone: (424) 220-8723 Address: 4043 IRVING PL, CULVER CITY, 90232
Project Information Total site area (Ac): 0.756 Design Storm (85 th Percentile): 1.05 Approx Impervious area (Ac): 0.68 Approx Pervious Area (Ac): 0.0762104009004	
Note: The information on this City Planning Case Referral Form is only a “preliminary review” by LA Sanitation. It informs the applicant of the stormwater requirements that will need to be implemented on the project in order to satisfy Low Impact Development (LID) requirements.	
Possible BMP (Subject to Soils testing and Site conditions) Infiltration: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Capture & Use: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Bio-Filtration: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Sanitation Plan Checker Reviewer: S. Garcia Date Reviewed: 6/20/2023
Comment(s): Provide site specific percolation test to assess the feasibility of infiltration as the LID treatment option per table 4.1 feasibility requirements. If infiltration is infeasible, move on to assessment of capture and use, if that is infeasible per the LID handbook requirements move on to biofiltration. Hierarchy is infiltration, capture and use and biofiltration.	

ADM-2023-4428

March 29, 2017



PRELIMINARY LAND USE REPORT
(PLANNING CASE REFERRAL FORM (PCRF))

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

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

Part I: To be completed by Applicant

DCP Case Number (If Available): _____

Applicant: Carolina MurciaAddress: 4043 Irving Pl Suite BCulver City, CA 90232Phone: 424-220-8723Email: carolina@jzarch.laOwner: Carolina MurciaAddress: 4043 Irving Pl Suite BCulver City, CA 90232Project Address: 7745-7751 Wilbur AveAPN: 2104009004Engineering District: VALLEY

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

NEW MINISTERIAL 5 STORY PROJECT.100% AFFORDABLE HOUSING DEVELOPMENT

ADM-2023-4428

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

NO

If yes; provide Map No. _____

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

NO

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

YES

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

Part II: To be Completed by BOE Staff:

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

C10 of LAMC)?:

NO

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

NO

Is the project in the Historic Overlay Preservation Zone? :

NO

Does the project adjoin a State Highway?

NO

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

YES

(Per Section 91.106.4.7.1 of LAMC)

Is the project within a streetscape area?

NO

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

DEDICATIONS

Street/Alley	Classification	Ex Full R/W	Req Full R/W	Ex Adj. Half R/W	Req Adj. Half R/W	Adjacent Dedication Required	Required under 12.37	Required under a DCP Referred Planning Action
Wilbur Ave	Avenue II	82'	86'	40'	43'	YES	NO	YES
							SELECT	SELECT
							SELECT	SELECT
							SELECT	SELECT
							SELECT	SELECT

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

ADDITIONAL NOTES:

IMPROVEMENTS

Street/Alley	Classification	Ex Full Roadway	Req Full Roadway	Ex adjacent half Roadway	Required adjacent Half Roadway	Missing Improvements	Exist. Trees	Exist. CB	Potential Widening	Required under 12.37	Required under a DCP Referred Planning Action
Wilbur Ave	Avenue II	66'	56'	40'	28'	Add SW	NO	NO	NO	NO	NO
										SELECT	SELECT
										SELECT	SELECT
										SELECT	SELECT
										SELECT	SELECT

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

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

ADDITIONAL NOTES:

Install street trees and tree wells as required by Urban Forestry Division. Install street lighting as required by the Bureau of Street Lighting.

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

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

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

SEWERS

Does the lot have a legal connection to the sewer? YES

Distance from subject lot to the nearest mainline sewer? 40 Ft.

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

Sewer easement within the project site? NO

Sewer facilities within easements? NO

ADDITIONAL NOTES:

STORM DRAINS

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

Storm Drain easement within the project site? NO

Storm Drain facilities within easements? NO

ADDITIONAL NOTES:

ADDITIONAL NOTES (cont.):

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

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

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

Prepared by: Ryan Kim

Date: 4/5/23

Reviewed by: Ali Nahass

Date: 4/5/23

Attach ZIMAS Map with highlighted parcel(s) here