

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2024-5548-DB-PR-HCA-1A	ENV-2024-5549-SE	5 - Yaroslavsky
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
2930 - 2936 South Sepulveda Boulevard		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
George Garikian	818-634-2161	george.g@karecoinc.com
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Rodney Khan Todd Nelson	818-216-5315 213-557-7225	khanconsulting@aol.com todd@rpnllp.com
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Pam Rieder		prieder1@icloud.com
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Elizabeth Klebaner	949-344-9129	klebaner@nossaman.com
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Kyle Winston	213-978-1348	kyle.winston@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
<ol style="list-style-type: none"> 1. Pursuant to Public Resources Code (PRC) Section 21080.66 and the provisions in Assembly Bill (AB) 130, that the Project is statutorily exempt from the California Environmental Quality Act ("CEQA") as a residential infill development. 2. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a Housing Development Project totaling 77 dwelling units and setting aside 12 units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following requested incentives and waivers: <ol style="list-style-type: none"> a. An On-Menu incentive to average floor area, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone across the C2-1VL and R4P-1 Zones. b. An On-Menu incentive to allow an increase in floor area by 35% to 2.99:1 or 74,282 sq ft. c. An Off-Menu incentive to allow a rear yard reduction to 5-feet in lieu of 18-feet. d. A Waiver of Development Standards to eliminate the Transitional Height requirement at the C2-1VL Zone. e. A Waiver of Development Standards to allow an increase in height from 45-feet to 71 feet in the C2-1VL Zone. 		

Pursuant to LAMC Section 13B.2.4, a Project Review for a development that creates more than 50 new residential dwelling units.

**FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

N/A

ITEMS APPEALED:

The Project Review, Environmental Clearance, and Condition 43.

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input checked="" type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

Please create a council file.

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> 10 days
<input type="checkbox"/> 15 days	<input checked="" type="checkbox"/> Applicant	<input type="checkbox"/> 15 days
<input checked="" type="checkbox"/> 24 days	<input type="checkbox"/> Adjacent/Abutting	<input checked="" type="checkbox"/> 24 days
<input type="checkbox"/> N/A / None	<input type="checkbox"/> 100' radius	<input type="checkbox"/> N/A / None
<input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> 300' radius	<input type="checkbox"/> Other: [enter here if applicable]
	<input checked="" type="checkbox"/> 500' radius	
	<input checked="" type="checkbox"/> Neighborhood Council	
	<input checked="" type="checkbox"/> Interested Parties	

FISCAL IMPACT STATEMENT:

Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:	
<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
December 11, 2025	8 - 0
LAST DAY TO APPEAL:	DATE APPEALED:
January 30, 2026	January 28, 2026
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input checked="" type="checkbox"/> 75 days <input type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input checked="" type="checkbox"/> Appeal Filing Date <input type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant II	February 10, 2026



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: JANUARY 15, 2026

Case No.: CPC-2024-5548-DB-PR-HCA

Council District: 5 – Yaroslavsky

CEQA: ENV-2024-5549-SE

Plan Area: West Los Angeles

Project Site: 2930 – 2936 South Sepulveda Boulevard

Applicant: George Garikian
Representative: Rodney Khan, Khan Consulting, Inc.

At its meeting **December 11, 2025**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Project:

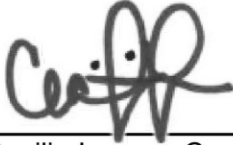
Construction of a 71-foot high, six story, 77-unit residential development including 12 units set aside for Very Low-Income Households, and two subterranean parking levels including 84 parking spaces. The Project includes a total Floor Area of 74,282 square feet with a 2.99:1 Floor Area Ratio (FAR). There are no existing trees on site, and two existing street trees to remain. The Project includes the demolition of an existing office building and a haul route for the export of 9,771 cubic yards of soil.

1. **Determined**, based on the whole of the administrative record, the Project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66 and the provisions in Assembly Bill (AB) 130;
2. **Approved**, pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a Housing Development Project totaling 77 dwelling units and setting aside 12 units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following On- and Off-Menu Incentives and Waivers of Development Standards:
 - a. An On-Menu Incentive to average floor area, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone across the C2-1VL and R4P-1 Zones;
 - b. An On-Menu Incentive to allow an increase in floor area by 35 percent to 2.99:1 FAR or 74,282 square feet;
 - c. An Off-Menu Incentive to allow an increase in height from 45-feet to 71 feet in the C2-1VL Zone;
 - d. A Waiver of Development Standards to eliminate the Transitional Height requirement at the C2-1VL Zone; and
 - e. A Waiver of Development Standards to allow a rear yard reduction to five-feet in lieu of 18-feet;
3. **Approved**, pursuant to LAMC Section 13B.2.4, a Project Review for a development that creates more than 50 new residential dwelling units;
4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Lawshe
 Second: Saitman
 Ayes: Chavez, Choe, Diaz, Johnson, Klein, Rosenstein
 Absent: Zamora

Vote: 8 – 0



Cecilia Lamas, Commission Executive Assistant II
 Los Angeles City Planning Commission

WHO CAN FILE AN APPEAL

The decision of the Los Angeles City Planning Commission as it relates to the Density Bonus Off-Menu Incentives and Waiver of Development Standards are not further appealable. The On-Menu Density Bonus/Affordable Housing Incentive Program Review is appealable to City Council by adjacent and abutting owners and tenants only. The remaining entitlements are appealable to City Council within **15 days** after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council.

FINAL APPEAL DATE: JANUARY 30, 2026

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

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

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to
 Online Appeal Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS



QR Code to Forms
for In-Person Appeal
Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

Office	Address	Phone Number	Email
Metro DSC	201 N. Figueroa St 4th Floor Los Angeles, CA 90012	(213) 482-7077	planning.figcounter@lacity.org
Van Nuys DSC	6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401	(818) 374-5050	planning.mbc2@lacity.org
South LA DSC <i>Tuesday and Thursday Only</i>	8475 S. Vermont Ave, 1st Floor Los Angeles, CA 90044	(213) 978-1465	planning.southla@lacity.org

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

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

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on the first page of this document unless an appeal is filed with the Department of City Planning.

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

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS



QR Code to BuildLA
Appointment Portal for
Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning's Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Conditions of Approval, Findings

cc: Theodore Irving, Principal City Planner
Connie Chauv, Senior City Planner
Kyle Winston, City Planner

CONDITIONS OF APPROVAL

1. **Site Development.** The project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped "Exhibit A," dated December 3, 2024, attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. **Residential Density.** The project shall be limited to a maximum density of 77 multi-family residential dwelling units, including On-Site Restricted Affordable Units.
3. **On-Site Restricted Affordable Units.** 12 units shall be reserved for Very Low Income households, as defined by the California Government Code 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.
4. **Changes in On-Site Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units or change parking numbers shall be consistent with LAMC Section 12.22 A.25.
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing Department (LAHD) to make 12 units available to Very Low Income Households or equal to 16 percent of the project's total base residential density allowed, for sale or rental, as determined to be affordable to such households by LAHD for a period of 55 years. In the event the applicant reduces the proposed density of the project, the number of required reserved on-site Restricted Units may be adjusted, consistent with LAMC Section 12.22 A.25, to the satisfaction of LAHD, and in consideration of the project's Replacement Unit Determination. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.
6. **Averaging (Incentive).** Development rights related to FAR, density, parking, open space, and vehicular access shall be averaged across the site instead of segregated into the underlying C2-1VL and R4P-1 Zones.
7. **Floor Area Ratio (FAR) (Incentive).** The project total Floor Area shall be limited to 74,282 square feet or 2.99:1 FAR per Exhibit "A".
8. **Height (Waiver).** The project shall be limited to a maximum height of 71 feet and six (6) stories as shown on sheets A-3.5 and A-3.6 of Exhibit "A".
9. **Transitional Height (Waiver).** The project shall not be subject to the Transitional Height requirement at the C2-1VL..
10. **Setback (Incentive).** The project shall have a minimum 5-foot rear yard setback.

11. **Parking Per AB 2345.** The project shall be allowed to provide a minimum of one (1) parking space per unit for studio and one- bedroom units and 1.5 spaces per unit for two- bedroom units pursuant to California Government Code Section 65915 (AB 2345). The project is providing 84 parking spaces, as shown in Exhibit "A".
12. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16 and Exhibit "A".
13. **Landscape Plan.** The landscape plan shall indicate landscape points for the project equivalent to **10% more than otherwise required** by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.
14. **Soil Depths.** Shrubs, perennials, and groundcover shall require a minimum soil depth as follows:
 - a. A minimum depth with a height ranging from 15 to 40 feet shall be 42 inches.
 - b. A minimum depth with a height ranging from 1 to 15 feet shall be 24 to 36 inches.
 - c. A minimum depth with a height of less than 1 foot shall be 18 inches.
 - d. A minimum depth of an extensive green roof shall be 3 inches.

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

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

Dedications

- a. Sepulveda Boulevard (Boulevard II) – A variable width to a 5-foot wide strip of land along the property frontage to complete a 55-foot wide half right-of-way in accordance with Boulevard II standard.

Improvements

- b. Sepulveda Boulevard – Construct a new full-width concrete sidewalk along abutting the new property line. Repair and or replace any broken, off-grade concrete curb, gutter and adjacent roadway pavement. Close all unused driveways with full height concrete curb, 2-foot gutter and sidewalk.
- c. Alley (East of Sepulveda Boulevard) – Repair any broken, damaged, cracked or off-grade alley pavement and longitudinal concrete gutter. Upgrade the alley intersection at Sepulveda (as necessary) per BOE standard.
- d. Alley (North of National Boulevard) – Repair any broken, damaged, cracked or off-grade alley pavement and longitudinal concrete gutter.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are

separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than 1/4 inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

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

Upgrade all existing curb ramps to comply with ADA requirements. Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information at <https://engpermits.lacity.org/public> or via <https://appointments.lacity.org/apptsys/Public/Account>.

Board of Public Works approval be obtained for the removal of any tree in the existing or proposed right-of-way area associated with the improvement requirements outlined herein. The Bureau of Street Services, Urban Forestry Division is the lead agency for obtaining Board of Public Works approval for removal of such trees.

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

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

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

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

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

c. Provide proper drainage for street being improved and for the site being developed. Any discharge of roof or site storm water drainage must be through a curb outlet. Discharge must be by gravity flow or approved outlet structure from the property line to the curb face.

d. Sewer lines exist in Sepulveda Boulevard and in the alley east of Sepulveda Boulevard. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

e. Submit a request to the West Los Angeles (WLA) District Office sewer counter to determine the capacity of the existing public sewer to accommodate the proposed development at <https://engpermits.lacity.org/public> or via <https://appointments.lacity.org/apptsys/Public/Account>.

d. Submit a parking area and driveway plan to the WLA District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

16. Street Trees.

- a. Street Trees. Street trees shall be provided to the satisfaction of the Urban Forestry Division.
- b. Street trees may be used to satisfy on-site tree requirements pursuant to LAMC Section 12.21 G.3 (Chapter 1, Open Space Requirement for Six or More Residential Units). Per Exhibit "A" and 12.21 G.3, two (2) Street trees shall be provided.
- c. Required Trees per 12.21 G.2. As conditioned herein, a final submitted landscape plan shall be reviewed to be in substantial conformance with Exhibit "A." There shall be a minimum of eight (8) 24-inch box, or larger, trees on site pursuant to LAMC Section 12.21 G.2. Any required trees pursuant to LAMC Section 12.21 G.2 shown in the public right-of-way in Exhibit "A" shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance. In-lieu fees pursuant to LAMC Section 62.177 shall be paid if placement of required trees in the public right-of-way is proven to be infeasible due to City determined physical constraints.

17. Stormwater/irrigation. The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.

18. Lighting Design. Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.

19. Heat Island Effect. To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.

20. Solar and Electric Generator. Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.

Or: Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction. (WL)

21. Solar-ready Buildings. The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

22. Signage. There shall be no off-site commercial signage on construction fencing during construction.

Assembly Bill (AB) 130 Conditions

23. (If requested by a California Native American tribe) The project shall include tribal monitoring during all ground-disturbing activities, as follows:
 - a. The California Native American tribe shall designate the monitor.
 - b. The tribal monitor shall comply with applicant's site access and workplace safety requirements.
 - c. The applicant shall compensate the tribal monitor at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project.
24. Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of PRC Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes.
25. All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with PRC Section 21083.9.
26. A California Historical Resources Information System (CHRIS) archaeological records search and a tribal cultural records search shall be completed for the project site.
27. A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission.
28. The project shall comply with Section 7050.5 of the Health and Safety Code and PRC Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe.
29. An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.
30. The development proponent shall complete a Phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code, prior to effectuating the associated project entitlement and/or issuance of a demolition, grading, or building permit.
31. If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
32. If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.
33. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.

34. Freeway Proximity Requirements.

- a. The building shall have a centralized heating, ventilation, and air-conditioning system.
- b. The outdoor air intakes for the heating, ventilation, and air-conditioning system shall face away from the freeway.
- c. The building shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16.
- d. The air filtration media shall be replaced at the manufacturer's designated interval.
- e. The building shall not have any balconies facing the freeway.

35. Fire Department. Submit plot plans for Fire Department approval and review prior to issuance of building permits.

36. Department of Transportation.

Worksite Traffic Control Requirements: DOT recommends that a construction work site traffic control plan be submitted to DOT's Citywide Temporary Traffic Control Section or Permit Plan Review Section for review and approval prior to the start of any construction work. Refer to <http://ladot.lacity.org/what-we-do/plan-review> to determine which section to coordinate review of the work site traffic control plan. The plan should show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. DOT also recommends that all construction on related truck traffic be restricted to off-peak hours to the extent feasible.

Administrative Conditions

37. Final Plans. Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.

38. Notations on Plans. Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet and shall include any modifications or notations required herein.

39. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

40. Code Compliance. Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

41. Department of Building and Safety. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to

the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

42. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

43. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

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

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

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

For purposes of this condition, the following definitions apply:

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

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

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

FINDINGS

DENSITY BONUS / AFFORDABLE HOUSING INCENTIVES PROGRAM FINDINGS

1. **Government Code Section 65915 and LAMC Section 12.22 A.25(c) state that the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:**
 - a. ***The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.***

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested incentives do not result in identifiable and actual cost reduction to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very-low, low, and moderate-income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The applicant proposes to construct a total of 77 dwelling units, of which 12 dwelling units will be set aside for Very Low Income Household Occupancy for a period of 55 years. Density Bonus projects are eligible for four (4) incentives if they reserve at least 16 percent of base dwelling units for Very Low Income Households. Based on the set-aside of 16 percent of base units for Very Low Income households, the applicant is entitled to four (4) Incentives under the Government Code. Therefore, the three (3) On and Off-Menu Incentive requests qualify as the proposed development's Incentives.

Averaging: As the site contains two (2) different zones of C2-1VL and R4P-1 with different zoning requirements, the project shall be allowed up to average development rights related to FAR, density, open space, and vehicular access over the project site. This incentive does not increase or decrease the development rights or requirements, but allows them to be averaged across the site instead of segregated into the underlying C2-1VL and R4P-1 Zones. Limiting the project to a 1.5:1 FAR in the C2-1VL Zone and a 3:1 FAR in the R4P-1 Zone would cause an uneven distribution of dwelling units and massing, restricting the building envelope and increasing construction costs. The requested incentive will allow the developer to create a uniform development and accommodate the intended level of density, including the construction of the Restricted Affordable unit, and the necessary circulation and common amenity space. The averaging incentive will permit floor area, density, and open space to be distributed across the entire Project site which would result in building design and construction efficiencies that provide for affordable housing costs. In addition, due to the zoning of the lots, the project requires the ability to have vehicular access from a less restrictive zone to a more restrictive zone.

FAR: The portion of the property that is zoned C2-1VL allows for a maximum FAR of 1.5:1, and the portion of the property that is zoned R4P-1 allows for a maximum FAR of 3:1. The applicant has requested an incentive to allow an averaging of the FAR across the two zones, and a second incentive to increase the allowable FAR by 35 percent up to 2.99:1. The project is for the construction of 74,282 square feet of floor area with a

2.99:1 FAR across six stories and an average of 12,380 square feet of floor area for each floor. The limitation of the maximum allowed FAR would limit the ability to provide space for the construction of the residential dwelling units permitted by-right and the Restricted Affordable Units which are of a sufficient size. The ability to develop larger units will increase the revenues from the market-rate units, which will lower the marginal cost of developing the affordable units. The additional floor area will allow certain fixed costs involved in the construction of new residential units to be spread over more floor area thereby reducing the per square foot build cost of the development. As proposed, the additional FAR will allow for the construction of the affordable residential units. The requested incentives will allow the developer to expand the building envelope which ensures that all units are of habitable size and the overall space dedicated to residential units is increased.

	FAR by-right	Buildable Lot Area (sf)	Base Floor Area (sf)
C2-1VL Zone	1.5:1	13,007	13,007 x 1.5 = 19,510
R4P-1 Zone	3:1	11,845	11,845 x 3 = 35,535
Total	2.24:1	24,852	55,045

	FAR Requested	Requested Floor Area (sf)	Additional Floor Area (sf)
Averaged	2.99:1	74,282	74,282 – 55,045 = 19,237

Height: The subject site is zoned C2-1VL which allows a maximum height of 45 feet and three-stories, and R4P-1 which allows for unlimited height. The applicant has requested an incentive to allow an increase in building height to 71 feet and six-stories. As proposed, the increased building height will allow the developer to expand the building envelope to allow for the construction of the affordable residential units and floor area, whose rents will provide for the operational costs of the affordable units..

- b. The incentive(s) will have a specific adverse impact upon public health and safety, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Government Code Section 65915(d)(1)(B) and 65589.5(d)).**

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

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

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

Following is a delineation of the findings related to the request for two (2) Waivers of Development Standards, pursuant to Government Code Section 65915.

2. Government Code Section 65915 and LAMC Section 12.22 A.25 state that the Commission shall approve a density bonus and requested Waiver of Development Standard(s) unless the Commission finds that:

a. The concession or incentive would be contrary to state or federal law.

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

A project that meets the requirements of Government Code Section 65915 may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)).

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

Yards: The subject site is zoned C2-1VL and R4P-1 which requires rear yard setbacks of 18 feet. The applicant has requested waivers for a reduction of the required rear yard setback to allow for minimum setback of 5 feet. The request for an additional 26 feet and three (3) stories is needed to construct the number of units that the requested density bonus allows. Strict application of the rear yard requirements would remove thirteen (13) feet from the proposed building, resulting in a loss of square footage for 12 dwelling units across Levels two through six, in addition to the rents from those units and that floor area on those five (5) stories. An increased rear yard setback will also limit the ability to construct at a sufficient marketable size, the proposed residential units. As proposed, the reduced rear yard setbacks will allow the developer to expand the building footprint, to allow for the construction of the affordable residential units and floor area, whose rent will provide for the operational costs of the affordable units. The requested waiver will allow the project to expand the building envelope so that additional units can be constructed, provide for design efficiencies and allow the overall space dedicated to residential uses to be increased.

Transitional Height: The subject site is zoned C2-1VL and R4P-1. Los Angeles Municipal Code (LAMC) Section 12.21.1 requires any project within the C or M zone to transition within a varied proximity of the RW or more restrictive zone. Since the subject site has a split zone, if subject to the transitional height requirements, the proposed project would have to transition from itself. The limitation on the height would remove

the half of the uppermost three (3) stories from the proposed building, resulting in a loss of 24 total dwelling units across Levels four through six, in addition to the rents from those units and that floor area on those three (3) stories. A limitation on the height will also limit the ability to construct at a sufficient marketable size, the proposed residential units. The strict restriction of zoned height and imposition of transitional height would physically preclude the development of the project and the requested density of 77 dwelling units by reducing the habitable square footage of 24 dwelling units. The Waiver further supports the applicant's decision to reserve 12 units for Very Low Income households and facilitates the creation of affordable housing units.

- b. **The waiver will have 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 the 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 density bonus incentives will have a specific adverse impact upon public health and safety, or any real property that is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete."

The project does not involve a historic structure, is not located on a substandard street in a hillside area, a Very High Fire Hazard Severity Zone, or Alquist-Priolo Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. There is no substantial evidence in the record that the proposed incentives will have a specific adverse impact on the physical environment, on public health and safety, and on property listed in the California Register of Historic Resources. Therefore, there is no substantial evidence that the proposed incentives will have a specific adverse impact on public health and safety or on any real property listed in the California Register of Historical Resources.

PROJECT REVIEW

5. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

The subject site is located at 2930 – 2936 South Sepulveda Boulevard. The project site is located in the West Los Angeles Community Plan Area. The project site consists of three contiguous lots totaling approximately 25,756 square feet with approximately 130 feet of frontage along the east side of Sepulveda Boulevard and a varied depth of approximately 194 feet. The project site is located in the C2-1VL and R4P-1 zones which limits building height to a maximum of 45 feet on the C2-1VL half of the site and has an unlimited height on the R4P-1 half of the site. The project is the construction, use, and maintenance of a 71-foot high, six story, 77-unit residential development including 12 units set aside for Very Low-Income Households, and two subterranean parking levels including 84 parking spaces. The project includes a total Floor Area of 74,282 square feet with a 2.99:1 FAR. There are 60 long term residential bicycle parking spaces and 6 short term residential bicycle parking spaces for a total of 66 bicycle parking spaces.

The Citywide General Plan Framework is a guide for communities to implement growth and development policies by providing a comprehensive long-range view of the City as a whole. The General Plan Framework establishes categories of land use including Multi-Family Residential that are broadly described by ranges of intensity/density, heights, and lists of typical uses. The definitions reflect a range of land use possibilities found in the City's already diverse urban, suburban, and rural land use patterns. The project is consistent with and advances the following objectives and policies of the General Plan Framework:

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

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

General Plan Framework Element Chapter 4 - Housing:

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

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

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

Objective 4.3. Conserve scale and character of residential neighborhoods.

The project will provide 77 apartment units, including 12 units set aside for Very Low Income households. Thus, supplementing the existing housing stock in the West Los Angeles Community Plan area with diversity and contributing to the affordable housing supply. The project is in close proximity and has access to bus options that provide robust public transportation options around the site and greater Los Angeles metropolitan area. This provides regional connectivity from the Beach cities, through West Los Angeles, and to Downtown Los Angeles and the larger Los Angeles Region, including the Los Angeles International Airport.

The Proposed Project has a height of 71 feet, which is appropriate with existing and future developments. Additionally, the Site is located just under 150 feet away from the relatively busy intersections of Sepulveda Boulevard and National Boulevard and is next door to a school that is four stories, similar to the proposed project. Therefore, the Project is consistent with the General Plan as it supports the addition of residential units near commercial districts with transit options.

Consistent with the Goal and Policies noted above, the project proposes to develop a residential development with 77 residential apartment units including 16% of the base

density units set aside for Very Low Income households, having a variety of unit sizes and types, to meet the diverse economic and physical needs and overall demand for the projected increased population in the community plan area. The project contains a range of units from studio- to two-bedroom units, which are intended to accommodate families of all types, as well as 12 units of which will be set aside for Very Low Income households, in order to generate a mixed-income project where families can support each other's stability and growth. As discussed above, the Project will help to alleviate the ongoing housing crisis in Los Angeles and will address the critical demand for affordable housing in the City without displacing existing residential tenants.

Housing Element 2021 - 2029

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

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

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

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

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

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

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

Policy 3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

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

The proposed project will result in a net increase of 77 new residential units to the City's housing stock and conforms with the applicable provisions of the Housing Element. The applicant has requested deviations from code requirements under the Density Bonus program for increased height, and reduced setbacks, thereby allowing the creation of affordable units. Pursuant to Density Bonus requirements, 16 percent (12 units) of the base 74 density units, will be set aside for Very Low Income units. Additionally, this mixed-income development is in close proximity to public transit options, and a variety of retail, commercial,

recreational, and employment opportunities. Locating new housing in this portion of the City will allow residents to have better access to employment centers and places of interest in area. Maintaining the existing street trees will help achieve the City's goals for environmentally sustainable urban design standards and pedestrian-oriented improvements.

Mobility Plan 2035

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

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

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

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

The project utilizes Density Bonus incentives for the construction of a residential mixed-income development that provides housing opportunities in proximity to public transit along the Santa Monica Boulevard and utilizes AB 2345 to reduce parking consistent with state law, encouraging multi-modal transportation and decreasing vehicle miles traveled in the neighborhood. The site is located along a portion of Sepulveda Boulevard that is designated by the Mobility Plan as a Boulevard II. The project will also provide 60 long-term and 6 short-term bicycle parking spaces, which is consistent with LAMC Section 12.21 A.16 bicycle parking requirements. Maintaining the two existing street trees will help achieve the City's goals for environmentally sustainable urban design standards and pedestrian-oriented improvements.

Land Use Element – West Los Angeles Community Plan

The project site is in the West Los Angeles Community Plan, and is designated for Community Commercial land uses, with corresponding zones of CR, C2, C4, RAS3, RAS4, P, and PB. The site is split zoned with the C2-1VL zone along the westerly half of the site and the R4P-1 zone along the easterly half of the site and is consistent with the land use designation.

Consistent with the Community Plan, the proposed 77-unit residential development, which includes 12 Very Low-Income units, adds new multi-family housing and much needed affordable housing to Los Angeles's housing supply, in a neighborhood that is conveniently located to a variety of destinations, community services and amenities, and multi-modal transportation options.

The proposed project aligns with the intent of the West Los Angeles Community Plan including the following:

Policy 1-1.3: Provide for adequate multi-family residential development.

Objective 1-2: To reduce vehicular trips and congestion by developing new housing in proximity to adequate services and facilities.

Policy 1-2.1: Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.

Policy 1-4.1: Promote greater individual choice in type, quality, price and location of housing

Policy 1.4-3: Encourage multiple residential development in specified commercial zones.

Objective 2-1: To conserve and strengthen viable commercial development and to provide additional opportunities for new commercial development and services within existing commercial areas.

Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or shopping centers.

Policy 2-2.1: Encourage Pedestrian-oriented design in designated areas and in new development.

The proposed project meets the above goal, policies, and objective by providing multi-family dwelling units in a new, safe, and secure building. The proposed project is located within a neighborhood designated for Community Commercial Land Uses, which includes multiple-family residential uses, and is well served by facilities and necessary infrastructure. The site is near several bus stops, which encourages alternative modes of transportation. Planting new street trees will help achieve the City's goals for high-quality pedestrian access for a safe and comfortable walking environment. The 12 affordable units will ensure that the proposed project is accessible to lower-income segments of the population.

Therefore, the proposed project is consistent with the purposes, intent and provisions of the General Plan, West Los Angeles Community Plan, Housing Element, and Mobility Plan by meeting several of its goals, objectives, and policies. Specifically, the project would provide housing and commercial uses on underutilized land to 1) accommodate necessary residential growth and provide a mix of apartment sizes and affordability levels, including rent restricted units for Very Low Income households, and 2) reinforce an existing mixed-use corridor by providing an array of housing options, improved streetscape, and landscaping, that would be inviting to nearby residents and pedestrians along Sepulveda Boulevard.

6. 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 pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

As shown in Exhibit A, the proposed project will be compatible with existing and future development on the neighboring properties. The project site is an infill site surrounded by commercial and residential land uses. The property is fully developed with streets, sidewalk, gutter, sewer and street trees. The surrounding neighborhood is characterized by commercial, institutional, and mixed-use development with single-family residential across the alley to the rear. The property adjacent to the north is in the C2-1VL and R4P-1 Zone and developed with a 4-story school with a 5-story residential development just north of that in the (T)(Q)C2-1 zone. The properties to the east across the alley are zoned R1-1 and developed with single-story single-family homes. The property to the south across the alley is zoned C2-1VL and is developed with a three-story medical facility. Properties to the west across Sepulveda Boulevard are zoned C2-1VL and are developed with single-story commercial uses. The proposed building form and bulk is consistent with height limits allowed through Density Bonus incentives and waivers.

Height

The subject site is zoned C2-1VL which permits a height of 45 feet and R4P-1 which permits an unlimited building height. The property adjacent to the north is in the C2-1VL and R4P-1 Zone and developed with a 4-story school with a 5-story residential development just north of that in the (T)(Q)C2-1 zone. The property to the south across the alley is zoned C2-1VL and is developed with a three-story medical facility. Therefore, the addition of a new 6-story residential development is comparable to other existing developments in proximity to the project. The applicant has requested an increase for 26 additional feet in height to allow for 71 feet and 6 stories through a Waiver of Development Standards. The proposed height is consistent with height limits allowed through Density Bonus incentives and waivers.

Bulk and Setbacks

In the C2-1VL and R4P-1 zones, the setbacks and open space areas for projects involving new construction shall be developed in accordance with the underlying zone. Developments in the C2-1VL Zone are subject to R4 rear yard setbacks and developments in the R4P-1 zone are required to provide a minimum 18-foot rear yard setback. As designed the project is proposed with a minimum five-foot rear yard setback at the lowest residential floor which is the first story of the building. The u-shaped building will allow relief from the school to the north, and roof deck will allow relief from residential to the east.

Entrances

The primary pedestrian entrance is located along Sepulveda Boulevard that will provide direct access to the lobby, parcel/mail room, leasing office, and elevators. The pedestrian entrance is recessed and enhanced with a metal planter wall to be differentiated from the remainder of the street frontage.

Materials

The project is proposed with a variety of building materials including both metal and fiber cement panels, aluminum storefront glazing, and a mix of both glass and plaster balconies. The provided variations of materials and building depths create visual interest and promote best practices for 360 degree design.

Off-Street Parking Facilities

The above grade parking is completely screened along Sepulveda Boulevard by habitable floor area and building systems. Vehicular access to the parking structure is accessible from the alley to the south of the property. Additionally, the project will provide a total of 84 residential vehicular parking spaces. The project will also provide 60 long term residential bicycle parking spaces and 6 short term residential bicycle parking spaces, for a total of 66 bicycle parking spaces.

Lighting

All pedestrian walkways and vehicle access points will be well-lit. Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above. As required by Condition Number 18, all outdoor lighting will be shielded to prevent excessive illumination and mitigate light impacts on adjacent residential properties and the public right-of-way.

Landscaping

The project includes approximately 8,608 square feet of open space areas, including 2,381 square feet of courtyard space, and 964 square feet for a roof deck, both of which are proposed as usable open space for residents and are designed with landscaping and seating. Approximately 1,198 square feet of the total open space will be landscaped. There are 19 trees required for the development. The project is proposed with 22 trees including one new street tree in addition to the two existing street trees proposed to remain. The proposed project's landscaping creates a pedestrian friendly environment along the

sidewalk providing an attractive and inviting entrance to the development and there will be several trees located along the northern side of the building courtyard to create a buffer between the adjacent school and the project.

Trash Collection

A trash and recycling room will be located on the ground level directly accessible from the parking garage. The parking garage is accessible from the alley. Each floor, except the roof level will have a trash room convenient to residents.

7. The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The project includes recreational facilities and amenities that will improve the habitability for the residents and will minimize impacts on neighboring properties. The building is proposed with a second story 2,381 courtyard that is adjacent to an indoor 1,285 square foot fitness room, 964 square foot roof deck, all of which is proposed as usable open space for residents and is designed with landscaping and seating. The project will provide a total of 8,608 square feet of open space and 3,250 square feet of private balconies. The proposed project's landscaping creates a pedestrian friendly environment along the sidewalk providing an attractive and inviting entrance to the development and there will be several planters located along the sidewalk and on the building façade to create visual interest to the project.

CEQA FINDINGS

The Planning Department determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject project as Statutorily Exempt under California Public Resource Code Section 21080.66.

A project qualifies for a Statutory Exemption if it is developed as a Housing Development Project as defined as 65905.5(b) of the California Government Resource Code and meets the following eligibility criteria and procedural requirements:

Eligibility Criteria

- a. Site is 20 acres or less.
- b. Site is previously developed or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.
- c. Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.
- d. Density is 15 dwelling units per acre (for City of Los Angeles) or more.
- e. Site is not located within a coastal zone, farmland, wetlands (as defined by the U.S. Fish and Wildlife Service), very high fire hazard severity zone unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, conservation easement.
- f. Not demolishing designated historic resource.
- g. No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).

Procedural Requirements

- a. Tribal Notification/Consultation
- b. Condition for Phase I Environmental Site Assessment (ESA) and if necessary, mitigation is necessary.

- c. Conditions added to housing within 500 feet of freeway.

Project Description

The project is the construction, use, and maintenance of a 71-foot high, six story, 77-unit residential development including 12 units set aside for Very Low-Income Households, and two subterranean parking levels including 84 parking spaces. The project includes a total Floor Area of 74,282 square feet with a 2.99:1 FAR. There are no existing trees on site, however there are two (2) existing trees within the public right-of-way adjacent to the subject property proposed to remain. There is an existing one-story commercial office building and surface parking lot proposed to be demolished, and a haul route for the export of approximately 9,771 cubic yards of soil proposed as a part of the project.

As a qualifying Housing Development Project as defined in Section 65905.5(b) of the California Government Resource Code, the project qualifies for the Statutory CEQA Exemption pursuant to California Public Resource Code Section 21080.66 as described below:

SITE AND ENVIRONMENTAL CRITERIA

- a. *Site is 20 acres or less.*

The project site is approximately 0.593 acres pre-dedications per the Zone Information & Map Access System (ZIMAS).

- b. *Site is previously developed with or 75 percent of the perimeter of the site adjoins parcels developed with urban uses.*

The site was previously developed with a commercial bank since 1961.

The surrounding neighborhood is characterized by commercial, institutional, and multi-family residential, with single-family to the rear of the subject site. The property adjacent to the north is in the C2-1VL and R4P-1 Zone and developed with a 4-story school, with a 5-story residential development just north of the school in the (T)(Q)RAS4-1 Zone. The properties to the east across the alley are zoned R1-1 and developed with single-story single-family homes. The property to the south across the alley is zoned C2-1VL and is developed with a three-story medical facility. Properties to the west across Sepulveda Boulevard are zoned C2-1VL and are developed with single-story commercial uses.

- c. *Project is consistent with General Plan and Zoning; if the plan or zone is inconsistent, then consistent with the plan or the zoning.*

The project site is located in the West Los Angeles Community Plan Area and has a General Plan Land Use Designation of Community Commercial. As shown in the case file, the project is consistent with the applicable West Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations.

The project seeks a density bonus request with two on-menu incentives, one off-menu incentive and two waivers of development standards that are established in the Los Angeles Municipal Code (LAMC). Additionally, the project requires a Project Review as a development that creates more than 50 new residential dwelling units. The project meets the requirements of the State and City density bonus law. Excluding the incentive and waiver requests to deviate from the LAMC standards,

- d. *Density is 15 dwelling units/acre (for City of Los Angeles) or more.*

The Project proposes 77 dwelling units and the site is approximately 0.591 acres, making the proposed density approximately 130 dwelling units per acre.

- e. *Not located within a Coastal Zone, farmland, wetlands (defined by USFW), VHFHSZ unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5 or DTSC pursuant to H&S Code 25356 – unless site has been cleared for residential use, earthquake fault zone, special flood hazard area, regulatory floodway, habitat conservation plan, habitat for protected special status species, conservation easement.*

The project site is not located within a coastal zone, farmland, wetlands (as defined by USFW), very high fire hazard severity zone unless mitigation exists, hazardous waste site listed pursuant to PRC 65962.5, earthquake fault zone, special flood plain, floodway, habitat conservation plan, habitat for protected special status species, or conservation easement.

- f. *Not demolishing designated historic resource (designated before preliminary application).*

The project site was not identified on SurveyLA, the citywide Historic Resources Database of Los Angeles, as a potential individual resource. Therefore, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

- g. *No portion of the project is for hotel, motel, other transient lodging (not including residential hotel or resident use as short-term lodging).*

No portion of the Project shall be used for hotel, motel, or other transient lodging.

PROCEDURAL CRITERIA

- a. *Tribal Notification/Consultation*

The City has met the tribal notification and consultation requirement as evidenced in the case file. This includes the City providing formal notification via certified mail to each California Native American Tribe that is traditionally and culturally affiliated with the project as an invitation to consult on the proposed project, its location, and the project's potential effects on tribal cultural resources. Additionally, this includes adhering to the requisite number of days for a tribe to request consultation and to accept the invitation to consult, and the City to initiate and close consultation.

- b. *As a condition of approval, the applicant will be required to submit a Phase 1 Environmental Site Assessment (ESA) to identify any potential exposures to hazardous conditions. If necessary, mitigated to current federal and state standards.*

A Phase 1 Environmental Site Assessment (ESA), prepared by Partner Engineering and Science Inc., dated April 30, 2012 was submitted into the public administrative record. The ESA did not reveal evidence of recognized environmental conditions in connection with the subject property. The subject property historically appeared to be utilized for agricultural purposes prior to the construction of the existing structure. There is a potential that agriculturally related chemicals: pesticides, herbicides, and fertilizers may have been used and stored on site. The subject property is currently developed with a commercial building with paved parking areas and landscaped areas. During development activities

at the subject property, near surface soils (where residual pesticide concentrations would have most likely been present, if at all) would have been mixed with fill material or disturbed during grading. Also, it is common that engineered fill material was placed over underlying soils as part of the development activities. Furthermore, it is likely that residual pesticides (if any) would have degraded since the subject property was last utilized for agricultural purposes. Therefore, the former agricultural use of the subject property is not expected to represent a significant environmental concern.

Based on the construction date of the subject building, it is possible that asbestos-containing materials (ACMs) are present on the subject property. Overall, suspect ACMs were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. Suspect ACMs should be sampled prior to repair, renovation, or demolition activities.

Based on the conclusions of this assessment, Partner recommends the following:

An Operations and Maintenance (O&M) Program should be implemented in order to safely manage the suspect ACMs located at the subject property.

As required by Conditions 31, 32, and 33 of this determination, the project is condition to satisfy this recommendation.

c. Freeway – Additional Conditions of Approval for Projects within 500 feet of a Freeway.

The subject site is within 500 feet of a freeway and therefore conditions of approval for the freeway proximity requirements will ensure that applicants provide HVAC, filtration, and other related design specifications to Los Angeles Department of Building and Safety (LADBS) to ensure compliance.