MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. 2012-2540-EAF
 existing Zone K3-IVL-0

APC West Los Angeles
Community Plan West Los Angeles

Census Tract 2691.05
APN 4306-015-027
Case Filed With DSC Staff

Case No. DIR 2013-616-DB

APPLICATION TYPE Density Bonus, and ZAA

1. PROJECT LOCATION AND SIZE

Street Address of Project 1500-1502 S. Beverly Drive, Los Angeles Ca
Zip Code 90035

Legal Description: Lot 60 Block ___________ Tract 7671
Lot Dimensions 60'x130' Lot Area (sq. ft.) 7,714 Total Project Size (sq. ft.) 15,226

2. PROJECT DESCRIPTION

Describe what is to be done: Demolishing existing 2 units Apt. building to allow for creation of 8 units condominium.

Present Use: 2 units Apt. Building Proposed Use: 8 units condominium
Plan Check No. (if available) PCIS #12010-30000-02610 Date Filed: 11-15-12

Check all that apply:
☑ New Construction    ☐ Change of Use    ☐ Alterations    ☐ Demolition
☐ Commercial        ☐ Industrial       ☐ Residential    ☐ Tier 1 LA Green Code
☐ Rear             ☐ Front           ☐ Height         ☐ Side Yard

Additions to the building:
☐ Rear             ☐ Front           ☐ Height         ☐ Side Yard

No. of residential units:
Existing _2_ To be demolished _2_ Adding _8_ Total _8_

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: 12.22-A.25
Filing for Bonus density for 2 additional units for total of 8 units. Requesting for 3 incentives, reduction in open space by 20% (from 1400 SF to 1120 SF) and increase in FAR by 6% (From 14,400 SF to 15,226 SF) and a reduction in side set back from 7' to 5.5' (A reduction of 20% on side yard)

Code Section from which relief is requested: 12.28
Requesting for slight modification (ZAA) for only the elevator shaft height increase by 4.5 feet or 10% (the elevator shaft portion of the building will be 49.5 feet high)

List related or pending case numbers relating to this site:
TIM 72674
4. OWNER/APPLICANT INFORMATION

Applicant's name: Imanoel Davodpour
Address: 1929 S Selby Ave #401
Telephone: (310) 500-8721
Los Angeles Ca
Zip: 90025

Company
Property owner's name (if different from applicant)
Address: 
Telephone: ( )
Fax: ( )
Zip: 
E-mail:

Company
Contact person for project information: Steve Nazemi
Address: 275 Centennial Way #205
Telephone: (714) 665-6569
Tustin Ca
Zip: 92780
E-mail: steve@dhsengineering.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).

b. The information presented is true and correct to the best of my knowledge.

c. In exchange for the City’s processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, seize, void or annul any approval given as a result of this Application.

Signature:
Print: Imanoel Davodpour

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On 1/24/2013 before me personally appeared

(Interested Name of Notary Public and Title)

personally known 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 of which the person(s) acted, executed the instrument.

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

Witness my hand and official seal.

Signature

6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

<table>
<thead>
<tr>
<th>Base Fee</th>
<th>Reviewed and Accepted by [Project Planner]</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td># 7115.00</td>
<td></td>
<td></td>
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<tr>
<td>Receipt No.:</td>
<td>Deemed Complete by [Project Planner]</td>
<td>Date</td>
</tr>
<tr>
<td>10572</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

CP-7771 (09/09/2011)

DIR 2013-616-D R
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On 2/20/2013 before me, Barbara A. Kaplan, Notary Public,
personally appeared

Manuel De Ruperez

Name(s) of Signer(s)

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 of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
- Individual
- Corporate Officer — Title(s):
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other:

Signer is Representing:

Signer's Name:
- Individual
- Corporate Officer — Title(s):
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other:

Signer is Representing:
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: ZA Case No.: CPC Case No.: TTM NO.: 72074
Council District No.: 5 Community Plan Area: WEST LOS ANGELES
PROJECT ADDRESS: 1500-1502 S. BEVERLY DR. LOS ANGELES CA 90035

Major Cross Streets: CASHIO ST
Name of Applicant:
Address: 1929 Selby Ave #401, Los Angeles, CA 90025
Telephone No.: (310) 500-8721 Fax No.: E-mail:

OWNER

Name: Immanuel Dervan
Address: 1929 Selby Ave #401, Los Angeles, CA 90025
Telephone No: (310) 500-8721
Signature:

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: DHS & ASSOCIATES INC.
(Contact Person)
Address: 275 CENTENNIAL WAY #205, TUSTIN, CA 92780
info@dhsengineering.com
Telephone No: (714) 665-6669
Signature:

(Application's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S. M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

A. 2 Vicinity Maps: (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
B. 2 Radius/Land Use Maps: (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
C. 2 Plot Plans: showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
D. Application: a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
E. Pictures: two or more pictures of the project site showing walls, trees and existing structures.
F. Notice of Intent Fee: an UNDATED check in the amount of $75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
G. Hillside Grading Areas/Haul Route Approval: Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports need to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to http://www.lacity.org/LADBS/forms/forms.htm).

APPLICATION ACCEPTED
BY: ______________________ DATE: ______________________
ENVIROMENTAL ASSESSMENT
APPROVED BY: ______________________ DATE: ______________________
RECEIPT NO.: ______________________

DIR 2013-616
I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

Demolition existing apartment building & building 8 unit condominium, one unit is set aside for very low income.

Applying for bonus density. Requesting for Haul Route. Request for a slight modification for 10% adjustment for elevator shaft of the building only (See Archit. Dwgs submitted for adjustment)

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

II. Existing Conditions:

A. Project Site Area  7714 S.F. (0.177 ACRES)
   Net and 7714 S.F.  Gross Acres 0.177 ACRES

B. Existing Zoning [QIR3-1VL-O]

C. Existing Use of Land [QIR3-1VL-O]

D. Existing General Plan Designation MEDIUM RESIDENTIAL

E. Requested General Plan Designation MEDIUM RESIDENTIAL

F. Number 3 Trunk Diameter 8" and type Var.

G. Number 3 Trunk Diameter 8" and type Var.

H. Slope: State percent of property which is:
   10' Less than 10% slope  10-15% slope over 15% slope
   If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are [] natural or man-made drainage channels, [ ] rights of way and/or [ ] hazardous pipelines crossing or immediately adjacent to the property, or [ ] none of the above.

J. Grading: (specify the total amount of dirt being moved)
   4000 CY 0-500 cubic yards.
   4000 CY if over 500 cubic yards, indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported 4000 CY.
If the project involves more than one phase or substantial expansion or changes of existing uses, please
document each portion separately, with the total or project details written below. Describe entire project, not
just area in need of zone change, variance, or other entitlement.

III. Residential project (If not residential, do not answer)

A. Number of Dwelling Units-
   Single Family ___________________ Apartment ___________________ or Condominium 8

B. Number of Dwelling Units with:
   One bedroom ______________ Two bedrooms ___________________
   Three bedrooms 8 ______________ Four or more bedrooms

C. Total number of parking spaces provided ______________

D. List recreational facilities of project N/A

E. Approximate price range of units $ ___________ to $ ___________

F. Number of stories ___________, height ___________ feet.

G. Type of appliances and heating (gas, electric, gas/electric, solar) GAS/ELECTRIC

H. Describe night lighting of the project WILL BE PROVIDED
   (include plan for shielding light from adjacent uses, if available)

I. Percent of total project proposed for:
   Building ___________________
   Paving ___________________
   Landscaping ___________________

J. Total Number of square feet of floor area 15,226 S.F.

IV. Commercial, Industrial or Other Project (If project is only residential do not answer this section).
Describe entire project, not just area in need of zone change, variance, or other entitlement.

A. Type of use ___________________

B. Total number of square feet of floor area ___________________

C. Number of units if hotel/motel ___________________

D. Number of stories ______________ height ______________ feet.

E. Total number of parking spaces provided: ___________________

F. Hours of operation ______________ Days of operation

G. If fixed seats or beds involved, number ___________________

H. Describe night lighting of the project ___________________
   (Include plan for shielding light from adjacent uses, if available)

I. Number of employees per shift ___________________

J. Number of students/patients/patrons ___________________

K. Describe security provisions for project ___________________

L. Percent of total project proposed for:
   Building ___________________
   Paving ___________________
   Landscaping ___________________

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof
which may be designated or eligible for designation in any of the following: (please check)

☐ National Register of Historic Places ___________________

☐ California Register of Historic Resources ___________________

☐ City of Los Angeles Cultural Historic Monument ___________________

☐ Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) ___________________
V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NO

A. Regulatory Identification Number (if known) 
B. Licensing Agency 
C. Quantity of daily discharge

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project’s equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s): Pico Blvd

B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.
APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

Owner (Owner in escrow)  
(Please Print)  
Signed:  
Owner  

Consultant*  
(Please Print)  
Signed:  
Agent

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

******************************Space Below This Line for Notary's Use******************************

ALL-PURPOSE ACKNOWLEDGMENT

State of California  

County of  

On  

before me,  

personally appeared  

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

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

WITNESS my hand and official seal.

(Seal)

Signature

BARBARA A. KAPLAN  
Commission # 1870764  
Notary Public - California  
Los Angeles County  
My Comm. Expires Jan 5, 2022
City Planning Request

NOTICE: The staff of the Planning Department will analyze your request and accord the same full and impartial consideration to your application, regardless of whether or not you obtain the services of anyone to represent you.

This filing fee is required by Chapter 1, Article 9, L.A.M.C.

Applicant: DAVIDPOUR, IMMANOEL
Representative: PLUS ARCH - GHODS, STEVE (310-4786149)
Project Address: 1500 S BEVERLY BLVD

NOTES: Affordable Housing Referral Form for Beverly/Cashio (3 on-mem incentives, reduced side yard, increase in FAR, reduced open space & off-mem incentive for increased height)

<table>
<thead>
<tr>
<th>Item</th>
<th>Fee</th>
<th>%</th>
<th>Charged Fee</th>
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<tbody>
<tr>
<td>AFFORDABLE HOUSING REVIEWS *</td>
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<td>100%</td>
<td>$432.00</td>
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<td>Case Total</td>
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<tr>
<td>Plan &amp; Land Use Total Subject to Surcharges</td>
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<tr>
<td>Plan &amp; Land Use Total Not Subject to Surcharges</td>
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<tr>
<td>Expenditure Fee</td>
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<tr>
<td>OSS Surchage (2%)</td>
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<tr>
<td>Development Surchage (6%)</td>
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<tr>
<td>Operating Surchage (7%)</td>
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<td>Total Overpayment Amount</td>
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<tr>
<td>Total Paid</td>
<td>$509.76</td>
<td></td>
<td></td>
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</table>

(Council District:
Plan Area:
Processed by AHADIAN, DANIEL on 08/07/2012
Signature: 

LA Department of Buildings and Safety
LA 03 17 340967 08/07/12 11:14:14 AM

PLAN & LAND USE $432.00
ONE STOP CITY PL $8.64
DEVELOPMENT SURCHG $25.92
OPERATING SURCHG $30.24
GEN PLAN MAINT SURCHARGE $12.96

Total Due: $509.76
Credit Card: $509.76

225835

Printed by AHADIAN, DANIEL on 08/07/2012

QR Code is a registered trademark of Denso Wave, Incorporated
AFFORDABLE HOUSING REFERRAL FORM
LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to LAHD, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Referral Form (AHRF) Instructions Sheet for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

CITY STAFF USE ONLY

Referral To:
☒ Public Counter Filing
☐ LAHD Funding
☐ CRA
☐ LA County
☐ Other.

NOTES:

Planning Staff Name and Title: Samuel Arboz
Planning Staff Signature: [Signature]
Date: 07/01/2012

1. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 1500 S. Beverly Blvd.

Project Name: Beverly/Cashio

Applicant Name and Contact Information: Shahab Ghoos, (310) 478-6149

Assessor Parcel Number(s): 4300015027

Community Plan: WLA

Number of Lots: 1

Lot size: 7,456 s.f.

Existing Zone: [Q] IR3-1VL.0

Land Use Designation: MEDIUM RESIDENTIAL.

☐ Specific Plan
☐ HPOZ
☐ DRB
☐ Enterprise Zone
☐ CRA


☐ Other pertinent zoning information (please specify):

2. PROPOSED PROJECT

Description of Proposed Project: A 4 STORY 8 UNIT CONDO PROJECT OVER A FULL SUB GARAGE, (7 MARKET & 1 VERY LOW INCOME UNIT)

<table>
<thead>
<tr>
<th>Existing</th>
<th>Type of Use</th>
<th>Square Feet</th>
<th># of Units</th>
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<tbody>
<tr>
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<td>Multi Resid.</td>
<td>4,200</td>
<td>2</td>
</tr>
<tr>
<td>Proposed</td>
<td>Multi Resid.</td>
<td>15,125</td>
<td>8</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>15,125</td>
<td>8</td>
</tr>
</tbody>
</table>

CP-4043 (Rev. 8/24/2010)
3. APPLICATION STATUS & TYPE

A. Status of Application

- ☐ Not Required: Ministerial
- ☒ Entitlement Case Required and needs to be filed with Planning
- ☐ Case Filed
  - Case Number(s): (1)
  - Date Filed: (2)
  - Date Approved: (3)
  - End of Appeal Period: 

B. Type of Application (please select only one)

<table>
<thead>
<tr>
<th>Density Bonus</th>
<th>Greater Downtown Housing Incentive Area</th>
<th>Senior Independent Housing/ Assisted Living Care Housing/ Disabled Persons Housing</th>
<th>Other: (Please Complete Sections I &amp; V)</th>
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<tbody>
<tr>
<td>☒ Ministerial</td>
<td>☐ LADBS- Ministerial Exempt from SPR</td>
<td>☐ LADBS- Ministerial</td>
<td>☐ LADBS- Ministerial: (please specify)</td>
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<tr>
<td>☒ Density Bonus</td>
<td>☐ Site Plan Review</td>
<td>☐ Site Plan Review</td>
<td>☐ Site Plan Review</td>
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<tr>
<td>☐ Multiple entitlement with incentives ON the Menu (please specify)</td>
<td>☐ Other entitlement</td>
<td>☐ Other entitlement</td>
<td>☐ Other entitlement</td>
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</tbody>
</table>

Density Bonus with Incentives NOT ON the Menu (please specify)

Multiple entitlement with incentives NOT ON the Menu (please specify)

IPACT MAP

CP-4043 (Rev. 8/24/2010)
4. DENSITY CALCULATION:

A. Base Density: Maximum density allowable per zoning
   Lot size
   Density allowable by zone
   Units allowed by right (Base Density)

B. Maximum allowable Density Bonus:
   
C. Proposed Project: Please indicate total number of Units as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact Los Angeles Housing Department’s Occupancy Monitoring Unit at (213) 688-6806 or occmonitor@lahd.lacity.org.

<table>
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<tr>
<th>Market Rate</th>
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<th>HUD (TCAC)</th>
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<tr>
<td>Very Low Income</td>
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<tr>
<td>Total # of Units per Category</td>
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<tr>
<td>Percent of Affordable Units by Category</td>
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TOTAL # of Units Proposed: 8

Number of Density Bonus Units (i) = 2

Percent Density Bonus Requested: 35% (j) [if i>c, then j=i-c; if i<c, then j= 0]

5. SITE PLAN REVIEW CALCULATION: An application for Site Plan Review may be required for projects that meet the Site Plan Review threshold(s) as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formulas provided below to determine if the project meets Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning’s Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

☐ If number of Proposed units [(i) from above] is less than the number of By Right/ Base Density units [(c) from above, then:

   (i) = existing units =
   7
   ☐ YES, Site Plan Review is required, if Proposed units minus existing units is greater than or equal to 50
   ☐ NO, if Proposed units minus existing units is less than 50
   ☐ Exempt (please specify):

☐ If number of Proposed units [(i) from above] is greater than the number of By Right/ Base Density units [(c) from above, then:

   (c) = existing units =
   7
   ☐ YES, Site Plan Review is required, if By Right/ Base Density units minus existing units is greater than or equal to 50
   ☐ NO, if By Right/ Base Density units minus existing units is less than 50
   ☐ Exempt (please specify):
6. HOUSING DEVELOPMENT PROJECT TYPE (please select one)
- (1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units
- (2) For Sale or Rental Senior Citizen Housing (Market Rate)
- (3) For Sale or Rental Senior Citizen Housing with Low or Very Low Income Restricted Affordable Units
- (4) For Sale Housing with Moderate Income Restricted Affordable Units

7. DENSITY BONUS OPTIONS (Please check all that apply)
- Land Donation
- Child Care
- Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- Condominium Conversion
- Parking (Please choose only one option)

Parking Option 1: Based on # of bedrooms, inclusive of Handicapped and Guest parking

<table>
<thead>
<tr>
<th># of Units</th>
<th>Spaces/Unit</th>
<th>Parking Required</th>
<th>Parking Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-1 Bedroom</td>
<td>1</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>2-3 Bedrooms</td>
<td>2</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>4 or more Bedrooms</td>
<td>2.5</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>TOTALS</td>
<td>8</td>
<td>16</td>
<td>16</td>
</tr>
</tbody>
</table>

Parking Option 2: Reduced only for Restricted Affordable Units

<table>
<thead>
<tr>
<th>Market Rate (Including Senior Market Rate)</th>
<th># of Units</th>
<th>Spaces/Unit</th>
<th>Parking Required</th>
<th>Parking Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restricted Affordable</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Very Low/ Low Income Senior or Disabled</td>
<td>1</td>
<td>.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restricted Affordable in Residential Hotel</td>
<td>1</td>
<td>.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTALS</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

8. INCENTIVES

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

<table>
<thead>
<tr>
<th>Required/ Allowable</th>
<th>Proposed</th>
<th>ON Menu</th>
<th>OFF Menu</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yard/ Setback (each yard counts as 1 incentive)</td>
<td>7'0&quot;</td>
<td>5'0&quot;, 20%</td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side(s)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Coverage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot/Width</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>14,400 S.F./FT</td>
<td>15,270 S.F./FT, 6%</td>
<td></td>
</tr>
<tr>
<td>Height/ # of Stories</td>
<td>14,400 S.F./FT</td>
<td>14,400 S.F./FT, 0%</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Density Calculation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Averaging (all count as 1 incentive)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FAR, Density, Parking, OS, Vehicular Access</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (please specify):</td>
<td></td>
<td></td>
<td></td>
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</table>

TOTAL # of Incentives Requested: 3
B. Qualification for Incentives On the Menu: (Please check only one)

<table>
<thead>
<tr>
<th>Incentives</th>
<th>% Very Low Income</th>
<th>% Low Income</th>
<th>% Moderate Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>One</td>
<td>□ 5% to &lt;10%</td>
<td>□ 10% to &lt;20%</td>
<td>□ 10% to &lt;20%</td>
</tr>
<tr>
<td>Two</td>
<td>□ 10% to &lt;15%</td>
<td>□ 20% to &lt;30%</td>
<td>□ 20% to &lt;30%</td>
</tr>
<tr>
<td>Three</td>
<td>□ 15% or greater</td>
<td>□ 30% or greater</td>
<td>□ 30% or greater</td>
</tr>
<tr>
<td>3+</td>
<td>□ (Specify):</td>
<td>□ (Specify):</td>
<td>□ (Specify):</td>
</tr>
</tbody>
</table>

9. COVENANT: All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit before a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)
(LAMC Sec. 12.22.A.29, Ordinance 179,076)

10. ELIGIBILITY FOR FLOOR AREA BONUS
NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department’s Occupancy Monitoring Unit for additional information.

☐ (1) 5% of the total number of dwelling units provided for Very Low Income households; and
☐ (2) One of the following shall be provided:
   - 10% of the total number of dwelling units for Low Income households; or
   - 15% of the total number of dwelling units for Moderate Income households; or
   - 20% of the total number of dwelling units for Workforce Income households, and
☐ (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

11. INCENTIVES (Please check all that apply)
NOTE: Must meet all 3 eligibility requirement from above (#10).
☐ (1) A 35% increase in total floor area.
☐ (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
☐ (3) No parking required for units for households earning less than 50% AMI.
☐ (4) No more than one parking space required for each dwelling unit.

12. ADDITIONAL INCENTIVES TO PRODUCE HOUSING IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA
☐ (a) No yard requirements except as required by the Urban Design Standards and Guidelines
☐ (b) Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
☐ (c) Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.
☐ (d) No prescribed percentage of the required open space that must be provided as either common open space or private open space.

13. SITE PLAN REVIEW: Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area is required to complete a Site Plan Review unless otherwise exempted per LAMC Section 16.05.D. If project qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning’s Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

14. COVENANT: All GDHIA projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department’s Occupancy Monitoring Unit before a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

IV. SENIOR INDEPENDENT HOUSING/ASSISTED LIVING CARE HOUSING/DISABLED PERSONS HOUSING
(LAMC Sec. 12.21.A.31, Ordinance 178,063)

CP-4043 (Rev. 8/24/2010)
15. PARKING REDUCTION
☐ May be reduced to 50% of the number otherwise required by code if all of the following requirements are met:

16. ELIGIBILITY FOR REDUCED PARKING
☐ (1) Occupied by at least one person who is disabled or 62 years of age or older, except for management or maintenance personnel unit.
☐ (2) At least 10 square feet of indoor recreation space and at least 50 square feet of usable open space for each dwelling unit in the development, both available and accessible to all residents of the development.
☐ (3) Record a Covenant and Agreement with Building and Safety.

V. REQUIRED FOR ALL APPLICATIONS

17. ENVIRONMENTAL STATUS (Please check only one)
☐ Not Required: Ministerial (CEQA does not apply—may proceed to Building and Safety, no Planning action required)
☐ Not Filed: (Please visit the Planning Public Counter and inquire about completing either an Environmental Assessment Form or a Categorical Exemption)

☒ Filed:
☐ Categorical Exemption Schedule (Please specify Class and Category):
☐ Statutory Exemption (Please specify Type of Action):
☐ Negative Declaration Schedule
☐ Mitigated Negative Declaration Schedule
☐ Environmental Impact Report Schedule
☐ Reconsideration of previous Environmental Review

(Please provide the following information for all filed cases)
Case Number: ____________________________
Date Filed: ____________________________
Date Completed: ____________________________
End of Comment Period: ____________________________
Date Adopted/Certified: ____________________________
Date Filed with County Clerk: ____________________________
Exhausted All Appeals Date: ____________________________

18. OTHER L.A.M.C. PROVISIONS (Please check all that apply and give brief description)
☐ Site Plan Review (If applicable but Exempt, please provide letter of Exemption signed by authorized Site Plan Review Section planner)
☐ Specific Plan Project Permit Compliance:
☐ CU: ____________________________
☐ ZV: ____________________________
☐ ZAA:
☒ Tract or Parcel Map:
☐ Other (please specify): ____________________________

NOTES:
Please provide certificate of occupancy
8 Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.
9 Discretionary Projects require Planning decisions and approval.
4 Any waiver or modification of development standards not listed ON the menu of Incentives in the Density Bonus Ordinance.
5 HCD (State) = Published affordability levels per California Department of Housing and Community Development. Please consult with Los Angeles Housing Department’s Occupancy Monitoring Unit for additional information.
6 HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development. Please consult with Los Angeles Housing Department’s Occupancy Monitoring Unit for additional information.
7 Up to 40% of the required parking for the Restricted Affordable Units may be provided by compact stalls.
8 Need to file with County Clerk if applying for public funding. If applying for City of Industry (Los Angeles County) Funds please contact City of Industry for additional documentation required.
9 All projects applying for City of Industry (Los Angeles County) Funds need to prepare a Mitigation Monitoring Plan.

CP-4043 (Rev. 8/24/2010)
**City of Los Angeles**  
**Department of City Planning**

**1/22/2013**  
**PARCEL PROFILE REPORT**

<table>
<thead>
<tr>
<th>PROPERTY ADDRESSES</th>
<th>Address/Legal Information</th>
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<tbody>
<tr>
<td>1500 S BEVERLY DR</td>
<td>PIN Number: 129B165 261</td>
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<tr>
<td>1502 S BEVERLY DR</td>
<td>Lot/Parcel Area (Calculated): 7,714.1 (sq ft)</td>
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**ZIP CODES**  
90035

**RECENT ACTIVITY**  
ENV-2012-2540-EAF

**CASE NUMBERS**  
CPC-26111  
CPC-1986-825-GPC  
ORD-166311-SA1460  
ORD-149411  
TT-61787  
TT-72074  
ENV-2005-0253-ND

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<tr>
<td>Community Plan Area: West Los Angeles</td>
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<td>Area Planning Commission: West Los Angeles</td>
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<td>Neighborhood Council: South Robertson</td>
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<td>Council District: CD 5 - Paul Koretz</td>
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<td>Census Tract #: 2691.00</td>
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<td>LADBS District Office: West Los Angeles</td>
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<table>
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<th>Planning and Zoning Information</th>
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<td>Special Notes: None</td>
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<td>Zoning: [QR3-1VL-O]</td>
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<td>General Plan Land Use: Medium Residential</td>
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<td>General Plan Footnote(s): Yes</td>
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<td>Hillside Area (Zoning Code): No</td>
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<td>Baseline Hillside Ordinance: No</td>
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<td>Baseline Mansionization Ordinance: No</td>
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<td>Specific Plan Area: None</td>
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<td>Special Land Use / Zoning: None</td>
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<td>Design Review Board: No</td>
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<td>Historic Preservation Review: No</td>
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<td>Historic Preservation Overlay Zone: None</td>
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<td>Other Historic Designations: None</td>
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<td>Other Historic Survey Information: None</td>
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<td>Mills Act Contract: None</td>
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<td>POD - Pedestrian Oriented Districts: None</td>
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<td>CDO - Community Design Overlay: None</td>
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<tr>
<td>NSO - Neighborhood Stabilization Overlay: No</td>
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<td>Streetscape: No</td>
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<td>Sign District: No</td>
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<td>Adaptive Reuse Incentive Area: None</td>
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<td>CRA - Community Redevelopment Agency: None</td>
</tr>
<tr>
<td>Central City Parking: No</td>
</tr>
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<td>Downtown Parking: No</td>
</tr>
<tr>
<td>Building Line: None</td>
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<tr>
<td>500 Ft School Zone: No</td>
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<tr>
<td>500 Ft Park Zone: No</td>
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</tbody>
</table>

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

Assessor Parcel No. (APN) 4398015027
APN Area (Co. Public Works)* 0.177 (ac)
Use Code 0200 - 2 units (4 stories or less)
Assessed Land Val. $1,101,600
Assessed Improvement Val. $367,200
Last Owner Change 04/17/12
Last Sale Amount $1,440,014
Tax Rate Area 67
Deed Ref No. (City Clerk) 729519
729518
569329
2489161
2278455
2270180
173590
1728247

Building 1
Year Built 1936
Number of Units 2
Number of Bedrooms 6
Number of Bathrooms 6
Building Square Footage 4,495.0 (sq ft)

Building 2
No data for building 2

Building 3
No data for building 3

Building 4
No data for building 4

Building 5
No data for building 5

Additional Information

Airport Hazard None
Coastal Zone None
Farmland Area Not Mapped
Very High Fire Hazard Severity Zone No
Fire District No. 1 No
Flood Zone None
Watercourse No
Hazardous Waste / Border Zone Properties No
Methane Hazard Site Methane Zone
High Wind Velocity Areas No
Special Grading Area (BOE Basic Grid Map A-13372) Yes
Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 1.09797
Nearest Fault (Name) Newport - Inglewood Fault Zone (Onshore)
Region Transverse Ranges and Los Angeles Basin
Fault Type B
Slip Rate (mm/year) 1
Slip Geometry Right Lateral - Strike Slip
Slip Type Poorly Constrained
Down Dip Width (km) 13
Rupture Top 0
Rupture Bottom 13
Dip Angle (degrees) 90
Maximum Magnitude 7.1
<table>
<thead>
<tr>
<th>Location</th>
<th>Status</th>
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<tbody>
<tr>
<td>Alquist-Priolo Fault Zone</td>
<td>No</td>
</tr>
<tr>
<td>Landslide</td>
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<td>Liquefaction</td>
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<td>Tsunami Inundation Zone</td>
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### Economic Development Areas

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<th>Area</th>
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<tbody>
<tr>
<td>Business Improvement District</td>
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<tr>
<td>Renewal Community</td>
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<td>Revitalization Zone</td>
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</tr>
<tr>
<td>State Enterprise Zone</td>
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<td>State Enterprise Zone Adjacency</td>
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<tr>
<td>Targeted Neighborhood Initiative</td>
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### Public Safety

#### Police Information

<table>
<thead>
<tr>
<th>Bureau</th>
<th>West</th>
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<tbody>
<tr>
<td>Division / Station</td>
<td>West Los Angeles</td>
</tr>
<tr>
<td>Reporting District</td>
<td>857</td>
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#### Fire Information

<table>
<thead>
<tr>
<th>Division</th>
<th>1</th>
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</thead>
<tbody>
<tr>
<td>Battalion</td>
<td>18</td>
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<tr>
<td>District / Fire Station</td>
<td>58</td>
</tr>
<tr>
<td>Red Flag Restricted Parking</td>
<td>No</td>
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</tbody>
</table>
CASE SUMMARIES
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number: CPC-1986-025-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):

Case Number: TT-61787
Required Action(s): Data Not Available
Project Descriptions(s): A TENTATIVE TRACT MAP TO ALLOW A 6-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON 7,456 SQ. FT. IN THE [Q]R3-1VL-O ZONE.

Case Number: TT-72074
Required Action(s): Data Not Available
Project Descriptions(s): TENTATIVE TRACT MAP FOR AN 8-UNIT CONDOMINIUM (7 UNITS MARKET RATE AND 1 SET ASIDE FOR VERY LOW INCOME) WITH 16 PARKING SPACES. ALSO, DENSITY BONUS FOR 3 ON-MENU INCENTIVES, REDUCED SIDE YARD, INCREASE IN FAR, REDUCED OPEN SPACE, AND OFF-MENU INCENTIVE FOR INCREASED HEIGHT.

Case Number: ENV-2005-8253-ND
Required Action(s): ND-NEGATIVE DECLARATION
Project Descriptions(s): AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

DATA NOT AVAILABLE
CPC-26111
ORD-166311-SA1460
ORD-149411