MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

ENV No. 2012-2540-EAF  Existing Zone 10A3-IVL-0  District Map 129B16.5
APC West Los Angeles  Community Plan West Los Angeles  Council District 5
Census Tract 2691.07  APN 4306-015-027  Case Filed With [DSC Staff] Eggertsen  Date 3/6/2013

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
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:
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:
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  Imamol Davodpour
Company
Address: 1929 S Selby Ave #401 Telephone: (310) 500-8721 Fax: ( )
Los Angeles Ca Zip: 90025 E-mail:

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

Contact person for project information Steve Nazemi
Company DHS & Associates Inc.
Address: 275 Centennial Way #205 Telephone: (714) 665-6569 Fax: (714) 665-1580
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: Imamol Davodpour

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On 2/20/2013 before me, 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.

<table>
<thead>
<tr>
<th>Base Fee</th>
<th>Reviewed and Accepted by</th>
<th>Deemed Complete by</th>
</tr>
</thead>
<tbody>
<tr>
<td>#7115.00</td>
<td>[Project Planner]</td>
<td>[Project Planner]</td>
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Planning Staff Use Only

<table>
<thead>
<tr>
<th>Receipt No.</th>
<th>Date</th>
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CP-7771 (09/06/2011)

DIR 2013-616-D
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

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

[Signature]

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]

Barbara A. Kaplan

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):

☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: ____________________________

Signer Is Representing: ____________________________

[Signature]

RIGHT THUMBPRINT OF SIGNER
Top of thumb print

©2007 National Notary Association 359 DeSales Ave., P.O.Box 2492, Office Station, CA 91101
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: ___________ ZA Case No.: ___________ CPC Case No.: ___________ TTM NO. 72674
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:

OWNERS

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: [Signature] Name: DHS & ASSOCIATES INC.
Address: 1929 Selby Ave #401, Los Angeles, CA 90025 Address: 275 CENTENNIAL WAY #205, TUSTIN, CA 92780
Telephone No: (310) 500-8721 Telephone No: (714) 665-6569

Signature: [Signature] (Applicant'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, subdividers 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 needed 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: ___________________________

ENVIRONMENTAL ASSESSMENT
APPROVED BY: ___________________________ DATE: ___________________________

RECEIPT NO.: ___________________________
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 __________ S.F. Gross Acres 0.177 ACRES

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

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

D. Requested General Plan Designation MEDIUM RESIDENTIAL

E. Number ______ type Apt. ______ age ± 80 ______ of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: ______ and average rent: $1500

Is there any similar housing at this price range available in the area? If yes, where?

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

of existing trees.

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

of trees being removed (identify on plot plan.)

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 ______ 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 ____________________
B. Number of Dwelling Units with:
   One bedroom __________________ Two bedrooms __________________
   Three bedrooms ___ Four or more bedrooms __________________
C. Total number of parking spaces provided 16
D. List recreational facilities of project N/A
E. Approximate price range of units $700K to $850K
F. Number of stories 4, height 49.50' feet.
G. Type of appliances and heating (gas, electric, gas/electric, solar) GAS/ELECTRIC
   Gas heated swimming pool? N/A
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 80
   Paving 10
   Landscaping 10
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.
I, _______________________________  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.

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.

Signature

CP-1204 (Rev. 02/03/09)
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-menu incentive for increased height)

<table>
<thead>
<tr>
<th>Item</th>
<th>Fee</th>
<th>%</th>
<th>Charged Fee</th>
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</thead>
<tbody>
<tr>
<td>AFFORDABLE HOUSING REVIEWS *</td>
<td>$432.00</td>
<td>100%</td>
<td>$432.00</td>
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<tr>
<td>Case Total</td>
<td></td>
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<td>$432.00</td>
</tr>
</tbody>
</table>

* Plan & Land Use Total Subject to Surcharges $432.00
Plan & Land Use Total Not Subject to Surcharges $0.00
Expediting Fee $0.00
OSS Surcharge (2%) $8.64
Development Surchage (6%) $25.92
Operating Surchage (7%) $30.24
General Plan Maintenance Surchage (3%) $12.96
Grand Total $509.76
Total Credit $0.00
Total Invoice $509.76
Total Overpayment Amount $0.00
Total Paid (this amount must equal the sum of all checks) $509.76

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 11:14AM

PLAN & LAND USE $432.00
ONE STOP CITY PL $8.64
DEVELOPMENT SURCHARGE $25.92
OPERATING SURCHARGE $30.24
GENERAL PLAN MAINTENANCE 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.

1. PROPOSED PROJECT

   1. PROJECT LOCATION/ZONING

      Project Address: 1500 S. Beverly Blvd.
      Project Name: Beverly/Cashio
      Applicant Name and Contact Information: Shanae Gnodis, (310) 478-6149
      Assessor Parcel Number(s): 4300015027
      Community Plan: WLA
      Number of Lots: 1
      Lot size: 7,456 sq. ft.
      Existing Zone: LQIR3-LV-L-O
      Land Use Designation: MEDIUM RESIDENTIAL.

   X Specific Plan  □ HPOZ  □ DRB  □ Enterprise Zone  □ CRA

   X Q-condition/ D-limitation/ T-classification (please specify): [Q] LIMITS THE SITE TO (6) SIX UNITS; (1200 sq. ft. per unit).
   □ 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 VERT 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>
<td></td>
<td>MULTI RESID</td>
<td>15,125</td>
<td>8</td>
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</tbody>
</table>

   TOTAL 15,125 8
### 3. APPLICATION STATUS & TYPE

#### A. Status of Application
- ☐ Not Required: Ministerial
- ☑ Entitlement Case Required and needs to filed with Planning

<table>
<thead>
<tr>
<th>Case Filed:</th>
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<th>2</th>
<th>3</th>
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<tbody>
<tr>
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<td>Date Filed:</td>
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<tr>
<td>Date Approved:</td>
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<tr>
<td>End of Appeal Period:</td>
<td></td>
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</table>

#### B. Type of Application *(please select only one)*

<table>
<thead>
<tr>
<th>1. Density Bonus (per LAMC 12.22A.25, Ordinance 179,681) <em>(Please Complete Sections I, II &amp; V)</em></th>
<th>2. Greater Downtown Housing Incentive Area (per LAMC 12.22A.29, Ordinance 179,076) <em>(Please Complete Sections I, II &amp; V)</em></th>
<th>3. Senior Independent Housing/ Assisted Living Care Housing/ Disabled Persons Housing (per LAMC 12.21A.4.u, Ordinance 178,063) <em>(Please Complete Sections I, IV &amp; V)</em></th>
<th>4. ☐ Other: <em>(Please Complete Sections I &amp; V)</em></th>
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<tbody>
<tr>
<td>☑ LADBS- Ministerial</td>
<td>☐ LADBS- Ministerial</td>
<td>☐ LADBS- Ministerial</td>
<td>☐ LADBS- Ministerial: <em>(please specify)</em></td>
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<td>☑ Density Increase</td>
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<tr>
<td>☑ Parking Reductions</td>
<td>☐ Exempt from SPR</td>
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<tr>
<td>□ Other Entitlement</td>
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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) = \[ \frac{7,450 \text{ sf.}}{1,200 \text{ units/s.f. of lot area}} \times \text{(b)} \]

B. **Maximum allowable Density Bonus:**
   - Units = \[ \frac{9 \text{ units}}{\text{c = a/b, round down to whole number}} \]

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) 688-8806 or occmonitor@lahd.lacity.org.

<table>
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<th>Total</th>
<th>HCD (State)</th>
<th>HUD (TCAC)</th>
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<td>N/A</td>
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<tr>
<td>Very Low Income</td>
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<td>Seniors- Very Low Income</td>
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</tr>
<tr>
<td>Total # of Units per Category</td>
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</tr>
<tr>
<td>Percent of Affordable Units by Category</td>
<td>15%</td>
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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 =
     * 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 =
     * 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)
   X (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>
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<tr>
<th># of Units</th>
<th>Spaces/Unit</th>
<th>Parking Required</th>
<th>Parking Provided</th>
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</thead>
<tbody>
<tr>
<td>0-1 Bedroom</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-3 Bedrooms</td>
<td>2</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>4 or more Bedrooms</td>
<td>2.5</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>TOTALS</td>
<td>8</td>
<td>10</td>
<td>10</td>
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</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>
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<tbody>
<tr>
<td>Restricted Affordable</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Very Low/ Low Income Senior or Disabled</td>
<td>0.5</td>
<td></td>
<td></td>
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<tr>
<td>Restricted Affordable in Residential Hotel</td>
<td>0.25</td>
<td></td>
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<tr>
<td>TOTALS</td>
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</table>

8. INCENTIVES

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

Required/ Allowable Proposed ON Menu OFF Menu

- (1) Yard/ Setback (each yard counts as 1 incentive)
  Front Rear Side(s)
  7' 0'' 5' 0'' 20%

- (2) Lot Coverage

- (3) Lot/Width

- (4) Floor Area Ratio
  1.1400 SQ/FT 1.2400 SQ/FT 1.120 SQ/FT 20%

- (5) Height/ # of Stories

- (6) Open Space

- (7) Density Calculation

- (8) Averaging (all count as 1 incentive)
  FAR,
  Density,
  Parking,
  OS,
  Vehicular Access

- Other (please specify):

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>
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<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.4.ii, 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 (Please specify Class and Category):
   ☐ Statutory Exemption (Please specify Type of Action):
   ☐ Negative Declaration
   ☐ Mitigated Negative Declaration
   ☐ Environmental Impact Report
   ☐ 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:
1. Please provide certificate of occupancy.
2. 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.
3. 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)
**PROPERTY ADDRESSES**
1500 S BEVERLY DR
1502 S BEVERLY DR

**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-2005-8253-ND

---

### Address/Legal Information

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<tr>
<td>Tract</td>
<td>TR 7671</td>
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<td>Map Reference</td>
<td>M B 95-74/75</td>
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<td>60</td>
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<td>Map Sheet</td>
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### Jurisdictional Information

- **Community Plan Area**: West Los Angeles
- **Area Planning Commission**: West Los Angeles
- **Neighborhood Council**: South Robertson
- **Council District**: CD 5 - Paul Koretz
- **Census Tract #**: 2691.00
- **LADBS District Office**: West Los Angeles

### Planning and Zoning Information

- **Special Notes**: None
- **Zoning**: [Q]R3-1VL-O
- **Zoning Information (Z)**: None
- **General Plan Land Use**: Medium Residential
- **General Plan Footnote(s)**: Yes
- **Hillside Area (Zoning Code)**: No
- **Baseline Hillside Ordinance**: No
- **Baseline Mansionization Ordinance**: No
- **Specific Plan Area**: None
- **Special Land Use / Zoning**: None
- **Design Review Board**: No
- **Historic Preservation Review**: No
- **Historic Preservation Overlay Zone**: None
- **Other Historic Designations**: None
- **Other Historic Survey Information**: None
- **Mills Act Contract**: None
- **POD - Pedestrian Oriented Districts**: None
- **CDO - Community Design Overlay**: None
- **NSO - Neighborhood Stabilization Overlay**: No
- **Streetscape**: No
- **Sign District**: No
- **Adaptive Reuse Incentive Area**: None
- **CRA - Community Redevelopment Agency**: None
- **Central City Parking**: No
- **Downtown Parking**: No
- **Building Line**: None
- **500 Ft School Zone**: No
- **500 Ft Park Zone**: No

---

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.
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<td>Assessed Improvement Val.</td>
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<td>Flood Zone</td>
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<td>Watercourse</td>
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<td>Hazardous Waste / Border Zone Properties</td>
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<td>High Wind Velocity Areas</td>
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<td>Special Grading Area (BOE Basic Grid Map A-13372)</td>
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<td>Oil Wells</td>
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<table>
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<th>Seismic Hazards</th>
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<tbody>
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<td>Active Fault Near-Source Zone</td>
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<tr>
<td>Nearest Fault (Distance in km)</td>
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<tr>
<td>Nearest Fault (Name)</td>
<td>Newport - Inglewood Fault Zone (Onshore)</td>
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<td>Region</td>
<td>Transverse Ranges and Los Angeles Basin</td>
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<td>Fault Type</td>
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<td>Slip Rate (mm/year)</td>
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<td>Slip Geometry</td>
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<td>Down Dip Width (km)</td>
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<td>Rupture Top</td>
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<td>Rupture Bottom</td>
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<td>Dip Angle (degrees)</td>
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<td>Landslide</td>
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<td>Liquefaction</td>
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**Economic Development Areas**

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<tr>
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<td>Renewal Community</td>
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**Public Safety**

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<tbody>
<tr>
<td>Police Information</td>
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<tr>
<td>Bureau</td>
</tr>
<tr>
<td>Division / Station</td>
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<tr>
<td>Reporting District</td>
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<tr>
<td>Fire Information</td>
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<tr>
<td>Division</td>
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<tr>
<td>Battalion</td>
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<tr>
<td>District / Fire Station</td>
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<tr>
<td>Red Flag Restricted Parking</td>
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</table>
**CASE SUMMARIES**

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

<table>
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<tr>
<th>Case Number</th>
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<td>GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)</td>
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<tr>
<td>TT-01787</td>
<td>Data Not Available</td>
<td>A TENTATIVE TRACT MAP TO ALLOW A 6-UNIT RESIDENTIAL CONDOMINIUM PROJECT ON 7,456 SQ.FT. IN THE [Q]R3-1VL-O ZONE.</td>
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<tr>
<td>TT-72074</td>
<td>Data Not Available</td>
<td>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.</td>
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<tr>
<td>ENV-2005-8253-ND</td>
<td>ND-NEGATIVE DECLARATION</td>
<td>AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.</td>
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**DATA NOT AVAILABLE**

CPC-25111
ORD-166311-SA1460
ORD-149411

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