Developer Guidelines

Requested SORO NC Land Use Committee meeting date: Tuesday, November 5, 2019

Project information
Planning case number: DIR-2019-5516-TOC
Project address: 1450 S. Reeves Street
Los Angeles, 90035

Contact information
Information for: Applicant
Name: Yonatan Rabin
Address: 12400 Ventura Blvd., #1129
Studio City, CA, 91604
Phone number: (818) 509-0900
Email: yrabin@sinvp.com

Representative of the Applicant
Representative name: Joseph Bernstein
Address: 12400 Ventura Blvd., #1129
Studio City, CA, 91604
Phone number: (818) 509-0900
Email: joe@sinvp.com

Project background
1. Description of what is being requested of this Committee that is not "by right"
   Transit Oriented Communities (TOC) project with base incentives (density, parking, FAR) and three additional TOC incentives (on-menu)...
   Base Density is 9 units; TOC allows 16 units (14 mkt-rate
plus 2 ELI). Additional incentives: a 30% reduction of the required side yard depth of both the northerly and southerly side yards from 9 feet to 6.3 feet, and a 22-foot increase in height from 45 feet to 67 feet (two stories); and, a 25% reduction in Open Space from 1,600 square feet to 1,200 square feet.

2. Description of project

a. Size of property 6491.6
b. Size of proposed building(s) 15693

Proposed project is larger than allowable "by right" size

c. "By right" allowable building size/area 11982
d. Additional area requested 3711
e. Rationale for requesting the additional area Pursuant to the LAMC’s TOC Affordable Housing Incentive Program, the additional area is to allow for the proposed eligible housing project to provide for affordable housing costs by allowing for dwelling units of viable number and size, as well as the ability to meet the Open Space requirements and provide the common areas necessary for the proposed dwelling units, including two units set aside for Extremely Low Income (ELI) households (with fourteen market-rate units).

3. Proposed use of property Multi-family residential apartment building.

4. Describe the community benefit from your proposed use of the property The proposed project is a new apartment building. All parking spaces are located on two subterranean levels. Provided parking exceeds the minimum number of spaces required. Two units are set aside for Extremely Low Income (ELI) households.

5. Parking spaces

a. Currently on property 2
b. Required by code 8
c. Breakdown of the actual spaces

Standard spaces 16
Compact spaces 1
Handicap spaces

6. Trash enclosure and loading dock
   a. Trash enclosure
      No
   b. Loading dock
      No

Additional notes on trash and loading
Approx. 100-sf trash/recycling room located on first level of subterranean garage.

7. Have you provided any additional amenities we should know about to offset requested discretionary approvals affects on adjacent neighbors and/or the SORO community?

   One 36" box Western Redbud tree at front of property is proposed, along with one 24" box street tree in the sidewalk parkway, and four other trees on site.

8. Outreach

   For discretionary approval, SORO requires, prior to this meeting, your notification of neighbors within a 500 foot radius of the project. You must also notify us of the results of sign-offs by neighbors within this 500 foot radius.

10. Additional comments

   PDF copies of Planning application documents will be emailed to landusechair@soronc.org.

   Thank you.
APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

Env. Case Number

Application Type

Case Filed With (Print Name) __________________________ Date Filed __________

Application includes letter requesting:
☐ Waived hearing ☐ Concurrent hearing ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number __________________________

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.

1. PROJECT LOCATION

Street Address¹ 1450 S. Reeves Street __________________________ Unit/Space Number __________

Legal Description² (Lot, Block, Tract) Lot 122, Tract 7671

Assessor Parcel Number 4306-009-024 __________________________ Total Lot Area +/- 6,490.77 sf

2. PROJECT DESCRIPTION

Present Use single-family dwelling

Proposed Use apartment building

Project Name (if applicable) __________________________

Describe in detail the characteristics, scope and/or operation of the proposed project A 16-unit apartment building
(2 affordable ELI, 14 market-rate), 6 stories (enclosed gym and open roof deck over 5 residential
stories), 67' max. height, with 17 parking spaces provided on 2 subterranean levels.

Additional information attached ☑ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

☐ Site is undeveloped or unimproved (i.e. vacant)

☑ Site has existing buildings (provide copies of building permits)

☐ Site is/has been developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

☐ Site is located within 500 feet of a freeway or railroad

☐ Site is located within 500 feet of a sensitive use (e.g. school, park)

☐ Site has special designation (e.g. National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

CP-7771.1 [revised 03/31/2016]
Proposed Project Information

☑ Demolition of existing buildings/structures
☐ Relocation of existing buildings/structures
☐ Interior tenant improvement
☐ Additions to existing buildings
☑ Grading
☑ Removal of any on-site tree
☐ Removal of any street tree
☑ New construction: +/- 15,693 square feet
☐ Accessory use (fence, sign, wireless, carport, etc.)
☐ Exterior renovation or alteration
☐ Change of use and/or hours of operation
☑ Haul Route
☐ Uses or structures in public right-of-way
☐ Phased project

Housing Component Information

Number of Residential Units: Existing 1 - Demolished 1 + Adding 16 = Total 16
Number of Affordable Units\(^4\): Existing 0 - Demolished 0 + Adding 2 = Total 2
Number of Market Rate Units: Existing 0 - Demolished 0 + Adding 14 = Total 14
Mixed Use Projects, Amount of Non-Residential Floor Area: n/a square feet

3. ACTION(S) REQUESTED

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

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☑ NO

Authorizing section 12.22 A.31.(e) Section from which relief is requested (if any): n/a

Authorizing section ___________________ Section from which relief is requested (if any):
Request: Haul Route Approval for a project located within a Bureau of Engineering (BOE) Special Grading Area and involving the export of 1,000 cubic yards or more (approximately 5,390 cubic yards).

Authorizing section ___________________ Section from which relief is requested (if any):
Request: ________________________________

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\(^3\) Number of units to be demolished and/or which have been demolished within the last five (5) years.
\(^4\) As determined by the Housing and Community Investment Department.
4. RELATED DEPARTMENT OF CITY PLANNING CASES
Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☐ NO
If YES, list all case number(s) ADM-2018-7151-TOC; PAR-2019-3209-TOC

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. __________________________ Ordinance No.: __________________________
☐ Condition compliance review ☐ Clarification of Q (Qualified) classification
☐ Modification of conditions ☐ Clarification of D (Development Limitations) classification
☐ Revision of approved plans ☐ Amendment to T (Tentative) classification
☐ Renewal of entitlement
☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☐ NO
Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☐ NO
If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. OTHER AGENCY REFERRALS/REFERENCE
To help assigned staff coordinate with other Departments that may have a role in the proposed project, please check all that apply and provide reference number if known.

☐ Are there any outstanding Orders to Comply/citations at this property? ☐ YES (provide copy) ☐ NO
☐ Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO

☐ Development Services Case Management Number CM-2018-1088
☐ Building and Safety Plan Check Number
☐ Bureau of Engineering Planning Referral (PCRF) __________________________
☐ Bureau of Engineering Hillside Referral __________________________
☒ Housing and Community Investment Department Application Number 19-125792
☐ Bureau of Engineering Revocable Permit Number __________________________
☐ Other—specify __________________________
6. PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant's name  Yonatan Rabin
Company/Firm  1450 Reeves LLC
Address:  12400 Ventura Boulevard Unit/Space Number 1129
City  Studio City State CA Zip Code:  91604
Telephone  (818) 509-0900 E-mail: yrabin@sinvp.com
Are you in escrow to purchase the subject property?  □ YES  □ NO

Property Owner of Record  □ Same as applicant  □ Different from applicant
Name (if different from applicant) __________________________________________
Address _______________________________________________________________
City __________________________ State __________ Zip Code: _______________
Telephone __________________________ E-mail: __________________________

Agent/Representative name  Joseph Bernstein
Company/Firm  Sapphire Construction & Development
Address:  12400 Ventura Boulevard Unit/Space Number 1129
City  Studio City State CA Zip:  91604
Telephone  (818) 509-0900 E-mail: joe@sinvp.com

Other (Specify Architect, Engineer, CEQA Consultant etc.) __________________
Name ___________________________________________________________________
Company/Firm ___________________________________________________________________
Address: _______________________________________________________________
City __________________________ State __________ Zip Code: _______________
Telephone __________________________ E-mail: __________________________

Primary Contact for Project Information  □ Owner  □ Applicant
 □ Agent/Representative  □ Other __________________

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).
9. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

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

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.

- **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.

- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

B. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.

C. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.

D. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner’s signatures must be signed/notarized in the presence of a Notary Public.*
*The City requires an original signature from the property owner with the “wet” notary stamp.*
*A Notary Acknowledgement is available for your convenience on following page.*

Signature ___________________________ Date 09-13-2019

Print Name Yonatan Rabin

Signature ___________________________ Date ______________________

Print Name ___________________________
California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On SEP 13, 2019 before me, Edna H. Gibbs, Notary Public

(Insert Name of Notary Public and Title)

personally appeared Yonatan Rabin, (Manager, 1450 Reeves LLC)

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 (Seal)

EDNA H. GIBBS
Notary Public - California
Los Angeles County
Commission # 218658
My Comm. Expires Apr 14, 2021
10. **Applicant Declaration.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

A. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.

B. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

C. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required. Additionally, I understand that this application will not be considered complete until the required environmental review is concluded.

D. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.

E. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.

F. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.

G. I understand that if this application is denied, there is no refund of fees paid.

H. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively “actions”), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitionor or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.

I. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

**Signature:**

**Print Name:** Yonatan Rabin

**Date:** 09-13-2019
ATTACHMENT A

BACKGROUND INFORMATION

SOUTH REEVES APARTMENTS
1450 S. Reeves Street
Los Angeles, CA 90035

PROJECT OVERVIEW/REQUEST

The Applicant, 1450 Reeves LLC, is seeking to redevelop the property located at 1450 S. Reeves Street (the “Subject Property”) replacing the site’s single-family dwelling with a 16-unit apartment building (2 Extremely Low Income “ELI” affordable units and 14 market-rate units), six-stories (with enclosed gym and open roof deck over 5 residential stories), and a 67-foot maximum height. Off-street parking is provided on 2 subterranean levels.

The Applicant is pursuing base incentives (Residential Density, Floor Area Ratio (FAR), and Parking) and additional incentives under the Transit Oriented Communities Affordable Housing Incentive Program (“TOC”) provisions of Los Angeles Municipal Code (“LAMC”) Section 12.22 A.31. The Applicant is requesting the following:

- Three ADDITIONAL TOC INCENTIVES (ON-MENU) pursuant to LAMC Section 12.22 A.31. (b)(2)(iii) to allow:
  - a 30% reduction of the required side yard depth of both the northerly and southerly side yards from 9 feet, pursuant to LAMC Section 12.10 C.2., to 6.3 feet, and
  - a 22-foot increase in height from 45 feet, pursuant to LAMC Section 12.21.1, to 67 feet (two stories); and,
  - a 25% reduction in Open Space from 1,600 square feet, pursuant to Ordinance 166676, to 1,200 square feet.

- HAUL ROUTE approval for a project located within a Bureau of Engineering (BOE) Special Grading Area and involving the export of 1,000 cubic yards or more (approximately 5,390 cubic yards).
BACKGROUND

Subject Property

The project site is a rectangular, interior lot, approximately 0.1490 acres in area (approximately 6,490.77 square feet), slightly down-sloping from west to east, with an approximately 50-foot frontage along the easterly side of Reeves Street, to a depth of approximately 129.85 feet. The project site is legally described as Lot 122 of Tract 7671 (M.B. 95-74/75), and is located within the West Los Angeles community of the City of Los Angeles.

As shown in Figure 1 below, the project site is located within the [Q]R3-1-O Zone. The project site is improved with a single-family dwelling (with detached garage) built in 1927, containing approximately 1,526 square feet of floor area.¹

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¹ Information regarding existing site improvements taken from the City of Los Angeles’s Zoning Information Map Access System (ZIMAS).
Project Description

The purpose of the instant request is to allow the Subject Property’s existing single-family dwelling and detached garage to be replaced with a 16-unit apartment building. The proposed building is 6 stories (67-foot maximum height) comprising 5 residential stories with an enclosed gym and open roof deck over the fifth story; 18 parking spaces are provided on 2 subterranean levels; 8 of these parking spaces are required, and 10 are surplus. The proposed dwelling units range in size from approximately 540 to 1,015 square feet of floor area.

The project site was verified on December 20, 2018 by the Department of City Planning (Case No. ADM-2018-7151-TOC) as having a Tier 3 TOC designation. Under TOC Guidelines, the project site’s land area and zoning allow a base density of 9 units (6,490.77 square feet ÷ 800 square feet = 8.11, rounded up to 9). A set aside of two units for Extremely Low Income (ELI) households allows a 70% increase in the number of dwelling units (9 x 1.70 = 15.3, rounded up to 16), resulting in a total of 16 units (2 affordable ELI units and 14 market-rate units).

Required parking for the proposed project has been calculated per TOC Guidelines for Tier 3 Eligible Housing Developments, which require 0.5 automobile parking spaces per unit, resulting in 8 required automobile spaces (16 units x 0.5 = 8).

Also, pursuant to LAMC 12.21 A.16.(a)(1), bicycle parking is required at the ratios of one long-term bicycle space per unit and 0.1 short-term space per unit (with a minimum of two), yielding 16 required long-term bicycle spaces and 2 required short-term bicycle spaces for the proposed project.

8 automobile parking spaces, along with an additional 10 surplus spaces, are provided on two subterranean levels.

Long-term bicycle parking spaces are provided on two subterranean levels. Short-term bicycle parking spaces are provided at grade at the southwesterly corner of the proposed building.

Open Space for the proposed project has been calculated according to Ordinance 166676 ([Q] Condition No. 2), which requires 100 square feet of Open Space per unit, resulting in a requirement of 1,600 square feet (16 units x 100 s.f. = 1,600 s.f.). Pursuant to TOC Guidelines for Tier 3, the proposed project is utilizing an additional incentive allowing a 25% reduction in required Open Space, resulting in a total requirement of 1,200 square feet (1,600 s.f. x 0.75 = 1,200 s.f.). Of the required Open Space, 50% (600 square feet) is required to be landscaped per Ordinance 166676 ([Q] Condition No. 2) (1,200 s.f. x 0.50 = 600 s.f.).
1,332 square feet of Open Space is provided as per below, of which approximately 51% (618 square feet) is landscaped.

- Rear Yard: 517 s.f.
- Roof Patio: 695 s.f.
- Gym: 120 s.f. (980 s.f. gym of which 10% allowed per [Q] Cond.)

**Total**: 1,332 s.f.

**Surrounding Properties:**

Surrounding properties are within the [Q]R3-1-O and [Q]R3-1VL-O Zones, and are characterized by gently sloping topography and improved streets. The properties surrounding the project site are generally developed with multi-family buildings, ranging in density from duplexes to a 28-unit apartment building.

The property adjoining the Subject Property to the north is within the [Q]R3-1-O Zone, and is improved with a 24-unit apartment building.

The properties located on the westerly side of Reeves Street opposite the Subject Property are within the [Q]R3-1-O Zone. Of these, the property directly opposite the Subject Property is improved with a 28-unit apartment building; the property opposite and to the south of the Subject Property is improved with a 15-unit condominium building.

The property adjoining the Subject Property to the south is within the [Q]R3-1-O Zone, and is improved with a 4-unit condominium building.

The properties located to the east (rear) of the Subject Property are within the [Q]R3-1VL-O Zone. Of these, the property adjoining the Subject Property to the northeast is improved with a duplex building; the property adjoining the Subject Property to the east is also improved with a duplex building; and, the property adjoining the Subject Property to the southeast is improved with a 6-unit apartment building.

**STREETS AND CIRCULATION**

**Reeves Street** - The 2035 Mobility Plan designates Reeves Street a Local Street (Standard). Reeves Street, adjoining the Subject Property, is dedicated to a width of approximately 60 feet, with an approximately 30-foot half-right of way, and improved with curb, gutter, sidewalk, and parkway.
PREVIOUS CASES, AFFIDAVITS, PERMITS, ETC.

The City’s Zoning Information Map Access System lists the following City-wide zoning-related action(s) as pertaining to the Subject Property:

CPC-1989-341-PWA – the City Planning Commission case related to an ordinance authorizing the granting of an oil and gas lease to OXY USA Inc. over the Los Angeles Department of Water and Power’s West Los Angeles Overhead Distribution Headquarters located on Sepulveda Boulevard.

CPC-1988-341-ZC – the City Planning Commission case related to an ordinance authorizing a zone change to limit land in the vicinity of Pico Boulevard and Beverwil Drive, so designated, to RD1.5 density.

CPC-1959-11372 – The City Planning Commission case related to an ordinance establishing a 15-foot building line on the easterly side of Reeves Street, between Alcott and Cashio Streets.

CPC-1959-10775 – City Planning Commission case; not found.

Ordinance 183497 – An interim ordinance, approved March 25, 2015 by the City Council as an urgency measure pursuant to California Government Code Section 65858, prohibiting the issuance of building permits for the construction of single-family dwellings on RA, RE, RS, and R1 zoned lots in designated neighborhoods where the proposed construction does not meet certain neighborhood-specific criteria.

Ordinance 166676 – An ordinance, effective March 18, 1991, imposing permanent Q Conditions related to landscaping, parking, and open space, on properties located in the vicinity of Beverly Drive and Alcott Street, including the Subject Property. This ordinance superseded Ordinance 165989.

Ordinance 165989 – An ordinance, effective July 28, 1990, imposing permanent Q Conditions related to landscaping, parking, and open space, on properties located in the vicinity of Beverly Drive and Alcott Street, including the Subject Property.

Ordinance 129279 – An ordinance, effective February 26, 1965, amending the definition of “Hillside Areas”.

Ordinance 118191 – An ordinance, approved February 16, 1961, establishing a 15-foot building line on the easterly side of Reeves Street, between Alcott and Cashio Streets.

Ordinance 117157 – Not found.
GENERAL PLAN

The Subject Property is located within the adopted West Los Angeles Community Plan area, and is designated for Medium Residential land uses corresponding to the R3 Zone.

# # #
ATTACHMENT B

CLASS 32 CATEGORICAL EXEMPTION
INFORMATION AND JUSTIFICATIONS

SOUTH REEVES APARTMENTS
1450 S. Reeves Street
Los Angeles, CA  90035

PROJECT OVERVIEW/REQUEST

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- Three ADDITIONAL TOC INCENTIVES (ON-MENU) pursuant to LAMC Section 12.22 A.31. (b)(2)(iii) to allow:
  - a 30% reduction of the required side yard depth of both the northerly and southerly side yards from 9 feet, pursuant to LAMC Section 12.10 C.2., to 6.3 feet, and
  - a 22-foot increase in height from 45 feet, pursuant to LAMC Section 12.21.1, to 67 feet (two stories); and,
  - a 25% reduction in Open Space from 1,600 square feet, pursuant to Ordinance 166676, to 1,200 square feet.

- HAUL ROUTE approval for a project located within a Bureau of Engineering (BOE) Special Grading Area and involving the export of 1,000 cubic yards or more (approximately 5,390 cubic yards).
ADDITIONAL INFORMATION/JUSTIFICATIONS

The following information has been developed pursuant to the information contained in Department of City Planning Form CP-7828 Special Requirements - Infill Development Projects - Class 32 Categorical Exemption - Special Requirement Criteria.

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project site is located within the adopted West Los Angeles Community Plan area, and is designated for Medium Residential land uses corresponding to the R3 Zone. The project site is located within the [Q]R3 Zone. The underlying R3 Zone allows multi-family residential apartment buildings with a maximum residential density of one unit per every 800 square feet of lot area. The project site is also eligible for the Transit Oriented Communities Affordable Housing Incentive Program under applicable zoning regulations. As such, the proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site’s land area is approximately 0.1490 acres, and it is located in a fully urbanized setting within City limits. The project site is situated within 550 feet of two arterial streets: Pico Boulevard and Beverly Drive, and neighboring properties are improved with multi-family residential developments.

c. The project site has no value as habitat for endangered, rare or threatened species.

The project site is located in a fully urbanized setting, adjoining properties that are improved with multi-family residential developments. The project site is currently fully improved with a single-family dwelling (with detached garage) built in 1927, containing approximately 1,526 square feet of floor area. As such, the project site has no value as habitat for endangered, rare or threatened species.
d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The proposed project is consistent with this area’s existing pattern of multi-family residential development along surrounding streets, as well as the area’s Medium Residential land use designation and R-3 zoning. As such, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e. The site can be adequately served by all required utilities and public services.

The site is currently served by all required utilities and public services. The proposed project is consistent with the existing pattern of multi-family residential development along surrounding streets, and as such can be adequately served by all required utilities and public services.
ATTACHMENT C

TRANSIT ORIENTED COMMUNITIES
AFFORDABLE HOUSING DETERMINATION
FINDINGS/JUSTIFICATIONS

SOUTH REEVES APARTMENTS
1450 S. Reeves Street
Los Angeles, CA  90035

PROJECT OVERVIEW/REQUEST

The Applicant, 1450 Reeves LLC, is seeking to redevelop the property located at
1450 S. Reeves Street (the “Subject Property”) replacing the site’s single-family dwelling
with a 16-unit apartment building (2 Extremely Low Income “ELI” affordable units and 14
market-rate units), six-stories (with enclosed gym and open roof deck over 5 residential
stories), and a 67-foot maximum height. Off-street parking is provided on 2
subterranean levels.

The Applicant is pursuing base incentives (Residential Density, Floor Area Ratio
(FAR), and Parking) and additional incentives under the Transit Oriented Communities
Affordable Housing Incentive Program (“TOC”) provisions of Los Angeles Municipal
Code (“LAMC”) Section 12.22 A.31. The Applicant is requesting the following:

• Three ADDITIONAL TOC INCENTIVES (ON-MENU) pursuant to LAMC Section
  12.22 A.31. (b)(2)(iii) to allow:
   o a 30% reduction of the required side yard depth of both the northerly and
     southerly side yards from 9 feet, pursuant to LAMC Section 12.10 C.2., to
     6.3 feet, and
   o a 22-foot increase in height from 45 feet, pursuant to LAMC Section
     12.21.1, to 67 feet (two stories); and,
   o a 25% reduction in Open Space from 1,600 square feet, pursuant to
     Ordinance 166676, to 1,200 square feet.

• Haul ROUTE approval for a project located within a Bureau of Engineering
  (BOE) Special Grading Area and involving the export of 1,000 cubic yards or more
  (approximately 5,390 cubic yards).
ADDITIONAL INFORMATION/FINDINGS

The following information has been developed pursuant to LAMC Section 12.22 A.31. (e), which in turn follows LAMC Section 12.22 A.25. (g).

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

1. The Incentive is not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units; or

   The Base Incentives included in the TOC Guidelines were considered at the time the TOC regulations were adopted to include relief that alleviated certain zoning restrictions that would limit the potential residential density of an eligible housing project.

   The Additional Incentives included in the TOC Guidelines, also considered at the time the TOC regulations were adopted, are required in order to provide for affordable housing costs because the base incentives (i.e., increased density and floor area ratio) typically require a corresponding increase in an eligible housing project’s size (e.g., building footprint, height) in order to be utilized. The Additional Incentives requested in the instant application (reduced side yards, increased height, and reduced Open Space) allow the proposed eligible housing project to provide for affordable housing costs by allowing for dwelling units of viable number and size, as well as the ability to meet the Open Space requirements and provide the common areas necessary for said dwelling units.

   The Subject Property is a rectangular, interior lot, approximately 0.1490 acres in area (approximately 6,490.77 square feet), with an approximately 50-foot frontage along the easterly side of Reeves Street, to a depth of approximately 129.85 feet. The narrow width and relatively shallow depth of the Subject Property provide inherent challenges to the development of the site.

   With respect to the relatively narrow width of the project site, further exacerbated by the need to provide for vehicular access and driveway from the project site’s street frontage, the 30% yard relief requested (from 9 feet to 6.3 feet in both side yards) allows a modest increase in the footprint of the proposed building essential to provide units of viable size, and to provide necessary common areas.

   Similarly, the 22-foot increase in height (from 45 feet to 67 feet, limited to 56 feet within 15 feet from the exterior face of the Ground Floor) allows floor area
essential to support the proposed residential density as well as the additional Open Space and common areas necessary for the proposed dwellings.

The reduction in Open Space (from 1,600 square feet to 1,200 square feet) also allows the Open Space requirement to be met on a site that is relatively limited in lot area.

These combined incentives give the Applicant the ability to design a viable project in which two dwelling units can be set aside for Extremely Low Income households. As such, the utilization of the incentives, as described above, which are included in the TOC Guidelines and were considered at the time the TOC regulations were adopted, is required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units. Moreover, that these incentives were included in the TOC Guidelines and were considered at the time the TOC regulations were adopted indicates that there is no substantive evidence to make a finding that the requested incentives are not required in order to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.

2. The Incentive will have a Specific Adverse Impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the Specific Adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

Written findings have been submitted with the instant application indicating the proposed project qualifies for a Class 32 Categorical Exemption from environmental review pursuant to CEQA Guidelines, Article 19, Class 32. The Class 32 Exemption, which is intended to promote infill development within urbanized areas, requires that:

- a proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations;
- that the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
• the project site has no value as habitat for endangered, rare or threatened species;
• approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and,
• the site can be adequately served by all required utilities and public services.

The proposed project and potential impacts will be evaluated by the Department of City Planning with respect to the California Environmental Quality Act (CEQA) Guidelines and the City of Los Angeles’s CEQA Thresholds Guide to ensure it is found that the requirements for a Class 32 Exemption are met; or, under a Mitigated NegativeDeclaration, that any of the proposed project’s potential impacts are either less than significant or may be mitigated such that they are less than significant.

Regarding the incentive for the proposed project’s side yards, the side yards abut properties that are developed with multi-family uses (a 24-unit apartment building to the north and a 4-unit condominium building to the south). The proposed yard widths are approximately 70% of the otherwise required width. As such, the proposed yards allow adequate width for light, air, and space, as well as for fire/life safety needs.

Regarding the incentive for the proposed project’s height, all abutting properties have equivalent zoning with respect to height, and none of the abutting properties are occupied by single-family residential uses. The proposed project’s top floor is stepped back a variable distance from a minimum of 15 feet to approximately 18 feet from the exterior face of the Ground Floor. There is no dwelling space on this floor; rather, the top floor is only partially occupied with roof deck/Open Space area and an enclosed gym, which is stepped back 43 feet from the front façade, and 21 feet from the rear façade. Also, it should be noted that the building’s height per Zoning Code is measured from the low point datum, which, due to the downward slope of the project site from west to east, is located at the rear of the project site. However, at the project site’s street frontage, the height of the fifth-floor parapet is only approximately 47.5 feet, as measured from the top of the adjacent curb.

Regarding the incentive for the proposed project’s Open Space, the proposed Open Space is approximately 83% of the otherwise required amount, consisting of the rear yard area, roof patio area, and an enclosed gym.
Per LAMC Section 12.22 A.25.(b), 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.” Based on the Class 32 Categorical Exemption findings submitted with the instant application, there is no substantive evidence that the proposed project will have a specific adverse impact on the physical environment, on public health or safety.

B. Density Bonus with On-Menu Incentive Items: LAMC 12.22 A.25.(g)(2) – To be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse project) shall comply with the following:

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

   As shown on the elevation (Sheet No. A3.1) accompanying this application, the proposed building features articulations and design breaks in the façade’s architectural rhythm on the street-facing elevation. Additionally, complementary/contrasting colors are used to enhance visual interest.

2. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations. Indicate the sheet number on your plans which shows compliance with this requirement.

   As shown on the elevation (Sheet No. A3.1) accompanying this application, the proposed building is oriented to the street, with the main pedestrian entrance and the vehicular entrance located on Reeves Street. Additionally, windows and balconies are located on the street-facing elevation.

3. The Housing Development Project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments.
The proposed Housing Development Project is not a contributing structure in a designated Historic Preservation Overlay Zone and is not on the City of Los Angeles list of Historical-Cultural Monuments.

4. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.4908 of the Municipal Code. To verify whether a project is located on a substandard street, obtain a Hillside Referral Form from the Bureau of Engineering; to verify whether a project is located within a Very High Fire Hazard Severity Zone, check the “Additional” tab under the property profile in ZIMAS.

The proposed Housing Development Project is not located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.4908 of the Municipal Code.

# # #
1450 S. REEVES ST.
Address: 1450 S. REEVES ST.

#19-410
1450 S. Reeves Street

1) 1450 S. Reeves Street (facing east)
2) N’ly side yard/driveway (facing east).

3) S’ly side yard (facing east).

4) N’ly side yard/driveway (facing west).

5) S’ly side yard (facing west).
1450 S. Reeves Street

6) Detached garage (facing east).

7) Detached garage (facing north).

8) Rear yard (facing east).

9) Rear of house (facing west).
10) From driveway (facing west).

11) Front of house (facing east).

12) Adjoining sidewalk (facing south).

13) Adjoining sidewalk (facing north).
14) From 1450 Reeves (facing west).

15) From 1450 Reeves (facing west).

16) Across street from 1450 Reeves, facing NE.

17) Across street from 1450 Reeves, facing SE.
### APPLICATIONS:

**ENVIRONMENTAL ASSESSMENT FORM**

**THIS BOX FOR CITY PLANNING STAFF USE ONLY**

- **Environmental Case Number:**
- **Related Case Numbers:**
- **Case Filed With (Print Name):**
- **EAF Accepted By (Print Name):**
- **Date Filed:**
- **Date Accepted:**

All terms in this document are applicable to the singular as well as the plural forms of such terms.

- **Project Address:** 1450 S. Reeves Street
- **Assessor's Parcel Number:** 4306-009-024
- **Major Cross Streets:** Beverly Drive and Pico Boulevard
- **Community Plan Area:** North Hollywood - Valley Village
- **Council District:** 2 - Krikorian

**APPLICANT (if not Property Owner)**

<table>
<thead>
<tr>
<th>Name</th>
<th>same as owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
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<tr>
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<td>City</td>
<td></td>
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<td>State</td>
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<td>E-Mail</td>
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<td>Telephone No.</td>
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**PROPERTY OWNER**

<table>
<thead>
<tr>
<th>Name</th>
<th>1450 Reeves LLC (Yonatan Rabin, Manager)</th>
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<tbody>
<tr>
<td>Company</td>
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</tr>
<tr>
<td>Address</td>
<td>12400 Ventura Boulevard, Unit 1129</td>
</tr>
<tr>
<td>City</td>
<td>Studio City</td>
</tr>
<tr>
<td>State</td>
<td>CA</td>
</tr>
<tr>
<td>Zip Code</td>
<td>91604</td>
</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:yrabin@sinvp.com">yrabin@sinvp.com</a></td>
</tr>
<tr>
<td>Telephone No.</td>
<td>(818) 509-0900</td>
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</table>

**APPLICANT'S REPRESENTATIVE**

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<thead>
<tr>
<th>Name</th>
<th>Joseph Bernstein</th>
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<tbody>
<tr>
<td>Company</td>
<td>Sapphire Construction &amp; Development</td>
</tr>
<tr>
<td>Address</td>
<td>12400 Ventura Boulevard, Unit 1129</td>
</tr>
<tr>
<td>City</td>
<td>Studio City</td>
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<tr>
<td>Zip Code</td>
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</tr>
<tr>
<td>E-Mail</td>
<td><a href="mailto:joe@sinvp.com">joe@sinvp.com</a></td>
</tr>
<tr>
<td>Telephone No.</td>
<td>(818) 509-0900</td>
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</table>

**ENVIRONMENTAL REVIEW CONSULTANT**

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<td>E-Mail</td>
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<td>Telephone No.</td>
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</table>

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1 Project address must include all addresses on the subject site (as identified in ZIMAS; http://zimas.lacity.org)
OVERVIEW
CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION
A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

The Applicant is seeking to redevelop the project site, replacing the site’s single-family dwelling with a 16-unit apartment building (2 Extremely Low Income "ELI" affordable units and 14 market-rate units), six-stories (with enclosed gym and open roof deck over 5 residential stories), and a 67-foot maximum height. Off-street parking is provided on 2 subterranean levels.

The Applicant is pursuing base incentives (Residential Density, Floor Area Ratio (FAR), and Parking) and additional incentives (reduced yards, additional height, reduced open space) under the Transit Oriented Communities ("TOC") provisions of Los Angeles Municipal Code Section 12.22 A.31.

Additional information or Expanded Initial Study attached: ☐ YES ☑ NO

B. 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.? ☐ YES ☑ NO

If YES, please specify:

__________________________

2. EXISTING CONDITIONS
A. Project Site.
Lot Area: +/- 6,491.6 square feet
Net Acres: 0.149 Gross Acres: 0.183 (to centerline of adjacent streets)

B. Zoning/Land Use.

<table>
<thead>
<tr>
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<th>Existing</th>
<th>Proposed</th>
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<tr>
<td>Zoning</td>
<td>[Q]R3-1-O</td>
<td>no change</td>
</tr>
<tr>
<td>Use of Land</td>
<td>single-family residential</td>
<td>multi-family residential</td>
</tr>
<tr>
<td>General Plan Designation</td>
<td>Medium Residential</td>
<td>no change</td>
</tr>
</tbody>
</table>
C. Structures.

1. Does the property contain any vacant structure? □ YES □ NO
   If YES, describe and state how long it has been vacant: The project site is improved with a single-family dwelling (and detached garage) built in 1927, containing approximately 1,526 sf of floor area.

2. Will any structures be removed/demolished as a result of the project? □ YES □ NO
   If YES, provide the number: 2 type: single-family dwelling and detached garage; total square footage: approximately 1,526 sf of floor area and age: approximately 92 years of structures to be removed.
   If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 1

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted as a result of the project? □ YES □ NO

If YES complete the following:

<table>
<thead>
<tr>
<th>Tree Status</th>
<th>Quantity Existing</th>
<th>Tree Types</th>
<th>Quantity Removed</th>
<th>Quantity Relocated</th>
<th>Quantity Replaced</th>
<th>Quantity Impacted*</th>
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<tbody>
<tr>
<td>Non-Protected (8&quot; trunk diameter and greater)</td>
<td>1</td>
<td>Ficus benjamina</td>
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</tr>
<tr>
<td></td>
<td>1</td>
<td>Podocarpus macro</td>
<td>1</td>
<td></td>
<td>1</td>
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<tr>
<td></td>
<td>1</td>
<td>Ficus carica</td>
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</tr>
<tr>
<td>Protected (4&quot; trunk diameter and greater)</td>
<td></td>
<td>Oak Tree (excluding Scrub Oak)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Southern California Black Walnut</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Western Sycamore</td>
<td></td>
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<td></td>
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<tr>
<td></td>
<td></td>
<td>California Bay</td>
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</tbody>
</table>

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: □ YES □ NO Tree Plot attached.

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a Tree Report is required.

E. Slope. State the percent of property which is:

Less than 10% slope: 100% 10-15% slope: over 15% slope: ________

If slopes over 10% exist, a Topographic Map will be required.
F. Grading. Specify the total amount of dirt being moved:

☐ 0-500 cubic yards   ☒ More than 500 cubic yards

If more than 500 cubic yards (indicate amount): ______________ +/ - 5,570 ______________ cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: ______________ cubic yards    Exported: ______________ +/ - 5,390 ______________ cubic yards

Location of disposal site: TBD - typ: 3001 Scholl Canyon Road, Glendale, CA 91206

Location of borrow site: ________________________________________________________________

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? ☒ YES   ☐ NO

If YES, a Haul Route is required.

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? ☐ YES    ☒ NO

If YES, describe: ________________________________________________________________

If YES, a Phase I Environmental Site Assessment (ESA) is required.

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

☐ National Register of Historic Places: ______________________________

☐ California Register of Historic Resources: ____________________________

☐ City of Los Angeles Cultural Historic Monument: ______________________

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): ____________________________

☐ Identified on SurveyLA: _____________________________________________

☐ Identified in HistoricPlacesLA: _______________________________________

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? ☒ YES   ☐ NO
J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property?  

☐ YES  ☐ NO

If YES, describe: 5-foot wide pole/line easement along rear property line, per Book 18910 page 254 of Official Records.

_________________________________________ and indicate the sheet number on your plans showing the condition:  AS.2 Site Plan ____________.

3. **PROPOSED DEVELOPMENT**

In the sections below, describe the entire project, not just the area in need of the entitlement request. 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. Attach additional sheets as necessary to fully describe the project.

A. **ALL PROJECTS**

i. **Parking.**

Vehicular Parking

Required: 8 + Guest: --

Proposed: 8 (plus 10 surplus) + Guest: --

Bicycle Parking:

Required Long-Term: 16  Required Short-Term: 2

Proposed Long-Term: 16  Proposed Short-Term: 2

ii. **Height.**

Number of stories (not including mezzanine levels): 6  Maximum height: 67 feet

Are Mezzanine levels proposed?  ☐ YES  ☑ NO

If YES, indicate on which floor: ____________.

If YES, indicate the total square feet of each mezzanine:

*New construction resulting in a height in excess of 60 feet may require a Shade/Shadow Analysis. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information http://ZIMAS.lacity.org).*

iii. **Project Size.**

What is the total floor area of the project? 15,693 gross square feet

iv. **Lot Coverage.** Indicate the percent of the total project that is proposed for:

Building footprint: 50 %

Paving/hardscape: 43 %

Landscaping: 7 %

v. **Lighting.** Describe night lighting of project: TBD. (Typical: sconces, mounted wall packs, ambient.)
B. RESIDENTIAL PROJECT

If no portion of the project is residential check ☐-N/A and continue to next section

i. **Number of Dwelling Units.**
   - Single Family: _______ 0 _______, Apartment: _______ 16 _______, Condominium: _______ 0 _______

ii. **Recreational Facilities.** List recreational facilities for project: Passive recreation area in rear yard and on roof deck; 980-square foot gym.

iii. **Open Space.**
   - Does the project involve new construction resulting in additional floor area and units? ☑ YES ☐ NO
   - Does the project involve six or more residential units? ☑ YES ☐ NO

   If YES to both, complete the following

   *Pursuant to Ordinance 166676.*

<table>
<thead>
<tr>
<th>Pursuant to LAMC 12.21.G</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Open Space (Square Feet)</td>
<td>1,600</td>
<td>1,200</td>
</tr>
<tr>
<td>Private Open Space (Square Feet)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Landscaped Open Space Area (Square Feet)</td>
<td>800</td>
<td>600</td>
</tr>
<tr>
<td>Number of trees (24 inch box or greater)</td>
<td>6</td>
<td>6</td>
</tr>
</tbody>
</table>

iv. **Utilities.** Describe the types of appliances and heating (gas, electric, gas/electric, solar): _________

   TBD. (Typical: gas heat/appliances.)

v. **Accessory Uses.** Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: _________ Not applicable.

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check ☐-N/A and continue to next section

i. **Type of Use.**

ii. **Project Size.** Does the project only involve the remodel or change of use of an existing interior space or leasehold? ☐ YES ☑ NO

   If YES, indicate the total size of the interior space or leasehold: _________ square feet

iii. **Hotel/Motel.** Identify the number of guest rooms: _________ guest rooms
iv. Days of operation.  

**Hours of operation.**

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)?  

☐ YES  ☐ NO

If YES, describe events and how often they are proposed

vi. **Occupancy Limit.** Total Fire Department occupancy limit:

a. Number of fixed seats or beds

b. Total number of patrons/students

c. Number of employees per shift, number of shifts

d. Size of largest assembly area square feet

v. **Security.** Describe security provisions for the project

4. **SELECTED INFORMATION**

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check [http://navigator.lacity.org](http://navigator.lacity.org) for this information).  

Pico Boulevard - Avenue I - ±490 feet; Beverly Drive - Avenue I - ±550 feet.

B. **Green building certification.** Will the project be LEED-certified or equivalent?  

☐ YES  ☐ NO

If YES, check appropriate box:

☐ Certified  ☐ Equivalent  ☐ Silver  ☐ Gold  ☐ Platinum  ☐ Other

C. **Fire sprinklers.** Will the Project include fire sprinklers?  

☐ YES  ☐ NO
5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST
The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

☑ Check this box if you are requesting a Class 32 Exemption, and:
☑ You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
☑ You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.
APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

PROPERTY OWNER
I, (print name) Yonatan Rabin
Signature

CONSULTANT/AGENT
I, (print name) Joseph Bernstein
Signature

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On SEP 13, 2019 before me, Edna H. Gibbs Notary publ, (Insert Name of Notary Public and Title)

personally appeared Joseph Bernstein and Yonatan Rabin, 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 (Seal)

EDNA H. GIBBS
Notary Public – California
Los Angeles County
Commission #2186593
My Comm., Expires Apr 14, 2021