



REFERRAL FORMS:

TRANSIT-ORIENTED COMMUNITIES - REFERRAL FORM
LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to the Department of City Planning Development Services Center for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation) and as a referral to HCIDLA, CRA, Building and Safety, or other City agency for project status and entitlement need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to filing an application for a case or building permit. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited. The Department of City Planning reserves the right to require an updated form for the project if more than 180 days have transpired since the approval date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

CITY STAFF USE ONLY

Referral To: <input checked="" type="checkbox"/> Planning DSC - Filing <input type="checkbox"/> HCIDLA <input type="checkbox"/> DBS <input type="checkbox"/> Funding <input type="checkbox"/> SB35 <input type="checkbox"/> Other: _____	
NOTES: <i>CDO-Geographic Project Planning Referral is needed.</i>	
Planning Staff Name and Title <i>Aida Rampehan / Planning Assistant</i>	Planning Staff Signature <i>[Signature]</i>
Date Approved <i>7/30/2018</i>	Expiration Date <i>01/25/2019</i>

I. Project Information – To be completed by applicant

1. PROJECT LOCATION/ ZONING

Project Address: 10057-10067 W. Riverside Drive, Los Angeles, CA 91602

Applicant Name and Phone/Email: Gary Benjamin; gary@alchemyplanning.com; (213) 479-7521

Assessor Parcel Number(s): 2424-008-006, -030

Community Plan: Sherman Oaks-Studio City-Cahue Number of Lots: 5 Lot Size: 15,832 s.f.

Existing Zone: [Q] C2-1VL-CDO Land Use Designation: Neighborhood Office Commercial

Specific Plan HPOZ DRB Enterprise Zone CRA CPIO

Q-condition/ D-limitation/ T-classification (please specify): Toluca Lake Village CDO

Other pertinent zoning information (please specify): _____

Location of Major Transit Stop (please specify the intersection or metro stop): Int. 1: Alameda Ave. & Pass Ave.; Int. 2: Riverside Dr. & Pass Ave. (Metro 501 & Burbank Bus Metrolink/Media District)

II. Project Eligibility – To be completed by DCP Housing Services Unit Staff

750-2640th from two regular buses

2. TRANSPORTATION QUALIFIERS

Qualifier #1 (rail name & stop, ferry terminal or bus #): Metro Local Bus 501

Service Interval # 1: Westbound 12.7 [420 min / # of trips]²

Service Interval # 2: Eastbound [420 min / # of trips]

Qualifier #2 (rail name & stop, ferry terminal or bus #): Burbank Metrolink Pink Line - Media District

Service Interval # 1: ~ 12 min [420 min / # of trips]

Service Interval # 2: ~ 12 min [420 min / # of trips]

TOC Tier³: Tier 1 Tier 2 Tier 3 Tier 4 Planning Staff Initials: A.K.

¹ Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.

² This figure (420 minutes) is based on the total number of minutes during the peak hours of 6 am to 9 am as well as 3 pm to 7 pm.

³ If project is 100% affordable, it is eligible for the designated Tier to be increased by one.

III. Project Information (if applicant is requesting additional incentives) – To be completed by applicant

3. DESCRIPTION OF PROPOSED PROJECT

The proposed project involves the removal of the existing buildings for the construction of a new 4-story, 43,384 sf. mixed-use project, including 38 residential apartment units, w/ four ELI apartment units, above a 10,601 sf. ground floor commercial space and 2,218 sf. basement level commercial storage space. The project will provide 28 below-grade residential parking spaces and 45 off-site commercial parking spaces, as well as 54 bicycle parking spaces and 4,917 sf. of open space.

4. EXISTING USE

A. Describe Existing Development: 5,800 sf. building w/two restaurants, 1,660 sf. UPS Store, 1,660 sf. USPS, 3,444 sf. office

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing # of Units or Non-Residential SF	Existing # of Units or Non-Residential SF To Be Demolished	Proposed ⁴ # of Units or Non-Residential SF
Guest Rooms	0	0	0
Studio	0	0	22
One Bedroom	0	0	12
Two Bedrooms	0	0	4
Three Bedrooms	0	0	0
N/A Bedrooms	0	0	0
Non-Residential Square Feet	12,562	12,562	12,819
Other:	0	0	0

B. Previous Cases Filed

	(1)	(2)	(3)
Case Number(s):	ZA-2012-1892-CUB	ZA-2011-868-CUB	
Date Filed:	07/06/2012	04/06/2011	
Date Approved:	03/20/2015	07/01/2011	
End of Appeal Period:	04/06/2015	07/18/2011	
Environmental No.	ENV-2012-1893-CE	ENV-2011-869-CE	

5. TYPE OF APPLICATION

- Transit-Oriented Communities (per TOC Guidelines) with **Base Incentives** filed in conjunction with another discretionary approval.
- Transit-Oriented Communities (per TOC Guidelines) with **Additional Incentives** (please specify, max of three):
 - 1) 11' increase in height from 45' to 56' and 33' to 44'
 - 2) Easterly side yard reduction from 7' to 5'
 - 3)
- If applicable, projects adhering to the Labor Standards in LAMC 11.5.11 may be granted two more **Additional Incentives** as listed in the TOC Guidelines (please specify):
 - 4)
 - 5)
- Site Plan Review per LAMC Sec. 16.05
- Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
- Community Design Overlay per LAMC Sec. 13.08
- Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
- Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
- Other entitlements requested (please specify):

⁴ Replacement units, per AB 2556, shall be equivalent to the number of units and number of bedrooms of the existing development.

6. ENVIRONMENTAL REVIEW

- Environmental Review Not Required – Project is Ministerial.⁵ Please Explain: _____
- Not filed
- Filed (indicate case number): _____

7. HOUSING DEVELOPMENT PROJECT TYPE (please check all that apply):

- For Sale
- For Rent
- Extremely Low Income
- Very Low Income
- Low Income
- Moderate Income
- Market Rate
- Mixed Use
- Senior
- Chronically Homeless
- Other (please describe): _____

8. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

Lot size	<u>17,129</u>	s.f. (a)
Minimum area per dwelling unit	<u>1/400</u>	s.f. of lot area per unit (b)
Units allowed by right (per LAMC)	<u>42</u>	units (c) [c = a/b, round down to whole number]
Base Density	<u>43</u>	units (d) [d = a/b, round up to whole number]

B. Maximum Allowable Density Bonus:

65 units (e)
 [e = d x 1.5 (Tier 1), 1.6 (Tier 2), 1.7 (Tier 3), or 1.8 (Tier 4);
 in RD Zones d x 1.35 (Tiers 1 and 2), 1.4 (Tier 3) or 1.45 (Tier 4);
 round up to whole number]

C. Proposed Project: Please indicate total number of Units requested 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 the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org.⁶

	<u>Total</u>	<u>HCD (State)</u>	<u>HUD (TCAC)</u>
Market Rate	<u>34</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s) - Market Rate	<u> </u>	<u>N/A</u>	<u>N/A</u>
Extremely Low Income	<u>4</u>	<u>4</u>	<u> </u>
Very Low Income	<u> </u>	<u> </u>	<u> </u>
Low Income	<u> </u>	<u> </u>	<u> </u>
Moderate Income	<u> </u>	<u> </u>	<u> </u>
TOTAL # of Units Proposed	<u>38</u> (f)		
TOTAL # of Affordable Housing Units	<u>4</u> (g)		
Number of Density Increase Units	<u>0</u> (h) [If f>c, then h=f-c; if f<c, then h= 0]		
Percent Density Increase Requested	<u>0%</u> (i) [i = 100 x (f/d - 1)]		
Percent of Affordable Set Aside	<u>10</u> (j) [g/f, round down to a whole number]		

Other Notes on Units: _____

⁵ Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals.
⁶ HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.

9. **SITE PLAN REVIEW CALCULATION** An application for Site Plan Review may be required for projects that meet any of the Site Plan Review thresholds as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Transit Oriented Communities projects involving bonus units, please use the formula provided below to determine if the project meets the 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 DSC Housing Unit.

42 units allowed by right (permitted by LAMC) – 0 existing units = 42 units

- YES, Site Plan Review is required, if proposed by right units minus existing units is equal to or greater than 50⁷
- NO, Site Plan Review is not required, if Base Density units minus existing units is less than 50
- Exempt (please specify): _____

10. INCENTIVES

A. Base Incentives (Please check all that apply)

(1) Floor Area Ratio⁸:

	FAR (whichever is greater)
Tier 1	40% or 2.75:1 in commercial zone
Tier 2	45% or 3.25:1 in commercial zone
Tier 3	50% or 3.75:1 in commercial zone
Tier 4	55% or 4.25:1 in commercial zone
RD Zones or Specific Plans/Overlay Districts that Regulate FAR	45%, unless Tier 1
If Base FAR < 1.25:1	2.75:1
Greater Downtown Housing Incentive Area⁹	40%

	<u>Required (per LAMC)</u>	<u>Proposed (per TOC)</u>
Final Floor Area Ratio ¹⁰	<u>43,538 sf.</u>	<u>43,384 sf.</u>

(2) Parking Reductions Allowed

Minimum Parking Requirements		
	Residential	Ground Floor Commercial
Tier 1	0.5 spaces per bedroom	10% Reduction
Tier 2	1 space per unit	20% Reduction
Tier 3	0.5 space per unit	30% Reduction
Tier 4	No parking requirements	40% Reduction
100% Affordable Housing	No parking requirements	

Total number of bedrooms	<u>42</u>
Total number of residential units	<u>38</u>
Non-residential Parking per code	<u>48</u>

	<u>Required (per LAMC) <i>AK</i></u>	<u>Proposed (per TOC)</u>
Final Residential Parking	<u><i>21 76</i></u>	<u>28</u>
Final Non-Residential Parking	<u>45</u>	<u>45 (off-site covenant)</u>

Other Parking Notes: *21 standard parking.*

⁷ Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in Sec. 16.05 of the LAMC.

⁸ Refer to TOC Guidelines Section VI.1.b. for exceptions

⁹ Calculated per LAMC 12.22 A.29(c)(1)

¹⁰ Refer to TOC Guidelines Section VI.1.b. for exceptions

AK

B. Qualification for Additional Incentives: *(Please check only one)*

Minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application.

Incentives	% Extremely Low Income	% Very Low Income	% Low Income
One	<input type="checkbox"/> 4%	<input type="checkbox"/> 5%	<input type="checkbox"/> 10%
Two	<input checked="" type="checkbox"/> 7%	<input type="checkbox"/> 10%	<input type="checkbox"/> 20%
Three	<input type="checkbox"/> 11%	<input type="checkbox"/> 15%	<input type="checkbox"/> 30%

C. Additional Incentives *(Please check selected incentives as qualified according to Section 9B)*

- | | <u>Required (per LAMC)</u> | <u>Proposed (per TOC)</u> |
|--|-----------------------------------|-------------------------------|
| <input type="checkbox"/> (1) Yard/Setback <i>(each yard counts as 1 incentive in Tiers 1 and 2; two yards count as 1 in Tiers 3 and 4)</i> | | |
| <input checked="" type="checkbox"/> RAS 3 Yards (only for commercial zones – please specify numbers below, but only check this box) ✓ | | |
| <input type="checkbox"/> Front | _____ | _____ |
| <input type="checkbox"/> Rear | _____ | _____ |
| <input type="checkbox"/> Side (1) | <u>East - 7' at 1st res. levl</u> | <u>5' at 1st res. level</u> ✓ |
| <input type="checkbox"/> Side (2) | _____ | _____ |

	Side and Rear Yards
Tier 1	25%
Tier 2	30%
Tier 3	30% or depth of two yards
Tier 4	35% or depth of two yards
When Abutting R1 or More Restrictive Zones	No Reductions Allowed

- | | | |
|--|----------------|----------------|
| <input type="checkbox"/> (2) Lot Coverage | _____ | _____ |
| <input type="checkbox"/> (3) Lot Width | _____ | _____ |
| <input checked="" type="checkbox"/> (4) Height/ # of Stories | <u>45'/33'</u> | <u>56'/44'</u> |

	Height
Tier 1	11 feet for one story
Tier 2	11 feet for one story
Tier 3	22 feet for two stories
Tier 4	33 feet for three stories
Lots with Height Limits of 45 feet or less	Second and third additional stories must be stepped-back at least 15 feet from any frontage

Transitional Height (check one): Per LAMC Per TOC Guidelines¹¹ Not Applicable

- | | | |
|---|--------------------------|-------|
| <input type="checkbox"/> (5) Open Space | _____ | _____ |
| <input type="checkbox"/> (6) Density Calculation | _____ | _____ |
| <input type="checkbox"/> (7) Averaging <i>(all count as 1 incentive – mark as many as needed)</i> | | |
| FAR | <input type="checkbox"/> | |
| Density | <input type="checkbox"/> | |
| Parking | <input type="checkbox"/> | |
| Open Space | <input type="checkbox"/> | |
| Vehicular Access | <input type="checkbox"/> | |
| <input type="checkbox"/> (8) Public Facility Zone | _____ | _____ |

TOTAL # of Additional Incentives Requested: 2

Other Incentive Notes: _____

¹¹ Please provide elevations that show the 45 degree angle as allowed by the TOC guidelines to determine the allowed height.

11. COVENANT:

All Transit Oriented Communities projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing and Community Investment Department's Occupancy Monitoring Unit **before** a building permit can be issued. Please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org

12. REPLACEMENT UNITS:

AB 2222, as amended by AB 2556, requires that density bonus eligible projects replace any pre-existing affordable housing units on the project site. Replacement units include the following: *(Answer the following with "yes" if any of these items apply to what is **currently existing** on the site or "no" if they do not. Write in N/A if the item is not applicable to your project)*

- A. Units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income? No
- B. Units occupied by lower or very low income households below 80% AMI per California Department of Housing and Community Development Department levels not already listed above? No
- C. Units subject to the Rent Stabilization Ordinance not already listed above? No
- D. Units that have been vacated or demolished in the last 5 years? No
- E. Per AB 2556, are the number of replacement units and number of bedrooms equivalent to that being demolished (as shown on Existing Development Table on page 2 above)? No

Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with Building and Safety.