



## REFERRAL FORMS:

# GEOGRAPHIC PROJECT PLANNING REFERRAL

**APPLICABILITY:** This form, completed and signed by appropriate Planning Staff, must accompany any application submitted to the Department of City Planning regarding any of the following proposed project types:

- Specific Plan area
- Community Design Overlays (CDO)
- Neighborhood Oriented District (NOD)
- Sign District (SN)
- Zone Change
- Design Review Board (DRB)
- Pedestrian Oriented District (POD)
- Community Plan Implementation Ordinance (CPIO)
- Public Benefit Alternative Compliance
- Zone Variance

**NOTE:** 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 date of the Project Planning Signature, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.

## PROJECT SUMMARY

1. **Subject Property Address:** 1848 S Gramercy Place, Los Angeles, CA 90019
2. **Community Plan Area Name:** South Los Angeles Community Plan
  - a. **Specific Plan Name, DRB, CDO, POD, NOD, CPIO, or SN, including subarea if applicable:** (If this is a Density bonus, Small Lot Subdivision or Zone Variance case, please write in the application type).  
Density Bonus Project

### 3. Project Type (check all that apply)

- |  |                                   |   |  |
|--|-----------------------------------|---|--|
| <input checked="" type="checkbox"/> New construction | <input type="checkbox"/> Addition | <input type="checkbox"/> Renovation               | <input type="checkbox"/> Sign                  |
| <input type="checkbox"/> Change of Use               | <input type="checkbox"/> Grading  | <input checked="" type="checkbox"/> Density Bonus | <input type="checkbox"/> Small Lot Subdivision |
| <input type="checkbox"/> Other (describe) _____      |                                   |   |  |

If Change of Use, what is:

Existing Use? \_\_\_\_\_ Proposed Use? \_\_\_\_\_

Description of proposed project: The proposed project is a mixed-use commercial/residential building comprising of one commercial and 33 residential units. It will have seven stories with a 28,000 sf of floor area and 76 ft height. The project uses California State Density Bonus and AB 2442 incentives.

### Items 4-7 to be completed by Department of City Planning Staff Only

### 4. AUTHORIZATION TO FILE (check all that apply)

#### Specific Plan/SN

- |  |   |
|--|---|
| <input type="checkbox"/> Project Permit <ul style="list-style-type: none"><li><input type="radio"/> <b>Minor</b> (3 signs or less OR change of use)</li><li><input type="radio"/> <b>Standard</b> (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)</li><li><input type="radio"/> <b>Major</b> (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)</li></ul> | <input type="checkbox"/> Adjustment     |
| <input type="checkbox"/> Modification  | <input type="checkbox"/> Exception      |
|  | <input type="checkbox"/> Amendment      |
|  | <input type="checkbox"/> Interpretation |
|  | <input type="checkbox"/> Not a Project  |
|  | <input type="checkbox"/> Other          |

## Design Review Board

☐ Preliminary Review

☒ Final Review

## CDO/POD/NOD

☐ Discretionary Action

☐ **Minor** (3 signs or less OR change of use)

☐ **Standard** (Remodel or renovation in which additions are no greater than 200 sq. ft. more than 3 signs, wireless equipment)

☐ **Major** (All other projects, e.g. new buildings, remodels that include an addition of more than 200 sq. ft.)

☐ Sign-off only

☐ Not a Project

## Community Plan Implementation Overlay (CPIO)

☒ Administrative Clearance (Multiple Approvals)

☐ CPIO Adjustment (CPIOA)

☐ CPIO Exception (CPIOE)

☐ Potentially Historic Resource

## Affordable Housing

☐ Density Bonus

☐ Affordable Housing Referral Form

☐ Off-menu incentives requested

☐ Conditional Use >35%

☐ Public Benefit

## Small Lot Subdivision

☐ Consultation completed

## Streetscape Plan

☐ Consultation completed

☐ Not a Project or N/A under Streetscape Plan: \_\_\_\_\_

(Insert Streetscape Plan Area)

## 5. ENVIRONMENTAL CLEARANCE

☐ Not Determined

☐ Categorical Exemption

☐ Class 32 Categorical Exemption

☐ Existing ENV Case Number: \_\_\_\_\_

☐ ENV Addendum Case Number: \_\_\_\_\_

☐ Environmental Assessment Form (EAF)

☐ Other Entitlements needed

## 6. PUBLIC NOTICING

☐ Standard (BTC to mail hearing notice)

☐ Special (At time of filing applicant must pay BTC to mail determination letters only)

☐ Abutting owners

☐ Abutting occupants

## 7. NOTES

project will ask for Density Bonus waiver for the following SLA CPIO development standards: 1) Section II-2. A. 1. (a) & (b): Ground Floor Height (14' structural and 11' non-structural) 2) Section II-2. C. 4: Landscape Buffer (5') 3) Section II-2. A. 2. (b): Transition to Residential (Abutting R2 & 2 zone)

Project Planning Signature: 	Phone Number: (213) 978-1339
Print Name: Helen Jodali	Date: 6, 8, 20



## INSTRUCTIONS: Project Planning Referrals

1. **Appointments** - A pre-filing appointment with the assigned planner is required to complete this referral form. City Planning's current *Assignment List* can be found on our website at <http://planning.lacity.org> under the "About" tab. [After the form is completed an appointment to file your application at the Development Services Centers is also required and must be made via the City Planning website.]
  
2. **Review Materials** - Review of the application by assigned staff is intended to identify the level of review required for the project and to provide the Applicant with early notification of any issues with regard to requested actions or the adequacy of application exhibits/materials which could subsequently delay processing.
  - a. Provide the assigned planner with a copy of this form with items in the Project Summary section completed.
  - b. Provide a complete copy of all application materials as specified in the Master Filing Instructions (e.g. completed DCP Application, plot plans, photographs, etc.).
  - c. Provide the Specialized Requirements/Findings or Instructions pertinent to your project (e.g. Specific Plan filing instructions, DRB filing instructions, Tentative Tract filing instructions, etc.).
  
3. **Other Applicable Approvals** - Applicants are strongly advised to obtain a pre-plan check consultation with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any other issues or necessary approvals associated with the project/site which should be resolved prior to filing. The design of the proposed project may require alterations in order to comply with the Los Angeles Municipal Code.

City of Los Angeles Department of City Planning WEBSITE: <http://planning.lacity.org>

<u>DOWNTOWN OFFICES:</u>	Central Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 621 Los Angeles, CA	West/South/Harbor Project Planning Offices Los Angeles City Hall 200 N. Spring Street, Room 720 Los Angeles, CA	DSC Metro Counter Figuerroa Plaza, 4 <sup>th</sup> Floor 221 N. Figuerroa St. Los Angeles, CA
<u>VALLEY OFFICES:</u>	Valley Project Planning Offices Marvin Braude Building 6262 Van Nuys Blvd., Suite 430 Van Nuys, CA		DSC Valley Counter Marvin Braude Building 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA
<u>WEST LA OFFICE:</u>			DSC West Los Angeles Counter 1828 Sawtelle Blvd., 2nd Floor West Los Angeles, CA 90025





## REFERRAL FORMS:

### Preliminary Zoning Assessment

Referral between the Department of City Planning (DCP) and the Department of Building & Safety (DBS)

This form is to serve as an inter-agency referral for City Planning applications associated with Housing Development Projects consisting of residential-only development creating two or more dwelling units, Transitional Housing, Supportive Housing, or mixed-use development with at least two-thirds of the square footage dedicated to residential uses. This completed form shall be accompanied by plans signed by a DBS Plan Check engineer as part of a City Planning application.

#### INSTRUCTIONS: Preliminary Zoning Assessment Referrals

1. **Appointments:** Each involved agency may require appointments to complete individual portions of this referral form. Please inquire with individual agency staff to determine whether an appointment is required.

After receiving a completed Preliminary Zoning Assessment Referral Form, an appointment to file a City Planning application at the Development Services Centers is also required and must be made via the City Planning website: <http://planning.lacity.org>.

2. **Review Materials:** Review of the referral form by staff is intended to identify and determine compliance with City zoning and land use requirements necessary to achieve the proposed project. Materials submitted for Project Screening and the Preliminary Zoning Assessment must comply with the respective agency's criteria for submittal. Please consult the respective agency for specific submittal requirements.
  - a. **Project Screening:** Projects must be screened to determine whether a Preliminary Zoning Assessment is required. Screening will be conducted by City Planning staff prior to completion of a zoning Plan Check with the Department of Building & Safety. A site plan and floor plans are required to complete the screening.
  - b. **Preliminary Zoning Assessment:** Applicants will need to submit for zoning Plan Check with the Los Angeles Department of Building and Safety (LADBS) to ascertain if there are any zoning issues or necessary approvals associated with the project and site that should be resolved.

#### 3. Contact Information:

<b><u>DOWNTOWN OFFICES:</u></b>	<b>Department of Building and Safety, Metro Office</b> 201 N. Figueroa St., 4 <sup>th</sup> Floor Los Angeles, CA 90012 Phone: (213) 473-3231 Website: <a href="http://www.ladbs.org">http://www.ladbs.org</a>	<b>Department of City Planning DSC Preliminary Application Review Program (PARP) Unit</b> Figueroa Plaza 201 N. Figueroa St., 5 <sup>th</sup> Floor Los Angeles, CA 90012 Email: <a href="mailto:planning.PARP@lacity.org">planning.PARP@lacity.org</a>
<b><u>VALLEY OFFICES:</u></b>	<b>Department of Building and Safety, Van Nuys Office</b> 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401	<b>Department of City Planning DSC Metro Counter</b> Figueroa Plaza 201 N. Figueroa St., 4 <sup>th</sup> Floor Los Angeles, CA 90012 <a href="http://planning.lacity.org">http://planning.lacity.org</a>
<b><u>WEST LA OFFICES:</u></b>	<b>Department of Building and Safety, West Los Angeles Office</b> 1828 Sawtelle Blvd. Los Angeles, CA 90025	<b>Department of City Planning DSC Valley Counter</b> Marvin Braude Building 6262 Van Nuys Blvd., Suite 251 Van Nuys, CA 91401 Phone: (818) 374-5050
		<b>Department of City Planning DSC West Los Angeles Counter</b> 1828 Sawtelle Blvd., 2nd Floor West Los Angeles, CA 90025 Phone: (310) 231-2598



## Section I. Project Information - To be completed by applicant<sup>1</sup>

### 1. PROJECT LOCATION, ZONING & LAND USE JURISDICTION

Project Address: 1848 S Gramercy Place, Los Angeles, CA 90019

Project Name (if applicable): Gramercy Manor

Assessor Parcel Number(s): 5073-016-009

Legal Description (Lot, Block, Tract): Lot - 76, Block - None, Tract - Angelus Vista

Community Plan: South Los Angeles

Number of Parcels: 1.00

Lot Area: 8,931.30 s.f.

Current Zone(s) & Height District(s): C1.5-1VL

Land Use Designation: Neighborhood Commercial

Alley in rear: ☐ Yes ☒ No

Coastal Zone: ☐ Yes ☒ No

Downtown Design Guide Area: ☐ Yes ☒ No

Enterprise Zone: ☐ Yes ☒ No

Greater Downtown Housing Incentive Area: ☐ Yes ☒ No

Hillside Area (Zoning): ☐ Yes ☒ No

Site contains Historical features: ☐ Yes ☒ No

Special Grading Area (BOE) Area: ☐ Yes ☒ No

Very High Fire Hazard Severity Zone Area: ☐ Yes ☒ No

☐ Specific Plan: \_\_\_\_\_

☐ Historic Preservation Overlay Zone (HPOZ): \_\_\_\_\_

☐ Design Review Board (DRB): \_\_\_\_\_

☐ Redevelopment Project Area: \_\_\_\_\_

☒ Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.): CPIO- South Los Angeles

☐ Q-condition/ D-limitation/ T-classification (ordinance + subarea): \_\_\_\_\_

☐ Legal (Lot Cut Date) \_\_\_\_\_

☒ Related City Planning Cases CPC-2020-2115-DB

☒ ZI 2477, 2488, 2427, 2452, 2484, 2280, 2374

☐ Affidavits \_\_\_\_\_

☒ Easements 4' easement by LADWP on the rear side of the lot.

☒ TOC Tier (must be verified by City Planning, Housing Services) II (see the attached verification)

### 2. PROJECT DESCRIPTION

Project Description/Proposed Use The proposed project is a mixed-use commercial/residential building comprising of one commercial and 33 residential units. It will have seven stories with a 28,000 sf of floor area and 76 ft height.

The project uses California State Density Bonus and AB 2442 incentives.

No. of Stories: 7.00 No. of Dwelling Units: 33 Floor Area: 27,546

Existing Use/No. of Units: A single-family house of 4 bedrooms and 2 bathrooms and 3,658 sq. ft of floor area.

Permanent Supportive Housing (LAMC Sec. 14.00) ☐ Yes ☒ No UDU (LAMC Sec. 14.00) ☐ Yes ☒ No

### 3. APPLICANT INFORMATION

Name: Janet Jha

Phone: (310) 995-4859

Email: janetlin1@gmail.com

### 4. REPRESENTATIVE INFORMATION

Name: Hamid Dehghan

Phone: 310-359-2245

Email: hamid@hrdarch.com

<sup>1</sup> All fields in this form must be completed. If an item is not applicable, write N/A.



## Section II. Project Screening - To be completed by applicant and verified by DCP staff

If a project meets any one (1) of the following criteria, then the project is a Housing Development Project, and Section III is required and must be completed by LADBS staff. If none of the criteria below applies, then the project is not a Housing Development Project and does not require Section III of this form to be completed prior to filing a City Planning application.

Screening Criteria (To be Determined by DCP staff)	Please Write: Yes or No
(a) The residential-only housing development project creates 2 units or more	No
(b) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.	Yes
(c) Transitional Housing	No
(d) Supportive Housing	No

### NOTES:

Plans reviewed sent via email April 28, 2020 @ 5:40pm

DCP Staff Name and Title

Justin Bilow, City Planner

DCP Staff Signature

Justin Bilow

Date

4/29/20

## Section III. Preliminary Zoning Assessment - To be completed by DBS Staff

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. <sup>1</sup>	Comment/ Description/ Factor/ Ratio
1	Use	Apartment Retail Parking	Apartment Retail Parking	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.13.5	<input type="checkbox"/> Conditional Use (LAMC Sec. 12.24) for

<sup>1</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/ Description/ Factor/ Ratio
2	Height	75'	56'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.22A.25	<input checked="" type="checkbox"/> Transitional Height applies (12.21.1-A.10) <input type="checkbox"/> Commercial Corner Development/Mini-Shopping Center height applies (12.22-A.23(a)(1))
3	No. of Stories	7	4	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1 (if code prevails) 12.22A.25	
4	Base FAR (Floor Area Ratio)	4.5:1	1.5:1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1A.1	
5	Bonus FAR (Floor Area Ratio)	<del>4.5:1</del> 5.1:1	3:1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.22A.25	
6	RFAR (Residential Floor Area Ratio)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		



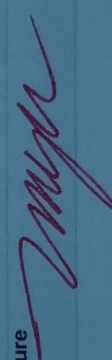
Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/ Description/ Factor/ Ratio
7	By-right Density	33	23	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.13.5B.3	Density Factor: $\frac{1}{400}$  <input type="checkbox"/> Site Plan Review (16.05) / Major Project CUP (12.24-U.14)
8	Bonus Density	33	32	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.22A.25	15% of total units need to be very low income to qualify for bonus per 12.22A.25
9	Setback (Front)	0 ft	0 ft	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.22A.18	Lot Line Location (Street): Lot Line Location (Street):
10	Setback (Side)		10'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12.13.5B.2	<input type="checkbox"/> Offset/plane break met (if applicable)
11	Setback (Rear)	0 ft - 5 ft 5' - 10'	19'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.13.5B.2	
12	Building Line			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	Per Ordinance No.:	



Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/ Description/ Factor/ Ratio
13	Parking (automobile)	Residential: 21 Non-Residential: 1	Residential: 43 Non-Residential: 1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.22A.25	Design standards met: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
14	Parking (bicycle)	Long-term: 32 Short-term: 5	Long-term: 28 Short-term: 5	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21A.16	Facility standards met: <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO Location standards met: <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO
15	Open Space	Total (s.f.): 1,480sf Common (s.f.): 0 Private (s.f.): 1,500sf	Total: 2,960sf Common: 1,480sf Private: 1,480sf	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21-G (if code prevails)	Units/Habitable Room <3: 21 =3: 10 >3: 2 Dimensions met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
16	Retaining Walls in Special Grading Areas	Max Height: Max Quantity:	Max Height: Max Quantity:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.8 (if code prevails)	

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/ Description/ Factor/ Ratio
17	Grading (Zoning & Planning limitations)			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
18	Lot Coverage			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
19	Lot Width	50'	50'	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.13.5 B.3	
20	Space between Buildings			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.2(a) (if code prevails)	
21	Passageway	18' 12'	20'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21-C.2(b) (if code prevails)	
22	Location of Accessory Buildings			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.5 (if code prevails)	
23	Loading Area			<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		



Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/Description/ Factor/ Ratio
24	Trash & Recycling	Not specified 70% 60%		<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A		
25	Commercial Corner Development/ Mini-Shopping Center			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.22-A.23 (if code prevails)	<input type="checkbox"/> Exempt
26	Landscape	Conformance determined by Los Angeles City Planning				
27	Private Street	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A		
	Other (use additional sheet(s) attached)	See additional sheets, if applicable				Additional Sheet(s) attached: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NOTES: Total of (3) incentives are allowed per LAMC 12.22-A.25						
DBS Staff Name and Title Ph Nguyen - Structural Engineer Associate			DBS Staff Signature 		Date 04/26/2024	

**ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED - to be completed by DBS Staff**

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met  <input type="checkbox"/> YES <input type="checkbox"/> NO	Standard Section No.	Comment/ Description/ Factor/ Ratio
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		





## ADMINISTRATIVE REVIEW

### REDEVELOPMENT PROJECT AREA – MID-CITY CORRIDORS

#### Administrative Review and Referral

**RELATED CODE SECTION:** Los Angeles Municipal Code Section (LAMC) 11.5.14 establishes the process and procedures for implementing the Redevelopment Plan.

**PURPOSE:** This Administrative Review and Referral form determines the appropriate review process for proposed Projects within a Redevelopment Project Area. Proposed development activity within Redevelopment Project Areas must conform to the Land Uses Permitted in the Project Area Section of respective Redevelopment Plan.

#### GENERAL INFORMATION

- A Redevelopment Plan Project (Project) includes any proposed development activity within a Redevelopment Project Area with an Unexpired Redevelopment Plan, that includes the issuance of a building, grading, demolition, sign or change of use permit. Refer to 11.5.14 for the full definition.
- Land Uses Permitted in the Project Area, see Section 500 of the Mid-City Redevelopment Plan. Visit [Planning4LA.org](http://Planning4LA.org) to review the Mid-City Redevelopment Plan.
- Review process options available:
  - Administrative Review – Redevelopment Plan
  - Administrative Review – Design for Development
  - Project Compliance
  - Project Adjustment

#### 1. APPLICANT INFORMATION

Applicant Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

#### 2. PROJECT BACKGROUND

Project Address \_\_\_\_\_

Assessor Parcel Number \_\_\_\_\_ Existing Zoning \_\_\_\_\_

Project Type:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Change of Use       | <input type="checkbox"/> Addition         | <input type="checkbox"/> Exterior Alteration |
| <input type="checkbox"/> Interior Alteration | <input type="checkbox"/> Demolition       | <input type="checkbox"/> Signs               |
| <input type="checkbox"/> Use of Land         | <input type="checkbox"/> New Construction | <input type="checkbox"/> Grading             |

Project Description (include any additional requested entitlements) \_\_\_\_\_

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**CPC-2020-2115-DB, 1848 S. GRAMERCY PLACE, 90019**

Eligible or Identified Historic Resource (refer to <http://zimas.lacity.org/> and <https://historicplacesla.org> check one below)

☐ Yes ☐ No

Lot Area \_\_\_\_\_ Project FAR \_\_\_\_\_

Current Use \_\_\_\_\_ Proposed Use \_\_\_\_\_

Existing Residential sq.ft. \_\_\_\_\_ Proposed Residential sq. ft. \_\_\_\_\_

Existing Non-Residential sq.ft. \_\_\_\_\_ Proposed Non-Residential sq. ft. \_\_\_\_\_

Number of new residential units \_\_\_\_\_

Number of residential units to remain \_\_\_\_\_

Number of residential units to be demolished \_\_\_\_\_

Building Permit No. (if applicable) \_\_\_\_\_

Environmental Review ☐ Project is Ministerial – Environmental Review Not Required

☐ Not Yet Filed ☐ Filed (Indicate case number) \_\_\_\_\_

CPC-2020-2115-DB

### 3. CHECKLIST - Mid-City Corridors Redevelopment Plan

Complete the following checklist using the terms listed below. To see the full list of defined terms reference LAMC Section 11.5.14. To complete the checklist please refer to the corresponding Section of the Redevelopment Plan. The Redevelopment Plans are available on the City Planning website at [Planning4LA.org](http://Planning4LA.org).

- **N/A - Not Applicable:** This Redevelopment Plan Section does not apply to the proposed Project. No further action is required.
- **YES - Conforms:** The proposed Project conforms to the Redevelopment Plan section. The proposed Project may require Project Compliance. Not all Redevelopment Plans require additional action.
- **NO - Does Not Conform:** The proposed Project DOES NOT conform to the Redevelopment Plan section. The proposed Project will require a Project Adjustment. Alternatively, modify the proposed Project and resubmit this form demonstrating compliance with the Redevelopment Plan.



Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
<b>501.</b> General Controls and Limitations	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>502.</b> Redevelopment Plan Map • Input the Redevelopment Plan Land Use Designation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMERCIAL L.U DESIGNATION
<b>503.1.</b> Commercial • Input the City Zone designation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	C1.5
<b>503.2.</b> Residential • Input the City Zone designation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<b>503.3</b> Commercial Manufacturing • Input the City Zone designation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<b>503.4.</b> Limited Industrial	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>503.5.</b> Residential Uses within Commercial, Commercial Manufacturing, and Limited Industrial		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PROPOSED PROJECT MIXED USE: ALLOWED USE, PROVIDED DESIGN ,PROPERLY LOCATED IN COMMERCIAL AREAS AND CONSISTENT W/COMMUNITY PLAN.
<b>503.6.</b> Alternate Uses • Input the City Zone designation		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
<b>504.1.</b> Public Uses • Findings Required if other use – Project Compliance • Refer to Criteria 1-4	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>504.2.</b> Public Street Layout, Rights-of-Way and Easements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>504.3.</b> Other Semi-Public, Institutional and Non-Profit Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>505.</b> Interim Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>506.</b> Nonconforming Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>507.</b> New Construction and Rehabilitation of Properties	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>508.</b> Limitation on type, Size and Height of Buildings	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>511.</b> Open Space, Landscaping, Light, Air and Privacy	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>512.</b> Signs • Check Sign DFD if applicable	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A, NOT A SIGN REQUEST
<b>513.</b> Utilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE

Redevelopment Plan Section	Plan Sheet or Supplemental Document (Demonstrating Compliance)	Redevelopment Plan Conformance (Check One)			Staff Comments
		N/A	YES	NO	
<b>514.</b> Parking and Loading Facilities	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>515.</b> Setbacks	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	SHOW CONFORMANCE
<b>516.</b> Incompatible Uses	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>517.</b> Resubdivision of Parcels	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	N/A
<b>518.</b> Minor Variations	<i>Applicant must review this Redevelopment Plan section. Findings in this Section must be prepared for any sections of this Form checked "NO" unless the Project is modified.</i>				N/A
<b>520.</b> Design Guidelines	<i>Applicant must review the Design Guidelines Redevelopment Plan section.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DFD FOR SIGNS, NO SIGNS WITH THIS REQUEST
<b>521.</b> Variances, Conditional Use Permits, Building Permits, and other Land Use Entitlements	<i>Applicant must review this Redevelopment Plan section.</i>	-	-	-	CPC-2020-2115-DB
<b>522.</b> Buildings of Architectural and Historic Significance	<i>Applicant must review Survey LA.</i>	-	-	-	SITE HCM NOMINATION-DENIED, NOT HISTORIC.



#### 4. PROJECT REVIEW REQUIREMENTS

##### SUBMITTAL PACKAGE (check all that apply)

☐ A. **Administrative Review for the Redevelopment Plan**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for the Administrative Review and Referral Form, listed in the Administrative Review Instruction (CP-3540).

*NOTE: For an Administrative Review **clearance**, the project must conform to the Permitted Land Uses section of the relevant Redevelopment Plan, and if applicable the Administrative Review and Referral Design for Development.*

☐ B. **Administrative Review for the Design for Development (DFD)**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for Design for Development, listed in the Administrative Review Instruction (CP-3540).

☐ C. **Project Compliance and/or Project Adjustment**

The Submittal Package includes this *Administrative Review and Referral Form*, and the *Documents and Materials* for *Project Compliance and/or Project Adjustment*, listed in the Administrative Review Instruction (CP-3540).

All forms and related materials shall be submitted to the Development Services Center Redevelopment Plan Unit.

#### - CITY STAFF USE ONLY -

**NOTE:** Signature below only indicates that the Redevelopment Plan Unit staff reviewed proposed project. All official clearances are noted on the clearance summary sheet for issuance of a permit from LADBS on PCIS, including Administrative Sign-Off/Approval.

#### ADDITIONAL STAFF NOTES

SITE NOT HISTORIC, REVIEWED BY OHR. SITE PREVIOUSLY NOMINATED FOR 'HISTORIC CULTURAL MONUMENT', DENIED BY THE CULTURAL HISTORIC COMMISSION.  
REDEVELOPMENT MAP LAND USE DESIGNATION -COMMERCIAL; PROPOSED PROJECT MIXED USE: AFFORDABLE HOUSING& RETAIL, ALLOWED USE, PROVIDED DESIGN ,PROPERLY LOCATED AND CONSISTENT W/COMMUNITY PLAN PER SECTION 503.5 OF THE MID CITY REDEVELOPMENT PLAN.

CASE NUMBER: CPC-2020-2115-DB

#### Section 5 - ADMINISTRATIVE REVIEW – Project Conforms to Plan. No Referral Required – Section 6 N/A. No fee is collected.

Staff Signature <i>Graciela Acosta</i>	Date <i>July 7, 2020</i>	Phone Number
Print Name <b>GRACIELA ACOSTA</b>	Email <a href="mailto:planning.redevelopment@lacity.org">planning.redevelopment@lacity.org</a>	

#### Section 6 - PROJECT PLANNING REFERRAL - Choose one: If Project Compliance or Project Adjustment is required. Please collect required fee(s) prior to filing.

☐ **Project Compliance Required**

☐ **Project Adjustment Required**

#### INITIAL REVIEW BY

Staff Signature	Date	Phone Number
Print Name	Email	

**PLANNING CASE REFERRAL FORM (PCRF)**

City of Los Angeles, Bureau of Engineering (BOE) / Department of City Planning (DCP)

Reference Number: 201800243

**Part I. To be Completed by Applicant**

DCP Case Number

Applicant	Janet Jha	address	PO Box 1624 Hawthorne, CA 90251
Phone	3109954859	email	akhilesh.jha@gmail.com
Owner	Janet Jha	address	PO Box 1624 Hawthorne, CA 90251
Project Address	1848 S Gramercy Place	APN	5073016009
Engineering District	Central		

Project description (attach ZIMAS map with highlighted parcel(s))

A five-story mixed-used development comprising of one commercial unit and 20 residential units with mezzanines at the fifth floor. It provides two units to Extremely Low-Income households, 23 automobile parking spaces, 26 bicycle parking spaces, roof-top open space, balconies, and a gym facility. The project utilizes TOC Tier 2 Base and Additional Incentives. The Base Incentives used by the project are 60% density bonus, 3.25 FAR for commercial zone, and reduced parking requirement of one space per residential unit. The three Additional Incentives requested are RAS3 sideyard setbacks and 20% reduction in Open Space requirement.

Is there a tract or parcel map being filed in conjunction with this:

[ ] Yes [ **X** ] No

If yes, Tract Map No. \_\_\_\_\_

Parcel Map No. \_\_\_\_\_

Has the Tract/Parcel report been prepared and submitted to DCP by BOE

[ ] Yes [ **X** ] No

If yes, please refer to the Tract or Parcel map conditions, if not, then

Is any part of this project on a corner lot?

[ ] Yes [ **X** ] No



**Part II. To be Completed by BOE Staff**

What is/are the street classification(s) for the adjacent streets (list all)?

GRAMERCY PLACE: COLLECTOR

Does the project front an intersection of two major or secondary highways? ☐ Yes ☐ No

If yes, additional dedication may be required for dual left-turn pockets. If no, how far is the project from the nearest major/secondary intersection? Additional dedication may be required if within the standard flare section. Dedication and improvements are to be consistent with Standard Street Dimensions. See [Standard Plan S-470-1](#).

Apparent width of existing half right of way (street centerline to property line): GRAMERCY PLACE: 40 FT ft

Standard dimension for half right of way (from S-470-1), (street centerline to property line): GRAMERCY PLACE: 33 FT ft

Apparent width of existing half roadway (street centerline to curb face): GRAMERCY PLACE: 25 FT ft

Standard street dimension for half roadway (street centerline to curb face): GRAMERCY PLACE: 20 FT ft

Is the lot connected to the sewer? ☒ Yes ☐ No

Distance from subject lot to nearest main line sewer 40 ft

Is the subject lot(s) within the hillside ordinance boundary? ☐ Yes ☒ No

**Preliminary Required Improvements:**

Planning Case Referral Form Recommendation:

Dedication Required: ☐ Yes ☒ No

Street Widening Required: ☐ Yes ☒ No

Other Improvements Required: ☐ Yes ☒ No

If yes, please list preliminary required improvements:

NOTE: The information on this PCRF is only a "preliminary recommendation" by BOE, which provides the applicant with a general understanding of what **may** be required by BOE. If the PCRF Recommendations for Dedication or Street Widening is marked "Yes", a formal investigation and engineering report will be required. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Street Trees: If the PCRF Recommendation for Street Widening is marked "Yes", Street tree removals may be required. All street tree removals must be approved by the Board of Public Works. Applicant shall contact the Urban Forestry Division at (213) 847-3077 before proceeding with the Master Land Use Application.

In all cases, the Applicant will be required to close any unused driveways; remove and reconstruct broken, off-grade, or bad order concrete curb, gutter, driveways or sidewalk,; and install/replace public improvements, such as driveway aprons and access ramps, to meet ADA requirements.

Applicants with PCRF Recommendation of "Yes" for Dedication or Street Widening are advised to submit the following documents and pay the BOE investigation fee.

1. BOE investigation fee.
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

Prepared by: Carla Valladares

Date: 05/31/2018

# City Planning Case Referral



## Project Information

LA Sanitation Case Referral #: 093

Date: 3-25-2020

<b>Site Information</b> Project Address: <u>1848 S Graham Pl</u> APN: <u>5073-016-009</u> Type of Project: <input checked="" type="radio"/> New <input type="radio"/> Redevelopment • Res. <input checked="" type="radio"/> Comm. <input type="radio"/> Ind. / Mixed Use • Other: _____ Hillside Grading: (Y / <input checked="" type="radio"/> N)      ESA: (Y / <input checked="" type="radio"/> N) Liquefaction: (Y / <input checked="" type="radio"/> N) Percolation test done: (Y / <input checked="" type="radio"/> N)	<b>Applicant Information</b> Name: <u>Akhilesh Jha</u> Email: <u>akhilesh.jha@gmail.com</u> Phone: <u>310-945-4859</u> Address: <u>Po Box 1624</u> <u>Hawthorne, CA 90251</u>
<b>Project Information</b> Total site area (Ac): <u>0.205</u> Design Storm (85 <sup>th</sup> Percentile): <u>1.1</u> Approx Impervious area (Ac): <u>0.179</u> Approx Pervious Area (Ac): <u>0.026</u>	
<b>Note:</b> The information on this City Planning Case Referral Form is only a "preliminary review" by LA Sanitation. It informs the applicant of the stormwater requirements that will need to be implemented on the project in order to satisfy Low Impact Development (LID) requirements.	
<b>Possible BMP</b> (Subject to Soils testing and Site conditions) Infiltration: ( <input checked="" type="radio"/> Y / <input type="radio"/> N)      Capture & Use: ( <input checked="" type="radio"/> Y / <input type="radio"/> N) Bio-Filtration: ( <input checked="" type="radio"/> Y / <input type="radio"/> N)	<b>Sanitation Plan Checker</b> Reviewer: <u>JM</u> Date Reviewed: <u>3-25-2020</u>
<b>Comment(s):</b> <u>Use Appendix F For BMP Sizing Calculation</u>	



# REFERRAL FORM




## TRANSIT VERIFICATION FORM

This form is to serve as a referral to all City agencies for the purposes of determining the proximity of a project site to transit service. This form shall be completed by the Applicant and reviewed and signed by Los Angeles City Planning (LACP) Staff prior to filing an application for administrative review or a building permit. Any modifications to the content(s) of this form after its authorization by the LACP Staff is prohibited. LACP reserves the right to require an updated form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

### THIS SECTION TO BE COMPLETED BY PLANNING STAFF ONLY

**Planning Staff Name & Title:** Renata D. Dragland, City Planner

**Planning Staff Signature:** 

**Referral Date:** 3/9/2022 **Expiration Date:** 9/5/2022

#### Transportation Qualifiers (if applicable)

☒ **Major Transit Stop**    ☐ **Paratransit / Fixed Bus Route**    ☐ **High Quality Transit Corridor**

☐ **Other:** \_\_\_\_\_

**Location of Transit:** Western Ave. & Venice Blvd.

**Qualifier #1:** Metro Rapid 33 (NextGen Tier 1 Rapid)

**Service Interval #1:** EB: 420/55 = 7.6 **Service Interval #2:** WB: 420/55 = 7.6

**Qualifier #2:** Metro Rapid 207 (NextGen Tier 1 Rapid)

**Service Interval #1:** NB: 420/66 = 6.3 **Service Interval #2:** SB: 420/65 = 6.4

*Service Intervals are calculated by dividing 420 (the total number of minutes during the peak hours of 6 am to 9 am and 3 pm to 7 pm) by the number of eligible trips.*

#### NOTES: ADM-2022-515-TV

Site located less than 2,640 feet from Major Transit Stop at Western Ave. & Venice Blvd.

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

### APPLICANT INFORMATION

**Applicant Name:** Janet Jha

**Phone Number:** 310-995-4859

**Email:** janetyjha@gmail.com

### PROJECT LOCATION/ZONING

**Project Address(es):** 1848 S Gramercy Place, Los Angeles, CA 90019

**Assessor Parcel Number(s):** 5073016009

**Community Plan:** South Los Angeles

**Existing Zone:** C1.5-1VL-CPIO

**Land Use Designation:** Neighborhood Commercial

**Number of Parcels:** One

**Site Size (sf):** 8,931.3

☐ Specific Plan    ☐ DRB/CDO    ☐ HPOZ    ☒ Redevelopment Project Area

☐ Enterprise Zone    ☐ Q Condition/D Limitation (Specify Ordinance No.):

☐ Other Pertinent Zoning Information:

# APPLICATION FOR A REPLACEMENT UNIT DETERMINATION HOUSING CRISIS ACT OF 2019, AS AMENDED BY SB 8 (2021)

FEB 02-2022

By \_\_\_\_\_

To receive a Replacement Unit Determination, please complete the following and attach all required documentation. Please attach an explanation for any information you are unable to provide. Please put project address at the top of all attachment pages submitted.

HIMS # 22-128750

(For internal use only)

**SB 8 Processing Fees**

	Number of Units	Total Fee	Check Amount:	
Per Unit Fee: \$1027 per unit	1	\$ 1,027.00	Check Number:	
			Check Date:	

**Property Owner**

Name: Janet Yonjung Jha	Contact Person: Akhilesh Jha
Address: 92 Sea Breeze Ave, Rancho Palos Verdes, CA 90275	
Phone: 310-995-4859	Fax: Cell: Email: janetyjha@gmail.com

**Owner Contact**

Name: Akhilesh Jha	Title: Contact person
Address: 92 Sea Breeze Ave, Rancho Palos Verdes, CA 90275	
Phone: 310-995-4859	Fax: Cell: Email: akhilesh.jha@gmail.com

**Applicant (if different from Owner)**

Name:	Contact Person:
Role in Property:	Address:
Phone:	Fax: Cell: Email:

**Project Type (Select all that apply):** DB

Extra if Needed

Extra if Needed

**Proposed Project Type (Check one):** Apartment ☒ Condo ☐**Discretionary Entitlements with DCP? (Check one):** Yes ☒ No ☐

Description of PROPOSED construction/conversion:

The proposed project is a mixed-use commercial/residential building comprising of one commercial and 33 residential units. It will have seven stories with a 28,000 sf of floor area and 76 ft height. The project uses State Density Bonus and AB 2442 incentives. It provides 3 units to Very Low-Income household and disabled veterans.

Building Permit Application Number(s):

If no Building Permit Application, please explain:

The project is currently submitted to City of Los Angeles Planning Department.

City Planning Dept. Case #(s) and Tentative Tract #(s): CPC-2020-2115-DB



**EXISTING PROPERTY (include ALL existing buildings within the last 5 years in complex - attach additional pages if needed)**

APN Number(s): 5073016009	
Lot Number(s): Lot - 76	
Does this property have a Certificate of Occupancy issued on or before October 1, 1978? Yes	
Are there any residential dwelling units withdrawn from rent or lease within the last 10 years? If yes, provide the date. No	
Does this property have a recorded lot tie? No	

Building Address/Unit #s:	Building Type	# of Bedrooms in Each Unit	# of Units in Building
1848 South Gramercy Place, Los Angeles, CA 90019	Single Family	4	1
	Select One		
	Select One		
	Select One		
	Select One		
	Select One		
	Select One		
Add Total Units in Complex:			1

**Description of existing units, buildings or APN within the last five years**

This house comprises of four bedrooms and two bathrooms. It has has a large front yard and a large back yard. The house is located near the corner of Washington Blvd and Gramercy Place. This house is surrounded by a fourplex on the north side, commercial shop on the south side, a house on the east side, and two apartment buildings on the west side.

**Miscellaneous project details, notes, comments, etc.**

## **Required Documents**

Please mail or email to: **Los Angeles Housing Department (LAHD)**


- ☒ Applicant's Affidavit + Owner's Acknowledgment (with letter signed by owner of record and notarized).
- ☒ Letter of Application (List units within the last 5 years, including unit #, unit square footage, and number of bedrooms).
- ☒ Occupant Information Table:
  - If unit is rented, list the occupant's name, unit number, rent amount, occupancy dates, contact information and the bedroom type/count of the unit they occupied.
  - If unit is not rented, explain its current use and give date last occupant vacated if vacant.
- ☐ Occupant Income Verification Documents – Refer to the occupant's Request for Information form.
- ☐ Owner Occupancy Proof:
  - All copies of the owner's driver's license(s), car registration and property tax bills for the period of owner occupancy within our 5 year look back period. Upon review of the documents initially provided, LAHD may request additional information/documentation.
- ☐ Vacancy Proof:
  - Provide a copy of the Department of Water and Power (DWP) bill with activity periods covering the date of application.
  - For the purposes of affordable unit replacement exemption, if the property was vacant for the entirety of the 5 year look back period, provide each DWP bill within the 5 year period.
- ☒ Grant Deed (Recorded).
- ☐ Ellis documents, tenant relocation documents (RSO units), if applicable.
- ☐ City Planning Determination and/or Vesting/Tentative Tract Letters, if applicable.
- ☒ Owner and Occupant Affidavit on Occupant Rights (completed and signed by both parties).

Los Angeles Housing Department (LAHD)  
Planning and Land Use Unit  
Re: Replacement Unit Determination (SB 8)  
1200 W. 7th St., Los Angeles, CA 90017

### **\*\*IMPORTANT - SUBORDINATIONS WILL BE REQUIRED, IF APPLICABLE\*\***

**OWNER UNDERSTANDS THAT ANY CITY LAND USE COVENANT GENERATED FOLLOWING THE COMPLETION OF THIS DETERMINATION, MUST BE SENIOR TO ANY DEED(S) OF TRUST RECORDED AGAINST THE REAL PROPERTY ON WHICH OWNER'S PROPOSED PROJECT WILL SIT AND THAT OWNER IS RESPONSIBLE FOR OBTAINING SIGNATURES FROM THEIR RESPECTIVE LENDER(S) FOR ANY REQUIRED SUBORDINATION(S). INITIAL HERE: JYJ**

All documentation must be received within 30 days of the date this application was signed by Owner. For additional questions, please contact LAHD at [LAHD-LandUse@LACity.org](mailto:LAHD-LandUse@LACity.org)

 _____ Signature of Owner	01/18/2022 Date: _____
<small>Under penalty of perjury, I certify that the information presented in this application is true and accurate to the best of my knowledge. Title 18, Section 1001 of the U.S. Code states that a person is guilty of felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.</small>	

Date: 01/18/2022

To: Los Angeles Housing Department (LAHD)  
Planning and Land Use Unit - Replacement Unit Determination (SB 8)  
1200 W. 7<sup>th</sup> Street, 8<sup>th</sup> FL  
Los Angeles, California 90017

Re: 1848 S Gramercy Place, Los Angeles, CA 90019

Address (including apartment or unit number/s)

5073016009

(All APN Numbers)

**OWNER'S AFFIDAVIT**  
**(Use when owner is the applicant)**

Janet Yonjung Jha [circle one: a LLC, LP, corporation,  
other: \_\_\_\_\_ ("Owner") hereby certifies that:


- (1) Owner is the legal owner of the above-referenced real property ("Property"); and
- (2) That the person(s) identified below ("Authorized Signatory/ies") has/have been legally authorized to sign on its behalf as evidenced by the separate instrument(s) attached herewith; and
- (3) The documents furnished to LAHD in conjunction herewith, represent the full and complete information required for the Replacement Unit Determination requested for the Property and that the facts, statements and information presented are true and correct to the best of its knowledge and belief.

Owner declares under penalty of perjury under the State of California that the foregoing is true and correct.

**\*Attach California Notary Public Acknowledgement**

Executed on 2/1/2022 at Rolling Hills Estates, California  
(Date) (City)

Print Full Name of Authorized Signatory/ies: Janet Jha

Signature of Authorized Signatory/ies:   
(additional signature lines may be added as needed)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

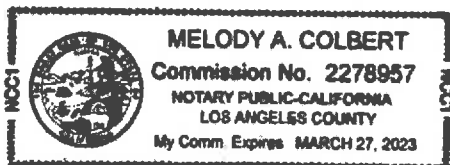
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of Los Angeles )  
 On Feb 2, 2022 before me, Melody A Colbert, Notary Public  
 Date Here Insert Name and Title of the Officer  
 personally appeared Janet Jha  
 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 Melody A Colbert  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Affidavit of Domicile  
 Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

