

1 PROJECT DESCRIPTION

1.1 ENVIRONMENTAL SETTING

The 0.9-acre Project Site is located at 1216-1224 South Menlo Avenue in the Wilshire Community Plan area of the City of Los Angeles (City). The Assessor Parcel Number (APN) for the Project Site is 5076-019-027. The Project Site is bound by multi-family residential uses to the north, east and south and Menlo Avenue to the west. The greater Project Site area is primarily developed with multi-family residential uses to the north and east; retail uses to the south, southwest, and west along Pico Boulevard and Vermont Avenue; the Los Angeles Fire Department (LAFD) Station 13 to the southeast; and the Los Angeles Police Department (LAPD) Olympic Community Police Station to the northwest.

Regional access to the Project Site area is provided via State Route 101 located approximately 2.0 miles to the north; State Route 110 located approximately 1.5 miles to the east; and Interstate 10 located approximately 0.75 miles to the south. Local access to the Project Site is provided via Pico Boulevard to the south, Menlo Avenue to the west, 11th Street to the north, and Hoover Street to the east. Vehicular access to the Project Site is currently provided via two driveways on Menlo Avenue.

The Project Site is currently developed with a three-story former single-family residential building (constructed 1911), a two-story classroom building (constructed 1967), a two-story, 8-unit multi-family residential building (constructed 1939), and a surface parking lot. There are five non-protected trees on the Project Site and eight non-protected street trees adjacent to the site along Menlo Avenue.¹ The Project Site is located within the southwestern area of the potential Menlo Avenue-Westmoreland Avenue Multi-Family Residential Historic District (identified by SurveyLA), and adjacent to the north of a five-story multi-family residence (constructed in 2013). Both the existing single-family residential building and the multi-family residential building on the Project Site were identified as contributors to the potential historic district, and the single-family residential building was found individually eligible as a historic resource.² The Project Site most recently served as the Kochu Gakubu campus of the Japanese Language School Unified System, founded in 1956.

The Project Site is currently zoned R4-1VL (Multiple Dwelling Zone, Height District 1VL), with a General Plan land use designation of High Medium Residential. The Project Site is also located in a Los Angeles State Enterprise Zone, a Transit Priority Area in the City of Los Angeles, and the Puente Hills Blind Thrust Fault Zone.

¹ *Tree Impact Report, KSA, Inc., October 2, 2020. Refer to Appendix A.*

² *Historic Resources Assessment Report, Historic Resources Group, December 2020. Refer to Appendix F.*

1.2 PROJECT CHARACTERISTICS

As discussed later in this section, the Project Applicant is requesting approval under the City of Los Angeles Transit Oriented Communities (TOC) Guidelines, with base incentives for increased density, increased floor area ratio (FAR) and reduced vehicle parking and three additional incentives for reduced open space, increased building height, and reduced side and rear yard setbacks.

The Project includes demolition and removal of the classroom, the multi-family residential buildings, and the surface parking area from the Project Site. With the exception of the rear service porch and kitchen that would be demolished, the single-family building would be retained in place and rehabilitated in accordance with the Secretary of Interior's Standards for Rehabilitation. The remainder of the Project Site would be developed with a six-story, 106,763-square-foot multi-family residential building, including 127 affordable housing units and one market-rate manager's unit.³ The dwelling unit mix includes 24 studio units, 39 one-bedroom units, 33 two-bedroom units, and 32 three-bedroom units. The maximum height of the new residential building would be 78 feet. The rehabilitated single-family residential building would be adaptively re-used as community rooms, leasing-office space, and other residential amenities, and contain 7,687 square feet of floor area.

In addition, the existing five non-protected trees on the Project Site would be removed and replaced in accordance with the City of Los Angeles Urban Forestry Division's tree replacement requirements. The Project would include 32 new trees. The existing eight non-protected street trees along Menlo Avenue would remain in place.

As mentioned, the Project Applicant is requesting approval under the TOC Guidelines, with base incentives that include no required vehicle parking for a Tier 4 project. Notwithstanding, three surface vehicle parking stalls would be provided in the northwestern portion of the Project Site, one of which would meet Americans with Disabilities Act (ADA) parking requirements.

Vehicle access and the primary pedestrian access would be provided to the Project Site and the proposed building from Menlo Avenue.

As shown on Table 1-1, based on the bicycle requirements outlined in Section 12.21 A.16 of the Los Angeles Municipal Code (LAMC), the Project is required to provide 89 long-term bicycle parking spaces and 9 short-term bicycle parking spaces. The Project would provide these required spaces.

³ *The net new building square footage is 106,763 square feet. Including the additional building square footage associated with the portion of the single-family residential building to remain (7,687 square feet), the total building square footage is 114,450.*

**Table 1-1
Bicycle Parking Requirements and Bicycle Parking Provided**

Land Use	Parking Requirement	Number of Parking Spaces
<u>LAMC-required Bicycle Parking</u>		
1-25 du (25 du)	Long-term: 1.0 space/du Short-term: 1.0 space/10 du	25 2.5
26-100 du (74 du)	Long-term: 1.0 space/1.5 du Short-term: 1.0 space/15 du	50 5
101-200 du (27 du)	Long-term: 1.0 space/2.0 du Short-term: 1.0 space/20 du	14 1
<i>Total LAMC Bicycle Parking</i>		<i>Long-term: 89 Short-term: 9</i>
Project-provided Bicycle Parking		Long-term: 89 Short-term: 9
<i>LAMC = Los Angeles Municipal Code du = dwelling unit</i> <i>Source: Ottinger Architects, June 18, 2020.</i>		

As shown on Table 1-2, the Project is required to provide 12,018.75 square feet of open space, pursuant to the requirements of the LAMC and the TOC Guidelines. As shown on Table 1-3, the Project would include 12,020 square feet of open space, including a community room, courtyard, front courtyard and backyard, roof decks, and private open space.

**Table 1-2
LAMC Open Space Requirements**

Unit Number and Size	Open Space Requirement	Amount of Open Space
24 Studio du	100 sf/du	2,400 sf
39 1-bedroom du	100 sf/du	3,900 sf
33 2-bedroom du	125 sf/du	4,125 sf
32 3-bedroom du	175 sf/du	5,600 sf
<i>Total LAMC Open Space</i>		<i>16,025 sf</i>
(Less TOC Tier 4 25% Reduction)		(4,006.25 sf)
Total Open Space Required		12,018.75 sf
<i>LAMC = Los Angeles Municipal Code du = dwelling unit sf = square feet</i> <i>Source: Ottinger Architects, June 18, 2020.</i>		

**Table 1-3
Project Open Space**

Amenity	Size
Community Rooms (1 st Floor)	683 sf
Courtyard (Ground Level)	3,569 sf
Front Courtyard (Ground Level)	1,392 sf
Rear Backyard (Ground Level)	2,046 sf
Roof Deck (6 th Floor)	435 sf
Private Open Space (6 th Floor)	400 sf
Roof Deck (Roof)	3,495 sf
Total	12,020 sf
<i>sf = square feet</i>	
<i>Source: Ottinger Architects, June 18, 2020.</i>	

1.3 REQUESTED ENTITLEMENTS

To allow for implementation of the Project, the Project Applicant is requesting the following entitlements:

- Pursuant to the TOC Guidelines and LAMC Section 12.22.A.31, ministerial clearances for a Tier 4 density increase of up to 80 percent to allow a maximum of 128 units in lieu of 100 units, to allow increased FAR of 3.54:1, and to allow reduced parking;
- Pursuant to the TOC Guidelines and LAMC Section 12.22.A.31, an additional incentive to reduce the south side and rear yard setbacks to allow 5 feet 10 1/5-inch in lieu of 9 feet and 11 feet 8 2/5-inch in lieu of 18 feet, respectively;
- Pursuant to the TOC Guidelines and LAMC Section 12.22.A.31, an additional incentive to reduce the required open space to 12,019 square feet in lieu of 16,025 square feet;
- Pursuant to the TOC Guidelines and LAMC Section 12.22.A.31, an additional incentive to increase the permitted height by 33 feet to allow a maximum height of 78 feet in lieu of 45 feet; and
- Pursuant to LAMC Section 16.05, approval of Site Plan Review in connection with the development of 50 or more net new dwelling units.

Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.