



1224 Menlo Avenue Residential Project

Environmental Case Number: ENV-2020-4502-SCPE

Project Location: 1216-1224 Menlo Avenue, Los Angeles, CA 90006

Community Plan Area: Wilshire Community Plan Area

Council District: 1 – Gilbert Cedillo

Project Description: The Project includes demolition and removal of the classroom and the multi-family residential building and associated surface parking area from the Project Site. With the exception of the rear service porch and kitchen that would be demolished, 7,687 square feet of the existing three-story former 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 (a maximum building height of 78 feet), 106,763-square-foot multi-family residential building, including 127 affordable housing units and one market-rate manager's unit. The dwelling unit mix includes 24 studio units, 39 one-bedroom units, 33 two-bedroom units, and 32 three-bedroom units. 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 residential floor area. The Project also includes 12,020 square feet of open space and 89 long-term and 9 short-term bicycle parking spaces. Three surface vehicle parking stalls would be provided in the northwestern portion of the Project Site. 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. To allow for implementation of the Project, the Project Applicant is requesting the following entitlements: 1) 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 vehicle parking; 2) 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; 3) Pursuant to the TOC Guidelines and LAMC Section 12.22.A.31, an additional incentive to reduce the required usable open space to 12,018.75 square feet in lieu of 16,025 square feet; 4) Pursuant to the TOC Guidelines and LAMC Section 12.22.A.31, an additional incentive to increase the permitted building height by 33 feet to allow a maximum height of 78 feet in lieu of 45 feet; and 5) Pursuant to LAMC Section 16.05, approval of Site Plan Review in connection with the development of 50 or more net new dwelling units.

PREPARED FOR:

City of Los Angeles
Department of City Planning

PREPARED BY:

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