

May 3, 2021

Doug Haines
La Mirada Ave. Neighborhood Association
P.O. Box 93596
Los Angeles, CA 90093

Planning and Land Use Management Committee
City of Los Angeles, City Council
c/o Los Angeles City Clerk
200 N. Spring Street, Rm. 395
Los Angeles, CA 90012

Re: Council Files 20-0603 and 20-0603-S1

Chair Harris-Dawson, and Honorable committee members:

Please note the attached application and plans for another co-living project proposed by Mr. Daniel Pourbaba for 505 to 517 N. Hoover St., whose projects on the 5800 block of Lexington Ave. are the subject of our appeals.

The proposed Hoover St. project claims to be only 40 units, but actually consists of 195 bedrooms, which will be individually leased out in a hotel/boardings house manner. The Hoover St. project therefore must be considered as an application for 195 units.

Thank you.

Doug Haines, for the La Mirada Ave. Neighborhood Assn.

ADM-2020-2618-TOC

DIR-2021-2250



REFERRAL FORMS:

TRANSIT-ORIENTED COMMUNITIES – TIER VERIFICATION 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

NOTES:

Site qualifies for Tier 3.

Planning Staff Name and Title <i>Arda Karapetian / Planning Assistant</i>	Planning Staff Signature <i>[Signature]</i>
Date Approved <i>5/7/2020</i>	Expiration Date <i>11/3/2020</i>

I. Project Information – To be completed by applicant

1. PROJECT LOCATION/ ZONING

Project Address: 505 - 517 N. Hoover St Los Angeles, CA 90004Applicant Name and Phone/Email: Aaron Belliston BMR Enterprises 323-839-4623 aaron@bmrla.comAssessor Parcel Number(s): 5539-028-015 and 5539-028-014 and 5539-028-013Community Plan: Wilshire Number of Lots: 3 Lot Size: 22,499.84 s.f. ✓Existing Zone: R3-1 Land Use Designation: Medium Residential
☐ Specific Plan
 ☐ HPOZ
 ☐ DRB
 ☒ Enterprise Zone
 ☐ CRA
 ☐ CPIO

☐ Q-condition/ D-limitation/ T-classification (please specify): _____

☐ Other pertinent zoning information (please specify): _____

☒ Location of Major Transit Stop (please specify the intersection or metro stop): Beverly Blvd / Vermont Ave

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

2. TRANSPORTATION QUALIFIERS

Qualifier #1 (rail name & stop, ferry terminal or bus #): Vermont / Beverly Station / Metro Red Line
 Service Interval # 1: _____ [420 min / # of trips]²
 Service Interval # 2: N/A [420 min / # of trips]

Qualifier #2 (rail name & stop, ferry terminal or bus #): _____
 Service Interval # 1: _____ [420 min / # of trips]
 Service Interval # 2: N/A [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.

Carolyn Wilson

From: Wes Pringle <wes.pringle@lacity.org>
Sent: Thursday, July 16, 2020 3:28 PM
To: Carolyn Wilson
Subject: Re: LADOT Referral for 505 - 517 N. Hoover St.

DIR- 2021- 2250

Hi Carolyn,

This 40 unit multi-family development will not generate enough trips to trigger a transportation analysis. Also, a referral form for this project is not necessary.

Wes

On Thu, Jul 16, 2020 at 12:32 PM Carolyn Wilson <carolyn@bmrla.com> wrote:

Wes,

We will be filing a TOC Case for a new 40 unit apartment building at 505-517 N. Hoover St. LA 90004 (APNs 5539-028-015, 5539-028-014, 5539-028-013). The existing site is a commercial building and two single family dwellings. Can you let us know if we need to get an LADOT review. I am attaching TOC Referral Form and a set of plans for reference. Let us know if this requires a formal review and we will submit the LADOT Referral Form.

Plans for the proposed project can be found in the following link: [Hoover TOC Submittal Set](#)

Thank you,

Carolyn Wilson

BMR Enterprises

www.bmrla.com

818.486.0981 direct

5250 Lankershim Blvd. Ste 500

323.677.2500 main

Los Angeles, CA 91601

323.571.8651 fax

carolyn@bmrla.com

DIR-5051-20

Transportation EngineerMetro
Development Review100 S. Main St,
9th FloorLos Angeles, CA 90012

213.972.8482

2



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:

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

Section I. Project Information - To be completed by applicant¹**1. PROJECT LOCATION, ZONING & LAND USE JURISDICTION**

Project Address: 505, 507, 509, 511 and 517 N. Hoover St. Los Angeles 90004

Project Name (if applicable):

Assessor Parcel Number(s): 5539-028-015, 5539-028-014 and 5539-028-013

Legal Description (Lot, Block, Tract): Lots 13, 14 and 15, Block M of Dayton Heights Tract, Map Book 25, Page 35

Community Plan: Wilshire

Number of Parcels: 3.00

Lot Area: 22,500.00 s.f.

Current Zone(s) & Height District(s): R3-1

Land Use Designation: Medium Residential

Alley in rear.....☐ Yes ☒ NoCoastal Zone.....☐ Yes ☒ NoDowntown Design Guide Area.....☐ Yes ☒ NoEnterprise Zone.....☒ Yes ☐ NoGreater Downtown Housing Incentive Area.....☐ Yes ☒ NoHillside Area (Zoning).....☐ Yes ☒ NoSite contains Historical features.....☐ Yes ☐ NoSpecial Grading Area (BOE) Area.....☒ Yes ☐ NoVery High Fire Hazard Severity Zone Area.....☐ Yes ☒ No☐ Specific Plan: N/A☐ Historic Preservation Overlay Zone (HPOZ): N/A☐ Design Review Board (DRB): N/A☐ Redevelopment Project Area: N/A☐ Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.): N/A☐ Q-condition/ D-limitation/ T-classification (ordinance + subarea): N/A☐ Legal (Lot Cut Date) N/A☐ Related City Planning Cases N/A☒ ZI ZI-2427 Freeway Adjacent Advisory, ZI-2452 Transit Priority Area in City of LA, ZI-2374 LA State Enterprise Zone☐ Affidavits N/A☐ Easements N/A☒ TOC Tier (must be verified by City Planning, Housing Services) Tier 3**2. PROJECT DESCRIPTION**

Project Description/Proposed Use Construct (N) 6 story, 40 unit apartment building over 1 level of subterranean parking in TOC Tier 3 using the following base incentives: 1. Increase in Number of Dwelling Units, 2. Parking Reductions to 0.5 Spaces per Unit, FAR increase of 45%. Additional incentives: 1. Height - 22' Increase in Maximum Building Height, 2. Open Space - 25% Reduction, 3. Setback - 30% Reduction in Front Yard and Side Yard Setback, counts as one.

No. of Stories: 6.00 No. of Dwelling Units: 40 Floor Area: 60,265 sf

Existing Use/No. of Units: 1 Light manufacturing and 2 Single Family Homes

Permanent Supportive Housing (LAMC Sec. 14.00) ☐ Yes ☒ No UDU (LAMC Sec. 14.00) ☐ Yes ☒ No**3. APPLICANT INFORMATION**

Name: 511 Hoover LLC

Phone: (323) 951-0242

Email: daniel@properdevelopment.com

4. REPRESENTATIVE INFORMATION

Name: Aaron Belliston - BMR Enterprises

Phone: 323-839-4623

Email: aaron@bmrfa.com

¹ 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 | Yes |
| (b) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use. | No |
| (c) Transitional Housing | No |
| (d) Supportive Housing | No |

NOTES:

DCP Staff Name and Title

Maritza Lee, City Planning Associate

DCP Staff Signature

Maritza Lee

Date

10/21/2020

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

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No. ¹	Comment/ Description/ Factor/ Ratio
1	Use	APARTMENT WITH ATTACHED GARAGE	APARTMENT WITH ATTACHED GARAGE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12-10	<input type="checkbox"/> Conditional Use (LAMC Sec. 12.24) for

¹ 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	67 FT	45 FT + 22 FT (ADD. INCENTIVE) <u>67 FT</u>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.22(A)3)	<input 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)) PER TOC ADDITIONAL INCENTIVE, AN ADDITIONAL 22 FT IN HEIGHT IS ALLOWED. STEP-BACK IS REQUIRED.
3	No. of Stories	6	NOT LIMITED BY # OF STORIES.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1 (if code prevails)	
4	Base FAR (Floor Area Ratio)	3.74 : 1	3 : 1	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1	
5	Bonus FAR (Floor Area Ratio)	3.74 : 1	4.5 : 1	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.22(A)3)	PER TOC BASE INCENTIVE (TIER 3), 50% FAR INCREASE IS ALLOWED.
6	RFAR (Residential Floor Area Ratio)	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/ Description/ Factor/ Ratio
7	By-right Density	$\frac{1}{562}$ (40 UNITS)	$\frac{1}{800}$ (29 UNITS)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.10	Density Factor: $\frac{1}{800}$ BY-RIGHT <input type="checkbox"/> Site Plan Review (16.05) / Major Project CUP (12.24-U.14)
8	Bonus Density	$\frac{1}{562}$ (40 UNITS)	$\frac{1}{450}$ (50 UNITS)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.22 (A) 31	TOC BASE INCENTIVE ALLOWS A 70% # OF INCREASE IN BASE UNITS UNITS.
9	Setback (Front)	10 FT - 6 IN	15 FT	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12.22 (A) 31 12.10	Lot Line Location (Street): HOOVER ST Lot Line Location (Street): TOC ADDITIONAL INCENTIVE ALLOWS A 30% REDUCTION OF TWO INDIVIDUAL SETBACKS.
10	Setback (Side)	(6.3 FT) 6 FT - 4 IN	9 FT	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12.10 12.22 (A) 31	<input type="checkbox"/> Offset/plane break met (if applicable) TOC ADDITIONAL INCENTIVE ALLOWS A 30% REDUCTION.
11	Setback (Rear)	15 FT	15 FT	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.10	
12	Building Line	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	Per Ordinance No.: N/A	N/A

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/ Description/ Factor/ Ratio
13	Parking (automobile)	Residential: 54 Non-Residential: 0	Residential: 20 Non-Residential: 0	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.22 (A) 3)	Design standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO PER TOC BASE INCENTIVE, 0.5 PARKING SPACES IS REQ'D PER UNIT.
14	Parking (bicycle)	Long-term: 40 Short-term: 4	Long-term: 40 Short-term: 4	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21 (A) 1b	Facility standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Location standards met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
15	Open Space	Total (s.f.): 5295 S.F. Common (s.f.): 4445 S.F. Private (s.f.): 850 S.F.	Total: 4931.25 S.F. Common: Private:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21-G (if code prevails)	Units/Habitable Room <3: 5 =3: 1 >3: 34 Dimensions met: <input type="checkbox"/> YES <input type="checkbox"/> NO PER TOC ADDITIONAL INCENTIVE, A 25% DECREASE IN REQ'D OPEN SPACE IS ALLOWED.
16	Retaining Walls in Special Grading Areas N/A	Max Height: N/A Max Quantity:	Max Height: N/A Max Quantity:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.21-C.8 (if code prevails)	N/A

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

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	Applicable Section No.	Comment/ Description/ Factor/ Ratio
24	Trash & Recycling	YES	YES	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21-A(19)	
25	Commercial Corner Development/ Mini-Shopping Center	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	12.22-A.23 (if code prevails)	<input type="checkbox"/> Exempt N/A
26	Landscape	Conformance determined by Los Angeles City Planning				
27	Private Street	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A
	Other (use additional sheet(s) attached)	See additional sheets, if applicable				Additional Sheet(s) attached: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

NOTES:

DBS Staff Name and Title

KEVIN MORALES

DBS Staff Signature

Date

02.16.21

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

Item No.	Zoning Standard	Proposed	Required/Allowed	Standard Met	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		

DIR- 2021-2250

PLANNING CASE REFERRAL FORM (PCRF)

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

Reference Number: 202000317

Part I. To be Completed by Applicant

DCP Case Number

Applicant	BMR Enterprises	Address	5250 Lankershim Blvd Suite 500 Los Angeles, CA 91601
Phone	3238394623	Email	Aaron@bmrla.com
Owner	511 Hoover LLC	Address	8271 Melrose Ave. Ste 207 Los Angeles, CA 90046
Project Address	505 - 517 N. Hoover St.	APN	5539-028-015, 5539-028-014 and 5539-028-013
Engineering District	Central		

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

Lots 13, 14 and 15, Block M in Dayton Heights Tract. Proposed 41 unit apartment building in TOC Tier 3

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)?
HOOVER ST (COLLECTOR ST - W=66')

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): HOOVER ST - 30 FT ft

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

Apparent width of existing half roadway (street centerline to curb face): HOOVER ST - 21 FT ft

Standard street dimension for half roadway (street centerline to curb face): HOOVER ST - 20 FT ft

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

Distance from subject lot to nearest main line sewer 9 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:
3 FT DEDICATION ALONG
HOOVER ST TO PROVIDE
HALF RIGHT OF WAY
WIDTH OF 33 FT.

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: Thomas Lang

Date: 07/07/2020

DIR- 2021-2250

City Planning Case Referral



Project Information

LA Sanitation Case Referral #: 161

Date: 6/18/2020

Site Information

Project Address: 505-517 N. Hoover St.

APN: 5539-028-013/014/015

Type of Project: ☒ New / ☐ Redevelopment

• ☒ Res ☐ Comm ☐ Indus. ☐ Mixed Use

• Other: _____

Hillside Grading: ☐ Y ☒ N ESA: ☐ Y ☒ N

Liquefaction: ☐ Y ☒ N

Percolation test done: ☐ Y ☒ N

Applicant Information

Name: 511 Hoover LLC

Email: daniel@properdevelopment.com

Phone: (323)951-0242

Address: 8271 Melrose Ave. #207

Los Angeles, CA 90046

Project Information

Total site area (Ac): 0.5165

Design Storm (85th Percentile): 0.98

Approx Impervious area (Ac): 0.4649

Approx Pervious Area (Ac): 0.0516

Note:

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.

Possible BMP

(Subject to Soils testing and Site conditions)

Infiltration: ☐ Y ☒ N Capture & Use: ☒ Y ☐ N

Bio-Filtration: ☒ Y ☐ N

Sanitation Plan Checker

Reviewer: Robin Yamada

Date Reviewed: 6/18/2020

Comment(s):

See Appendix F for BMP sizing calculations.



DIR- 2021-2250



Eric Garcetti, Mayor
Ann Sewill, General Manager

DATE: September 17, 2020

TO: 511 Hoover, LLC, a California limited liability company, Owner
Bertha A. Sandoval aka Berta Alicia Sandoval, an unmarried woman, Owner

FROM: Marites Cunanan, Senior Management Analyst II *MCunanan*
Los Angeles Housing and Community Investment Department

SUBJECT: **Housing Crisis Act of 2019 (SB 330)**
(TOC) Replacement Unit Determination
RE: 505 – 517 North Hoover Street, Los Angeles, CA 90004

Based on the Application for a Replacement Unit Determination (RUD) submitted by Daniel Pourbaba and Carolyn Wilson on behalf of 511 Hoover, LLC, a California limited liability company and Bertha A. Sandoval aka Berta Alicia Sandoval, an unmarried woman (collectively "Owner"), for the above referenced property located at 505 – 517 N. Hoover St., on lots 13, 14 and 15 in Block M of Dayton Heights Tract, (APNs 5539-028-013, -014 and -015) (Property) the Los Angeles Housing and Community Investment Department (HCIDLA) has determined that no units (as detailed below) are subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 330).

PROJECT SITE REQUIREMENTS:

SB 330 prohibits the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units as specified below. The replacement requirements below are applicable only to those proposed housing development projects that submit a complete application pursuant to California Government Code Section 65943 to the Department of City Planning on or after January 1, 2020.

Replacement of Existing Residential Dwelling Units.

The proposed housing development project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the past 5 years.

Replacement of Existing or Demolished Protected Units.

The proposed housing development project must also replace all existing or demolished "Protected Units." Protected Units are those residential dwelling units that are or were within the 5 years prior to the owner's application for a Replacement Unit Determination: (1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, (2) subject to any form of rent or price control through a public entity's valid exercise of its police power within the 5 past years, (3) **occupied by lower or very low income households (an affordable Protected Unit)**, or (4) that were withdrawn from rent or lease per the Ellis Act, within the past 10 years.

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the income level of the occupants (i.e. W-2 forms, tax return, pay stubs etc.). In the absence of occupant income documentation, affordability will default to the percentage of extremely low, very low, and low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which is presently at 32% extremely low income, 19% very low income and 19% low income for Transit Oriented Communities (TOC) projects and 51% very low income and 19% low income for Density Bonus projects. The remaining 30% of the units are presumed above-low income and if subject to the Rent Stabilization Ordinance ("RSO"), must be replaced in accordance with the RSO. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Relocation, Right of Return, Right to Remain for Occupants of Protected Units.

SB 330 also provides the right of first refusal for comparable units (i.e. same bedroom type) in the owner's proposed new housing development to occupants of Protected Units. Therefore, for occupied units, the replacement units must be of the same bedroom type of the units demolished. The comparable replacement units must be provided at a rent or sales price affordable to the same or lower income category. Occupants of Protected Units also are entitled to receive relocation to state or local law, whichever provides greater assistance and the right to remain in their unit until 6 months before the start of construction.

THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by HCIDLA on July 3, 2020, the Owner plans to construct a forty (40) unit apartment building on the Property pursuant to Transit Oriented Communities (TOC) Guidelines.

PROPERTY STATUS (AKA THE "PROJECT SITE"):

Owner submitted an Application for a RUD for the Property on July 3, 2020. In order to comply with the required **10** year look back period, HCIDLA collected and reviewed data from July 2010 to July 2020.

Review of Documents:

Pursuant to the Grant Deeds, Owner acquired:

- 505 – 509 N. Hoover St. (APN: 5539-028-015, lot 15) on March 4, 2020;
- 511 N. Hoover St. (APN: 5539-028-014, lot 14) on July 30, 1998; and
- 517 N. Hoover St. (APN: 5539-028-013, lot 13) on July 30, 1998.

The most recent permits and Los Angeles Department of Building and Safety records for the Property indicate that two (2) single family dwellings and commercial structures currently exist on the Property.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance and Rent Information System (CRIS) database, indicates a use code of "3100 – Industrial – Light Manufacturing – One Story" for the property commonly known as 505 – 509 N. Hoover St., a use code of "0100 – Residential – Single Family Residence" for the property commonly known as 511 N. Hoover St. and a use code of "0100 – Residential – Single Family Residence" for the property commonly known as 517 N. Hoover St. Google Earth images, an Internet Search and the Rent Stabilization Ordinance (RSO) Unit supports that the Property contains two (2) single family dwellings and commercial structures.

The Los Angeles Department of Building and Safety database indicates that the Owner has not applied for a new Building Permit or a Demolition Permit.

REPLACEMENT UNIT DETERMINATION:

The Existing Residential Dwelling Units at the Property:

ADDRESS	BEDROOM TYPE	"PROTECTED?"	BASIS OF "PROTECTED" STATUS
511 N. Hoover St.	2 Bedroom	No	N/A
517 N. Hoover St.	2 Bedroom	No	N/A
Totals:	2 Units	4 Bedrooms	

Pursuant to (SB 330), where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the CHAS database shows 32% Extremely Low (Below 31% Area Median Income [AMI]), 19% Very Low ([31% to 50% AMI]), and

19% Low ([51% to 80% AMI]) renter households for Los Angeles (for a total of 70%). The balance of these unit(s) (i.e. 30%) are presumed to have been occupied by persons and families above-lower income.

Number of Existing Residential Dwelling Units within five (5) years of Owner's application:	2
Number of Protected Units within five (5) years of Owner's application:	0
Number of Protected Units Ellised within the last (10) years:	0
Number of Affordable Replacement Units required per CHAS:	0
0 Units x 70%	
32% Extremely Low	
19% Very Low	
19% Low	
Market Rate RSO units	
Number of Unit(s) presumed to be above-lower income subject to replacement:	0

Per the Owner's statement, 511 N. Hoover St. has been occupied by Bertha A. Sandoval aka Berta Alicia Sandoval, an unmarried woman (Owner) and 517 N. Hoover St has been vacant for the entirety of our five (5) year look back period. Owner provided bank/credit card statements showing 511 N. Hoover had been owner occupied from July 2015 through July 2020 and The Department of Water and Power (DWP) confirmed that there was no utility consumption at 517 N. Hoover St. between July 2015 and July 2020. Therefore, no SB 330 affordable replacement units are required.

Please note that all the new units may be subject to RSO requirements unless the RSO is not applicable, or an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

****WARNING****

LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT

ISSUE:	Is a LOT TIE required for the NEW proposed housing development project?
IF NO:	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the SAME as above.
IF YES:	Owner's existing RSO replacement obligation, if any, will INCREASE by one and the proposed housing development project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

NOTE: This determination is provisional and is subject to verification by HCIDLA's Rent Division.

If you have any questions about this RUD, please contact Nicholas Kawazoe at nicholas.kawazoe@lacity.org.

cc: Los Angeles Housing and Community Investment Department File
Planning.PARP@lacity.org, Department of City Planning

MAC:nk

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: A3.01 abutting Hoover St.
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: A3.01 abutting Hoover St.
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. Please check the “Planning and Zoning” tab under the property profile in ZIMAS at <http://zimas.lacity.org>

The Housing Development Project is not located within a designated Historic Preservations Overlay Zone, and therefore not a contributing structure. Nor is the Project 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 Housing Development Project is not located on a substandard street, in the Hillside Area or in a Very High Fire Hazard Severity Zone.

Class 32 Categorical Exemption

505 – 517 N. Hoover St.

Justifications for Exemption

Subject project is Categorically Exempt from the California Environmental Quality Act (CEQA) environmental review pursuant to Article III, Section I, and Class 32 of the CEQA Guidelines. The Class 32 Exemption is intended to promote infill development within urbanized areas.

Further, none of the exceptions to the use of a Categorical Exemption under CEQA Guidelines Section 15300.2 are applicable. The project would not create a significant cumulative impact on the environment nor are any unusual circumstances anticipated, given that the project will be required to adhere to all applicable building codes and regulated construction methods. The project is not on or adjacent to a scenic highway, has not been identified as a hazardous waste site, nor is it the location of a historical resource.

Finally:

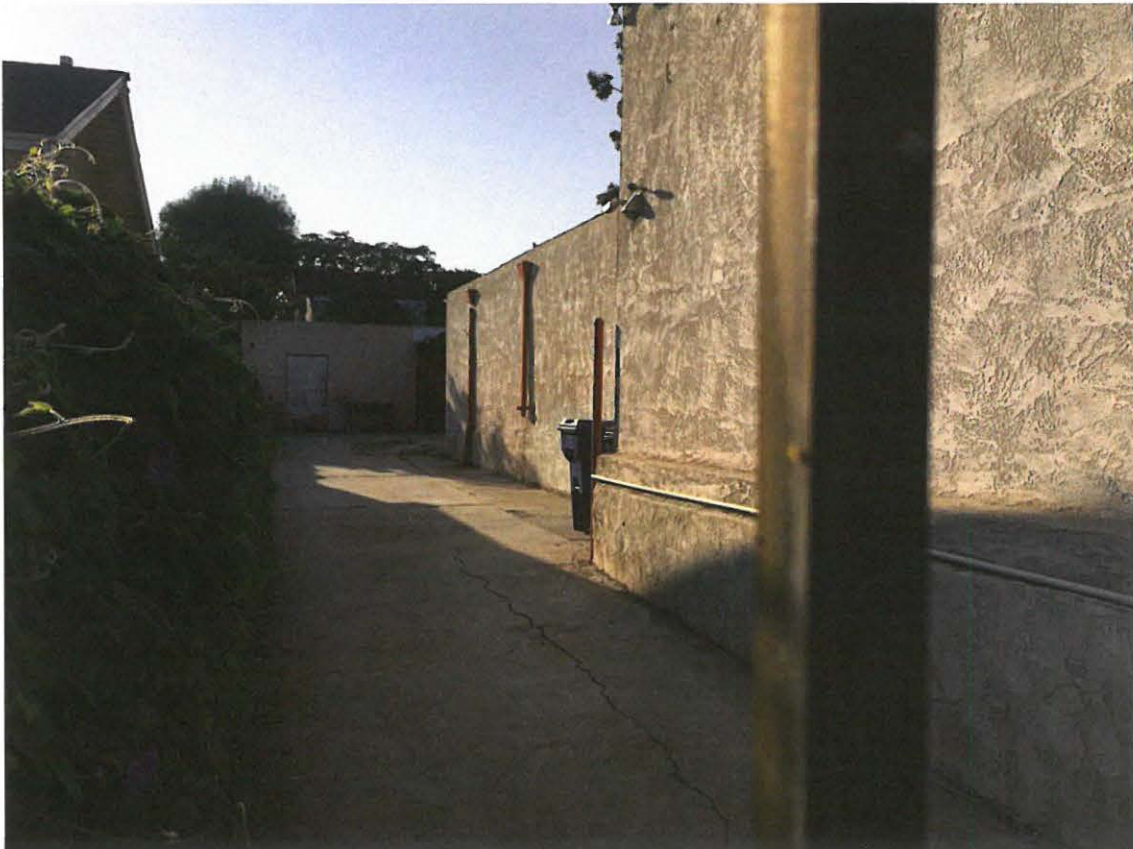
- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. 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.
- e. The site can be adequately served by all required utilities and public services.

505 – 517 N. Hoover St.

DIR-2021-2250



1.



2.

505 – 517 N. Hoover St.



3.



4.

505 – 517 N. Hoover St.



5.



6.

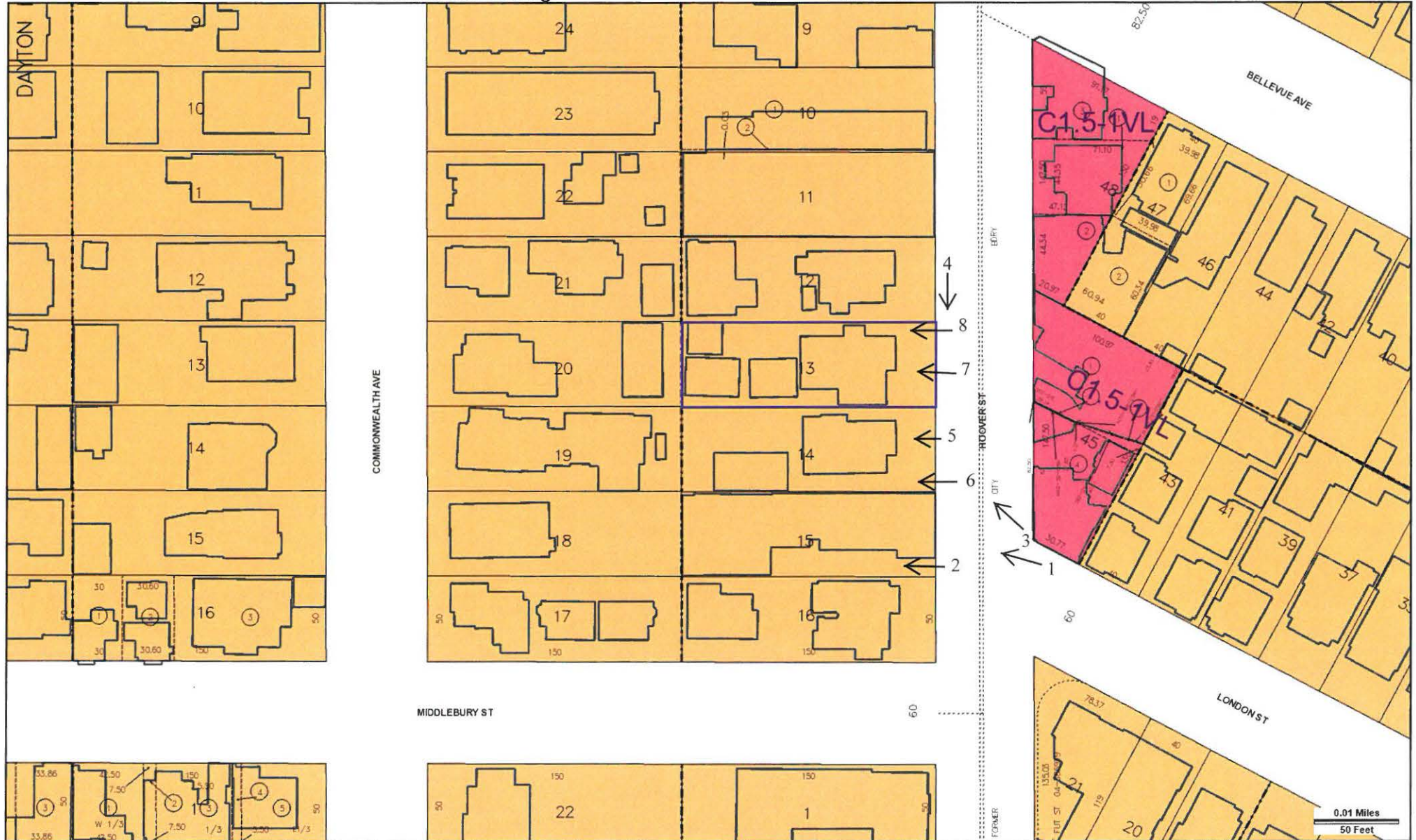
505 – 517 N. Hoover St.



7.



8.



Address: 517 N HOOVER ST

APN: 5539028013

PIN #: 141A201 247

Tract: DAYTON HEIGHTS TRACT

Block: M

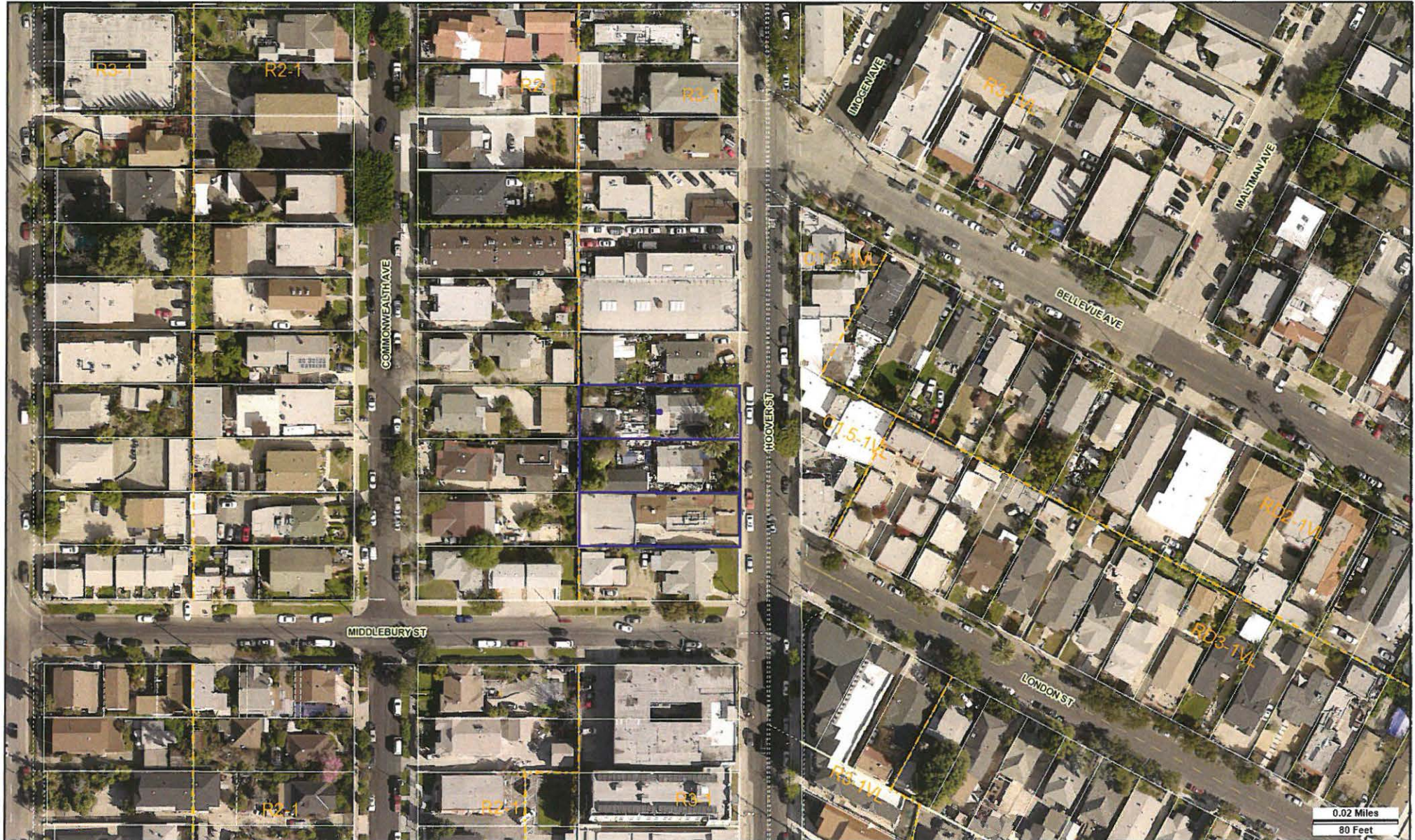
Lot: 13

Arb: None

Zoning: R3-1

General Plan: Medium Residential





Address: 517 N HOOVER ST

APN: 5539028013

PIN #: 141A201 247

Tract: DAYTON HEIGHTS TRACT

Block: M

Lot: 13

Arb: None

Zoning: R3-1

General Plan: Medium Residential

