

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/boarder 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.

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION**

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number

**DIR- 2021-2250** -TOC-HCA

Env. Case Number

**ENV - 2021-2251-EAF**

Application Type

**Transit Oriented Communities**

Case Filed With (Print Name)

**Lauren Padick**

Date Filed

**3/19/21**

Application includes letter requesting:

☐ Waived hearing☐ Concurrent hearing☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number \_\_\_\_\_

*Provide all information requested. Missing, incomplete or inconsistent information will cause delays.**All terms in this document are applicable to the singular as well as the plural forms of such terms.**Detailed filing instructions are found on form CP-7810***1. PROJECT LOCATION**Street Address<sup>1</sup> **505, 507, 509, 511 and 517 N. Hoover St. Los Angeles 90004** Unit/Space Number \_\_\_\_\_Legal Description<sup>2</sup> (Lot, Block, Tract) **Lots 13, 14 and 15, Block M of Dayton Heights Tract, Map Book 25, Page 35**Assessor Parcel Number **5539-028-015, 014 and 013** Total Lot Area **22,500 sf****2. PROJECT DESCRIPTION**Present Use **Office building, 2 single family homes and 2 detached garages**Proposed Use **40 unit apartment building in TOC Tier 3**

Project Name (if applicable) \_\_\_\_\_

Describe in detail the characteristics, scope and/or operation of the proposed project **Demo (E) office****building, 2 single family homes and 2 detached garages, remove all trees, construct new 6-story 40 Unit****Apartment Building in TOC Tier 3 with base incentives: 1. Increase in Number of Dwelling Units, 2. Parking**

Additional information attached

☐ YES☐ NOReductions to 0.5 Spaces per Unit, 3. 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,  
counts as one.

Complete and check all that apply:

**Existing Site Conditions**☐ Site is undeveloped or unimproved (i.e. vacant)☒ Site has existing buildings (provide copies of building permits)☐ Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)☐ Site is located within 500 feet of a freeway or railroad☐ Site is located within 500 feet of a sensitive use (e.g. school, park)☐ Site has special designation (e.g. National Historic Register, Survey LA)<sup>1</sup> Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)<sup>2</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

**Proposed Project Information**

(Check all that apply or could apply)

- ☒ Demolition of existing buildings/structures  
☐ Relocation of existing buildings/structures  
☐ Interior tenant improvement  
☐ Additions to existing buildings  
☒ Grading  
☒ Removal of any on-site tree  
☒ Removal of any street tree

- ☐ Removal of protected trees on site or in the public right of way  
☒ New construction: 60,265 square feet  
☐ Accessory use (fence, sign, wireless, carport, etc.)  
☐ Exterior renovation or alteration  
☐ Change of use and/or hours of operation  
☒ Haul Route  
☐ Uses or structures in public right-of-way  
☐ Phased project

**Housing Component Information**

Number of Residential Units: Existing 2 – Demolish(ed)<sup>3</sup> 2 + Adding 40 = Total 40  
Number of Affordable Units<sup>4</sup> Existing 0 – Demolish(ed) 0 + Adding 4 = Total 4  
Number of Market Rate Units Existing 2 – Demolish(ed) 2 + Adding 36 = Total 36  
Mixed Use Projects, Amount of Non-Residential Floor Area: N/A square feet

**Public Right-of-Way Information**Have you submitted the Planning Case Referral Form to BOE? (required) ☒ YES ☐ NOIs your project required to dedicate land to the public right-of-way? ☒ YES ☐ NOIf so, what is/are your dedication requirement(s)? 3 ft.If you have dedication requirements on multiple streets, please indicate: N/A**3. ACTION(S) REQUESTED**

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☐ NOAuthorizing Code Section 12.22 A.31

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested, Narrative: New 40 unit residential building in TOC Tier 3, utilizing 3 base and 3 additional incentives

Authorizing Code Section \_\_\_\_\_

Code Section from which relief is requested (if any): \_\_\_\_\_

Action Requested, Narrative: \_\_\_\_\_

Additional Requests Attached ☐ YES ☒ NO<sup>3</sup> Number of units to be demolished and/or which have been demolished within the last five (5) years.<sup>4</sup> As determined by the Housing and Community Investment Department

**4. RELATED DEPARTMENT OF CITY PLANNING CASES**

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☒ NO

If YES, list all case number(s) \_\_\_\_\_

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. \_\_\_\_\_

Ordinance No.: \_\_\_\_\_

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☒ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☒ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

This application includes the total extent of the proposed project

**5. RELATED DOCUMENTS / REFERRALS**

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form N/A

b. Geographic Project Planning Referral N/A

c. Citywide Design Guidelines Compliance Review Form Attached

d. Affordable Housing Referral Form Attached

e. Mello Form N/A

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form N/A

g. HPOZ Authorization Form N/A

h. Management Team Authorization N/A

i. Expedite Fee Agreement Attached

j. Department of Transportation (DOT) Referral Form Attached

k. Preliminary Zoning Assessment Referral Form Attached

l. SB330 Preliminary Application Attached

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) Attached

n. Order to Comply N/A

o. Building Permits and Certificates of Occupancy Attached

p. Hillside Referral Form (BOE) N/A

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) Attached

r. SB330 Determination Letter from Housing and Community Investment Department Attached

s. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☒ NO



**PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>5</sup> name** Daniel Pourbaba

**Company/Firm** 511 Hoover LLC (Owner of 505-509 and 517 N. Hoover St.)

**Address:** 8271 Melrose Ave. Ste 207 **Unit/Space Number** \_\_\_\_\_

**City** Los Angeles **State** CA **Zip Code:** 90046

**Telephone** (323) 951-0242 **E-mail:** daniel@properdevelopment.com

Are you in escrow to purchase the subject property? ☒ YES ☐ NO

**Property Owner of Record** ☐ Same as applicant ☒ Different from applicant

**Name (if different from applicant)** Bertha A. Sandoval (Owner of 511 N. Hoover St.)

**Address** 511 N. Hoover St. **Unit/Space Number** \_\_\_\_\_

**City** Los Angeles **State** CA **Zip Code:** 90004

**Telephone** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Agent/Representative name** Aaron Belliston

**Company/Firm** BMR Enterprises

**Address:** 5250 Lankershim Blvd. Ste 500 **Unit/Space Number** \_\_\_\_\_

**City** Los Angeles **State** CA **Zip:** 91601

**Telephone** (323) 839-4623 **E-mail:** aaron@bmrla.com

**Other** (Specify Architect, Engineer, CEQA Consultant etc.) Architect

**Name** \_\_\_\_\_

**Company/Firm** Bittoni Architects

**Address:** 2128 Cotner Ave. **Unit/Space Number** \_\_\_\_\_

**City** Los Angeles **State** CA **Zip Code:** 90025

**Telephone** (310) 841-6857 **E-mail:** \_\_\_\_\_

**Primary Contact for Project Information**  
(select only one)

☐ Owner

☐ Applicant

☒ Agent/Representative

☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

<sup>5</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
  - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
  - **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
  - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.
- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 2/18/21

Print Name Daniel Pourbaba, Manager 511 Hoover LLC  
Owner of 505-509 and 517 N. Hoover St.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_

Space Below For Notary's Use

California All-Purpose Acknowledgement

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 FEBRUARY 18, 2021 before me, JERENE ESTRADA, NOTARY PUBLIC  
(Insert Name of Notary Public and Title)

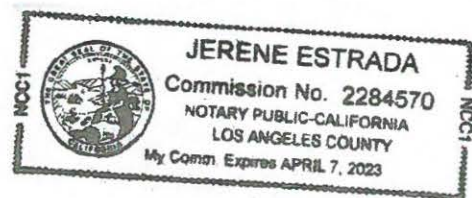
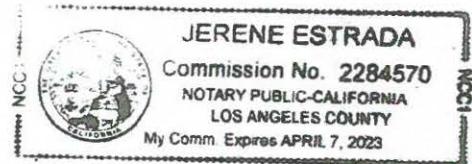
personally appeared DANIEL POURBABA who  
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that  
by (his/her/their signature(s)) on the instrument the person(s), or the entity upon behalf on 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.

Jerene Estrada  
Signature

(Seal)



**PROPERTY OWNER**

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.  
The City requires an original signature from the property owner with the "wet" notary stamp.  
A Notary Acknowledgement is available for your convenience on following page.*

Signature

*Bertha Sandoval*

Date

*2/18/21*

Print Name Bertha A. Sandoval, Owner, 511 N. Hoover St.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_



Space Below For Notary's Use

California All-Purpose Acknowledgement

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

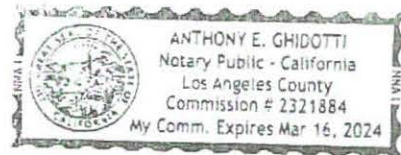
On 02-18-2021 before me, ANTHONY E. GHIDOTTI, NOTARY PUBLIC,  
(Insert Name of Notary Public and Title)

personally appeared BERTA A. SANDOVAL, 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 on 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.

Anthony E. Ghidotti (Seal)  
Signature





8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.

- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
- b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
- c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
- d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
- e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
- f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
- g. I understand that if this application is denied, there is no refund of fees paid.
- i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
- i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

2/18/21

Print Name: Daniel Pourbaba, Manager 511 Hoover LLC

**OPTIONAL**  
**NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

**REVIEW** of the project by the applicable Neighborhood Council is not required, but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

--



## REFERRAL FORMS:

# HOUSING CRISIS ACT of 2019 – SB 330 PRELIMINARY APPLICATION

**PURPOSE**

This form serves as the Preliminary Application for projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019. The form also serves as a referral to the Los Angeles City Planning Development Services Center for SB 330 vesting and streamlining purposes.

**GENERAL INFORMATION**

When submitting a Preliminary Application, this form shall be accompanied by the required documentation listed on the SB330 Preliminary Application Instructions form (CP-4063). This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to being deemed complete. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited. Further, any change to the proposed number of dwelling units or the proposed square footage of construction must be verified by City Planning staff in the Preliminary Application Review Program (PARP) unit.

**CITY STAFF USE ONLY**

Case Number	
Proposed No. of Dwelling Units <sup>1</sup>	Proposed Square Footage of Construction <sup>1, 2</sup>
Date Deemed Complete	Last Day to File Entitlement Application
Invoice Number	Receipt Number
City Planning Staff Name and Title	City Planning Staff Signature

*Provide all information requested. Missing, incomplete or inconsistent information will delay the vesting date.*

*All terms in this document are applicable to the singular as well as the plural forms of such terms.*

*Filing Instructions are found on form CP-4063.*

**A. SITE INFORMATION****1. PROJECT LOCATION**

Street Address<sup>3</sup> 505, 507, 509, 511 and 517 N. Hoover St. Los Angeles 90004 Unit/Space Number \_\_\_\_\_

Legal Description<sup>4</sup> (Lot, Block, Tract) Lots 13, 14 and 15, Block M of Dayton Heights Tract, Map Book 25, Pg 35

Assessor Parcel Number(s) 5539-028-015, 014 and 013 Lot Area 22,500 sf

<sup>1</sup> Vesting rights through the SB 330 Preliminary Application process will be forfeited if the Housing Development Project is revised following the submittal of a Preliminary Application pursuant to Section 65941.1 such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision.

<sup>2</sup> "Square Footage of Construction," when used in this form, means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations) – California Government Code Section 65941.1(c)

<sup>3</sup> Street Address must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

<sup>4</sup> Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

0255-1505-810

## 2. EXISTING USE(S)

Describe in detail the existing uses on the project site, including any major physical alterations \_\_\_\_\_  
Office building, 2 single family homes and 2 detached garages

## B. PROPOSED PROJECT

### 1. PROPOSED USE(S)

Describe in detail the characteristics, scope and/or operation of the proposed project Demolish (E) office  
building, 2 single family homes & 2 detached garages, remove all trees, construct (N) 6-2tory, 40

Unit Apartment Building in TOC Tier 3 with base incentives 1. Increase in Number of Dwelling Units, 2. Parking

### 2. RESIDENTIAL DWELLING UNIT COUNT:

1. Height - 22' Increase in Maximum Building Height, 2. Open Space - 25% reductions to 0.5 Spaces per Unit, #. FAR increase 45%. Additional Incentives: reduction, 3. Setback - 30% Reduction in Front Yard and Side Yard Setback: counts as one.

Please indicate the total number of dwelling units proposed as well as a breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or [hcidla.lacity.org](http://hcidla.lacity.org)<sup>5</sup>.

	<u>Total</u>	<u>HCD (State)</u>	<u>HUD (TCAC)</u>
Market Rate	36	N/A	N/A
Managers Unit(s) - Market Rate		N/A	N/A
Extremely Low Income	4	4	
Very Low Income			
Low Income			
Moderate Income			
TOTAL No. of Units Proposed	40		
TOTAL No. of Affordable Units Proposed	4		
TOTAL No. of Bonus Units Proposed	12		

Other Notes on Units: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 3. FLOOR AREA

Provide the proposed floor area and square footage of residential and nonresidential development:

	<u>Total</u>	<u>Residential</u>	<u>Nonresidential</u>
<b>Floor Area (Zoning)</b>	62,574	62,574	0
<b>Square Footage of Construction</b>	76,949	76,949	0

### 4. PARKING

Provide the proposed number of automobile and bicycle parking spaces:

<u>Total Automobile Parking</u>	<u>Residential</u>	<u>Nonresidential</u>
51	51	0

<sup>5</sup> HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.



4. **PARKING (Continued from previous page)**

Total Bicycle Parking	Residential Long Term	Residential Short Term	Nonresidential Short Term	Nonresidential Short Term
44	40	4	0	0

5. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS**

Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?<sup>6</sup> YES ☐ NO ☒

If "YES", please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. **SUBDIVISION**

Will the proposed project include a request for an approval pursuant to the Subdivision Map Act, including a vesting or tentative tract map, a preliminary parcel map, condominium map, a lot line adjustment, or a certificate of compliance? YES ☐ NO ☒

7. **ADDITIONAL INFORMATION**

1. Does the project propose any point sources of air or water pollutants?<sup>7</sup> YES ☐ NO ☒

If "YES", please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C. **EXISTING SITE CONDITIONS**

1. **HOUSING<sup>8</sup>**

Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied:

	Residential Units	Occupied Residential Units	Unoccupied Residential Units
Existing	2	1	1
To be Demolish(ed)	Office building, 2 single fam	1	1

<sup>6</sup> Projects proposing Density Bonus incentives, waivers, concessions and parking reductions through a discretionary process must be reviewed by the Los Angeles City Planning Housing Services Unit and obtain a signed Affordable Housing Referral Form prior to filing an application requesting approval of a discretionary action.

<sup>7</sup> A project that proposes point sources of air or water pollutants may trigger review and permitting by, but not limited to, the South Coast Air Quality Management District, the Los Angeles Regional Water Quality Control Board, or the Los Angeles Bureau of Sanitation.

<sup>8</sup> A Housing Development Project, as defined in Government Code Section 65589.5(h)(2), associate with a City Planning application requesting approval of a discretionary action is subject to the provisions of Government Code Section 66300(d) and will require an SB330 Determination from the Los Angeles Housing and Community Investment Department as a component of the City Planning application.



## 2. ADDITIONAL SITE CONDITIONS

a. Is the project site located wholly or partially within:

- i. A Very High Fire Hazard Severity Zone (VHFHSZ)? YES ☐ NO ☒
- ii. A Wetlands, as defined in United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)? YES ☐ NO ☒
- iii. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency? YES ☐ NO ☒
- iv. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist? YES ☐ NO ☒
- v. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code? YES ☐ NO ☒

b. Does the project site contain a designated or potentially historic and/or cultural resource?<sup>9</sup> YES ☐ NO ☒

If "YES", please describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. Does the project site contain any species of special concern such as special status flora or fauna, protected trees, or wildlife?<sup>10</sup> YES ☐ NO ☒

If "YES", please describe and/or depict on the site plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d. Does the project site contain any recorded easement, such as easements for storm drains, water lines, and other public rights of way? YES ☐ NO ☒

If "YES", please describe and/or depict on the site plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the California Fish and Game Code, including creeks and wetlands? YES ☐ NO ☒

<sup>9</sup> Information regarding historic resources that have been identified by the City or another public agency can be found in SurveyLA, HistoricPlacesLA, or ZIMAS

<sup>10</sup> An Arborist Report or a Biological Survey and Impact Assessment may be required following the filing of an application requesting approval of a discretionary action if the project site is on or adjacent to open space or previously undisturbed land in order to demonstrate whether the site provides habitat for any special status flora or fauna, including those identified in a Specific Plan or Zoning Overlay.

If "YES", please describe and/or depict on the site plan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### D. COASTAL

1. Is the project site located wholly or partially within the Coastal Zone? YES ☐ NO ☒
2. Does the project site contain:
  - a. A Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations?<sup>11</sup> YES ☐ NO ☒
  - b. An Environmentally Sensitive Habitat Area (ESHAs), as defined in Section 30240 or the California Public Resources Code?<sup>12</sup> YES ☐ NO ☒
  - c. A tsunami run-up zone? YES ☐ NO ☒
  - d. An area used for public access to or along the coast? YES ☐ NO ☒

#### E. OPTIONAL RELATED DOCUMENTS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number, if known.

1. Affordable Housing Referral Form Attached
2. Any recorded Covenants, affidavits or easements on this property N/A

<sup>11</sup> A Wetlands may include a watercourse or a storm drain. A Wetlands Delineation Report may be required following the filing of an application requesting approval of a discretionary action in the Coastal Zone if the site contains a watercourse or a storm drain.

<sup>12</sup> ESHAs are mapped areas in the certified Venice Land Use Plan and the San Pedro Coastal Land Use Plan.

**F. PROJECT TEAM INFORMATION** (Complete all applicable fields)

**Applicant<sup>13</sup> name** Daniel Pourbaba

Company/Firm 511 Hoover LLC (Owner of 505-509 and 517 N. Hoover St.)

Address: 8271 Melrose Ave. Ste 207 Unit/Space Number \_\_\_\_\_

City Los Angeles State CA Zip Code: 90046

Telephone (323) 951-0242 E-mail: daniel@properdevelopment.com

Are you in escrow to purchase the subject property?

YES ☒ NO ☐

**Property Owner of Record** ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant) Bertha A. Sandoval (Owner of 511 N. Hoover St.)

Address 511 N. Hoover St. Unit/Space Number \_\_\_\_\_

City Los Angeles State CA Zip Code: 90004

Telephone \_\_\_\_\_ E-mail: \_\_\_\_\_

**Optional: Agent/Representative name** Aaron Belliston

Company/Firm BMR Enterprises

Address: 5250 Lankershim Blvd. Ste 500 Unit/Space Number \_\_\_\_\_

City Los Angeles State CA Zip: 91601

Telephone (323) 839-4623 E-mail: aaron@bmrla.com

**Optional: Other** (Specify Architect, Engineer, CEQA Consultant etc.) Architect

Name \_\_\_\_\_

Company/Firm Bittoni Architects

Address: 2128 Cotner Ave. Unit/Space Number \_\_\_\_\_

City Los Angeles State CA Zip Code: 90025

Telephone (310) 841-6857 E-mail: \_\_\_\_\_

**Primary Contact for Project Information**  
(select only one)

☐ Owner

☐ Applicant

☒ Agent/Representative

☐ Other

<sup>13</sup> An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

**G. PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
  - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items a-c below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
  - **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records. The Deed must correspond exactly with the ownership listed on the application.
  - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) signatures are required of all owners.
1. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this Preliminary Application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
  2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of City Planning for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number or residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with City Planning within 180 days of the date that the Preliminary Application is deemed complete.
  3. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Signature 

Date 2/18/21

Print Name Daniel Pourbaba, Manager 511 Hoover LLC  
Owner of 505-509 and 517 N. Hoover St.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_



**PROPERTY OWNER**

**G. PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
  - **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items a-c below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
  - **Grant Deed.** Provide a Copy of the Grant Deed if the ownership of the property does not match City Records. The Deed must correspond exactly with the ownership listed on the application.
  - **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) signatures are required of all owners.
1. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this Preliminary Application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
  2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of City Planning for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number or residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with City Planning within 180 days of the date that the Preliminary Application is deemed complete.
  3. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Signature Bertha A. Sandoval

Date 2/18/21

Print Name Bertha A. Sandoval, Owner 511 N. Hoover St.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name \_\_\_\_\_



**H. APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the Preliminary Application can be accepted.

1. I hereby certify that the information provided in this Preliminary Application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
2. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this Preliminary Application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
3. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
4. I understand that if this Preliminary Application cannot be deemed complete, there is no refund of fees paid.
5. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but is not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
6. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this Preliminary Application and any accompanying documents are true and correct, with full knowledge that all statements made in this Preliminary Application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

*The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.*

Signature: \_\_\_\_\_

Date: 2/18/21

Print Name: Daniel Pourbaba, Manager 511 Hoover LLC  
Owner of 505-509 and 517 N. Hoover St.



## APPLICATIONS:

## ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number:

Related Case Numbers:

Case Filed With (Print Name):

Date Filed:

EAF Accepted By (Print Name):

Date Accepted:

DIR- 2021-2250

*All terms in this document are applicable to the singular as well as the plural forms of such terms.*

Project Address<sup>1</sup>: 505, 507, 509, 511 and 517 N. Hoover St. Los Angeles 90004

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

Major Cross Streets: Middlebury St.

Community Plan Area: Wilshire

Council District: 13 - O'Farrell

## APPLICANT (if not Property Owner)

Name: Daniel Pourbaba

Company: 511 Hoover LLC (Owner 505-509 &amp; 517)

Address: 8271 Melrose Ave. Ste 207

City: Los Angeles State: CA Zip Code: 90046

E-Mail: daniel@properdevelopment.com

Telephone No.: (323) 951-0242

## APPLICANT'S REPRESENTATIVE

Name: Aaron Belliston

Company: BMR Enterprises

Address: 5250 Lankershim Blvd. Ste 500

City: Los Angeles State: CA Zip Code: 91601

E-Mail: aaron@bmrla.com

Telephone No.: (323) 839-4623

## PROPERTY OWNER

Name: Bertha A. Sandoval (Owner of 511 N. Hoover St.)

Company:

Address: 511 N. Hoover St.

City: Los Angeles State: CA Zip Code: 90004

E-Mail:

Telephone No.:

## ENVIRONMENTAL REVIEW CONSULTANT

Name:

Company:

Address:

City: State: Zip Code:

E-Mail:

Telephone No.:

<sup>1</sup> Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

**OVERVIEW**

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

**1. PROJECT DESCRIPTION**

- A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

Demolish (E) office building, 2 single family homes and 2 detached garages, remove all trees, construct new 6-story 40 Unit Apartment Building in TOC Tier 3 using the following base incentives: 1. Increase in Number of Dwelling Units, 2. Parking Reductions to 0.5 Space per Unit, 3. FAR Increase 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 Seback: counts as one.

Additional information or Expanded Initial Study attached: ☐ YES ☒ NO

- B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? ☐ YES ☒ NO

If YES, please specify:

---



---

**2. EXISTING CONDITIONS****A. Project Site.**

Lot Area: 22,500 square feet

Net Acres: 0.516 Gross Acres: 0.516

**B. Zoning/Land Use.**

	Existing	Proposed
<b>Zoning</b>	R3-1	R3-1
<b>Use of Land</b>	Residential	Residential
<b>General Plan Designation</b>	Medium Residential	Medium Residential

**C. Structures.**

1. Does the property contain any vacant structure? ☐ YES ☒ NO

If YES, describe and state how long it has been vacant: \_\_\_\_\_  
\_\_\_\_\_

2. Will any structures be removed/demolished as a result of the project? ☒ YES ☐ NO

If YES, provide the number: 5, type: 1 Office Building  
2 Single Family Homes & 2 Garages, total square footage: 6,323  
and age: 93 and 111 years old of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 2

**D. Trees.**

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted\* as a result of the project? ☒ YES ☐ NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
<b>Non-Protected</b> (8" trunk diameter and greater)	1 each	Camphour, Loquat, Palm	1 each			
	4	Star Pine	4			
	2	Cottonwood	2			
	1 each	Avocado, Zapote, Pine	1 each			
<b>Protected</b> (4" trunk diameter and greater)	0	Oak Tree (excluding Scrub Oak)	0			
	0	Southern California Black Walnut	0			
	0	Western Sycamore	0			
	0	California Bay	0			

\* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: ☒ YES ☐ NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a **Tree Report** is required.

**E. Slope.** State the percent of property which is:

Less than 10% slope: 100% 10-15% slope: \_\_\_\_\_ over 15% slope: \_\_\_\_\_

If slopes over 10% exist, a **Topographic Map** will be required.



**F. Grading.** Specify the total amount of dirt being moved:

☐ 0-500 cubic yards      ☒ More than 500 cubic yards

If more than 500 cubic yards (indicate amount): 8,533 cubic yards

**G. Import/Export.** Indicate the amount of dirt to be imported or exported:

Imported: 0 cubic yards      Exported: 8,533 cubic yards

Location of disposal site: \_\_\_\_\_

Location of borrow site: \_\_\_\_\_

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? ☒ YES      ☐ NO

If YES, a **Haul Route** is required.

**H. Hazardous Materials and Substances.** Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination?      ☐ YES      ☐ NO

If YES, describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If YES, a **Phase I Environmental Site Assessment (ESA)** is required.

**I. Historic, Cultural and/or Architecturally Significant Site or Structure.** Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

☐ National Register of Historic Places: \_\_\_\_\_

☐ California Register of Historic Resources: \_\_\_\_\_

☐ City of Los Angeles Cultural Historic Monument: \_\_\_\_\_

☐ Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): \_\_\_\_\_

\_\_\_\_\_

☐ Identified on SurveyLA: \_\_\_\_\_

☐ Identified in HistoricPlacesLA: \_\_\_\_\_

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation?      ☒ YES      ☐ NO



- J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? ☐ YES ☒ NO

If YES, describe: \_\_\_\_\_  
\_\_\_\_\_ and indicate the sheet  
number on your plans showing the condition: \_\_\_\_\_.

### 3. PROPOSED DEVELOPMENT

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

#### A. ALL PROJECTS

##### i. Parking.

Vehicular Parking

Required: 20 + Guest: 0

Proposed: 51 + Guest: 0

Bicycle Parking:

Required Long-Term: 40

Required Short-Term: 4

Proposed Long-Term: 40

Proposed Short-Term: 4

##### ii. Height.

Number of stories (not including mezzanine levels): 6 Maximum height: 67'

Are Mezzanine levels proposed? ☐ YES ☒ NO

If YES, indicate on which floor: \_\_\_\_\_,

If YES, indicate the total square feet of each mezzanine: \_\_\_\_\_

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

##### iii. Project Size.

What is the total floor area of the project? 60,265 gross square feet

##### iv. Lot Coverage. Indicate the percent of the total project that is proposed for:

Building footprint: 53 %

Paving/hardscape: 41 %

Landscaping: 6 %

- v. **Lighting.** Describe night lighting of project: Indirect lighting shielded such that light source cannot be seen

**B. RESIDENTIAL PROJECT**

If no portion of the project is residential check ☐ -N/A and continue to next section

**i. Number of Dwelling Units.**

Single Family: \_\_\_\_\_, Apartment: 40, Condominium: \_\_\_\_\_

**ii. Recreational Facilities.** List recreational facilities for project: None**iii. Open Space.**

Does the project involve new construction resulting in additional floor area and units? ☒ YES ☐ NO

Does the project involve six or more residential units? ☒ YES ☐ NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)	4,931.25	4,445
Private Open Space (Square Feet)		850
Landscaped Open Space Area (Square Feet)		
Number of trees (24 inch box or greater)	10	10

**iv. Utilities.** Describe the types of appliances and heating (gas, electric, gas/electric, solar): \_\_\_\_\_  
gas and electric**v. Accessory Uses.** Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: None**C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT**

If the project is residential only check ☒ -N/A and continue to next section

**i. Type of Use.** \_\_\_\_\_**ii. Project Size.** Does the project only involve the remodel or change of use of an existing interior space or leasehold? ☐ YES ☐ NO

If YES, indicate the total size of the interior space or leasehold: \_\_\_\_\_ square feet

**iii. Hotel/Motel.** Identify the number of guest rooms: \_\_\_\_\_ guest rooms

iv. **Days of operation.** \_\_\_\_\_  
**Hours of operation.** \_\_\_\_\_

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? ☐ YES ☐ NO  
If YES, describe events and how often they are proposed \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

vi. **Occupancy Limit.** Total Fire Department occupancy limit: \_\_\_\_\_

- a. Number of fixed seats or beds \_\_\_\_\_
- b. Total number of patrons/students \_\_\_\_\_
- c. Number of employees per shift \_\_\_\_\_, number of shifts \_\_\_\_\_
- d. Size of largest assembly area \_\_\_\_\_ square feet

v. **Security.** Describe security provisions for the project \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### 4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). \_\_\_\_\_

Hollywood Freeway (101) approximately 610' to the south

Virgil Ave. Avenue II, Approximately 689' to the west

\_\_\_\_\_  
\_\_\_\_\_

B. **Green building certification.** Will the project be LEED-certified or equivalent? ☐ YES ☒ NO

If YES, check appropriate box:

☐ Certified ☐ Equivalent ☐ Silver ☐ Gold ☐ Platinum ☐ Other \_\_\_\_\_

C. **Fire sprinklers.** Will the Project include fire sprinklers? ☒ YES ☐ NO

##### **5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST**

The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

☒ **Check this box if you are requesting a Class 32 Exemption, and:**

- ☒ You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- ☒ You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.



# **APPLICANT/CONSULTANT'S AFFIDAVIT**

**OWNER MUST SIGN AND BE NOTARIZED,**

**IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED**

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) <u>Daniel Pourbaba, Mgr 511 Hoover LLC</u> (Owner 505-509 and 517 N. Hoover St.)	I, (print name) <u>Aaron Belliston</u>
Signature <u>[Signature]</u>	Signature <u>[Signature]</u>

*"See attached Notarization on 3-11-2021"*

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

## **Space Below for Notary's Use**

### **California All-Purpose Acknowledgement**

**Civil Code Section 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 FEBRUARY 18, 2021 before me, JERENE ESTRADA, NOTARY PUBLIC  
(Insert Name of Notary Public and Title)

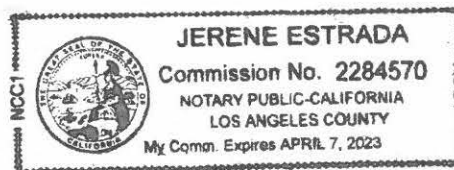
personally appeared DANIEL POURBABA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on 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.

Jerene Estrada  
Signature

(Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1109**

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 March 11, 2024 before me, Jung M. Pak, Notary Public

Date Here Insert Name and Title of the Officer  
personally appeared Aaron Geoffrey Belliston  
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 [Signature]  
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: Applicant/Consultant's Affidavit (Consultant)

Document Date: \_\_\_\_\_ Number of Pages: 012

Signer(s) Other Than Named Above: \_\_\_\_\_

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

Signer's Name: Aaron G. Belliston

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: N/A

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

# **APPLICANT/CONSULTANT'S AFFIDAVIT**

**OWNER MUST SIGN AND BE NOTARIZED,**

**IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED**

PROPERTY OWNER	CONSULTANT/AGENT
I, (print name) <u>Bertha A. Sandoval</u> <small>(Owner 311 N. Hoover St.)</small>	I, (print name) _____
Signature <u><i>Bertha A. Sandoval</i></u>	Signature _____

being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

## **Space Below for Notary's Use**

### **California All-Purpose Acknowledgement**

**Civil Code Section 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 02-18-2021

before me,

ANTHONY E. GHIDOTTI, NOTARY PUBLIC,  
(Insert Name of Notary Public and Title)

personally appeared

BERTA A. SANDOVAL

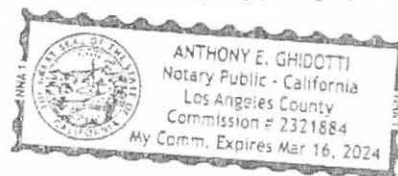
who

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 on 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.

*Anthony E. Ghidotti* (Seal)  
Signature





## INSTRUCTIONS: Environmental Assessment Form

### REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

**Exhibits Required:** *Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.*

- A. **Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copies; material must show the location and layout of proposed development including dimensions. Include topographic lines where grade is over 10%; and the location and diameter of all existing trees with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.
- B. **Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, Thomas Brothers Maps, etc.).
- C. **Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.
- D. **Notice of Intent Fee:** An UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.
- E. **Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.
- F. **Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.
- G. **Project Planning Referral Form:** A copy of signed Project Planning Referral form (CP-7812) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.
- H. **Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with DCP's *Radius Map Requirements & Guidelines* (form CP-7826); 300' radius line is okay for site plan review applications.



- I. **Elevation Plans:** One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions* form (CP-7817) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.
- J. **Floor Plans:** One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions (CP-7751) for detailed information about technical requirements.
- K. **Tree Report:** Two copies of a tree report if project involves removal, relocation, or replacement of any protected trees on the project site or in the right-of way adjacent to the site.
- L. **Geology/Soils Approval Letter:** A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.
- M. **Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS.
- N. **Topographic Map:** If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.
- O. **Cultural/Historic Impact Report:** If project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.
- P. **Cultural/Historic Assessment:** If project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.
- Q. **Traffic Assessment:** If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

Use	Threshold
Apartments	40 units
Condominiums (incl. live/work)	48 units
Convenience store (24-hr)	340 sf.
Convenience store (<24-hr)	720 sf.
Shopping center	6,700 sf.
Supermarket	2,600 sf.

Use	Threshold
General office	16,000 sf.
Fast food w/no drive-thru	570 sf.
Fast food w/drive thru	550 sf.
Restaurant – high turn over	2,300 sf.
Restaurant (including bars)	3,300 sf.

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

- R. **Duplicate Files:** An additional copy of the EAF and each exhibit is necessary for projects which are located in:
- ☐ The Coastal Zone and
  - ☐ The Santa Monica Mountains area

505-517 N. Hoover St  
Los Angeles, CA 90004

Vicinity Map

JPL 8682

CUC



DIR-2021-2250





## SPECIAL REQUIREMENTS

# CITYWIDE DESIGN GUIDELINES

## Compliance Review Form

**AUTHORIZING PROVISION:** The Los Angeles City Planning Commission adopted the *Citywide Design Guidelines* on October 24, 2019.

**PURPOSE:** The Citywide Design Guidelines are intended among other things to communicate the City's design expectations, facilitate fair and consistent application of design objectives and to encourage the development of projects appropriate to the context of the City's climate and urban environment.

### General Information

With the exception of residential projects with four or less units, projects utilizing the PSH ordinance, or projects utilizing an applicable State streamlining measure (SB 35, SB 2162), all projects that are either constructing a new main building or pursuing a vesting tract map shall complete this Citywide Design Guidelines Compliance Form CP-4056 and submit it as part of the project application.

### Project Information

Case Number **DIR- 2021-2250** Site Address: 505 - 517 N. Hoover St. LA 90004

Project Request: \_\_\_\_\_

### Instructions

Please provide a short paragraph describing how, and to what extent, the project has complied with each of the ten *Citywide Design Guidelines*. Indicate how the project achieves the intent of the Guidelines and provide information as to the appropriate sheet number(s) on which information can be found illustrating alignment with each Guideline. If a particular guideline is not applicable please indicate this in the appropriate box. Example language is provided on the *Sample Citywide Design Guidelines Compliance Form, CP-4057*.

## PEDESTRIAN-FIRST DESIGN

### Guideline 1: Promote a safe, comfortable and accessible pedestrian experience for all.

A1.03: The parkway is made to create a separation from Hoover St. By making a buffer zone between pedestrians and moving vehicles we intend to create a more comfortable outdoor space for everyone. The project will include new street trees to provide a pleasantly shaded path for pedestrians on the sidewalk. The driveway is kept to minimal required width of 19' to further minimize interruption for pedestrians.

DIR-5051-5520

### Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.

A1.03: We are maintaining a continuity of the sidewalk by minimizing the number of curb cuts for driveways by only having one vehicular entrance on our parcel. This is to prioritize pedestrian access first and vehicular access second. The driveway is kept to minimal required width of 19' to further minimize interruption for pedestrians.

A1.03: The project will install a landscaped parkway to buffer the pedestrians from the traffic of Hoover St.



**Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.**

A2.01: In order to activate the front yard we have located many balconies on the Hoover St side along with a roof deck on the 6th floor.

A2.01: Private balconies and planters of landscaping are creating a soft divide between private and public and also works as a connection between the building and the street. This while providing the bypassing pedestrians with an appealing landscape to survey while strolling by.

A1.03: A wide welcoming pathway slightly elevated from the sidewalk leads you up to the main entry of the building.

A2.01, A2.06: The project will incorporate common open spaces into the architectural design of the building and utilize these spaces to break up massing and add visual interest to the interior and exterior of the building. An open courtyard situated at the center of the lot makes a visual connection to the street with landscape features and seating areas. Roof deck will be provided on top facing Hoover St.

A3.01: The facade will be broken up to smaller divisions in order to break up the wall to reflect a more human scale while adding visual interest to the buildings facade. Balconies and windows are also facing Hoover St to open up the facade towards the street.

**360 DEGREE DESIGN**

**Guideline 4: Organize and shape projects to recognize and respect surrounding context.**

A0.00, A3.01: The design choices are made to respect our surroundings while contributing to the architecture aesthetic in this neighborhood. The lot is surrounded by buildings of varying styles: Mid-century, Spanish revival, Victorian, Craftsman etc. Certain design elements from these buildings have been incorporated into our design to reflect the character of the neighborhood and be a mix between the old and the new, traditional and modern. The arched windows, curved walls, and stucco material are commonly seen in this neighborhood and have been thoughtfully

A2.01: The project's transformer will be concealed and placed under the driveway in order to not take away from the appearance in front. The entry gate is well-defined and easy to recognize from the main entrance as well as the address.

**Guideline 5: Express a clear and coherent architectural idea.**

A3.01: The building front is divided in 3 vertical segments to reduce the street frontage. The rhythm of the openings and balconies take on a subtle gradient and serve as relief on the front. The roof deck terraces on the 6th floor and terraced balconies with landscape in the front help to soften the front facade. The mix of rectangular and rounded openings in the front facade reflects the styles of the surrounding buildings of both modern and traditional character to make the building blend in as seamlessly as possible in the area.

A2.01: Living spaces and balconies are oriented toward the main street to provide more privacy for the bedrooms, while maintaining its connection to the neighborhood.

A2.01, A2.06: The building is equipped with several common open spaces both indoor and outdoor to promote the connection between residents and to create options for social gatherings.

**Guideline 6: Provide amenities that support community building and provide an inviting, comfortable user experience.**

A2.01, A2.06: In order to help interaction between residents and promote community, we have designated several areas in the building to be used for gatherings of the residents and visitors. On the first floor, we have an open courtyard connected to rec room with a restroom. The 6th floor has a roof deck facing Hoover St with views of downtown and the Hollywood Hills for common use. The outdoor spaces will have seating areas and landscaping accessible for residents and visitors to use.

**Guideline 7: Carefully arrange design elements and uses to protect site users.**

A2.01: The majority of the open space has been located at ground level in a manner that is equally accessible to all residential units to promote safety and the use of outdoor areas. The remaining open space is a roof deck on the 6th floor in direct access to the elevator to be equally accessible to everyone.

A2.00-A2.06: All residential floors are equipped to be accessible as well as the parking garage that provides accessible parking spots.

A2.01-A2.06: The bedrooms in the units facing Hoover St are strategically located in the back to create more privacy along with being less exposed to the noise from the street.

---

---

---

---

---

---

---

---

**CLIMATE-ADAPTED DESIGN**

**Guideline 8: Protect the site's unique natural resources and features.**

A1.03: The project preserves the natural topography as much as possible and will create new drainage courses while minimizing grading to preserve natural landforms.

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

**Guideline 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.**

In order to achieve a comfortable indoor climate, we have been considerate when choosing window types and sizes, opting to allow plenty of natural light and ventilation in each room.

A2.01-A2.06: Both recessed and cantilevered balconies have been provided to create options for enjoying the outdoors in the sun or in a comfortable shaded space. A variety of common space has been provided for the well-being of its occupants.

---

---

---

---

---

---

---

---

---

---

**Guideline 10: Enhance green features to increase opportunities to capture stormwater and promote habitat.**

L-1: By using planters we have been able to increase opportunities to capture stormwater while adding a pleasant feature to our first floor. Planters have also been utilized in the front and back yards, as well as the courtyard and roof deck on the 6th floor.

---

---

---

---

---

---

---

---

---

---



DIR-2021-2250  
PAR-2020-4000-TOC



REFERRAL FORMS:

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

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

CITY STAFF USE ONLY

Referral To:

☒ Planning DSC - Filing ☐ HCIDLA ☐ DBS ☐ Funding ☐ SB35 ☐ Other: \_\_\_\_\_

NOTES: Applicant to fix tree calculation.

Planning Staff Name and Title

Norma Martinez City Planning Associate

Planning Staff Signature

Expiration Date

Date Approved

11/5/2020

11/5/2020

**I. Project Information – To be completed by applicant**

**1. PROJECT LOCATION/ ZONING**

Project Address: 505 - 517 N. Hoover St Los Angeles, CA 90004

Applicant Name and Phone/Email: Aaron Belliston BMR Enterprises 323-839-4623 aaron@bmrla.com

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

Community 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 #): Metro B Line (Red) - Vermont / Beverly

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

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

Qualifier #2 (rail name & stop, ferry terminal or bus #):

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

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

TOC Tier:

☐ Tier 1

☐ Tier 2

☒ Tier 3

☐ Tier 4

Planning Staff Initials:

N.M.

<sup>1</sup> 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.

<sup>2</sup> 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.

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

DIR-5051-1505-810

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

**3. DESCRIPTION OF PROPOSED PROJECT**

Construct new 6-story 40 Unit Apartment Building in TOC Tier 3 using the following base incentives:

1. Increase in Number of Dwelling Units, 2. Parking Reductions to 0.5 Space per Unit, 3. 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.

**4. EXISTING USE**

A. Describe Existing Development: 505 - 509 N. Hoover - Light Manufacturing Building; 511 N. Hoover - Single Family Dwelling; 517 N. Hoover - Single Family Dwelling

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing # of Units or Non-Residential SF	Existing # of Units or Non-Residential SF To Be Demolished	Proposed* # of Units or Non-Residential SF
Guest Rooms			
Studio			
One Bedroom			5
Two Bedrooms	2	2	1
Three Bedrooms			8
5 Bedrooms			26
Non-Residential Square Feet	2,683	2,683	0
Other:			

**B. Previous Cases Filed**

	(1)	(2)	(3)
Case Number(s):			
Date Filed:			
Date Approved:			
End of Appeal Period:			
Environmental No.			

**5. TYPE OF APPLICATION**

- ☒ Transit-Oriented Communities (per TOC Guidelines) with **Base Incentives** filed in conjunction with another discretionary approval.
- ☒ Transit-Oriented Communities (per TOC Guidelines) with **Additional Incentives** (please specify, max of three):
  - 1) Height - 22' Increase in Maximum Building Height
  - 2) Open Space - 25% Reduction in Open Space
  - 3) Setback - 30% Reduction in Front Yard and Side Yard Setback
- ☐ If applicable, projects adhering to the Labor Standards in LAMC 11.5.11 may be granted two more **Additional Incentives** as listed in the TOC Guidelines (please specify):
  - 4)
  - 5)
- ☐ Site Plan Review per LAMC Sec. 16.05
- ☐ Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
- ☐ Community Design Overlay per LAMC Sec. 13.08
- ☐ Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
- ☐ Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
- ☐ Other entitlements requested (please specify):

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



**6. ENVIRONMENTAL REVIEW**

- ☐ Environmental Review Not Required – Project is Ministerial.<sup>5</sup> Please Explain: \_\_\_\_\_
- ☒ Not filed
- ☐ Filed (indicate case number): \_\_\_\_\_

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For Sale                        | <input type="checkbox"/> Moderate Income        | <input type="checkbox"/> Other (please describe): _____ |
| <input checked="" type="checkbox"/> For Rent             | <input checked="" type="checkbox"/> Market Rate | _____   |
| <input checked="" type="checkbox"/> Extremely Low Income | <input type="checkbox"/> Mixed Use              | _____   |
| <input type="checkbox"/> Very Low Income                 | <input type="checkbox"/> Senior                 | _____   |
| <input type="checkbox"/> Low Income                      | <input type="checkbox"/> Chronically Homeless   | _____   |

**8. DENSITY CALCULATION****A. Base Density: Maximum density allowable per zoning**

Lot size	<u>22,500</u>	s.f. (a)
Minimum area per dwelling unit	<u>800</u>	s.f. of lot area per unit (b)
Units allowed by right (per LAMC)	<u>28</u>	units (c) [c = a/b, round down to whole number]
Base Density	<u>29</u>	units (d) [d = a/b, round up to whole number]

**B. Maximum Allowable Density Bonus:**

50 units (e)

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

**C. Proposed Project:** Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or [hcidla.lacity.org](http://hcidla.lacity.org).<sup>6</sup>

	<u>Total</u>	<u>HCD (State)</u>	<u>HUD (TCAC)</u>
Market Rate	<u>36</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s) - Market Rate	<u>          </u>	<u>N/A</u>	<u>N/A</u>
Extremely Low Income	<u>4</u>	<u>4</u>	<u>          </u>
Very Low Income	<u>          </u>	<u>          </u>	<u>          </u>
Low Income	<u>          </u>	<u>          </u>	<u>          </u>
Moderate Income	<u>          </u>	<u>          </u>	<u>          </u>
 TOTAL # of Units Proposed	 <u>40</u>	 <u>          </u>	 <u>          </u>
TOTAL # of Affordable Housing Units	<u>4</u>	<u>          </u>	<u>          </u>
 Number of Density Increase Units	 <u>12</u>	 (h) [If f > c, then h = f - c; if f < c, then h = 0]	
Percent Density Increase Requested	<u>37.93%</u>	(i) [i = 100 x (f/d - 1)]	
Percent of Affordable Set Aside	<u>10%</u>	(j) [g/f, round down to a whole number]	

Other Notes on Units: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>5</sup> Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals.

<sup>6</sup> HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.





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

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

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

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

- |   | <u>Required (per LAMC)</u> | <u>Proposed (per TOC)</u> |
|---|----------------------------|---------------------------|
| <input checked="" type="checkbox"/> (1) Yard/Setback <i>(each yard counts as 1 incentive in Tiers 1 and 2; two yards count as 1 in Tiers 3 and 4)</i> |                            |                           |
| <input type="checkbox"/> RAS 3 Yards (only for commercial zones – please specify numbers below, but only check this box)                              |                            |                           |
| <input checked="" type="checkbox"/> Front   | 15'                        | 10'-6"                    |
| <input type="checkbox"/> Rear   |                            |                           |
| <input checked="" type="checkbox"/> Side (1)  | 9'                         | 6.3'                      |
| <input type="checkbox"/> Side (2)   |                            |                           |

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

- |  |     |     |
|--|-----|-----|
| <input type="checkbox"/> (2) Lot Coverage                    |     |     |
| <input type="checkbox"/> (3) Lot Width                       |     |     |
| <input checked="" type="checkbox"/> (4) Height/ # of Stories | 45' | 67' |

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

Transitional Height (check one): ☐ Per LAMC ☐ Per TOC Guidelines<sup>11</sup> ☐ Not Applicable

- |   |                          |               |
|---|--------------------------|---------------|
| <input checked="" type="checkbox"/> (5) Open Space  | 6,575 s.f.               | 4,931.25 s.f. |
| <input type="checkbox"/> (6) Density Calculation  |                          |               |
| <input type="checkbox"/> (7) Averaging <i>(all count as 1 incentive – mark as many as needed)</i> |                          |               |
| FAR   | <input type="checkbox"/> |               |
| Density   | <input type="checkbox"/> |               |
| Parking   | <input type="checkbox"/> |               |
| Open Space  | <input type="checkbox"/> |               |
| Vehicular Access  | <input type="checkbox"/> |               |
| <input type="checkbox"/> (8) Public Facility Zone   |                          |               |

**TOTAL # of Additional Incentives Requested:** 3

Other Incentive Notes: \_\_\_\_\_

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

**11. COVENANT:**

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

**12. REPLACEMENT UNITS:**

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

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

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