

**Exhibit J – Appellant Responses to January 6, 2023 Status of
Project Review Letter**

For Case No. CPC-2022-9268-DB-HCA				
29	Department of City Planning Application (Form No. CP-7771.1)	<p>See Department of City Planning Filing Instructions Form No. CP-7810 City Planning Application Filing Instructions.pdf (lacity.org)</p> <p>An application was provided but the following need to be amplified, corrected, clarified, and supplemented as indicated:</p>	Submitted	

No	Item for Correction	Correction Required	Date Corrected	Initials of Approval
		<ul style="list-style-type: none"> • Project Description (page 1): The project description must include all aspects of the request, including but not limited to, demolition of any existing structures, new construction, proposed use, floor area, height, parking, and may be provided as an attachment. The description must include all phases and plans for future expansion and any removal of on- and off-site trees. As currently written, the project description lists incorrect entitlements and needs corrections. <ul style="list-style-type: none"> • According to the Project Description provided, the project is for the development of 45 residential units...9 will be rented to low income families. • Will there be any removal of on- and/or off-site trees? • Will an on-site property manager unit be provided pursuant to California Code of Regulations Title 25 Section 42? If so, state in project description. • Clarify Actions Requested (page 2): Authorizing LAMC Section. Identify the LAMC Section which authorizes your request, or if requesting relief from an LAMC regulation, identify the LAMC Section which permits the relief. 	Submitted	
30	Incentives and Waiver of Development Standards	<ul style="list-style-type: none"> • LAMC Section 12.22 A.25 permits a maximum of three on-menu incentives and an unlimited number of off-menu incentives and waivers/modification of development standards pursuant to Density Bonus law. Clarify which of these are off-menu incentives, which are waivers of development standards and which are on-menu incentives: <ul style="list-style-type: none"> ○ FAR 	Submitted	

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		<ul style="list-style-type: none"> ○ No LID ○ No street dedications on Polk and Lyle Streets ○ 46 covered compact parking only ○ 3 stories ○ Building height 40 feet ○ No transitional height ○ 0 foot front yard setback ○ 0 foot rear yard setback ○ 5 foot side yard setbacks ○ No passageway requirement ○ No building line requirement ○ No equinekeeping restrictions (LAMC Section 13.05) ○ Waiver of space between buildings (LAMC Section 12.21 C.2(a)) ○ No bicycle parking requirement ○ No open space requirement ○ No landscaping requirement ○ No recycle area requirement 		
31	Declaration Supporting Requested Incentives and Waivers	<p>The following need to be amplified, corrected, clarified, and supplemented as indicated:</p> <ul style="list-style-type: none"> • FAR: LAMC Section 12.07 C.5 which regulates Maximum Residential Floor Area (RFAR). See LAMC Section 12.03, Definitions, which differentiates between “Floor Area” and “Floor Area, Residential.” Confirm required FAR and RFAR with LADBS. • Provide LID Referral Form, or other documentation from LASAN regarding required LID standard and deviation requested. This is required but it has not been provided in the application. Is applicant requesting to deviate from state/federal regulations? The Referral Form was not provided and no information was provided with any details. This needs to be submitted. 	<p>FAR provided. PZA form submitted to LADBS</p> <p>Applicant requesting deviation from city/ state/federal regulations if any.</p>	

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		<ul style="list-style-type: none"> Specify - what dedications/improvements are required? Specify - what you are requesting to waive? You do not provide this information. In addition, Waivers of Dedication and Improvements shall not be requested as a Density Bonus Incentive / Waiver. Instead, a Waiver of Dedication and Improvement (WDI) per 12.37 must be applied for and fees are required. Show required parking calculations based on the number of habitable rooms per unit and verify with LADBS. Height – provide information on roof pitch per LAMC 12.21.1 A.1; confirm number of stories and height with LADBS. Confirm with LADBS that Transitional Height applies pursuant to LAMC Section 12.21.1 A.10 Confirm required front yard setback with LADBS pursuant to LAMC Section 12.07 C.1; does prevailing setback apply? Confirm all yard requirements for a three-story structure with LADBS. Equine keeping – LAMC Section 13.05 C regulates distance between habitable rooms and equine enclosures. Show the distances between any equine enclosures on neighboring lots and proposed habitable rooms. Passageway and Space Between Buildings – confirm requirements with LADBS pursuant to LAMC Sections 12.21 C.2(a) and (b). Bicycle Parking – Confirm requirements with LADBS pursuant to LAMC Section 12.21 A.16; how many long-term and how many short-term spaces are required? LAMC Section 12.21 G requires common and private open space. 	<p>WDI is submitted as part of the project's waiver. Please see the details in the attached WDI application</p> <p>Submitted to LADBS</p> <p>Submitted to LADBS</p> <p>Submitted to LADBS</p> <p>Submitted to LADBS</p> <p>Submitted to LADBS</p> <p>No equine enclosure on neighboring adjacent lots</p> <p>Submitted to LADBS</p> <p>Submitted to LADBS</p>	

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		<p>Indicate the area of common and private open space required. Could any of this open space be achieved via the recreation room and balconies?</p> <ul style="list-style-type: none"> Request to deviate from landscaping requirements should be made pursuant to LAMC Sections 12.40 – 12.43 and 12.21 G. Recyclable area requirement – Show how area was calculated and confirm with LADBS. 	<p>Yes, please see the revised calculation of open space.</p> <p>Added</p> <p>Submitted to LADBS</p>	
32	Updated Affordable Housing Referral Form (Form No. CP-4043)	<ul style="list-style-type: none"> The following need to be amplified, corrected, clarified, and supplemented as indicated below as and also please see instructions on the signed Affordable Housing Referral Form. Planners Renata Dragland and Rina Lara provided corrections on the Affordable Housing Referral Form as well as in attachments. You have submitted these documents but not made the corrections as shown and requested. You are required to make these corrections. These corrections have been included as an attachment to this letter. Once the form has been corrected, it shall be reviewed and signed by LACP DSC Housing Services Unit (HSU) Staff. Any modifications to the content(s) of this form after its authorization by HSU Staff is prohibited. LACP reserves the right to require an updated Referral Form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws. The applicant's Affordable Housing Referral Form Detailed Description of 	<p>I disagree with the corrections. This project is not a JJJ project.</p>	

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		<p>the Proposed Project (p. 3) is for the development of 40 residential units for rent with 8 units to be rented to low income families. This description is inconsistent with the Project Description provided on pages 1 and 2 of the Department of City Planning Application Form which states the development of 45 residential units with 9 units rented to low income families. You shall make these documents consistent.</p> <ul style="list-style-type: none"> • Update parking for consistency with Affordable Housing Referral Form and Department of City Planning Application Form. • See link: Affordable Housing Referral Form.pdf (lacity.org) 	The current project is 40 residential units.	
33	Preliminary Zoning Assessment Form (CP-4064)	<p>This form shall be amplified, corrected, clarified, and supplemented:</p> <ul style="list-style-type: none"> • You shall correct inconsistencies with unit numbers (form states 40 units, but main application states 45), parking numbers (form states 40 parking spaces but other project narrative documents state 46 spaces). Section I shall be completed by the Applicant. Section II is completed by the Preliminary Application and Review Program (PARP) Unit. If required by Section II, Section III shall be completed along with stamped and signed project plans by LADBS Staff at the conclusion of a zoning Plan Check. • This form is required because it serves as an inter-agency referral for City Planning applications associated with a Housing Development Project. As a part of a City Planning application, this completed form shall be accompanied by architectural plans stamped and signed by DBS Plan Check staff following the completion of a zoning Plan Check. You have not submitted architectural 	<p>The current project is 40 residential units.</p> <p>Submitted to LADBS</p>	

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		<p>plans for the DBS Plan Check Staff Review. You shall submit this.</p> <ul style="list-style-type: none"> • Completion of Section II by DCP Staff is required and has not been provided. • Completion of Section III to be completed by DBS Plan Check Staff is required and has not been provided. • Plans stamped by DBS Plan Check Staff is required and has not been provided. • Section 5 of the form shall be amplified, corrected, clarified, and supplemented to correctly identify the requests. • For assistance, contact planning.parp@lacity.org. <p>See link for form and additional instructions: Preliminary Zoning Assessment Referral Form.pdf (lacity.org)</p>	<p>Section II is signed by DCP staff and is submitted with Main Application.</p> <p>Section III is submitted to LADBS.</p>	
34	Housing Crisis Act Vesting Preliminary Application (CP-4062)	<p>The following need to be amplified, corrected, clarified, and supplemented as indicated:</p> <ul style="list-style-type: none"> • An updated form is required to maintain vesting status per Page 1, General Information: "Further, any change to the proposed number of dwelling units or the proposed square footage of construction must be verified by PARP Unit staff." • Updated Affordable Housing Referral Form is required. See CP-4062, Section 5, Affordable Housing Incentives, Waivers, Concessions and Parking Reductions, Footnote 6 (page 3) states: "Projects proposing Density Bonus "On-Menu" incentives through a ministerial process or "Off-Menu" 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." An updated Affordable 	<p>Updated CP-4062 will be submitted after receiving LADBS comments on PZA form</p>	

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		Housing Referral Form is required per comment above.		
35	Tree Report Required	<ul style="list-style-type: none"> According to Google Maps street view, trees appear to potentially be in the public right-of-way but the Tree Disclosure Statement contradicts this. Tree Disclosure Statement shall be supplemented to confirm and correctly identify trees in the public right of way, if any. See Tree Report Template (CP-4068) linked here: Tree Report Template (lacity.org) 	Tree report submitted along with the corrected CP-4068	
36	Bureau of Engineering (BOE) Planning Case Referral Form (PCRF)	<ul style="list-style-type: none"> The form is missing. It is required for new construction of multi-family residential buildings with two or more dwelling units in any zone to establish preliminary right-of-way requirements. For PCRF form and additional instructions, contact Bureau of Engineering - City of Los Angeles (lacity.org) 	PCRF is Submitted to BOE	
37	Building Permits and Certificates of Occupancy	<ul style="list-style-type: none"> Building Permits and Certificates of Occupancy are required for existing buildings and structures and these documents are missing. These documents may be obtained from the Los Angeles Department of Building and Safety via the link: Search Online Building Records LADBS 	Submitted with Main Application	
38	Replacement Unit Determination (RUD) Letter	<ul style="list-style-type: none"> This form is required and has not been submitted. Replacement Unit Determination (RUD) Letter must be obtained from LAHD for all Housing Development Projects subject to the Housing Crisis Act or projects using an affordable housing incentive program, such as Density Bonus or TOC, unless the project consists of a single residential unit on a site zoned locally for single-family uses (e.g., A, RA, RE, RS, R1) or is an ADU or JADU that does not remove units. In this instance, the applicant requests a multi-family project and is subject to the HCA. The RUD form is required. 	Submitted to LAHD	

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		The RUD will determine whether any replacement units are required, their affordability levels, and any applicable occupant protections. For assistance, please contact lahd-landuse@lacity.org.		
39	Index Map and Color Photographs	<p>This was provided but needs to be amplified, corrected, clarified, and supplemented as indicated:</p> <ul style="list-style-type: none"> • Provide a map (e.g., Assessor's Map, ZIMAS Map, District Map) with arrows and numbers keyed to the photographs indicating from where each photo was taken and toward which direction – this is required and was not provided. • Provide more color photographs taken recently and depicting current conditions of the entire project site and surrounding area – only one photo taken from the street was provided and this is not sufficient. Photos of the project site should show existing structures, trees, shrubs, walls/fences, signage, streets, curb and gutters, and parking areas, as applicable. Photos of the surrounding area should clearly represent the context of the proposed project to the neighborhood. Photographs should be printed, no more than two to a page, captioned as to the content, and keyed to number on an accompanying Index Map. 	Submitted with Main Application	
40	Findings	<p>This was provided but needs to be amplified, corrected, clarified, and supplemented as indicated:</p> <ul style="list-style-type: none"> • Compliance with LAMC Section 12.22 A.25(e)(2) (i) "The façade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane so that the façade is not a flat surface." Project plans do not clearly indicate the portion of the building that abuts a street. Narrative references sheet numbers A3.1 through A.3.4 which are not in the plans provided with 	Submitted	

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		<p>application materials. As written, the applicant's finding is inadequate.</p> <ul style="list-style-type: none"> • Compliance with LAMC Section 12.22 A.25(e)(2) (ii) has not been depicted and shall be depicted. This code section states "All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations." The project plans do not clearly indicate the portion of the building that abuts a street and so the Department cannot determine consistency. The narrative references sheet numbers A2.2 to A2.4 which are not in the plans provided with application materials. As written, the applicant's finding is inadequate. • Compliance with LAMC Section 12.22 A.25(g)(2)(c)(i) needs to be supplemented and amplified. The requirement states "The Incentive is not required in order to provide for affordable housing costs..." Applicant states: "As explained previously, the incentives are required to provide affordable housing cost. Without these three additional incentives, the project will be cost-prohibitive and will not be an economically feasible project." Which three additional incentives is the applicant referencing? As written, the applicant's finding is inadequate. • Compliance with LAMC Section 12.22 A.25(g)(2)(c)(ii) must supplemented and amplified. The requirement states "...Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety." Explain how the project will not have a specific adverse impact upon the RA-1-K Zone and/or the Very Low I Residential land use designation. As written, the applicant's finding is inadequate. 	<p>Modified</p> <p>Modified</p> <p>Modified</p>	

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41	Plans - Plot/Site Plan	<p>See Form CP-7752 for Instructions and Example as linked here:</p> <p>Plot Plan Instructions.pdf (lacity.org)</p> <p>Plot/Site Plan was provided but it is not of sufficient clarity to indicate the nature and extent of the proposed work and to demonstrate conformance with the provisions of all applicable regulations. Applications filed with Plot Plans that do not substantially conform with these instructions, are unclear and illegible. The following need to be amplified, corrected, clarified, and supplemented as indicated:</p> <ul style="list-style-type: none"> • The Plot Plan shall include a Summary Table that identifies relevant information to the proposed project. Categories should include: <ul style="list-style-type: none"> • Lot area and buildable area; • Square footage of proposed uses based on Floor Area per LAMC Chapter 1 and other applicable Planning and Zoning requirements for area calculations; note that square footage of existing use shown on Sheet G1 is inconsistent with other application materials and correction is required; • The number of existing, proposed, and demolished or to-be-demolished housing units; • Open Space required and provided; • Landscaping required and provided; • Parking spaces required and provided, indexed to applicable plan sheets; note that number of parking spaces provided is inconsistent with other application materials. Correction required for consistency. • Proposed and maximum allowed heights of all buildings and structures; 	Submitted the elaborated plans	

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		<ul style="list-style-type: none"> • Requested entitlement, including any affordable housing incentives where applicable. • Show correct Zoning designation. • Sheet numbers (e.g., G1, G2, A1, A2) are inconsistent with Symbols Legend (e.g., A1.10). • Include site address, legal description including Arb number, and names of abutting streets and public rights-of-way. • The site boundary shall be shown by a heavy-broken line and clearly labeled. • Provide dimensions for all property lines (pre- and post-dedication), yards, setbacks, building or structure height, building footprints, minimum distances between structures. • Clarify what is meant by “area after removing dedication: 42,805 sf” • Square footage calculations for all notable areas; what is 3,600 sf? • FAR Calculations (proposed and maximum permitted) for entire project site. • Clearly label, identify, and differentiate the following features: existing structures to be demolished and existing structures to remain; existing structures or walls to be demolished shall be shown with dashed or hatched lines; proposed structures to be constructed. • Automobile Parking/Bicycle Parking/Loading: parking areas (including stalls), on-site circulation, and dimensions for driveways and/or access to the site; parking table (number required by the LAMC, number provided); location of residential guest parking stalls; dimension and access driveways for any loading areas. • Sidewalks and Rights-of-Way Easements: dimension all sidewalk widths and show the location of bus stops/shelters, power poles and 	Submitted the elaborated plans	

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		<p>overhead utility lines, street trees and other infrastructure (i.e., bike racks, utility boxes, tree wells, equine trails) located along the property frontage.</p> <ul style="list-style-type: none"> • Trees: indicate the location, size, type, and general condition of all protected trees and shrubs, and non-protected trees which measure 8 inches or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground, located on the site and within the public right(s)-of-way. Refer to the Landscape Plan Instructions for applicable requirements (CP-6730). • Adjacent land uses: show the approximate location, zone, uses, yards/setbacks, height, and footprint of buildings and structures on adjacent properties. 	Submitted the tree report with the required information	
42	Plans – Floor Plans	<p>See Form CP-7751 for Instructions and Example as linked here:</p> <p>Microsoft Word - Floor Plan Instructions.docx (lacity.org)</p> <p>An illegible or inadequate floor plan was submitted and cannot be accepted as it is illegible and is missing information. The following need to be amplified, corrected, clarified, and supplemented as indicated:</p> <ul style="list-style-type: none"> • Boundaries: Floor Plans shall include the entire building subject to the approval. • Include street address of project. • Include all dimensions for living room, bedroom, dining room, bathroom, balcony, hallway, stairwell. • Area calculations in square feet for living room, bedroom, dining room, balconies. • Clarify garage recreational unit and recreational unit shown on second floor. How will these units be used? • Why are units on the first floor labeled garage units 2 and 3? 	Submitted the elaborated plans	

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		<ul style="list-style-type: none"> Is the project a combination of triplex and fourplex structures? 	Four 12-plexes	
43	Plans – Roof Plans	Clarify and dimension hatched area, as this has not been done on the plans.	Submitted	
44	Plans - Elevations	<p>See Form CP-7817 for instructions and examples linked here: Elevation Instructions.pdf (lacity.org)</p> <p>Elevations were provided but they are not of sufficient clarity to indicate the nature and extent of the proposed work and to demonstrate conformance with the provisions of all applicable regulations. Applications filed with Elevations that do not substantially conform with these instructions, are unclear and illegible. The following need to be amplified, corrected, clarified, and supplemented as indicated:</p> <ul style="list-style-type: none"> If the applicant is requesting to deviate from Transitional Height requirements pursuant to LAMC Section 12.21.1 A.10, show distance from adjacent properties and structures. Elevations shall be consistent with plot and floor plans. Include site address, legal description including Arb number, and names of abutting streets and public rights-of-way. Labeling: elevations for all sides of the buildings must be provided and all views and major features must be labeled, including which side of the project is being illustrated (North, South, West and/or East elevations). Currently, labeling is unclear. For example, is “Elevation North of Fourplex” facing Polk Street? Include stories and dimensions for all heights. Is maximum building height 60 feet? Dimension each floor level. Is this a combination of fourplex and triplex units (per Floor Plan)? If so, provide elevations for both fourplex and triplex. 	Submitted the elaborated plans	

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		<ul style="list-style-type: none"> • Show fences, walls, beams, barriers, lighting fixtures, pillars, and gates on all sides. • Show height, width, and depth of balconies. • Specify the approximate albedo or percentage of sunlight reflected by specific building materials and colors. • Indicate the approximate location and height of structures, trees, and existing topography on all adjacent properties for neighborhood context and landscaping. • Color elevations required for all City Planning Commission cases. 		
45	Sections	<ul style="list-style-type: none"> • This is required for projects with multiple levels per City Planning Application Filing Instructions, Form CP-7810 page 12. None have been provided. 	Submitted the elaborated plans	
46	Landscape and Open Space Plans	<ul style="list-style-type: none"> • Landscape and irrigation plans are required for any discretionary application which involves new construction and this has not been provided. Show landscaping referenced in Citywide Design Guidelines submitted with applicant materials. Refer to Landscape Plan Instructions (CP-6730): Landscape Plan Instructions.pdf (lacity.org) • Open Space Plan is required for projects proposing six or more dwelling units and this has not been provided. Show recreational facilities and balconies. Refer to Landscape Plan Instructions (CP-6730): Landscape Plan Instructions.pdf (lacity.org) 	<p>Requested as a waiver</p> <p>Submitted the elaborated plans</p>	
47	Related Planning Cases	Provide a copy of Ordinance No. 99,113 which established the 37 foot Building Line as this has not been provided.	I do not have a copy of this ordinance.	
48	Density Bonus, Conditional Use, Public Benefit	Provide form CP-3251 linked here:		

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	Project Housing Incentives Findings/Special Requirements Form CP-3251	<p>Public Benefit Project for Affordable Housing.pdf (lacity.org)</p> <p>The following need to be amplified, corrected, clarified, and supplemented as indicated:</p> <ul style="list-style-type: none"> • Page 1, check all that apply to your entitlement request, which has not been done. • Affordable Housing Referral Form shall be completed by the applicant and reviewed and signed by Development Services Center (DSC) Housing Services Unit (HSU) Staff. The form signed by HSU staff dated 12/12/2022 is for a proposed project to develop 40 residential units with 8 units for low income families. The applicant's Department of City Planning Application is for a proposed project to develop 45 residential units with 9 units for low income families. In addition, this Affordable Housing Referral Form has many corrections which have been noted on the form by City Planning Staff, and which is included in this letter as an attachment. An unsigned Affordable Housing Referral Form was provided which proposes 45 units. However, this form requires corrections as described above. Revise the form to be consistent with all application materials and request review from HSU staff. See link to Affordable Housing Referral Form: Affordable Housing Referral Form.pdf (lacity.org) • Preliminary Zoning Assessment Form (CP-4064). This form shall be amplified, corrected, clarified, and supplemented to correct inconsistencies with unit numbers (form states 40 units, but main application states 45), parking numbers (form states 40 parking spaces but other project narrative 	Submitted with the Main Application	

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		<p>documents state 46 spaces). As a part of a City Planning application, this completed form shall be accompanied by architectural plans stamped and signed by DBS Plan Check staff following the completion of a zoning Plan Check. Review of the referral form by City staff is intended to identify and determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to ascertain if any zoning issues or necessary approvals are associated with the project and site that need to be resolved through a discretionary City Planning action. You have not submitted architectural plans for the DBS Plan Review and you shall submit this. Completion of Section II by DCP Staff is required. Completion of Section III to be completed by DBS Plan Check Staff is required. Plans stamped by DBS Plan Check Staff is required.</p> <p>See link to Preliminary Zoning Assessment Form: Zoning Assessment, Preliminary (lacity.org)</p> <ul style="list-style-type: none"> • Replacement Unit Determination (RUD) Letter must be obtained from LAHD for all Housing Development Projects subject to the Housing Crisis Act or projects using an affordable housing incentive program, such as Density Bonus or TOC, unless the project consists of a single residential unit on a site zoned locally for single-family uses (e.g., A, RA, RE, RS, R1) or is an ADU or JADU that does not remove units. In this instance, the proposed project is a multi-family use. This letter is thus required but has not been submitted. The RUD will determine whether any replacement units are required, their affordability levels, and any applicable occupant 	<p>Submitted to LADBS</p> <p>Submitted to LAHD</p>	

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		<p>protections. For assistance, please contact lahd-landuse@lacity.org.</p> <ul style="list-style-type: none"> • Citywide Design Guidelines Compliance Review Form CP-4056)/Plans: This form is required pursuant to the City Planning Application Filing instructions (Form CP- 7810). This was provided but needs to be amplified, corrected, clarified and supplemented as indicated. <ul style="list-style-type: none"> ○ Revise form to show compliance with plans; specifically, number of parking spaces, clarify size and location of balconies. Clearly illustrate pedestrian walkways on plans. Plans should clearly illustrate ingress/egress on Polk and Lyle Streets to show connectivity between the two streets. How does the driveway design protect the pedestrian experience? Guideline 3 repeats Guideline 2; neither the guidelines or plans show active engagement with the public street or public space. Neither the guidelines or plans show how human scale is maintained. Regarding Guideline 4, how does the project recognize and respect the equine district? Are there horse trails or horsekeeping uses that will be impacted? What is the height and square footage of abutting and adjacent properties? Guideline 5 states that the project is divided into multiple fourplexes; clarify the number of fourplexes and/or the configuration of triplexes and fourplexes if applicable. Regarding Guideline 6, the square footage of the 	<p>Revised form is submitted.</p> <p>There are no horse trail on this property. The scale of surrounding properties are shown in the rendering. Other details are clarified in the elaborated plans.</p>	

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		<p>recreational amenity should be calculated and applied toward the common open space requirement. If this is not possible, explain why. Show the play area, event room, and conference room on plans. Regarding Guideline 7, how have design elements been very carefully arranged to protect site users? Regarding Guideline 8, on-site and/or street trees and equine trails are unique natural resources/features. How will mature trees be protected. Discuss any equine uses in the vicinity. Furthermore, the Sylmar Community Plan (adopted June 10, 2015) discusses unique resources such as the semi-rural atmosphere and open space areas. Elaborate on these resources. Regarding Guideline 9, clearly discuss how the site layout, building massing, and building orientation have been chosen to lower energy demand and increase the comfort and well-being of users. For example, are solar panels used? The intent of Guideline 10 is to capture stormwater and promote habitat via green features. How and where will landscaping be provided? How will this guideline be fulfilled while the applicant deviates from landscaping and LID requirements?</p> <p>See Citywide Design Guidelines Compliance Review Form.pdf (lacity.org)</p>	<p>Open space calculation is revised to account for the available recreational spaces.</p>	
49	Electronic Copy	Provide an electronic copy of all application materials on a USB flash	Mailed the USB	

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		drive. Save each item as an individual pdf.		
For Case No. ENV-2022-9270-EAF				
50	Environmental Assessment Form (EAF) Form No. CP-1204	<p>This form was provided but needs to be amplified, corrected, clarified, and supplemented as indicated:</p> <ul style="list-style-type: none"> • Correct the Community Plan Area, page 1; • Section 2.A Existing Conditions need to indicate net and gross acres, which is currently not done; • Section 2.B Zoning/Land Use shows RD1.5 as the proposed Zoning with a Low Medium II General Plan Land Use Designation. LAMC Section 12.22 A.25 which you have filed for does not provide an entitlement path for a Zone Change from the current RA-1-K Zone and/or a General Plan Amendment from the current Very Low I Residential land use designation; • Section 2.C, Structures, and square footage of existing dwelling unit is inconsistent with plans – shall be revised to be consistent; • Complete Section 2.D., Trees – shall be completed by applicant, which is currently not done; • Complete Section 2.G. You shall complete Import/Export information which is currently not done. • Section 3.B, Recreational Facilities and Open Space: applicant shows one recreational facility, 1968.75 square feet of private open space, and 12 trees, all of which should be shown on plans but it currently is not shown on the plans. 	Submitted the rectified form	
51	Geology and Soils Approval Letter	This is required for project within a fault zone -Sierra Madre Fault Zone – San Fernando but is not provided.	Submitted to LADBS	
52	Associated Application	Duplicate copy of application for the associated entitlement, Case No. CPC-2022-8993-GPA-ZC-HD-K-BL-ZV-ZAA-WDI-VHCA including Plot/Site Plans, Floor Plans, Elevations, Sections, Landscape and Open Space Plans,	Please use any or all material for CPC-2022-9268-DB-HCA	

No	Item for Correction	Correction Required	Date Corrected	Initials of Approval
		Color Photos and Index Map, and Tree Report is required but has not been provided.		
53	Findings for Class 32 Exemptions	<p>The following need to be amplified, corrected, clarified, and supplemented as indicated:</p> <ul style="list-style-type: none"> • Cumulative Impacts - discuss the number and type of projects in the vicinity to find that the project will not result in cumulative impacts • Unusual circumstances – The site is located on an earthquake fault. LADBS approval of a Geology and Soils report is required. • Scenic resources – see the Sylmar Community Plan at planning.lacity.org for discussion of scenic resources in the geographic area. • Traffic Study – provide DOT referral form referenced in the application materials. • Consistency with Zoning and General Plan Designation – discuss how the project complies with the RA-1-K Zone and Very Low I Residential land use designation. • Effects relating to traffic, noise, air quality, water quality – DOT referral form required. • Provide data to find that the site can be adequately served by all required utilities and public services. 	Submitted the revised Findings for Class 32 Exemptions	
54	Electronic Copy	Provide an electronic copy of all application materials on a USB flash drive. Save each item as an individual pdf.	Submitted	