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September 19, 2023

**VIA ELECTRONIC SUBMISSION**

Chair Harris-Dawson and Honorable Members of the Planning and  
Land Use Management Committee  
Los Angeles City Council  
201 N. Spring Street, 4<sup>th</sup> Floor  
Los Angeles, CA 90012

*clerk.plumcommittee@lacity.org*

**Re: Council File No. 23-0835, September 19, 2023 PLUM Meeting, Agenda Item No. 13  
Supplemental Response to Department of City Planning's Appeal Recommendation Report  
Appeal Pursuant to Government Code Section 65943(c) – 5501, 5511 N. Ethel Avenue  
(Case Nos. ADM-2023-3809-DB-VHCA-ED1 / CPC-2023-3809-DB-PHP-VHCA-1A)**

Chair Harris-Dawson and Honorable Committee Members:

Our firm represents 5511 Ethel LLC and Bedrock Properties Group, LLC, the property owner and applicant, respectively (collectively referred to as the "Applicant"), of a proposed 200-unit 100 percent affordable housing development located at 5501 and 5511 N. Ethel Avenue (the "Project") in the Sherman Oaks community of the City of Los Angeles ("City"). This letter is supplemental to the transmittal we made to the Planning and Land Use Management Committee on September 18, 2023.

On June 22, 2023, the Department of City Planning ("DCP") issued a letter to the Applicant and this firm titled "Status of Project Review: Application Incomplete and Case Processing on Hold," for case number ADM-2023-3809-DB-VHCA-ED1, which listed two items that were required to be provided or revised to proceed with the processing of the case: a completed Preliminary Zoning Assessment ("PZA") and a revised Affordable Housing Referral Form ("AHRF"). That letter is attached as Exhibit A. Based on the issuance of the first incomplete letter on June 22, 2023, the Applicant has 90 days, or until September 20, 2023, to respond to DCP with the requested items in order to maintain vesting status according to Government Code Section 65941.1(d)(2).

On August 4, 2023, DCP issued a letter titled "Second Status of Project Review: Application Incomplete and Case Processing on Hold." In this letter, the City states that the case was officially converted to a discretionary case subject to City Planning Commission review, assigned case number CPC-2023-4274-DB-PHP-VHCA. Notwithstanding the practical impossibility of completing an application that DCP claims to have "converted" to an entirely different type of case, the Applicant is now submitting the two items requested by DCP's June 22, 2023 letter as Exhibit B – Completed PZA and

Exhibit C – Revised AHRF. It is noted that these items are being provided within the 90-day statutory timeline under Government Code Section 65941.1(d)(2), which began on June 22, 2023 and ends on September 20, 2023.

Sincerely,

*Dave Rand*

Dave Rand  
Partner  
of RAND PASTER & NELSON, LLP

Attachments

Exhibit A – Status of Project Review: Application Incomplete and Case Processing on Hold

Exhibit B – Completed PZA

Exhibit C – Revised AHRF

CC: Blake Lamb (blake.lamb@lacity.org)  
Maren Gamboa (maren.gamboa@lacity.org)

## EXHIBIT A - Status of Project Review: Application Incomplete and Case Processing on Hold

**DEPARTMENT OF  
CITY PLANNING**  
COMMISSION OFFICE  
(213) 978-1300

CITY PLANNING COMMISSION

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June 22, 2023

*Transmitted via email*

**Applicant**

Uncommon Developers  
Leon Benrimon  
9220 Winnetka Ave  
Chatsworth, CA 91311

**Owner**

5511 Ethen LLC  
Jason Larian  
9220 Winnetka Ave  
Chatsworth, CA 91311

**Representative**

Dave Rand and Olivia Joncich  
Rand Paster & Nelson LLP  
633 W. Fifth Street  
Los Angeles, CA 90071

**Case No.** ADM-2023-3809-DB-VHCA-ED1

**Related Case:** N/A

**CEQA:**

**Location:** 5511, 5501 N. Ethel Ave

**Council District:** 4 - Raman

**Neighborhood Council:** Sherman Oaks

**Community Plan Area:** Van Nuys – North Sherman Oaks

**Specific Plan:** N/A

**Land Use Designation:**

**Zone:** R1-1

**Legal Description:** Lot PT 88, ARB 19 TR 1000

**Status of Project Review: Application Incomplete and Case Processing on Hold**

This is to advise you that the above referenced case, filed on June 6, 2023, associated with plans dated May 31, 2023, was submitted to the Department of City Planning Development Services Center and forwarded to the Valley Project Planning Division for review on June 13, 2023.

I am your assigned Project Planner. During the review and processing of your case, the Department requests that you clarify, amplify, correct, or otherwise supplement the information provided for the application in accordance with Government Code Section 65944 of the California Government Code. Therefore, as provided for in Section 19.00 of the Los Angeles Municipal Code, your application has been placed on **HOLD** until the following items are corrected or submitted:

RECEIVED

JUN 26 2023

□	Item for Correction	Correction Required	Date Corrected	Initials of Approval
<b>For Case No. ADM-2023-3809-DB-VHCA-ED1</b>				
1	Preliminary Zoning Assessment Referral Form	<p>Review of the Preliminary Zoning Assessment (PZA) referral form by City staff is intended to determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to identify any zoning issues or necessary approvals that would need to be resolved through a City Planning application.</p> <p>The PZA was not submitted with the City Planning application. Please provide a completed PZA referral form.</p>		
2	Affordable Housing Referral Form	<p>The owners of a project obligated to replace projected units subject to the Rent Stabilization Ordinance (RSO) must complete an application for a SB 8 Replacement Unit Determination (RUD) with the Los Angeles Housing Department (LAHD).</p> <p>The RUD provided indicates 1, 3-bedroom unit restricted at the Very Low Income (VLI) level must be provided. The unit mix on the plans do include the 3-bedroom unit, but the AHRF does not reflect the inclusion of a 3-bedroom unit set aside at the VLI level.</p> <p>Please submit a revised Affordable Housing Referral Form.</p>		

The above is necessary to continue the processing of your case. It is the intent of the Department to carry out the project review process in a timely manner and therefore request that you provide the information within **30 days** of the date of this letter. If all the requested materials are not provided at that date, the Department may initiate termination of the case file after subsequent outreach to you. Please note, additional requests for information or material may be made subsequent to this letter.

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Maren Gamboa, City Planner  
Valley Project Planning  
Department of City Planning  
6262 Van Nuys Blvd, Rm 430  
Van Nuys, CA 91401

Phone: 213-978-1358  
E-mail: [maren.gamboa@lacity.org](mailto:maren.gamboa@lacity.org)

## EXHIBIT B - Completed PZA

## REFERRAL FORM



### PRELIMINARY ZONING ASSESSMENT

This form is to serve as an inter-agency referral for City Planning applications associated with a project creating two or more residential units. As a part of a City Planning application, a completed Preliminary Zoning Assessment (PZA) form, accompanied by architectural plans, shall be submitted to Plan Check staff at the Department of Building and Safety (LADBS). LADBS Plan Check staff will sign the PZA form and the architectural plans once the informational Zoning Plan Check verifications are completed. Following the completion of the PZA process, a City Planning application may be filed along with all other applicable filing requirements.

Review of the referral form by City staff is intended to determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to identify any zoning issues or necessary approvals that would need to be resolved through a City Planning application. The informational Zoning Plan Check done through the PZA process does not constitute a zoning approval and does not require compliance with development standards to be completed.

To check if a project type qualifies for and requires the PZA form, see the [Housing Development Project Applicability Matrix](#) available on the City Planning Forms [webpage](#).

### CONTACT INFORMATION

#### Department of Building and Safety, Affordable Housing Section

201 N. Figueroa St., Ste 830

Los Angeles, CA 90012

Phone: (213) 482-0455

Web: <https://ladbs.org/services/special-assistance/affordable-housing>

Email: [LADBS.AHS@lacity.org](mailto:LADBS.AHS@lacity.org)

#### Department of City Planning, Development Services Center

For locations and hours:

<https://planning.lacity.org/contact/locations-hours>

### THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF ONLY

<b>LADBS Plan Check Staff Name and Title</b> Nevrik Navasartian - Architectural Associate I	<b>LADBS Plan Check Staff Signature<sup>1</sup></b> Nevrik Navasartian <small>Digitally signed by Nevrik Navasartian DN: C=US, E=NEVRIK.NAVASARTIAN@LACITY.ORG, O=LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY, OU=ZONING DIVISION, CN=Nevrik Navasartian Date: 2023.07.19 16:59:55-07'00'</small>
<b>Plan Check Application No.<sup>2</sup></b> 23010 - 10000 - 01137	<b>Date</b> 7/19/2023
<b>Notes</b> Project seeking two on-menu incentives for both side yard reductions, one off-menu incentive for 75% open space reduction and total of five waivers of development standards. Waiver to allow 65% compact parking, bicycle parking reduction, building height increase to 80'-3", FAR increase, and encroachment plane requirements.	

☒ **ED 1 Eligible**

<sup>1</sup> LADBS Plan Check staff will sign the Preliminary Zoning Assessment Form once the Zoning Plan Check verifications are complete.

<sup>2</sup> This completed form shall be accompanied by plans signed by a DBS Plan Check staff following the completion of a Zoning Plan Check.



## THIS SECTION TO BE COMPLETED BY THE APPLICANT<sup>3</sup>

### PROJECT INFORMATION

#### I. PROJECT LOCATION, ZONING & LAND USE JURISDICTION

**Project Address:** 5501-5511 N ETHEL AVE

**Project Name (if applicable):** ETHEL APTS

**Assessor Parcel Number(s):** 2345-005-016

**Legal Description (Lot, Block, Tract):** LOT: PT 88, BLOCK: NONE, TRACT: TR 1000

**Community Plan:** VAN NUYS - NORTH **Number of Parcels:** 1 **Site Area:** 40,925 sq. ft.

**Current Zone(s) & Height District(s):** R1-1 **Land Use Designation:** LOW RESIDENTIAL

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <b>ED 1 Eligible<sup>4</sup></b> | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Site Contains Historical Features</b>       |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Alley in Rear</b>             | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Downtown Design Guide Area</b>              |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Coastal Zone</b>              | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Special Grading Area (BOE) Area</b>         |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Hillside Area (Zoning)</b>    | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Very High Fire Hazard Severity Zone</b>     |
| <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Enterprise Zone</b>           | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <b>Greater Downtown Housing Incentive Area</b> |

☐ **Specific Plan:** \_\_\_\_\_

☐ **Historic Preservation Overlay Zone (HPOZ):** \_\_\_\_\_

☐ **Design Review Board (DRB):** \_\_\_\_\_

☐ **Redevelopment Project Area:** \_\_\_\_\_

☐ **Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.):** \_\_\_\_\_

☐ **Q Condition/ D Limitation/ T Classification (Ordinance No. and Subarea):** \_\_\_\_\_

**Description of Condition:** \_\_\_\_\_

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

☐ **Legal (Lot Cut Date)** N/A

☐ **Related City Planning Cases** \_\_\_\_\_

<sup>3</sup> All fields in this form must be completed. If an item is not applicable, write N/A.

<sup>4</sup> Refer to [Executive Directive 1 Implementation Guidelines](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

☒ **Z.I.(s)** 2452, 2462

☐ **Affidavits** \_\_\_\_\_

☐ **Easements** \_\_\_\_\_

☐ **TOC Tier<sup>5</sup> (if applicable to project)** \_\_\_\_\_

## II. PROJECT DESCRIPTION

**Project Description/Proposed Use** NEW CONSTRUCTION, 7-STORY, 100% AFFORDABLE HOUSING DEVELOPMENT SEEKING ON & OFF MENU INCENTIVES PER LAMC 12.22.A.25 , AB1763, AB2345 & EXECUTIVE DIRECT 1

**No. of Stories:** 7 **No. of Dwelling Units:** 200 **Floor Area (Zoning):** 146,506

**Present Use/No. of Units:** \_\_\_\_\_

## III. CITY PLANNING ACTION(S) REQUESTED

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

**Authorizing Code Section:** LAMC 12.22.A.25

**Code Section from which relief is requested (if any):** 12.08, 12.21, 12.21.1

**Action Requested, Narrative:** ZERO PARKING, REDUCED YARDS, REDUCTION OF OPEN SPACE

**Authorizing Code Section:** \_\_\_\_\_

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

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

Additional Requests Attached ☐ YES ☒ NO

<sup>5</sup> Must be verified by the City Planning Affordable Housing Services Section. A Tier Verification for projects using the TOC guidelines is required to initiate a Preliminary Zoning Assessment with LADBS. Contact [Planning.PriorityHousing@lacity.org](mailto:Planning.PriorityHousing@lacity.org).

#### IV.APPLICANT INFORMATION<sup>6</sup>

**Name:** LEON BENRIMON

**Phone:** 310.980.7206

**Email:** LEON@UNCOMMONDEVELOPERS.COM

#### V. REPRESENTATIVE INFORMATION

**Name:** JEFF ZBIKOWSKI

**Phone:** 310.853.5004

**Email:** JEFF@JZARCH.LA

<sup>6</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 a case on behalf of a client (i.e. usually not the agent/representative).

## VI. PRELIMINARY ZONING ASSESSMENT SUMMARY

THIS SECTION TO BE COMPLETED BY LADBS PLAN CHECK STAFF<sup>7</sup>

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable LAMC Section No. <sup>8</sup>	Comments and Additional Information
1	Use	MULTIFAMILY RESIDENTIAL	SINGLE FAMILY ZONE - R1	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	GENERAL PLAN AB 2334 (ED1)	<input type="checkbox"/> Conditional Use (LAMC Section 12.24) for  GENERAL PLAN (LOW RESIDENTIAL) ALLOWS FOR THE SITE TO USE RD5 DENSITY - ALLOWS FOR MULTIFAMILY RESIDENTIAL
2	Height	80'-3"	28'	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.21.1	<input type="checkbox"/> Transitional Height applies (LAMC Section 12.21.1 A.10)  <input type="checkbox"/> Commercial Corner Development/Mini-Shopping Center height applies (LAMC Section 12.22 A.23(a)(1)) PROJECT IS SEEKING WAIVER OF HEIGHT REQUIREMENT.

<sup>7</sup> LADBS Plan Check staff will sign Section IV of the Preliminary Zoning Assessment (PZA) form and provide signed architectural plans once the Zoning Plan Check verifications are complete.

<sup>8</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

\_\_\_\_\_  
 NN (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>9</sup>	Comments and Additional Information
3	No. of Stories	7 STORY	UNLIMITED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21.1 (if code prevails)	HEIGHT REQUIREMENTS APPLY.
4	FAR (Floor Area Ratio)	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	RFAR REQUIREMENTS APPLY IN R1 ZONE.

<sup>9</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

NN (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>10</sup>	Comments and Additional Information
5	<b>RFAR</b> (Residential Floor Area Ratio)	147,877 SF	18,814.5 SF  25,399 SF 45% OF LOT AREA PER R1 + 35% DENSITY BONUS	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	12.08	PROJECT SEEKING 781% OFF-MENU INCREASE IN RFAR.
6	<b>Density</b>	200	UNLIMITED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	AB 1763	Density Ratio: <input type="checkbox"/> Site Plan Review (16.05) / Major Project CUP (12.24 U.14) GENERAL PLAN USING THE CORRESPONDING ZONE RD5 DENSITY - ALLOWS FOR BASE 9 UNITS  100% AFFORDABLE - AB1763 ALLOWS FOR UNLIMITED DENSITY (ED1)

<sup>10</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

NN (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>11</sup>	Comments and Additional Information
7	<b>Setback</b> (Front)	20'	20'	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	12.08	<p>Lot Line Location (Street Name): ETHEL ST</p> <p>Lot Line Location (Street Name): ALBERS ST.</p>
8	<b>Setback</b> (Side)	8'-11"	10' REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12.08 C.2 (a)	<p>Offset/plane break met: <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A REQUEST FOR 20% SIDE YARD REDUCTION ( BOTH SIDE YARDS)</p> <p>Applicant seeking a waiver to reduce the side yard that abuts a R1-1 zone.</p>

<sup>11</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

NN (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>12</sup>	Comments and Additional Information
9	<b>Setback</b> (Rear)	15'	15'	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.08 C.3	R1 ZONE
10	<b>Building Line</b>	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	Ordinance No.: N/A	N/A

<sup>12</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

NN (LADBS Staff Initials)



Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>13</sup>	Comments and Additional Information
11	<b>Parking</b> (automobile)	Residential: 147  Non-Residential: N/A	Residential: 0  Non-Residential: N/A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 A.4 (if code prevails) AB1763	Design standards met(12.21 A5): <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  Improvement standards met (12.21 A.6 (except landscaping, to be determined by City Planning)): <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ZERO PARKING REQUIRED PER AB1763 WITHIN 1/2 MILE OF MAJOR TRANSIT STOP.  WAIVER TO ALLOW 65% COMPACT PARKING IN LIEU OF 1 STANDARD PER DU.
12	<b>Bicycle Parking</b> (residential)	Long-term:  Short-term: 14	Long-term: 125  Short-term: 13	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 A.16 (if code prevails) N/A	Facility standards met: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO  Design standards met: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO BIKE RACK DETAILS NOT PROVIDED  Project Seeks waiver to provide 73 long term bicycle parking in lieu of 125 required. WAIVER TO ALLOW 26.4% REDUCTION IN BICYCLE PARKING

<sup>13</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

NN (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>14</sup>	Comments and Additional Information
13	<b>Bicycle Parking</b> (non-residential)	Long-term: N/A  Short-term: N/A	Long-term: N/A  Short-term: N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	LAMC Section 12.21 A.16 (if code prevails) N/A	Facility standards met: <input type="checkbox"/> YES <input type="checkbox"/> NO  Design standards met: <input type="checkbox"/> YES <input type="checkbox"/> NO N/A
14	<b>Open Space</b>	Total (sq. ft.): 5,375 SF Common (sq. ft.): 5,375 SF Private (sq. ft.):	Total: 5187.5 SF Common: 2593.75 Private:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	LAMC Section 12.21 G (if code prevails) 20750 SF TOTAL REQUIRED BEFORE REDUCTION	Units/Habitable Room <3: 100 X 180 =3: 125 X 15 >3: 175 X 5 Dimensions met: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO PROJECT SEEKING 75% OPEN SPACE REDUCTION. DENSITY BONUS 12.22 A.25 (OFF-MENU) INCENTIVE

<sup>14</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

     (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>15</sup>	Comments and Additional Information
15	<b>Retaining Walls in Special Grading Areas</b>	Max Height:  N/A  Max Quantity:	Max Height:  N/A  Max Quantity:	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	LAMC Section 12.21 C.8 (if code prevails) N/A	N/A
16	<b>Grading</b> (Zoning and Planning limitations)	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A

<sup>15</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

NN (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>16</sup>	Comments and Additional Information
17	Lot Coverage	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A
18	Lot Width	166' - 4 /8" EXISTING	50'	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.08	(165.84 F LOT WIDTH PER ZIMAS)

<sup>16</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

NN (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>17</sup>	Comments and Additional Information
19	Space between Buildings	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	LAMC Section 12.21 C.2(a) (if code prevails) N/A	N/A
20	Passageway	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	LAMC Section 12.21 C.2(b) (if code prevails) N/A	N/A

<sup>17</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

NN (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>18</sup>	Comments and Additional Information
21	Location of Accessory Buildings	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	LAMC Section 12.21 C.5 (if code prevails) N/A	N/A
22	Loading Area	N/A	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A

<sup>18</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

NN (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>19</sup>	Comments and Additional Information
23	Trash & Recycling	100 SF	100 100 SF FOR MORE THAN 51 DU	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	12.21 A.19	AREA OF RECYCLING SPECIFIED ON PLANS.
24	Landscape	Conformance determined by Los Angeles City Planning			N/A	N/A

<sup>19</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

NN (LADBS Staff Initials)

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No. <sup>20</sup>	Comments and Additional Information
25	Private Street	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	N/A	N/A
	<b>Other</b> (e.g., ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.)	See additional sheets, if applicable				Additional Sheet(s) attached: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO N/A

<sup>20</sup> Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.

NN (LADBS Staff Initials)



**ADDITIONAL ZONING AND LAND USE STANDARDS REVIEWED**  
to be completed by LADBS Plan Check Staff

Item No.	Zoning Standard	Proposed	Required/ Allowed	Standard Met	Applicable Section No.	Comments and Additional Information
1	ENCROACHMENT PLANE	SEEKS WAIVER	ORIGINATE FROM 20' SLOPING INWARD AT 45 DEGREE ANGLE	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	12.08 C.4	WAIVER OF R-1 ENCROACHMENT PLANE REQUIREMENT originate from a point that is 20 feet in height from the existing or finished grade, whichever is lower, along the required front and side yard setbacks.
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		
				<input type="checkbox"/> YES <input type="checkbox"/> NO		

NN (LADBS Staff Initials)

## EXHIBIT C - Revised AHRF

## REFERRAL FORM



## AFFORDABLE HOUSING REFERRAL FORM

This form is to serve as a referral to the Los Angeles City Planning's Development Services Center (DSC) for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation); and to the City of Los Angeles Housing Department (LAHD), Department of Building and Safety (LADBS), or other City agency for project status and entitlement need purposes. All Applicants are required to provide a complete set of architectural plans at the time that this form is submitted for review. Any application submitted that is missing any required materials will be considered incomplete and will not be reviewed until all materials are submitted.

This form shall be completed by the Applicant and reviewed and signed by City Planning DSC Affordable Housing Services Section (AHSS) Staff prior to filing an application for an entitlement, administrative review, or building permit. Any modifications to the content(s) of this form after its authorization by AHSS Staff is prohibited. City Planning 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.

## THIS SECTION TO BE COMPLETED BY AHSS STAFF ONLY

Planning Staff Name & Title: \_\_\_\_\_

Planning Staff Signature: \_\_\_\_\_

Referral Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

## TRANSPORTATION QUALIFIERS (if applicable)

☐ Major Transit Stop ☐ Paratransit / Fixed Bus Route

☐ Other: \_\_\_\_\_

Location of Transit: \_\_\_\_\_

Qualifier #1: \_\_\_\_\_

Service Interval #1: \_\_\_\_\_ Service Interval #2: \_\_\_\_\_

Qualifier #2: \_\_\_\_\_

Service Interval #1: \_\_\_\_\_ Service Interval #2: \_\_\_\_\_

*Service Intervals are calculated by dividing 420 (the total number of minutes during the peak hours of 6 am to 9 am and 3 pm to 7 pm) by the number of eligible trips.*

**Referral To:**

- ☐ Planning DSC - Filing ☐ 100% Affordable per AB 2345<sup>1</sup> ☐ SB 35
- ☐ AB 2162 ☐ Measure JJJ
- ☐ Other: \_\_\_\_\_

**Notes:**

**THIS SECTION TO BE COMPLETED BY THE APPLICANT**

**APPLICANT INFORMATION**

**Applicant Name:** Olivia Joncich (Representative)

**Phone Number:** 213-557-2703

**Email:** olivia@rpnllp.com

**I. PROPOSED PROJECT**

**1. PROJECT LOCATION/ZONING**

**Project Address(es):** 5511, 5501 N. Ethel Ave

**Assessor Parcel Number(s):** 2345005016

**Community Plan:** Van Nuys - North Sherman Oaks

**Existing Zone:** R1-1

**Land Use Designation:** Low Residential

**Number of Parcels:** 1

**Site Size (sf):** 41,810 (per survey)

- ☒ **ED1 Eligible<sup>2</sup>** ☐ **Specific Plan** ☐ **DRB/CDO** ☐ **HPOZ** ☐ **Enterprise Zone**
- ☐ **Redevelopment Project Area** ☐ **Q Condition/D Limitation (Ordinance No.):** \_\_\_\_\_
- ☐ **Other Pertinent Zoning Information (specify):** \_\_\_\_\_

<sup>1</sup> AB 1763 incentives were amended by AB 2345.

<sup>2</sup> Refer to [Executive Directive 1](#) for qualifying criteria. If the project is determined to be ineligible for ED 1, a new Referral Form will need to be obtained.

## 2. DETAILED DESCRIPTION OF PROPOSED PROJECT

New construction of a 7-story, 200 unit 100% affordable residential housing project with 147 parking stalls and 146,506 sf (RFAR). Project will provide 1 unit as Very Low Income, 158 units as Low Income and 40 units as Moderate Income, and one manager's unit in accordance with AB 1763. Project qualifies for ED 1 processing.

## 3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

Site is currently vacant land.

Existing Uses Dwelling Unit (DU) Square Footage (SF)	Existing No. of DUs or Non-Residential SF	Existing No. of DUs or Non-Residential SF to be Demolished	Proposed <sup>3</sup> No. of DUs or Non-Residential SF
Guest Rooms			
Studios	0	0	5
One Bedrooms	0	0	161
Two Bedrooms	0	0	34
Three Bedrooms			
_____ Bedrooms			
Non-Residential SF			
Other			

<sup>3</sup> Per AB 2556, replacement units shall be equivalent to the number of units and number of bedrooms of the existing development.

## 4. APPLICATION TYPE

☐ Density Bonus (per LAMC Section 12.22 A.25 or Government Code Section 65915) with only **Base Incentives** filed in conjunction with another discretionary approval.

☒ Density Bonus with **On-Menu Incentives** (specify):

1) 20% reduction in side yard (north) \_\_\_\_\_

2) 20% reduction in side yard (south) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

☒ Density Bonus with **Off-Menu Incentives** (specify):

1) 50% reduction in required open space \_\_\_\_\_

2) 350% increased in RFAR \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

☒ Density Bonus with **Waivers of Development Standards** (specify):

1) Waiver of height to permit total height of 79'-6" \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

☐ Greater Downtown Housing Incentive Area per LAMC Section 12.22 A.29

☐ Affordable Housing per LAMC Section 11.5.11 (Measure JJJ)

☐ Public Benefit Project per LAMC Section 14.00 A.2

☐ General Plan Amendment per LAMC Section 11.5.6

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

☐ Zone/Height District Change per LAMC Section 12.32

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

☐ Conditional Use per LAMC Section 12.24 U.26

☐ Site Plan Review per LAMC Section 16.05

☐ Specific Plan Project Permit Compliance per LAMC Section 11.5.7 C

☐ Community Design Overlay per LAMC Section 13.08

☐ Coastal Development Permit per LAMC Section 12.20.2 or 12.20.2.1

☐ Tract or Parcel Map per LAMC Section 17.00 or 17.50

☐ Other (specify): \_\_\_\_\_

## 5. ENVIRONMENTAL REVIEW

☒ Project is Exempt<sup>4</sup>

☐ Not Yet Filed

☐ Filed (Case No.): \_\_\_\_\_

## 6. HOUSING DEVELOPMENT PROJECT TYPE

### CHECK ALL THAT APPLY:

☒ For Rent ☐ For Sale ☐ Mixed-Use Project ☐ Residential Hotel

☐ Extremely Low Income ☐ Very Low Income ☒ Low Income ☒ Moderate Income

☒ Market Rate ☐ Supportive Housing ☐ Senior

☐ Special Needs (describe): \_\_\_\_\_

☐ Other Category (describe): \_\_\_\_\_

## 7. DENSITY CALCULATION

\*(Per AB 2334, RD5 is the "maximum allowable density" permitted by the land use designation, the zoning, and any applicable specific plan.

**A. Base Density: Maximum density allowable per zoning** This site is designated Low Residential by the Community Plan, which corresponds to RD5 density.)

Lot size (including any ½ of alleys)<sup>5</sup> 41,810 SF (a) (per survey)

Density allowed by Zone 5,000\* SF of lot area per DU (b)

No. of DUs allowed by right (per LAMC) 8 DUs (c) [c = a/b, round down to whole number]

Base Density 9 DUs (d) [d = a/b, round up to whole number]

**B. Maximum Allowable Density Bonus<sup>6</sup>** 13 DUs (e) [e = dx1.35, round up to whole number]

<sup>4</sup> Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right").

<sup>5</sup> If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.

<sup>6</sup> Per AB 2345, 100% affordable housing developments may request an 80% density increase or unlimited density if the project site is within 0.5 miles of a Major Transit Stop.

**C. Proposed Project:** Please indicate total number of DUs requested and break down by levels of affordability set by each category (California Department of Housing and Community Development [HCD] or United States Department of Housing and Urban Development [HUD]). For information on HCD and HUD levels of affordability please contact LAHD at lahd-landuse@lacity.org.

	Total	HCD (State)	HUD (TCAC)
Market Rate		N/A	N/A
Managers Unit(s) - Market Rate	1	N/A	N/A
Extremely Low Income (ELI)			
Very Low Income (VLI)	1	1	--
Low Income (LI)	158	--	158
Moderate Income	40	40	--
Permanent Supportive Housing — ELI			
Permanent Supportive Housing — VLI			
Permanent Supportive Housing — LI			
Seniors — Market Rate		N/A	N/A
Other			
Other			
Other			
Other			
TOTAL No. of DUs Proposed	200	(f)	
TOTAL No. of Affordable Housing DUs	199	(g)	
No. of Density Bonus DUs	192	(h) [If $f > c$ , then $h = f - c$ ; if $f < c$ , then $h = 0$ ]	
Percent of Density Bonus Requested	2,122%	(i) $\{i = 100 \times [(f/d) - 1]\}$ (round down)	
Percent of Affordable Set Aside	100%	(j) $[g/d, \text{round down to a whole number}]$	



## 8. SITE PLAN REVIEW CALCULATION

An application for Site Plan Review (SPR) may be required for projects that meet any of the SPR thresholds as outlined in LAMC Section 16.05 C, unless otherwise exempted per LAMC Section 16.05 D. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the SPR threshold for unit count. If the project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05 D, please confirm the exemption with City Planning's DSC AHSS.

8 units allowed by right (permitted by LAMC) – 0 existing units = 8 units

☐ **YES, SPR is required.**

Proposed by-right units minus existing units is equal to or greater than 50<sup>7</sup>

☐ **NO, SPR is not required.**

Base Density units minus existing units is less than 50

☒ **Exempt.**

Specify reason: Project is exempt from SPR per ED 1

## II. DENSITY BONUS (LAMC SECTION 12.22 A.25, ORDINANCE NO. 179,681)

### 9. PARKING OPTIONS

#### CHECK ALL THAT APPLY:

☐ **Automobile Parking Reductions via Bicycle Parking for Residential Uses<sup>8</sup>. Choose only one of the options, if applicable:**

☐ 10%

☐ 15% (*Only for residential projects or buildings located within 1,500 feet of a Major Transit Stop*)

☐ 30% (*If selecting the 30% parking reduction, the project will be ineligible for any of the Parking Options listed below*)

If selecting the 30% parking reduction, provide the following information:

Required Parking per LAMC: \_\_\_\_\_

Required Parking after the 30% reduction: \_\_\_\_\_

<sup>7</sup> Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in LAMC Section 16.05.

<sup>8</sup> Any project utilizing Parking Option 3 may not further reduce automobile parking via bicycle parking.

☒ **Automobile Parking for Residential Uses (choose only one of the following options):**

*Note: Any fractional numbers are rounded up.*

☐ **Parking Option 1.** Based on # of bedrooms, inclusive of Handicapped and Guest parking.

	# of DUs	Spaces/DU	Parking Required	Parking Provided
0-1 Bedroom		1		
2-3 Bedrooms		1.5		
4 or more Bedrooms		2.5		
Stalls Reduced via Bike Parking				Subtract:
TOTALS				

☐ **Parking Option 2.** Reduced only for Restricted Affordable Units and up to 40% of required parking for Restricted Affordable Units may be compact stalls.

	# of DUs	Spaces/DU	Parking Required	Parking Provided
Market Rate (Including Senior Market Rate)		Per Code		
Restricted Affordable		1		
VLI/LI Senior or Disabled		0.5		
Restricted Affordable in Residential Hotel		2.5		
Stalls Reduced via Bike Parking				Subtract:
TOTALS				

☒ **Parking Option 3 [AB 2345 (2020)].** Applies to two types of projects:

- 100% affordable housing developments consisting solely of affordable units, exclusive of a manager's unit(s), with an affordable housing cost to lower income families; or
- Mixed-income developments consisting of 11% VLI or 20% LI units.

☒ **100% Affordable Housing Developments.** There is no minimum parking requirement for any of the following 100% affordable housing developments described below. Check all that apply:

☒ A housing development located within 0.5 miles of a Major Transit Stop.

☐ A housing development for individuals who are 62 years of age or older with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.

☐ **Special Needs Housing Development**, as defined in Section 51312 of the Health and Safety Code (H&SC), with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.

☐ **Supportive Housing Development**, as defined in Section 50675.14 of the H&SC.

☐ **Mixed-Income Developments** consisting of 11% VLI or 20% LI units.

	Spaces/Unit	Parking Required	Parking Provided
Located within 0.5 miles of Major Transit Stop with unobstructed access to project	0.5		

**Major Transit Stop** is defined as a site containing an existing rail or bus rapid 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.

**Bus Rapid Transit** is defined as public mass transit service provided by a public agency or by a public-private partnership that includes all of the following features:

- 1) Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
- 2) Transit signal priority.
- 3) All-door boarding.
- 4) Fare collection system that promotes efficiency.
- 5) Defined stations.

## 10. INCENTIVES

### A. Qualification for Incentives

Below is the minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application. Check only one:

Incentives	% Very Low Income	% Low Income	% Moderate Income
<b>One</b>	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
<b>Two</b>	<input type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
<b>Three</b>	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater

☒ **100% Affordable Housing Developments may request up to four (4) incentives and one (1) Waiver of Development Standard.** Check this box if this applies to the project.

**B. Project Zoning Compliance & Incentives** (Only for projects requesting a Density Bonus with Incentives/Waivers)

	Permitted w/o Incentives	Proposed per Incentives	On-Menu	Off-Menu
<input checked="" type="checkbox"/> Yard/Setback (each yard counts as one incentive)				
<input type="checkbox"/> Front (1)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Front (2)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Side (1)	11.15 ft	8 ft 11 in	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Side (2)	11.15 ft	8 ft 11 in	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Coverage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Lot Width	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Floor Area Ratio <sup>9</sup>	18,814 sf (RFAR)	146,506sf (RFAR)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Height/Stories <sup>10</sup>	28 ft	79 ft-6 in	<input type="checkbox"/>	<input type="checkbox"/> (WAIVER)
<input type="checkbox"/> Overall Height	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Transitional Height(s)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Open Space	20,850 sf	10,425 sf	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Density Calculation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Averaging (all count as one incentive — check all that are needed)				
<input type="checkbox"/> FAR				
<input type="checkbox"/> Density				
<input type="checkbox"/> Parking				
<input type="checkbox"/> Open Space				
<input type="checkbox"/> Vehicular Access				
<input type="checkbox"/> Other Off-Menu Incentives (specify): _____				

☒ Waiver of Development Standards (specify): Waiver to permit a height of 79 ft 6 in  
Waiver to permit a height of 79 ft 6 in

☐ 100% Affordable Housing Development shall receive a height increase of three additional stories up to 33 additional feet. Check the box if this applies to your project.

**TOTAL No. of Incentives Requested:**    On-Menu 2                      Off-Menu 2

**TOTAL No. of Waivers Requested:** 1

<sup>9</sup> See LAMC Section 12.22 A.25(f)(4) for additional requirements.

<sup>10</sup> See LAMC Section 12.22 A.25(f)(5) for additional requirements.

## 11. COVENANT

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the LAHD's Occupancy Monitoring Unit **before** a building permit can be issued. For more information, please contact the LAHD at [lahd-landuse@lacity.org](mailto:lahd-landuse@lacity.org).

## III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (LAMC SEC. 12.22 A.29, ORDINANCE NO. 179,076)

## 12. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

### A. Eligibility for Floor Area Bonus

NOTE: The affordability levels required are set by the HUD/TCAC. For information on HCD and HUD levels of affordability please contact the LAHD at [lahd-landuse@lacity.org](mailto:lahd-landuse@lacity.org).

- ☐ 5% of the total number of DUs provided for VLI households; and
- ☐ One of the following shall be provided:
  - ☐ 10% of the total number of DUs for LI households; or
  - ☐ 15% of the total number of DUs for Moderate Income households; or
  - ☐ 20% of the total number of DUs for Workforce Income households, and
- ☐ Any DU or Guest Room occupied by a household earning less than 50% of the Area Median Income (AMI) that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan area in which it is located

### B. Incentives

NOTE: Must meet all three (3) eligibility requirements from 12.A above and provide a Covenant & Agreement (See #11).

#### CHECK ALL THAT APPLY:

- ☐ A 35% increase in total floor area
- ☐ Open Space requirement pursuant to LAMC Section 12.21 G reduced by one-half, provided that a fee equivalent to amount of the relevant park fee, pursuant to LAMC Section 19.17, shall be paid for all dwelling units. See LAMC Section 12.29 A.29(c) for exceptions
- ☐ No parking required for units for households earning less than 50% AMI
- ☐ No more than one parking space required for each dwelling unit

### C. Additional Incentives to Produce Housing in the GDHIA

- ☐ No yard requirements except as required by the Urban Design Standards and Guidelines
- ☐ Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)

- ☐ Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units
- ☐ No prescribed percentage of the required open space that must be provided as either common open space or private open space

## IV. MEASURE JJJ<sup>11</sup> (LAMC Sec. 11.5.11, Ordinance No. 184, 745)

### 13. AFFORDABLE REQUIREMENTS

A certain percentage of affordable units is required based on the total number of units in the project.

**Fill out either A or B below:**

#### A. Rental Projects

- ☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:
  - ☐ \_\_\_\_\_ % VLI    **OR**    ☐ \_\_\_\_\_ % LI
- ☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
  - ☐ 5% ELI    **AND**    ☐ 6% VLI    **OR**    ☐ 15% LI
- ☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:
  - ☐ 5% ELI    **AND**    ☐ 11% VLI    **OR**    ☐ 20% LI

#### Required Number of Affordable Units

ELI \_\_\_\_\_ VLI \_\_\_\_\_ LI \_\_\_\_\_

#### B. For Sale Projects

- ☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:
  - ☐ \_\_\_\_\_ % VLI    **OR**    ☐ \_\_\_\_\_ % LI    **OR**    ☐ \_\_\_\_\_ % Moderate Income
- ☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35% or allows a residential use where not previously allowed:
  - ☐ 11% VLI    **OR**    ☐ 20% LI    **OR**    ☐ 40% Moderate Income

#### Required Number of Affordable Units

VLI \_\_\_\_\_ LI \_\_\_\_\_ Moderate Income \_\_\_\_\_

<sup>11</sup> All fractional amounts in Sections 13 and 14 shall be rounded up to the next whole number.

## 14. ALTERNATIVE COMPLIANCE OPTIONS

In lieu of providing the affordable units on site, there are three (3) other options available to comply with Measure JJJ Affordable Requirements. Select one, if applicable; otherwise leave this section blank.

**A. Off-Site Construction** – Construction of affordable units at the following rate:

- ☐ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- ☐ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- ☐ Within 3 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

**Updated Required Number of Affordable Units**

ELI \_\_\_\_\_ VLI \_\_\_\_\_ LI \_\_\_\_\_ Moderate Income \_\_\_\_\_

**B. Off-Site Acquisition** – Acquisition of property that will provide affordable units at the following rate:

- ☐ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- ☐ Within 1 mile of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- ☐ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

**Updated Required Number of Affordable Units**

ELI \_\_\_\_\_ VLI \_\_\_\_\_ LI \_\_\_\_\_ Moderate Income \_\_\_\_\_

**C. In-Lieu Fee** – From the Affordability Gaps Study published by the Los Angeles City Planning

**Total In-Lieu Fee** \_\_\_\_\_ (Note: Final fee TBD if/when the project is approved)

## 15. DEVELOPER INCENTIVES

Please describe up to a maximum of three (3) incentives:

- 1) \_\_\_\_\_  
\_\_\_\_\_
- 2) \_\_\_\_\_  
\_\_\_\_\_
- 3) \_\_\_\_\_  
\_\_\_\_\_

*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 LADBS.*