

August 15, 2024



Los Angeles Department of City Planning (LADCP)
201 N Figueroa Street
Los Angeles, California 90017

Re: Findings for 7556-7572 N Woodlake Ave: 12.22.A.25 Density Bonus

Eligibility Requirements

1. The façade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the façade is not a flat surface. Indicate the sheet number on your plans which shows compliance with this requirement

The use of building materials and finishes and newly added landscape will result in an attractive design that will promote better urban design and enhance the aesthetics of the community. On sheet A200, the street facing massing along both Saticoy and Woodlake has visual plane breaks created with alternating taller tower sections and lower roof moments.

2. All buildings must be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations. Indicate the sheet number on your plans which shows compliance with this requirement:

As shown on sheet A200, the building entrance is largely glazed and covered for clarity, and to break up the ground level massing. The building design responds to mediterranean/Spanish style vernacular found in the adjacent neighborhoods. It is broken up into vertical sections that have a non-repetitive nature with unique features such as juliet balconies, different tiled and plastered materials, wood balcony projections, and a variety of window types.

The Housing Development Project shall not be a contributing structure in a designated Historic Preservation Overlay Zone and shall not be on the City of Los Angeles list of Historical-Cultural Monuments. Please check the "Planning and Zoning" tab under the property profile in ZIMAS at <http://zimas.lacity.org>

The subject property is not listed within an HPOZ or designated as a HCM.

3. The Housing Development Project shall not be located on a substandard street in a Hillside Area or in a Very High Fire Hazard Severity Zone as established in Section 57.4908 of the Municipal Code. To verify whether a project is located on a substandard street, obtain a Hillside Referral Form from the Bureau of

Engineering; to verify whether a project is located within a Very High Fire Hazard Severity Zone, check the "Additional" tab under the property profile in ZIMAS.

The subject property is not located on a substandard street in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

Findings

1. The Incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the City to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income Households.

Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

2. The Incentives will have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

There is no evidence that the proposed additional incentives will have a specific adverse impact upon public health and safety or the physical environment. A "specific adverse impact" is defined as, "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A.25(b)). There is no evidence to suggest that the Project would create a specific adverse impact.

3. The incentives are contrary to state or federal law.

The incentives are consistent with state laws as outlined in AB1763, AB2345, AB2334 as well as applicable federal laws.

Engineering; to verify whether a project is located within a Very High Fire Hazard Severity Zone, check the "Additional" tab under the property profile in ZIMAS.

The subject property is not located on a substandard street in a Hillside Area, nor is it located in a Very High Fire Hazard Severity Zone.

Findings

1. The Incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5, or Section 50053 for rents for the affordable units.

The record does not contain substantial evidence that would allow the City to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income Households.

Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

2. The Incentives will have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

There is no evidence that the proposed additional incentives will have a specific adverse impact upon public health and safety or the physical environment. A "specific adverse impact" is defined as, "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A.25(b)). There is no evidence to suggest that the Project would create a specific adverse impact.

3. The incentives are contrary to state or federal law.

The incentives are consistent with state laws as outlined in AB1763, AB2345, AB2334 as well as applicable federal laws.