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COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
<http://planning.lacity.org>

**DIRECTOR'S DETERMINATION
DENSITY BONUS & AFFORDABLE HOUSING INCENTIVES PROGRAM**

Determination Date: July 10, 2015

Last Day to File an Appeal: July 27, 2015

Property Owner
6200 Kester Apartments, LLC
23901 Calabasas Road
Calabasas, CA 91302

Representative
HN Architecture
Homayoun Neydavoud
2339 Manning Avenue
Los Angeles, CA 90064

Case No. DIR-2015-1953-DB
CEQA: ENV-2015-1954-CE
**Location: 6200 N. Kester Avenue,
14849 W. Delano Street**

Council District: 6 – Nury Martinez
Neighborhood Council: Van Nuys
Community Plan Area: Van Nuys-North Sherman Oaks
Land Use Designation: Medium Residential

Zone: [Q]R3-1
Legal Description: Portion of Lot 13, Block 62, Tract
1200

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, Affordable Housing Incentives - Density Bonus, as the designee of the Director of Planning, I hereby:

Approve with Conditions the following on-menu Affordable Housing Incentives for a Density Bonus Housing Development Project for the construction of 22 residential units, reserving at least 11 percent (2 units) of its pre-density bonus units (16 units) as Very Low Income Restricted Affordable Units for a period of 55 years, subject to the attached conditions of approval:

1. **Yard/Setback.** A 20% reduction in the front yard requirement, allowing 12 feet in lieu of the normally required 15 feet;
2. **Height.** A 35% increase in the building height requirement, allowing 40.5 feet (excluding roof structures) in lieu of the normally required 30 feet;

The project is Categorically Exempt from environmental review pursuant to Article III, Section 1, Class 3, and Category 17 of the City of Los Angeles CEQA Guidelines.

Adopt the attached Findings.

CONDITIONS OF APPROVAL

A. AFFORDABLE HOUSING INCENTIVE CONDITIONS

- 1. Site Development.** The property shall be developed in substantial conformance with the submitted Cover Sheet, Site Plan, Garage Plan, Floor Plans, Roof Plan, Elevations, Sections, and Rendering, labeled "Exhibit A" and attached to the subject case file, except as modified herein. No change to the plans will be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.
- 2. Permitted Uses and Residential Density.** Uses on the subject property shall be restricted to those uses permitted in the [Q]R3-1 zone per relevant [Q] conditions, Section 12.10 of the Los Angeles Municipal Code, and as permitted in this grant. The project shall be limited to a maximum of 22 residential units, composed of 16 base units and 6 "density bonus" units.
- 3. Affordable Units.** A minimum of 11 percent (i.e. 2 units) of the 16 base units shall be reserved as Very Low Income Restricted Affordable Units, as defined by the State Density Bonus Law 65915(c)(2).
- 4. Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units shall be consistent with LAMC Section 12.22 A.25 (9a-d).
- 5. Housing and Community Investment Department.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make a minimum of 11 percent (i.e. 2 units) of the pre-density bonus units of the development available for Very Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA, for a period of at least 55 years. The project shall comply with any monitoring requirements established by HCIDLA. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant shall present a copy of the recorded covenant to the Department of City Planning for inclusion in this file.
- 6. Automobile Parking.** Vehicle parking shall be provided consistent with LAMC Section 12.21 A.4. Thirty percent of the required automobile parking may be replaced with bicycle parking for a density bonus project. The replacement of automobile parking with bicycle parking shall be implemented in lieu of the parking options in Section 12.22 A.25(d).
- 7. Adjustment of Parking.** In the event that the number of Restricted Affordable Units should change, or the composition of such units should change (i.e. the number of bedrooms, or the number of units made available to Senior Citizens and/or Disabled Persons), or the applicant selects another Parking Option (including Bicycle Parking Ordinance), and no other Condition of Approval is affected, then no modification of this determination shall be necessary, and the number of parking spaces shall be recalculated by the Department of Building and Safety based upon the ratios set forth in the Municipal Code.
- 8. Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC Section 12.21 A.16. Long-term bicycle parking shall be provided at a rate of one per dwelling unit or guest room. Short-term bicycle parking shall be provided at a rate of one per ten dwelling units or guest rooms, with a minimum of two short-term bicycle parking spaces. Additional bicycle parking

shall be provided for the project to qualify for the thirty percent replacement of automobile parking with bicycle parking.

9. **Yard/Setback.** The proposed project shall maintain a minimum 12-foot front yard. All other yard/setbacks shall be per Section 12.10 of the LAMC.
10. **Height.** The project is granted a maximum building height of 40.5 feet, excluding roof structures as defined by Section 12.21.1 of the LAMC.
11. **Open Space.** A minimum of 2,800 square feet of open space areas shall be provided on-site for the residential project per the Municipal Code, and the following amenities shall be provided in common open space areas: an indoor gym and roof sun deck, per **Exhibit A**.
12. **Landscaping.** The property shall be developed in substantial conformance with the submitted landscape plans, labeled "**Exhibit B**," dated **June 9, 2015**. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. **The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines "O"**.
13. **Street Trees.** Installation of street trees shall be to the satisfaction of the Bureau of Street Services, Urban Forestry Division.
14. **Fence.** Prior to issuance of a certificate of occupancy, a minimum 6-foot-high slumpstone or decorative masonry wall shall be constructed adjacent to neighboring residences, if no such wall already exists, except in the required front yard. The wall shall be covered with clinging vines or screened by vegetation capable of spread over the entire wall.

B. ADMINISTRATIVE CONDITIONS

1. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
2. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
3. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
4. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

5. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination, which involve a change in site plan, floor area, parking, building height, yards or setbacks, lot width, lot coverage, open space, or affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety or other Agency for Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
6. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
7. **Expiration.** In the event that this grant is not utilized within **three years** of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
8. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

PROJECT BACKGROUND

Description of Subject Project

The Project proposes the construction of a new 40.5 feet in height, 30,450 square foot, 22-unit residential apartment building with three levels of residential uses over one semi-subterranean level of parking, to be located over two lots with a total lot area of 16,508 square feet. The project would provide 33 vehicle parking spaces and 74 bicycle parking spaces (44 required long-term, 3 required short-term, and 26 additional long-term, and 1 additional short-term space).

In accordance with California State Law (including Senate Bill 1818, and Assembly Bills 2280 and 2222), the applicant is proposing to utilize Section 12.22 A.25 (Density Bonus) of the Los Angeles Municipal Code (LAMC), which permits a density bonus of 35 percent and up to two on-menu incentives in exchange for setting aside a minimum 11 percent of pre-density bonus units for Very Low Income households for a period of 55 years.

The subject lots are partially vacant and improved with an auto repair use. They are zoned [Q]R3-1 and have a General Plan Land Use Designation of Medium Residential. Q conditions per Ordinance No. 167,939 limit residential development to a density of one dwelling unit per 1,000 square feet of lot area and height to 30 feet, except for roof structures. Per the zoning of the site, the 16,508 square foot property is permitted by-right a maximum of 16 residential dwelling units on the site. The applicant proposes to designate 11 percent of pre-density bonus units (i.e. 2 units) of the project as Very Low Income Restricted Affordable Units, thus allowing for a 35 percent bonus in density for the project. This density increase would result in an additional 6 permitted dwelling units, for a total of 22 units to be provided on-site.

The Density Bonus Ordinance permits a reduction in required parking based on two Parking Options. No parking options are being requested as part of the application. The project complies with LAMC Section 12.21 A.4 that requires one parking space for each unit with less than three habitable rooms, one and one-half parking space for each unit of three habitable rooms, and two parking spaces for each dwelling unit with more than three habitable rooms. The unit breakdown is 22 units with more than three habitable rooms, thus requiring 44 automobile parking spaces. LAMC Section 12.21 A.4 allows Density Bonus projects to replace 30 percent of the required automobile parking with bicycle parking. The 30 percent reduction of 44 spaces would result in 29 required automobile parking spaces. The project proposes to provide 33 automobile parking spaces. The project will also provide a total of 74 bicycle parking spaces (44 required long-term, 3 required short-term, 26 additional long-term, and 1 additional short-term space). Vehicular egress and ingress to the parking will be accessed through a driveway located at the south portion of the site along Delano Street.

Pursuant to LAMC Section 12.22 A.25 (e)(1), a Project also qualifies for up to two incentives by setting aside at least 10 percent of pre-density bonus units as Very Low Income Restricted Affordable Units. The applicant requests two incentives. The first incentive is for a percentage increase in the height requirement in feet equal to the percentage of Density Bonus for which the Housing Development Project is eligible. In this case, the project is eligible for and has requested an additional 10.5 feet in building height. The second incentive allows up to a 20% decrease in the required depth of the front yard. The Applicant requests the full 20% reduction to allow a 12-foot front yard setback in lieu of the required 15-foot setback to facilitate the provision of affordable housing at the site. The Project meets these standards and therefore qualifies for both incentives.

Surrounding Properties

The surrounding neighborhood is predominately developed with residential and neighborhood-serving commercial land uses. The property directly to the north is zoned [Q]R3-1 and consists of a 22-unit apartment project with three stories of residential uses of over one level of semi-subterranean parking, currently under construction and approved under Case No. DIR-2008-2845-DB. Property to the east and south are also zoned [Q]R3-1 and improved with multi-family residential land uses. Properties to the west across Kester Avenue from the subject project are zoned [Q]R3-1 (improved with multi-family residential land uses) and [Q]C2-1VL (improved with auto repair uses and a neighborhood market).

Pursuant to LAMC Section 12.22 A.25 (e)(2), in order to be eligible for any on-menu incentives, the Housing Development Project complies with the following criteria:

- a. *The façade of any portion of a building that abuts a street shall be articulated with a change of material or a break in plane, so that the façade is not a flat surface.*

The proposed building has facades facing Kester Avenue and Delano Street. As Exhibit A demonstrates, the street facing facades will be articulated with variations of the roofline, changes in the horizontal plane through the use of balconies, a regular rhythm of slightly recessed windows, changes in material and color across the street-facing façades, a differentiation between light and dark colors, as well as landscaped planters, all of which provide sufficient articulation and breaks in the plane along the street.

- b. *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 elevation.*

The Project site has approximately 150 linear feet of street frontage along Kester Avenue and 110 feet of frontage along Delano Street. The proposed building has been designed with architectural features oriented toward these streets. Along the street frontage, the Project employs features such as a pedestrian entryway along Kester Avenue, open-air balconies on the upper floors, the use of transparent windows, and landscaping.

- c. *The Housing Development Project shall not involve a contributing structure in a designated Historic Preservation Overlay Zone (HPOZ) and shall not involve a structure that is a City of Los Angeles designated Historic-Cultural Monument (HCM).*

The proposed Project is not located within a designated Historic Preservation Overlay Zone, and it does not involve a designated City Historic-Cultural Monument.

- d. *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 57.25.01 of the LAMC.*

The Project is not located in either a Hillside Area or Very High Fire Hazard Severity Zone.

FINDINGS

AFFORDABLE HOUSING INCENTIVES PROGRAM

Pursuant to Section 12.22 A.25(c) of the LAMC, the Director shall approve a Density Bonus and requested Incentives unless the Director finds that:

1. *The incentives are not required 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 Director to make a finding that the requested incentives are not required 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.

The list of on-menu incentives in 12.22 A.25 were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the density bonus on-menu incentives are required to provide for affordable housing costs because the incentives by their nature increase the scale of the project.

Reduced Front Yard: Pursuant to LAMC Section 12.22 A.25(f)(1), the requested incentive allows for a twenty percent reduction of the front yard requirement to 12 feet in lieu of 15 feet. The requested reduction allows a larger building footprint to accommodate the additional units. Reducing the front yard by three (3) feet over the length of the front façade (110 feet) allows for an additional 330 square feet per floor. The proposed Project meets all other setback requirements.

Additional Building Height: The project site is in Height District 1, which normally allows building heights up to 45 feet. However, the maximum allowable building height based on the [Q]R3-1 zone is 30 feet, excluding roof structures. The requested incentive allows for a 35 percent increase in height, or 10.5 feet, to a maximum height of 40.5 feet, excluding roof structures. Section 12.22 A.25(f)(5) of the LAMC provides an incentive to increase the allowable building height if the site is in a zone where the height is limited, is not within 15 feet of any property zoned R2, and is not within 50 feet of or shares a lot line with any R1 property. The project site is not within the buffer distance requirements set forth for R1 and R2 zones.

The requested incentives, for a reduced front yard and increased height, are expressed in the Menu of Incentives per LAMC 12.22 A.25(f) and, as such, the regulations permit exceptions to zoning requirements that result in building design or construction efficiencies that provide for affordable housing costs. The requested incentives allow the developer to expand the building envelope so the additional six (6) units can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to set aside two (2) Very Low Income dwelling units for 55 years;

or

2. *The Incentive will have a Specific Adverse Impact upon public health and safety or the physical environment, 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 Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the General Plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

On the basis of the whole of the record before the lead agency, the lead agency finds that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3, and Category 17 of the City of Los Angeles CEQA Guidelines. There is no substantial evidence that the proposed Project will have a significant effect on the physical environment.

DENSITY BONUS LEGISLATION BACKGROUND

The California State Legislature has declared that "[t]he availability of housing is of vital statewide importance," and has determined that state and local governments have a responsibility to "make adequate provision for the housing needs of all economic segments of the community." Section §65580, subds. (a), (d). Section 65915 further provides that an applicant must agree to, and the municipality must ensure, the "continued affordability of all low and very low income units that qualified the applicant" for the density bonus.

With Senate Bill 1818 (2004), state law created a requirement that local jurisdictions approve a density bonus and up to three "concessions or incentives" for projects that include defined levels of affordable housing in their projects. In response to this requirement, the City created an ordinance that includes a menu of incentives (referred to as "on-menu" incentives) comprised of eight zoning adjustments that meet the definition of concessions or incentives in state law (California Government Code Section 65915). The eight on-menu incentives allow for: 1) reducing setbacks; 2) reducing lot coverage; 3) reducing lot width, 4) increasing floor area ratio (FAR); 5) increasing height; 6) reducing required open space; 7) allowing for an alternative density calculation that includes streets/alley dedications; and 8) allowing for "averaging" of FAR, density, parking or open space. In order to grant approval of an on-menu incentive, the City utilizes the same findings contained in state law for the approval of incentives or concessions.

Under Government Code Section § 65915(a), § 65915(d)(2)(C) and § 65915(d)(3) the City of Los Angeles complies with the State Density Bonus law by adopting density bonus regulations and procedures as codified in Section 12.22 A.25 of the Los Angeles Municipal Code. Section 12.22 A.25 creates a procedure to waive or modify zoning code standards which may prevent, preclude or interfere with the effect of the density bonus by which the incentive or concession is granted, including legislative body review. The Ordinance must apply equally to all new residential development.

In exchange for setting aside a defined number of affordable dwelling units within a development, applicants may request up to three incentives in addition to the density bonus and parking relief which are permitted by right. The incentives are deviations from the City's development standards, thus providing greater relief from regulatory constraints. Utilization of the Density Bonus/Affordable Housing Incentives Program supersedes requirements of the Los Angeles Municipal Code and underlying ordinances relative to density, number of units, parking, and other requirements relative to incentives, if requested.

For the purpose of clarifying the Covenant Subordination Agreement between the City of Los Angeles and the United States Department of Housing and Urban Development (HUD) note that the covenant required in the Conditions of Approval herein shall prevail unless pre-empted by State or Federal law.

NOTE: California State Assembly Bill 2222 recently went into effect January 1, 2015. It introduces rental dwelling unit replacement requirements, which pertain to cases filed (not issued) as of January 1, 2015. This determination letter does reflect replacement requirements because the case application was submitted to the Department of City Planning on May 22, 2015, after to the effective date of the amended Law. The new state law also increases covenant restrictions from 30 to 55 years for cases issued (not just filed) as of January 1, 2015. This determination letter does reflect 55 year covenant restrictions, given that the case decision, or approval, as noted on the front page, is being issued after January 1, 2015.

FINANCIAL ANALYSIS/PRO-FORMA

Per the Affordable Housing Incentive Density Bonus provisions of the LAMC (Section 12.22 A.25) proposed projects that involve on-menu incentives are required to complete the Department's Master Land Use Permit Application form, and no supplemental financial data is required. The City typically has the discretion to request additional information when it is needed to help make required findings. However, the City has determined that the level of detail provided in a pro forma is not necessary to make the findings for on-menu incentives. This is primarily because each of the City's eight on-menu incentives provides additional buildable area, which, if requested by a developer, can be assumed to provide additional project income and therefore provide for affordable housing costs. When the menu of incentives was adopted by ordinance, the impacts of each were assessed in proportion to the benefits gained with a set-aside of affordable housing units. Therefore, a pro-forma illustrating construction costs and operating income and expenses is not a submittal requirement when filing a request for on-menu incentives. The City's Density Bonus Ordinance requires "a pro forma or other documentation" with requests for off-menu incentives but has no such requirement for on-menu requests.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. Pursuant to LAMC 12.25 A.2, the instant authorization is further conditional upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

This Determination is not a permit or license, and any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this Determination is violated or is not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions, as stipulated in the Los Angeles Municipal Code.

Verification of condition compliance and all subsequent building permit sign-offs regarding this case must be by **appointment only** with the Department of City Planning Public Counter staff. Appointments may be scheduled online at <http://planning.lacity.org> or by calling (213) 482-7077 or (818) 374-5050. On the website, continue to "DSC" link, located on the top portion of the page to make an appointment request.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 M of the Los Angeles Municipal Code states: "It shall be unlawful to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction. Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The Determination in this matter shall become effective 15 calendar days after the approval date, unless an appeal is filed. It is strongly advised that appeals be filed early during the appeal period and in-person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date to be accepted. Forms are available on-line at <http://planning.lacity.org>. The Department of City Planning public offices are located at:

Downtown Office
Figueroa Plaza
201 North Figueroa Street, 4th Floor
Los Angeles, CA 90012
(213) 482-7077

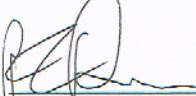
Valley Office
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, Suite 251
Van Nuys, CA 91401
(818) 374-5050

Only abutting property owners and residents can appeal the Density Bonus portion of the Determination. Per the Density Bonus Provision of State Law, the Density Bonus increase in units above the zone limits and the appurtenant parking reductions are not a discretionary action and therefore cannot be appealed. Only the requested incentives are appealable. Per Section 12.22 A.25 of the LAMC, appeals of Density Bonus Compliance Review cases are heard by the City Planning Commission.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

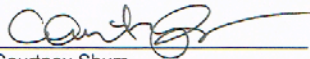
MICHAEL J. LOGRANDE
Director of Planning

APPROVED BY:



Robert Z. Duenas
Senior City Planner

PREPARED BY:



Courtney Shum
Planning Assistant
(818) 374-5058
courtney.shum@lacity.org

cc: Abutting Property Owners
Council District No. 6
Neighborhood Council: Van Nuys