

G.A. ENGINEERING INC.

19562 VENTURA BLVD. SUITE 230

TARZANA, CA, 91356

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JUSTIFICATION FOR ON MENU INCENTIVES FOR

AFFORDABLE HOUSING 12.25.f-1.5

6705 Sepulveda Blvd., Van Nuys, CA, 91411

We are hereby proposing to construct a 44 unit Apartment building on two parcels of land located at 6705, 6718 Sepulveda Blvd., Van Nuys.

One Parcel of the proposed project is currently Vacant. The other parcel, located at 6718 Sepulveda is currently occupied by a 36 unit Motel which is scheduled to be demolished. The total land Area for our project is 48,618.3 square feet.

The property is currently zoned [Q] RD1.5.-1-RIO. The RD1.5-1 requirements allow one unit per 1500 square feet of lot Area, 3:1 Floor Area Ratio and 45 feet height Limit. Per Ord-167939-Area 4-SA191B, the improvements of the site limited to 35 feet in Height.

Per RD1.5 Zone: $48,618.3 \text{ sqft} / 1500 = 32 \text{ units}$

Per LMC 12.25 we are requesting 35% density increase
 $32 \times 1.35 = 43.2 = 44 \text{ units}$

11% allocated to Very low income tenants:
 $0.11 \times 32 = 3.52 = 4 \text{ units}$

Parking will be provided in excess of the requirements of LAMC.

Per LAMC12.25 we are entitled to 2 Incentives which one is being used for increase in height from 35 feet to 46 Feet.

- The subject site fronts three streets, Sepulveda Blvd, Lemay Street and Archwood Street. Lemay and Archwood are classified as Local Street and Sepulveda Blvd as Boulevard II by Bureau of Engineering.
- Sepulveda Blvd. is a major arterial road with ample public transportation. The site is within a mile of MTA orange line.
- In consideration of the adjacent single family home neighbors, the Westerly setback (side yard), has been increased by over 100% from the required 7 feet to 15 feet to create a buffer.

DIR - 2016 - 0725