

**G.A. ENGINEERING INC.**

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JUSTIFICATION FOR ON MENU INCENTIVES FOR  
 AFFORDABLE HOUSING 12.25.f-1.5  
 7639 Van Nuys Blvd., Van Nuys, CA, 91411

We are hereby proposing to construct a 36 unit Apartment building on one parcel of land located at 7639 Van Nuys Blvd., Van Nuys. The subject site is currently used for used car sales. Parcel of the proposed project is currently Vacant. The rectangular shaped lot has 13,793.30 net and 14,713.30 square feet gross area.

*The property is currently zoned C2-1VL. The C2-1VL requirements allow one unit per 400 square feet of lot Area, 1.5:1 Floor Area Ratio and 45 feet height Limit.*

*As part of this Entitlement we are requesting two incentives allowed as part of an affordable building. Per LAMC12.25, we can request 2 incentives by setting aside 10% of by right units to very low income tenants.*

*11% X 36 = 3.96 = 4 units*

*To be eligible for any on-menu incentives, a Housing Development Project (other than an Adaptive Reuse project) shall comply with the following:*

**(i)** The facade 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 facade is not a flat surface.

*As seen in the building plans, elevations and renderings, the proposed building has been designed with breaks in vertical and horizontal plans, carrying roof heights. Various finishing materials and colors have planned for this building.*

**(ii)** 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.

*This project has frontage on Van Nuys Blvd. As seen on the plan and elevations, frontage has been designed with variety of balconies, windows to create a space that has variety of architectural elements to enhance the visual appeal of the building.*

**(iii)** 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.

*The subject site is currently occupied by a one Trailer used as office for the Auto Sales. . Neither the building, nor the subject site has been known as a contributing structure in a Historical preservation zone.*

(iv) 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 this Code

*The subject site fronts On Van Nuys Blvd., which is classified as Boulevard II in the City of Los Angeles Mobility Plan. Additionally this area of Van Nuys blvd. is classified as "Transit priority area" in ZI NO. 2452.*

**Per LAMC12.25f.5, Height increase**

Applicant can request a percentage increase in the height requirement in feet equal to the percentage of Density Bonus for which the Housing Development Project is eligible. This percentage increase in height shall be applicable over the entire parcel regardless of the number of underlying height limits.

*In any zone in which the height or number of stories is limited, this height increase shall permit a maximum of eleven additional feet or one additional story, whichever is lower, to provide the Restricted Affordable Units.*

*The subject Site is Zoned C2-1VL, the properties to North, South and East are also zoned C2-1VL. To the west, across from Alley the properties are zoned M1-1.*

- *There are no Single Family homes within the vicinity of our proposed project.*

**Per LAMC12.25-f.4, FAR increase**

A percentage increase in the allowable Floor Area Ratio equal to the percentage of Density Bonus for which the Housing Development Project is eligible, not to exceed 35%; or

(ii) In lieu of the otherwise applicable Floor Area Ratio, a Floor Area Ratio not to exceed 3:1, provided the parcel is in a commercial zone in Height District 1 (including 1VL, 1L and 1XL), and fronts on a Major Highway as identified in the City's General Plan, and

a) The Housing Development Project includes the number of Restricted Affordable Units sufficient to qualify for a 35% Density Bonus, and

b) 50% or more of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center.

- *11% of units, (4), in the project will be set aside to be eligible for 35% density increase.*
- *Van Nuys Blvd. is a major arterial road with ample public transportation. The site is within a 1500 feet of AMTRACK/METROLINK station.*
- *There are MTA Bus lines with peak frequency of approximately 10 minutes on Van Nuys Blvd.*

**Per LAMC12.25-g, The Planning Director shall approve a Density Bonus and requested Incentive(s) unless the Director finds that:**

(i) The Incentive is not required in order 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; or

(ii) 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 general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

*The requested Incentives will allow the developer to construct a project that will provide 4 units of Affordable housing at very low income levels for period of 55 years. As it has been known and reiterated by various City and State officials, there is a severe shortage of affordable housing in State of California and City of Los Angeles.*

*The requested height and Floor Area increase incentives will allow a project that will provide family sized apartments badly needed in the neighborhood. It will provide the housing close to public Transportation provided by the Metro link and MTA as envisioned in the City Density bonus codes, Transit priority area. This will provide housing close to public transportation to reduce the dependence of the residence to Automobiles.*