

## AFFORDABLE HOUSING REFERRAL FORM LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to HCIDLA, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Incentives Guidelines for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

### CITY STAFF USE ONLY

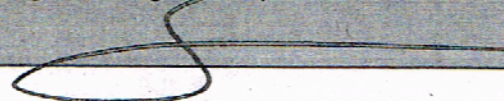
**Referral To:**

☐ Public Counter- Filing    ☐ HCIDLA- Funding    ☐ CRA    ☐ LA County    ☐ Other: \_\_\_\_\_

**NOTES:**
**Planning Staff Name and Title**

Eric Claras - Planning Assistant

**Planning Staff Signature**



**Date**

01/04/2017

### I. PROPOSED PROJECT

#### 1. PROJECT LOCATION/ ZONING

Project Address: 14558 W. Erwin Street Los Angeles, CA 91411

Project Name: Proposed 27 unit apartment 3 story over 2 level garage

Applicant Name and Contact Information: Jacques Mashihi PH: (310)855-0823

Assessor Parcel Number(s): 2241013032

Community Plan: Van Nuys N. Sherman Oaks Number of Lots: 3 Lot size: 10,164.4 s.f.

Existing Zone: [Q] CZ-IVL-CDO Land Use Designation: Community Commercial

☐ Specific Plan    ☐ HPOZ    ☐ DRB    ☒ Enterprise Zone    ☐ Redevelopment Area

☒ Q-condition/ D-limitation/ T-classification (please specify): Ordinance 174421

☒ Other pertinent zoning information (please specify): CDO

#### 2. PROPOSED PROJECT

Description of Proposed Project: Proposed 27 Unit apartment (3) story over (1) Street level garage over (1) level

subterranean garage allowed # of units by right 26. Proposed units 27. Allowed FAR 15,246 S.F.

proposed 20.582 S.F. increased. FAR by 34.95% parking required 33 spaces. bicycle credit 15%= 5 spaces (credit)

33-5=28. parking provided 30>28 ok

	Type of Use	Square Feet	# of Units
Existing <sup>1</sup>	Commercial	4000	0
To be Demolished	Comercial	4000	
Proposed	Apartment	20,574	27 units
TOTAL		20,574	27 units



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**4. DENSITY CALCULATION:****A. Base Density: Maximum density allowable per zoning**

Lot size + half of alley	10,164.4+562.5=10,726.9	sf. (a)
Density allowable by zone	400	units/s.f. of lot area (b)
Units allowed by right (Base Density)	26	units (c) [c = a/b, round <u>down</u> to whole number]

**B. Maximum allowable Density Bonus:** 36 units (d) [d = c x 1.35, round up to whole number]**C. Proposed Project:** Please indicate total number of Units as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact Los Angeles Housing and Community Investment Department's Environmental and Land Use Occupancy Monitoring Unit at (213) 808-8806 or hcidla.landuse@lacity.org.

	Total	HCD (State) <sup>5</sup>	HUD (TCAC) <sup>6</sup>
Market Rate	24	N/A	N/A
Managers Unit(s) - Market Rate		N/A	N/A
Very Low Income	3		
Low Income			
Moderate Income			N/A
Seniors- Market Rate		N/A	N/A
Seniors- Very Low Income			
Seniors- Low Income			
Total # of Units per Category		(e)	(f)
Percent of Affordable Units by Category		(g)	(h)
[g = e/c or e/i, whichever is less, c or i] [h = f/c or f/i, whichever is less, c or i]			
TOTAL # of Units Proposed	27	(i)	
Number of Density Bonus Units	1	(j) [If i > c, then j = i - c; if i < c, then j = 0]	
Percent Density Bonus Requested	3.8%	(k) [k = j/c]	

**5. SITE PLAN REVIEW CALCULATION:** An application for Site Plan Review may be required for projects that meet the Site Plan Review threshold(s) as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formulas provided below to determine if the project meets Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

- ☐ If number of Proposed units [(i) from above] is less than the number of By Right/ Base Density units [(c) from above, then:

(i) – existing units = \_\_\_\_\_ (COMMERCIAL BUILDING)

- ☐ YES, Site Plan Review is required, if Proposed units minus existing units is greater than or equal to 50
- ☐ NO, if Proposed units minus existing units is less than 50
- ☐ Exempt (please specify): \_\_\_\_\_

- ☒ If number of Proposed units [(i) from above] is greater than the number of By Right/ Base Density units [(c) from above, then:

(c) – existing units = 26

- ☐ YES, Site Plan Review is required, if By Right/ Base Density units minus existing units is greater than or equal to 50
- ☒ NO, if By Right/ Base Density units minus existing units is less than 50
- ☐ Exempt (please specify): \_\_\_\_\_



**B. Qualification for Incentives On the Menu:** *(Please check only one)*

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input checked="" type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater
3+	<input type="checkbox"/> (Specify):	<input type="checkbox"/> (Specify):	<input type="checkbox"/> (Specify):

**9. REPLACEMENT UNITS:** Assembly Bill 2222 (2014) requires that density bonus eligible projects replace any pre-existing affordable housing units on the project site. Replacement units include the following:

- A. Units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income? \_\_\_\_\_
- B. Units occupied by lower or very low income households<sup>5</sup> (below 80% AMI), not already listed above? \_\_\_\_\_
- C. Units subject to the Rent Stabilization Ordinance, not already listed above? \_\_\_\_\_
- D. Units that been vacated or demolished in last 5 years? \_\_\_\_\_

**10. COVENANT:** All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) **before** a building permit can be issued. To apply to HCIDLA to prepare a covenant, contact the Environmental and Land Use section at (213) 808-8993 or [hcidla.landuse@lacity.org](mailto:hcidla.landuse@lacity.org).**III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)**  
(LAMC Sec.12.22.A.29, Ordinance 179,076)**11. ELIGIBILITY FOR FLOOR AREA BONUS**

*NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with HCIDLA's Environmental and Land Use section for additional information.*

- ☐ (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- ☐ (2) One of the following shall be provided:
- ☐ 10% of the total number of dwelling units for Low Income households; or
  - ☐ 15% of the total number of dwelling units for Moderate Income households; or
  - ☐ 20% of the total number of dwelling units for Workforce Income households, and
- ☐ (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income 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.

**12. INCENTIVES** *(Please check all that apply)*

*NOTE: Must meet all 3 eligibility requirement from above (#10).*

- ☐ (1) A 35% increase in total floor area.
- ☐ (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- ☐ (3) No parking required for units for households earning less than 50% AMI.
- ☐ (4) No more than one parking space required for each dwelling unit.

**13. ADDITIONAL INCENTIVES TO PRODUCE HOUSING IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA**

- ☐ (a) No yard requirements except as required by the Urban Design Standards and Guidelines
- ☐ (b) Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- ☐ (c) 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.
- ☐ (d) No prescribed percentage of the required open space that must be provided as either common open space or private open space.