

CRA/LA, A DESIGNATED LOCAL AUTHORITY
(Successor Agency to the Community Redevelopment Agency of the City of Los Angeles, CA)

M E M O R A N D U M

DATE: DECEMBER 12, 2016
TO: GOVERNING BOARD
FROM: STEVE VALENZUELA, CHIEF EXECUTIVE OFFICER
STAFF: BARRON MCCOY, CHIEF OPERATING OFFICER
CRAIG BULLOCK, SPECIAL PROJECTS OFFICER

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SUBJECT: LAND USE APPROVAL– Non-Monetary Action. Consideration of Mitigated Negative Declaration ENV-2014-4604-MND; Approval of a mixed-use development in a commercially designated area located at 11111-11125 Weddington Street & 11104 – 11120 W. Chandler Blvd. & 11009 – 11061 Weddington Street & 11022 - 11058 Chandler Blvd. in the North Hollywood Redevelopment Project Area; approval of a density bonus of up to 25%; and, authorization to execute an owner participation agreement.

RECOMMENDATIONS

That the Governing Board take the following actions:

1. Adopt a resolution certifying that the Governing Board has reviewed and considered the environmental effects of the proposed project as shown in the City of Los Angeles' Mitigated Negative Declaration ENV-2014-4604-MND ("MND"), pursuant to California Environmental Quality Act ("CEQA") Guidelines set forth in California Code of Regulations Section 15096(f) (Attachment C);
2. Approve a mixed-use development in a commercially designated area and a density bonus of up to 25% to allow development of 329 residential units, including 32 live-work units, four (4) income restricted units, 17 units with Mobility Accessibility Features and seven (7) units with Hearing/Vision Accessibility Features, and approximately 4,300 square feet of ground floor commercial/retail space; and
3. Authorize the Chief Executive Officer to execute an owner participation agreement (OPA) to effectuate the construction, maintenance and operation of a mixed use development, as required by the Redevelopment Plan (Plan).

SUMMARY

Greystar GP II, LLC (Developer) is requesting that CRA/LA approve the construction of a mixed-use development on commercially designated sites and grant a density bonus of up to 25% in the North Hollywood Redevelopment Project Area.

The project consists of the construction of a 355,161 square foot mixed-use development, on two sites, consisting of 329 residential units, including 32 live-work units, four (4) income restricted units (Moderate Income), 17 units with Mobility Accessibility Features and seven (7)

units with Hearing/Vision Accessibility Features, approximately 4,300 square feet of commercial/retail space, 589 vehicle parking spaces, 304 bicycle parking spaces, 84,170 square feet of open space and the restoration of Weddington House, a historic resource.

The CRA/LA Governing Board has the discretion under Sections 604 of the Plan and Section 3 of the Design Guidelines to approve residential developments in commercially designated areas and to allow for a density increase of up to 25%, subject to the Developer entering into an owner participation agreement with CRA/LA.

The City of Los Angeles, acting through the Department of City Planning, held a public hearing on May 5, 2015 and issued a Zoning Administrator's Determination Letter (ZA-2014-4603-ZAA-ZAI-SPR) on June 9, 2015 to adopt the Mitigated Negative Declaration (ENV-2014-4604-MND) and allow for various discretionary actions to authorize the construction of the Project. The deadline for appeals ended on June 24, 2015. No appeals to the Zoning Administrator's decision were submitted.

DISCUSSION & BACKGROUND

Location

The project site (Attachment A, Site Map) is approximately 234,383 square feet (5.38 acres) consisting of 21 parcels located on two sites bisected by Blakeslee Avenue. The two sites will be referred to as the Eastern Property and Western Property or collectively as the Project Site.

The Eastern Property is generally bounded by Weddington Street to the south, Chandler Boulevard to the North, Blakeslee Avenue to the West and Vineland Avenue to the East. The two parcels fronting Vineland Avenue are not a part of the Project Site.

The Western Property is generally bounded by Weddington Street to the south, Chandler Boulevard to the North, Blakeslee Avenue to the East and approximately ¼ block to the west of Blakeslee, excluding the southeast property of the block.

To the south of the Project Site are multifamily residential developments, including the NoHo Muse, a mixed use development containing 152 residential units over ground floor commercial. West of the NoHo Muse are two warehouse commercial buildings, a 26-unit apartment building, and a vacant parcel.

To the North of the Project Site is a surface parking lot for the Metro North Hollywood Redline Station. Metro is in discussions with developers on the joint use of its properties for large-scale mixed used development, including residential uses.

To the east of the Project Site is a Big Lots retail store and surface parking lot that are not a part of this Project.

Developer Entity

Greystar GP II, LLC was founded in 1993 in Houston Texas. Since its founding, the developer has constructed 100 multifamily projects in the US comprising nearly 30,000 units with a market capitalization of nearly \$7 billion. The Developer focuses on property management, investment and development.

Description, Project Context and Project History

The Developer proposes to construct two, five-story mixed use buildings on two sites, collectively consisting of 329 residential units, including 32 live-work units, 17 units with Mobility Features and 7 units with Hearing/Vision Features, approximately 4,300 square feet of commercial/retail space, 589 vehicular parking, 304 long and short term bicycle parking, 84,170 square feet of open space and the restoration of Weddington House, a historic resource.

The Eastern Property will be improved with 223 residential units, including 21 live-work units, and approximately 2,350 square feet of retail space. Development of the Eastern Property also includes the relocation and rehabilitation of Weddington House. The 223 new residential units consist of 135 one-bedroom apartments, 13 one-bedroom townhouses, 67 two-bedroom apartments and eight (8) two-bedroom townhouses. There are 404 vehicular parking spaces proposed on the Eastern Property.

The Western Property will be improved with 106 residential units, including 11 live-work units. The 106 residential units consist of 62 one-bedroom apartments, six (6) one-bedroom townhouses, 33 two-bedroom apartments and five (5) two-bedroom townhouses. Residential amenities include a 1,667 square foot lounge, a 3,665 square foot fitness center, a 799 square foot entry, an 8,528 square foot outdoor pool area, and a 10,881 square foot landscaped courtyard. Each unit has its own private patios. There are 185 vehicular parking spaces proposed for this portion of the project.

The Weddington House, consisting of approximately 2,000 square feet and constructed in 1904, was identified as a historic resource through CRA/LA and City surveys. The structure was subsequently listed in 2007 on the City's Historic Cultural Monument List (LA-883). The structure will be relocated and rehabilitated in accordance with the U.S. Department of Interior Standards, under the supervision of the Department of City Planning Office of Historic Resources (OHR). The Developer will incorporate the rehabilitated structure into the Project to provide a multi-purpose space, to be made available to Project residents and community groups.

Basis for Approval

The Plan and the Design Guidelines authorize residential and/or mixed-use development in commercially designated areas within the North Hollywood Redevelopment Project Area, provided certain criteria are satisfied. In addition, the Plan and Design Guidelines authorize a density bonus of up to 25%.

Section 604 of the Plan allows for residential uses within commercial designated areas, subject to an owner participation agreement. In addition, the development must meet all design and location criteria as established by the CRA/LA.

Section 2 of the Design Guidelines (Land Use By District) establishes the Project Site as being located in the “Back Lot District” of the Project Area. Primary and secondary land uses include Back Lot and residential, respectively. Back Lot uses are defined as entertainment and multi-media industry related support services, including, but not limited to, development, production, post-production, distribution, licensing or marketing of motion pictures, television programming, video or audio recordings, video graphic images or animation.

Section 3 of the Design Guidelines (Development Intensity and Building Height) allows a density bonus of up to 25%, provided a development is able to meet specific criteria. The Back Lot District establishes that the allowable density level shall be no greater than 55 residential units per gross acre, a maximum building height of 65’ and an FAR not greater than 6:1. Section 3.B allows for Density Bonus Units of up to 25%, provided that a Project is able to (1) further the goals and objectives of the Redevelopment Plan; (2) minimize the displacement of low and moderate income households and of low and moderate income dwelling units; (3) generate within the Project Area a variety in housing and residential environments for all socio-economic groups; (4) promote revitalization and improvement of residential properties and well planned neighborhoods; (5) provide adequate floor area, living space and open space in order to avoid excessively dense development; (6) contribute to a desirable residential environment and long-term neighborhood stability; and, (7) meet other criteria as may be negotiated between the CRA/LA and the owner/developer.

A CRA/LA staff review of the Project, Mitigated Negative Declaration and submitted plans indicates that the Project meets the findings of the Plan and Design Guidelines. The following has been satisfied:

1. *Further the goals and objectives of the Redevelopment Plan*

The Project satisfies the applicable Redevelopment Plan Goals as specified in Section 400 (Redevelopment Plan Goals) of the Plan:

Redevelopment Plan Goal #3 - the elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accordance with this Redevelopment Plan and the Annual Work Program and the Community Plan.

The Project eliminates blight by developing multiple vacant parcels and parcels with vacant buildings into a master planned mixed-use development within 1,500 feet of the North Hollywood Station. The Project’s use is consistent with the Redevelopment Plan, Design Guidelines and the North Hollywood-Valley Village Community Plan.

Redevelopment Plan Goal # 4 - The achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles appropriate to the objectives of this Redevelopment Plan

The Project accomplishes this goal by satisfying the criteria established by the Design Guidelines. The architecture of the buildings includes use of various high-quality building materials and articulations that provide visual interest to the surrounding area.

Redevelopment Plan Goal #5 - The preservation of historical monuments and buildings, where possible, through the maintenance and preservation of local property of historic significance.

The Project will preserve a historic resource, Weddington House, which was identified through the CRA/LA survey and listed as a City Cultural Monument (LA-883). The Weddington House will be rehabilitated to the U.S. Department of Interior Standards. When completed, it will be incorporated into the project and serve as a multi-purpose space for use by residents of the Project and community groups.

Redevelopment Plan Goal #6 - To make provisions for housing as is required to satisfy the needs and desires of the various age, income and disabled groups of the community, maximizing the opportunity for individual choice.

The project has voluntarily included 4 income restricted units covenanted which restricts the units to 100% of AMI. The applicant has received no incentives from CRA/LA associated with the inclusion of these units. In addition, the Project will include units with mobility and vision/hearing accessibility features accessible for the benefit of disabled households. These units will be memorialized through an Accessible Housing Covenant.

Redevelopment Plan Goal #13 - To improve the visual and environment of the community and, in particular, to strengthen and enhance its image and identity.

The Project will redevelop 21 vacant parcels or parcels with vacant buildings, including one parcel with a deteriorated historic resource, into a mixed-use development reflecting high quality architecture, which incorporates the rehabilitated historic resource, and is with walking distance of public transit.

2. *Minimize the displacement of low and moderate income households and loss of low and moderate income dwelling units;*

The Project does not displace any low and moderate income families or residential units. The Project Site is currently vacant with the exception of a historic resource, the Weddington House. No residential units existed on the site prior to the demolition of the buildings.

3. *Generate within the Project Area variety in housing and residential environments for all socio-economic groups;*

The Project results in 329 new residential units. The residential units are a mixture of one and two bedroom single story units, one and two bedroom two-story units, live/ work units, income restricted units and accessible units.

4. *Promote revitalization, improvement of residential properties and well planned neighborhoods;*

The Project promotes revitalization and improvement of properties and well planned neighborhoods by concentrating higher density residential units within close proximity (1,500 feet) of a major transit center servicing the Metro Red and Orange Lines. In addition, the Project locates higher density residential units into a major employment in the East San Fernando Valley, including Burbank and Universal City.

5. *Provide adequate floor area, living space and open space in order to avoid excessively dense development.*

The Project meets and/or exceeds criteria established by the Zoning Code, Building Code and the CRA/LA Design Guidelines. The Project is not excessively developed and has a lower unit count per gross acre than other similar projects approved by the CRA/LA.

6. *Contribute to a desirable residential environment and long-term neighborhood stability*

The Project creates a residential environment that promotes a stable neighborhood. The Project will have denser housing in close proximity to a major transit center, will include a diverse inventory of housing for various socio-economic groups, preserve a historic resource and will provide continuing community benefits.

7. *Meet other criteria as may be negotiated between the CRA/LA and the owner/developer.*

The project provides multiple community benefits that the developer is providing in consideration of the increase in density that is permissible by the Plan and Design Guidelines. The community benefits include the following:

- A. Inclusion of four (4) income restricted units at 100% AMI (moderate income) through a recorded covenant with the City of Los Angeles. The developer has not received a benefit (i.e. reduced parking, density bonus) for the inclusion of the affordable units.
- B. The developer will relocate and restore the Weddington House, a historic resource. The restoration will be done to the U.S. Department of Interior Standards and overseen by the City Office of Historic Resources. The developer will make the Weddington Housing, upon completion, available to community groups for the purposes of providing a meeting or gallery space.
- C. The Participant will include 17 units with mobility and sensory features for the benefit of disabled households.

SOURCE OF FUNDS

No funding is required for this action.

ROPS AND ADMINISTRATIVE BUDGET IMPACT

The approval of density bonus units constitutes a "Land Use Function" as defined under Section 34173(i) of Assembly Bill 1484. On June 20, 2013, the Governing Board approved a resolution authorizing the transfer of all land use plans and functions of the successor agency to the City of Los Angeles pursuant to Section 34173(i) of the Health and Safety Code. To date, the City of Los Angeles has not taken all the necessary steps to formally assume the CRA/LA's land use authority which would effectuate such a transfer. The Department of City Planning has been advised of the actions in this memorandum and concurs with the recommendations. This action

is a land use approval and will not impose a financial obligation on the CRA/LA for purposes of the ROPS.

ENVIRONMENTAL REVIEW

The City of Los Angeles, acting through the Department of City Planning, held a public hearing on May 5, 2015 and issued a Zoning Administrator's Determination Letter (ZA-2014-4603-ZAA-ZAI-SPR) on June 9, 2015 to adopt the Mitigated Negative Declaration (ENV-2014-4604-MND) and allow for various discretionary actions to allow the construction of the Project. The deadline for appeals ended on June 24, 2015. No appeals to the Zoning Administrator's decision were submitted.



Steve Valenzuela
Chief Executive Officer

There is no conflict of interest known to me which exists with regard to any CRA/LA officer or employee concerning this action.

ATTACHMENTS

- Attachment A – Site Map
- Attachment B – Project Renderings
- Attachment C – Environmental Resolution
- Attachment D – Land Use OPA
- Attachment E – Accessible Housing Covenant

Attachment A



CRA/LA, A DESIGNATED LOCAL AUTHORITY
(Successor Agency to the Community Redevelopment Agency of the City of Los Angeles, CA)

Attachment B



CRA/LA, A DESIGNATED LOCAL AUTHORITY
(Successor Agency to the Community Redevelopment Agency of the City of Los Angeles, CA)

Attachment C

RESOLUTION NO. _____

A RESOLUTION OF THE CRA/LA, A DESIGNATED LOCAL AUTHORITY (SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA), CERTIFYING THAT IT HAS REVIEWED AND CONSIDERED THE CITY OF LOS ANGELES' MITIGATED NEGATIVE DECLARATION FOR THE 11111-11125 W. WEDDINGTON STREET & 11104 – 11120 W. CHANDLER BOULEVARD & 11009 – 11061 WEDDINGTON STREET & 11022 - 11058 CHANDLER BOULEVARD IN THE NORTH HOLLYWOOD REDEVELOPMENT PROJET AREA

WHEREAS, Greystar GP, LLC, the project applicant proposes to develop a 5-story mixed use development on two (2) sites consisting of 329 residential dwelling units, including four (4) income restricted units, two (2) units with Mobility Features, one (1) unit with Hearing/Vision Features, and 4,300 square feet of ground floor retail/restaurant and 591 vehicular parking and 304 bicycle parking spaces ("Project"); and

WHEREAS, the City of Los Angeles ("City") was the Lead Agency under the California Environmental Quality Act ("CEQA") for the Project and prepared a Mitigated Negative Declaration, ENV-2014-4604-MND; ("MND") that was issued on May 4, 2015, for the Project; and

WHEREAS, on June 9, 2015, the MND for the Project was adopted and the Project was approved by the City of Los Angeles.

NOW, THEREFORE, BE IT RESOLVED by the CRA/LA a Designated Local Authority (Successor Agency to the Community Redevelopment Agency of the City of Los Angeles, California), as follows:

1. The CRA/LA Governing Board's discretionary approval is required to receive density bonus units as defined in Section 602.1 of the North Hollywood Plan and Section 3 of the Design for Development Establishing North Hollywood Redevelopment Project Commercial Core Urban Design Guidelines
2. The CRA/LA is a Responsible Agency pursuant to CEQA (Public Resources Code Section 21069, State CEQA Guidelines Section 15381). As a Responsible Agency, the CRA/LA Governing Board considered the environmental effects of the Project as shown in the City of Los Angeles' MND (State CEQA Guidelines Section 15096).
3. Based on such review and consideration, the CRA/LA Governing Board hereby determines:
 - a. No Substantial changes are proposed in the Project that will require major revisions to the MND.

- b. No Substantial changes have occurred with respect to the circumstances under which the Project is being undertaken that will require major revisions to the Addendum of the MND; and
 - c. No new information of substantial importance to the Project, which was not known or could not have been known at the time the Addendum to the MND was prepared, has become available.
- 4. The CRA/LA Governing Board adopts the Mitigation Monitoring Program prepared and adopted by the City ("MMP")
- 5. The CRA/LA has mitigated the impacts of those parts of the Project that it is approving by adopting the MMP.

ADOPTED: _____

LAND USE OWNER PARTICIPATION AGREEMENT

Development Project: Weddington House
Location: 11111-11125 W. Weddington Street
11104 – 11120 W. Chandler Boulevard
11009 – 11061 Weddington Street
11022 – 11058 Chandler Boulevard

Redevelopment Project Area: North Hollywood
Assessor Parcel Number: 235-001-4004; 235-0014-005; 235-0014-006; 235-0014-008; 235-0014-009; 235-0014-010; 235-0014-011; 235-0014-012; 235-0014-013; 235-0014-014; 235-0014-015; 235-0015-038; 235-0015-054; 235-0015-055; 235-0015-042; 235-0015-037; 235-0015-036; 235-0015-035; 235-0015-034

Legal Description: See Attachment "A"

This Land Use Owner Participation Agreement ("OPA") dated as of October __, 2016 is entered into by and between Greystar GP II, LLC ("Applicant" or "Participant") and CRA/LA, A Designated Local Authority ("CRA/LA" or "Agency") with reference to the property at 11111-11125 W. Wedding Street & 11104 – 11120 W. Chandler Boulevard & 11009 – 11061 Weddington Street & 11022 - 11058 Chandler Boulevard ("Property").

RECITALS

- A. Applicant proposes to redevelop the Property through the construction of two (2) 5-story mixed-use development of approximately 365,161 square feet and 65' in height, consisting of 329 residential units, including 4 units set aside for moderate income households (100% of Area Median Income) and 32 live/work units, (2) units with Mobility Features, one (1) unit with Hearing/Vision Features and 4,316 square feet of ground floor retail/arts craft, 591 vehicle parking spaces, 304 bicycle parking and the relocation and rehabilitation of the Weddington House, an historic resource identified through a CRA/LA survey and subsequently listed as a City of Los Angeles Heritage Cultural Monument (HCM) ("Project"). The Project is located within the North Hollywood Redevelopment Project Area ("Project Area") and North Hollywood- Valley Village Community Plan area ("Community Plan").
- B. The City of Los Angeles, acting through the Department of City Planning, held a public hearing on May 5, 2015 and issued a Zoning Administrator's Determination Letter (ZA-2014-4603-ZAA-ZAI-SPR) on June 9, 2015 to adopt the Mitigated Negative Declaration (ENV-2014-4604-MND) and to authorize various discretionary actions to allow the construction of the Project. The deadline for appeals ended on June 24, 2015. No appeals to the Zoning Administrator's decision were submitted.

- C. The site is located in the Back Lots District and Subarea 605 of the Design for Development Establishing North Hollywood Redevelopment Project Commercial Core Urban Design Guidelines (Design Guidelines) of the North Hollywood Project Area which allows for developments of up to a 6:1 FAR with a 65' height and 55 units per gross acre limitation
- D. Section 3.B of the Design Guidelines allow for a density bonus of up to 25% provided that a Project is able to (1) further the goals and objectives of the Redevelopment Plan; (2) minimize the displacement of low and moderate income households and low of low and moderate income dwelling units; (3) generate within the Project Area variety in housing and residential environments for all socio-economic groups; (4) promote revitalization, improvement of residential properties and well planned neighborhoods; (5) provide adequate floor area, living space and open space in order to avoid excessively dense development; (6) contribute to a desirable residential environment and long-term neighborhood stability; (7) meet other criteria as may be negotiated between the CRA/LA and the owner/developer.
- E. Section 602.1 of the Plan allows for an increase of density of up to 25% beyond the limitations in the Plan and the Design Guidelines provided that a community benefit is provided. The density of this project exceeds the limits of the Plan and Design for Development. The following community benefits will be provided:
 - a. The relocation and rehabilitation of the Weddington House (HCM #883) to the Department of Interior's Standards.
 - b. The Weddington House, when rehabilitated, will be a multi-purpose space for use by the residents of the Project and the community that may be utilized for community meetings and art gallery space. The use of such a space is consistent with the arts craft ordinance of the City of Los Angeles.
 - c. The creation of 4 units of affordable housing for individuals and families of moderate income (100 % of AMI). The affordable housing units in the Project have been included without obligation or benefits provided for in Los Angeles Municipal Code 12.22A25, which was passed by the Los Angeles City Council as required by SB1818.
- F. A CRA/LA staff review of the Project, Mitigated Negative Declaration and plans submitted was completed. It is staff's belief that the Redevelopment Plan and Design Guidelines requirements have been satisfied.
- G. The CRA/LA Governing Board has made the following findings and determinations:
 - 1. The proposed Project conforms to the North Hollywood-Valley Village Community Plan as determined by the City of Los Angeles. The City of Los

Angeles, acting through the Department of City Planning, held a public hearing on May 5, 2015 and issued a Zoning Administrator's Determination Letter (ZA-2014-4603-ZAA-ZAI-SPR) on June 9, 2015 to adopt the Mitigated Negative Declaration (ENV-2014-4604-MND) to allow for various discretionary actions to allow the construction of the Project. The deadline for appeals ended on July 29, 2015. No appeals to the Zoning Administrator's decision were submitted.

2. Section 3 of the Design Guidelines (Development Intensity and Building Height) establishes that the density level shall be no greater than 55 units per gross acre, a maximum building height of 65' and not greater than a 6:1 FAR. Section 3.B allows for a density bonus of up to 25% provided that a Project is able to (1) further the goals and objectives of the Redevelopment Plan; (2) minimize the displacement of low and moderate income households and low of low and moderate income dwelling units; (3) generate within the Project Area variety in housing and residential environments for all socio-economic groups; (4) promote revitalization, improvement of residential properties and well planned neighborhoods; (5) provide adequate floor area, living space and open space in order to avoid excessively dense development; (6) contribute to a desirable residential environment and long-term neighborhood stability; (7) meet other criteria as may be negotiated between the CRA/LA and the owner/developer.

A CRA/LA staff review of the Project, Mitigated Negative Declaration and plans submitted indicates that the Project meets the findings of the Plan and Design Guidelines. The following has been satisfied:

1. Further the goals and objectives of the Redevelopment Plan
The Project satisfies the applicable Redevelopment Plan Goals as specified in Section 400 (Redevelopment Plan Goals) of the Plan:

Redevelopment Plan Goal #3

The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accordance with this Redevelopment Plan and the Annual Work Program and the Community Plan.

The Project eliminates blight by developing multiple vacant parcels and parcels with vacant buildings into a mixed-use development within 1,500 square feet of the North Hollywood Station. The Project's use is consistent with the Redevelopment Plan and Design Guidelines.

Redevelopment Plan Goal # 4

The achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles appropriate to the objectives of this Redevelopment Plan

The Project will achieve an environment reflecting a high level of concern or architectural, landscape and urban design principles as determined by satisfying the criteria established by the Design Guidelines.

Redevelopment Plan Goal #5

The preservation of historical monuments and buildings, where possible, through the maintenance and preservation of local property of historic significance.

The Project will relocate and rehabilitate the historic resource, Weddington House, on the site identified through a CRA/LA survey and listed as a City Cultural Monument (LA-883). The historic resource will be incorporated into the project and serve as a multi-purpose space for the residents of the Project and the community.

Redevelopment Plan Goal #6

To make provisions for housing as is required to satisfy the needs and desires of the various age, income and disabled groups of the community, maximizing the opportunity for individual choice.

The Project has voluntarily included four (4) income restricted units covenanted to be affordable to households earning no more than 100% of AML. There are no incentives associated with the inclusion of these units.

The Project will include 2 units with Mobility Accessible features and one (1) unit with Hearing/Vision features.

Redevelopment Plan Goal #13

To improve the visual and environment of the community and, in particular, to strengthen and enhance its image and identity.

The Project will redevelop 20 vacant parcels and one parcel with a deteriorated historic resource into a mixed-use development reflecting high quality architecture in close proximity to transit.

2. Minimize the displacement of low and moderate income households and loss of low and moderate income dwelling units:

The Project does not displace any low and moderate income residential units. The Project Site is currently vacant, with the exception of a historic resource, the Weddington House. No residential units existed on the site prior to the demolition of the buildings.

3. Generate within the Project Area variety in housing and residential environments for all socio-economic groups:

The Project creates 329 residential units. The residential units are a mixture of one- and two-bedroom single-story units, one- and two-bedroom two-story units, live and work units and income restricted units and units with accessibility features.

4. Promote revitalization, improvement of residential properties and well planned neighborhoods:

The Project promotes and revitalization and improvement of properties and well planned neighborhoods by concentrating higher density residential units within close proximity (1,500 feet) of a major transit center servicing the Metro Red and Orange Lines. In addition, the Project locates higher density residential units into an employment center of the East San Fernando Valley, including Burbank and Universal City.

5. Provide adequate floor area, living space and open space in order to avoid excessively dense development:

The Project meets and/or exceeds criteria established by the Zoning Code, Building Code and the CRA/LA Design Guidelines. The Project is not excessively developed.

6. Contribute to a desirable residential environment and long-term neighborhood stability:

The Project creates a residential environment and promotes a stable neighborhood. The Project has denser housing in close proximity to a major transit center, includes a diverse inventory of housing for various socio-economic groups of people, preserves a historic resource and provides community benefits beyond the construction.

7. Meet other criteria as may be negotiated between the CRA/LA and the owner/developer;

The project provides multiple community benefits that the developer is providing in consideration of the increase in density that is permissible by

the Plan and Design Guidelines. The community benefits include the following:

- A. Inclusion of four (4) income restricted units at 100% AMI through a recorded covenant with the City of Los Angeles. The developer has not received a benefit (i.e. reduced parking, density bonus) for the inclusion of the units.*
- B. The Participant will relocate and restore the Weddington House, a historic resource. The restoration will be done to the Department of Interior's Standards and overseen by the DCP Office of Historic Resources.*
- C. The Participant will make the Weddington Housing, upon completion, available to community groups for the purposes of providing a meeting or gallery space.*
- D. The construction of the Project will cause the creation of construction related and permanent jobs, not including the 32 live-work lofts that are being built as part of the project.*
- E. The Participant will include accessibility units, of which two (2) units will have Mobility Features and one (1) unit will have Hearing/Vision Features.*

NOW, THEREFORE, in consideration for and as a condition of CRA/LA's exercise of its discretionary approval to allow the Project to be in a commercial designated area with an increase of density, Participant hereby agrees to comply with the following terms and conditions:

1. Compliance with Criteria – Participant shall develop, maintain and operate the Project in compliance with all applicable ordinances and regulations of the City of Los Angeles as they now exist or as they are amended from time to time.
2. Participant Indemnity – Participant shall indemnify, defend (with counsel approved by the CRA/LA) and hold harmless CRA/LA and its appointed and elected officers, Governing Board and Oversight Board, employees, agents, consultants and contractors (collectively, "Indemnitees") from and against any and all liabilities, losses, costs, expenses (including reasonable and actual attorney fees and litigation costs), claims, demands, actions, suits, causes of actions, writs, judicial or administrative proceedings, penalties, fines, orders, judgments and damages (collectively, "Claims") which arise in connection with, relate to, are caused by or alleged to be caused by: (i) approval of this OPA; (ii) performance of this OPA by Participant or any of its contractors or sub-contractors; and/or (iii) rehabilitation, operation, maintenance of management of the Project improvements, whether or not any insurance policies are determined to be

applicable to such Claims. Additionally, Participant shall immediately pay upon Indemnitee's demand any amounts owing under this Indemnity. Participant's duty to indemnify includes the duty to defend Indemnitees or, at their choosing, to pay their reasonable and actual defense costs in any court or administrative action or other proceedings brought by any third party arising from the development of the Project on the Property. The Indemnitees may make all reasonable decisions with respect to their representation in any legal proceeding, including but not limited to, selection of their counsel. Notwithstanding the above, Participant's obligations under this Indemnity shall not apply to Claims solely from the gross negligence or willful misconduct of the Indemnitees.

3. Permitted Transfers – Subject to the CRA/LA's prior written consent, which shall not be unreasonably withheld, conditioned or delayed, Participant may assign this Agreement and its rights and ongoing obligations hereunder, provided that the assignee expressly assumes the ongoing obligations of Participant hereunder, and further provided that Participant may change the operator or operators of the Project's components without notice to or consent of CRA/LA. Upon any such assignment by Participant and assumption by the assignee, or upon Participant's transfer of its interest in the Property, Participant shall be fully relieved from any further liability hereunder. Nothing contained herein shall restrict or limit Participant's rights to transfer its interest in the Property to any other party.
4. Termination of the Agreement – Participant shall have the right to terminate this Agreement at any time upon at least thirty (30) days prior written notice and/or prior to the commencement of construction of the Project. In the event that Participant terminates the Agreement, the Property shall be restricted to a density of 55 units per gross acre.


SIGNATURE PAGE FOLLOWING

IN WITNESS WHEREOF, the Parties have executed this OPA as of the date written above.

**CRA/LA, A DESIGNATED LOCAL
AUTHORITY**

Steve Valenzuela
Chief Executive Officer

GREYSTAR GP II, LLC
a Delaware limited liability company


Name: Gil Gonzalez
Title: Vice President

APPROVED AS TO FORM:

GOLDFARB & LIPMAN, LLP

By: _____
Thomas Webber
CRA/LA Legal Counsel

ATTACHMENT A

Legal Description

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

Western Property

Lots 1, 2, 3, 4, 5, 8, 9, 10, 11, and 12 of Block 3, Lankershim Tract

Eastern Property

Lots 32, 33, 34, 35, 37, 40, FR 38, 39, Block 6, Lankershim Tract

Attachment B



11111-11125 Weddington Street

ATTACHMENT C

City Planning Letter of Determination

LYNN K. WYATT
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

JACK CHIANG
LOURDES GREEN
THEODORE L. IRVING
CHARLES J. RAUSCH, JR.
JIM TOKUNAGA
FERNANDO TOVAR
DAVID S. WEINTRAUB
MAYA E. ZAITZEVSKY

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
CITY PLANNING

MICHAEL J. LOGRANDE
DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

200 N. SPRING STREET, 7TH FLOOR
LOS ANGELES, CA 90012

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June 9, 2015

Gil Gonzalez (A)
Greystar GP II, LLC
2615 Pacific Coast Highway, Suite 208
Hermosa Beach, CA 90254

Prudential Real Estate Investors/ (O)
2615 Pacific Coast Highway, Suite 208
Hermosa Beach, CA 90254

Tarek Shaer (R)
Urbanest Group, Inc.
2615 Pacific Coast Highway, Suite 208
Hermosa Beach, CA 90254

CASE NO. ZA-2014-4603-ZAA-ZAI-SPR
ZONING ADMINISTRATOR'S
ADJUSTMENT, ZONING
ADMINISTRATOR'S
INTERPRETATION, SITE PLAN
REVIEW

Address: (West Property) 11111 -
11125 West Weddington Street and
11104 - 11120 West Chandler
Boulevard; (East Property) 11009 -
11061 West Weddington Street and
11022 - 11058 West Chandler
Boulevard

North Hollywood -Valley Village Planning
Area

Zone: C4-2D-CA

D.M.: 171B173

C.D.: 2

CEQA: ENV-2014-4604-MND

Legal Description: (Western Property)
Lots 1, 2, 3, 4, 5, 8, 9, 10, 11, and 12 of
Block 3, Lankershim Tract; (Eastern
Property) Lots 32, 33, 34, 35, 37, 40,
FR 38, FR 39, Block 6, Lankershim
Tract.

Pursuant to Los Angeles Municipal Code Section 12.28, I hereby APPROVE:

an adjustment from Section 12.11.C.3 of the Los Angeles Municipal Code to permit
a 10-foot rear yard in the northeast corner of the proposed project on the East
Parcel for a five-story residential building in the C4 Zone, and

Pursuant to Los Angeles Municipal Code Section 12.21.A-2 and 13.06.E(3), I hereby
APPROVE:

a Zoning Administrator's Interpretation of Section 13.06.E(5) to confirm that the
proposed project's residential density is permitted within the Commercial and
Arts District, and is not limited to the area requirements of the R3 Zone, and

Pursuant to Los Angeles Municipal Code Section 12.21.A-2 and 13.06.E(3), I hereby APPROVE:

a Zoning Administrator's Interpretation to confirm that the C4-2D-CA Zone established by Ordinance No. 170,549 allows commercial uses otherwise permitted in the C4 Zone, including the proposed ground floor retail space and the proposed adaptive reuse of the relocated Weddington House (either as a community space/clubhouse or as an art gallery/studio for use by the project's residents/arts district community), and is not limited to commercial activities identified in LAMC Section 13.06.E(4), and

Pursuant to Los Angeles Municipal Code Section 16.05.E, I hereby APPROVE:

Site Plan Review for the construction, operation, and maintenance of a mixed-use development project having a total of 329 apartment units, 4,316 square feet of ground floor commercial retail/artcraft uses including the relocated 1,966 square foot Weddington House, and 591 parking spaces located on 2 parcels separated by Blakeslee Avenue, with a maximum height of 65 feet, on an approximately 5.38 acre site within the C4-2D-CA Zone.

upon the attached Findings, and subject to the following terms and Conditions of Approval:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action or proceedings 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.

7. Approved herein is a mixed-use development located on two parcels (East Property and West Property) for a project having a total of 329 apartment units, 4,316 square feet of ground floor commercial retail/artcraft uses including the relocation of the historic 1,966 square foot Weddington House on the east Property.
8. The project shall be limited to a maximum of 355,161 square feet in floor area and shall not exceed six times the buildable area of the lot, pursuant to Ordinance No. 170,549.
9. The height of the proposed five-story mixed-use building shall not exceed 65 feet in height. Any structures on the roof, such as air conditioning units and other equipment, shall be fully screened from view of any abutting properties.
10. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Street Tree Division (213-485-5675) upon completion of construction to expedite tree planting. (Note: Approval from Board of Public Works may be necessary before removal of any street trees in conjunction with right-of-way improvements, through Bureau of Street Services Urban Forestry Division.
11. Trash and recycling collection for the relocated Weddington House use will be provided in an enclosure on the north side of the structure, as shown in Figure 4 in the Weddington House Relocation and Rehabilitation Report dated January 29, 2015.
12. The project shall provide low-level/security lighting within parking areas and along walkways, and low-level decorative lighting on the buildings to highlight architectural details and animate the buildings' facades at night. At ground level, pedestrian-scale low-level lighting shall be provided.
13. The project shall provide new sidewalks along the property's frontage, to the satisfaction of the Department of Public Works, Bureau of Engineering.
14. Bureau of Engineering. Prior to the issuance of a building permit, all improvements and/or dedication(s) for streets included in the General Plan shall be guaranteed. All existing driveways along the project's Blakeslee Avenue and Weddington Street frontage shall be removed and replaced with new curb and gutter.

15. The project shall comply with the following project requirements as detailed in the Department of Transportation letter to the Planning Department dated January 14, 2015 (DOT Case No. SFV-2013-101678):
 - a. For all two-way driveways, a width of $W=30'$, exclusive of side slope shall be provided.
 - b. For all one-way driveways, a width of $W= 16'$, exclusive of side slope shall be provided.
 - c. A minimum required reservoir space between the new property line and the first parking stall or gate shall be provided for all driveways.
 - d. Parking stall shall be designed so that a vehicle is not required to back up into or out of any public street, sidewalk or alley. Final DOT approval shall be obtained prior to issuance of any building permits. This shall be accomplished by submitting detailed site and driveway plans, with a minimum scale of $1"=40'$, to DOT's Valley Development Review Section at 6262 Van Nuys Boulevard, Suite 320, Van Nuys, CA 91401.
16. Prescriptive Methods detailing BMPs specific to this project category are available. Applicants shall comply with the City's Low Impact Development Ordinance or with Best Management Practices of the City's Standard Urban Stormwater Mitigation Plan to the approval of the Department of Public Works. Applicants are encouraged to incorporate the prescriptive methods into the design plans.
18. The project shall comply with the conditions contained within the City of Los Angeles Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified prior to construction.
19. The following mitigation measures included in ENV 2014-4604-MND shall be complied with.
 - a. Aesthetics (Landscape Plan). All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process.
 - b. Aesthetics (Light). Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.
 - c. Aesthetics (Glare). The exterior of the proposed structure shall be constructed of materials such as high-performance and/or non-reflective tinted glass and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

- d. **Objectionable Odors (Commercial Trash Receptacles).** Open trash receptacles shall be located a minimum of 50 feet from the property line of any residential zone or use. Trash receptacles located within an enclosed building or structure shall not be required to observe this minimum buffer.
- e. **Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas).** The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - i. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
 - ii. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
 - iii. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
 - iv. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.
- f. **Tree Removal (Non-Protected Trees).**
 - i. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing

trees on the site and within the adjacent public right(s)-of-way.

- ii. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- iii. Existing trees within the adjacent public right-of-way along Chandler Boulevard may become damaged during site preparation, grading, and construction activities. All damaged trees in the public right-of-way shall be replaced per the current standards of the Urban Forestry Division of the Department of Public Works, Bureau of Street Services.
- iv. Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- v. All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements. Existing trees within the adjacent public right-of-way along Chandler Boulevard may become damaged during site preparation, grading, and construction activities. All damaged trees in the public right-of-way shall be replaced per the current standards of the Urban Forestry Division of the Department of Public Works, Bureau of Street Services.

g. Tree Removal (Public Right-of-Way).

- i. Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- ii. The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077). All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

h. Cultural/Historic Resources.

- i. Mitigation Measure HR1: Construction Documents - The Construction Documents (including but not limited to relocation, rehabilitation, and adaptive reuse drawings and plans) issued for the Weddington House's

relocation and rehabilitation building permits shall be prepared under the direct supervision of a licensed architect who satisfies the Secretary of the Interior's Professional Qualifications for Historic Architecture (promulgated by the National Park Service and published in 36 CFR Part 61).

- ii. Mitigation Measure HR2: Conformance with the Secretary of the Interiors Standards for the Rehabilitation of Historic Buildings - Prior to issuance of building permits, the Construction Documents shall be reviewed and approved by the Department of City Planning Office of Historic Resources for compliance with the Standards.
- iii. Mitigation Measure HR3: Protection Plan - The Construction Documents submitted for building permits shall include a Protection Plan to protect the significant features of the Weddington House and its relocation and rehabilitation, as well as during the construction of the proposed project. The Protection Plan will include structural shoring, securement and/or padding of fragile historic fabric, as well as construction fencing around the Weddington House to protect it from adjacent construction, dust, and debris.
- iv. Mitigation Measure HR4: Securing the Building - If during the course of the overall project, the building is relocated to a staging location and/or left vacant for a period of time longer than 3 months, the building shall be temporarily stabilized in general accordance with the National Park Service published Preservation Brief 31 – Mothballing Historic Buildings with evidence of such compliance provided to the Department of City Planning Office of Historic Resources. Further, the building will be secured and monitored against vandals and vagrants by the general contractor and Owner.
- v. Mitigation Measure HR5: Relocation and Construction Monitoring - A qualified historic architect who satisfies the Secretary of the Interior's Professional Qualifications for Historic Architecture shall be retained to provide construction observation and monitoring during the relocation and rehabilitation of the Weddington House. Construction observation shall consist of periodic site visits to review the progress of the work. At minimum, six visits shall occur during: (1) preparation for the move, (2) during construction of the new foundation, (3) during the move, while the building is being secured to the new foundation, (4) at the start of rehabilitation, (5) at 50-percent completion of the rehabilitation, and (6) for establishing a punch list. The architect shall provide a minimum of six written site visit reports to the Department of City Planning Office of Historic Resources, corresponding to the above listed six site visits, documenting that the progress of the work is in general conformance with approved Construction Documents and complies with the Secretary of the Interior's Standards for Rehabilitation, including a final report documenting completion of all work. Copies of the reports shall be

submitted to the Department of City Planning Office of Historic Resources.

- vi. Mitigation Measure HR6: Certificate of Occupancy - Prior to the issuance of any Certificate of Occupancy, the applicant shall provide verification from the Department of City Planning Office of Historic Resources of having completed all relocation and rehabilitation work for the Weddington House to the satisfaction of the Department of City Planning Office of Historic Resources. The applicant shall relocate, rehabilitate, and obtain the Certificate of Occupancy for the Weddington House prior to the issuance of any Certificate of Occupancy for the proposed residential apartment building located on either the West property or the East property, or for the proposed ground level commercial retail/artcraft floor area.
- vii. Mitigation Measure HR7: Interpretive Display - The project applicant shall install an interpretive graphic display in a publicly-accessible location, preferably in or adjacent to the Weddington House. The interpretive display will include historic photographs of the house and the adjacent Pacific Electric Railway route. The display will also include a brief narrative describing the importance of the Weddington Family in the development of North Hollywood and the San Fernando Valley.
- i. Prior to the issuance of a building permit, the Applicant shall obtain an executed Owner Participation Agreement (OPA) from the CRA/LA which includes community benefit(s) as necessary, and meets the CRA/LA's requirements for granting the additional density necessary for the project as proposed.
- j. Increased Noise Levels (Demolition, Grading, and Construction Activities)
 - i. Construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday.
 - ii. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels as feasible.
 - iii. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- k. Increased Noise Levels (Parking Structure Ramps).
 - i. Concrete, not metal, shall be used for construction of parking ramps.
 - ii. The interior ramps shall be textured to prevent tire squeal at turning areas.

- l. Severe Noise Levels (Residential Fronting on Major or Secondary Highway, or adjacent to a Freeway). The applicant, as an alternative, may retain an acoustical engineer to submit evidence, along with the application for a building permit, any alternative means of sound insulation sufficient to mitigate interior noise levels below a CNEL of 45 dBA in any habitable room.
- m. Increased Noise Levels.
 - i. Use of the podium level courtyard within the proposed apartment building located on the Western Property shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.
 - ii. The Applicant shall identify a contact person and/or the on-site property manager, and shall provide a 24-hour "hot-line" telephone number for any inquiries or complaints from the community regarding the subject facility. Prior to the utilization of this grant, the phone number shall be provided to the immediate neighbors, and responded to within 24-hours of any complaints/inquiries received on this "hot-line" The Applicant shall document and maintain a log of complaints received, the date and time received, and the disposition of the response. The log shall be made available for review by the Los Angeles Police Department and the Zoning Administrator, upon request.
- n. Public Services (Fire). The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features:
 - i. Fire lanes, where required, shall be a minimum of 20 feet in width.
 - ii. All structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- o. Public Services (Police – Demolition/Construction Sites). Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.
- p. Public Services (Police). The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet

facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

- q. Public Services (Construction Activity Near Schools).
 - i. The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
 - ii. There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
 - iii. Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.
 - iv. The developer and contractors shall maintain ongoing contact with administrator of East Valley High School. The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained
 - r. Inadequate Emergency Access. The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.
20. Prior to the clearance of any conditions, the applicant shall show proof that all fee have been paid to the Department of City Planning, Expedited Processing Section
21. Prior to the issuance of any permits relative to this matter, a covenant acknowledging and agreeing to compliance with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

TRANSFERABILITY

This authorization 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 upon you to advise them regarding the conditions of this grant.

VIOLATIONS OF THESE CONDITIONS. A MISDEMEANOR

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and applicant shall immediately comply with its conditions. The violation of any valid condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or if the same be not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after JUNE 24, 2015, unless an appeal therefrom is filed with the City Planning Department. 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 the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

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

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

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

NOTICE

The applicant is further advised that all subsequent contact with this office regarding this determination must be with the Zoning Administrator who acted on the case. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, the report of the Project Planner thereon, and the statements made at the public hearing before the Zoning Administrator on May 5, 2015, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements and prerequisites for granting an adjustment as enumerated in Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Interpretation pursuant to Section 12.21.A.2/13.06.E(3) of the Los Angeles Municipal Code, and a Site Plan Review as enumerated in Section 16.05 of the Los Angeles Municipal Code, have been established by the following facts:

BACKGROUND

The project site is an approximately 5.38 acre, 234,383 square foot assemblage of 21 parcels located on the east and west sides of Blakeslee Avenue (except one parcel located at the northwest corner of Blakeslee Avenue and Weddington Street), and is bounded by Chandler Boulevard to the north and Weddington Street to the south. The overall site topography is level. The "East Property" contains vacant land, building foundations, surface parking lots, and the Weddington House, a Historic - Cultural monument (Monument No. LA-883), while the "West Property" is currently vacant. Six vacant commercial buildings located on the subject property at the time of filing have been demolished in response to a nuisance issue identified by the Los Angeles Department of Building and Safety. The existing building foundations and surface parking lots will be demolished, and the historic Weddington House will be relocated on-site, rehabilitated consistent with "The Secretary of the Interior's Standards"

The West Property is a through lot configuration which fronts onto both Chandler Boulevard and Weddington Street, with side yards along Blakeslee Avenue and the western property line, which has a jog in it due to an excluded parcel along Chandler Boulevard.

The East Property fronts onto Blakeslee Avenue and has side yards along Chandler Boulevard and Weddington Street, with a rear yard along the east property line. The east property line follows the curve of the original Pacific Electric Railway, creating an arc-shaped edge in the northeast corner.

The proposed project is for a five-story mixed-use development having a total of 329 apartment units within two separate buildings (one on the East Property and one on the West Property), with 4,316 square feet of ground floor commercial/artcraft uses (including the 1,966 square foot Weddington House). The project's total floor area will be approximately 355,161 square feet, resulting in an overall floor area ratio of 1.53:1, and a maximum building height of 65 feet within five stories. A total of 591 vehicle parking spaces and 405 bicycle parking spaces is being provided

East Property

The East Property consists of 241,336 square feet of floor area and a 1.49:1 FAR, and will be improved with a five-story, 223 unit apartment building with a height of 65-feet and configured as three floors of residential apartment units over two levels of parking, with ground/second level improvements including 2,350 square feet of commercial retail space, and apartment amenities including a 1,630 square foot lounge, a lobby and landscaped court, and a 3,750 square foot fitness center along the proposed building's approximately 377-foot Chandler Boulevard frontage. A 2,000 square foot club house will be located at the southeast corner of Blakeslee Avenue and Chandler Boulevard, and a 1,500 square foot leasing office/lounge will be located along the project's Blakeslee Avenue frontage. Twenty-one live/work units (also ground and first floor level) will wrap the two parking levels with approximately 325 feet of frontage along Weddington Street and approximately 172-feet of frontage along Blakeslee Avenue. A lobby will be located at the northeast corner of Blakeslee Avenue and Wedington Street, as well as mid-block along Weddington Avenue. The third level (also called Podium Level) will include 68 one- and two-bedroom apartment units, the fourth level will include 68 one- and two-bedroom apartment units, and the fifth level will include 66 one- and two-bedroom apartment units.

Resident recreational amenities on the East Property will include a total of 64,880 square feet of useable open space including 5,550 square feet of private terraces, 36,713 square feet of open space on the podium level (comprised of four landscaped courtyards providing a pool/spa, fire pits with seating areas, barbeque cooking stations, a play lawn area, trellis landscaped walkways, and numerous seating areas), and 22,617 square feet of ground level landscaped and hardscape outdoor amenity space along the eastern side of the project site (surrounding the Weddington House) providing a garden courtyard, a drought tolerant garden, a basketball court, precast linear pavers and railroad tie wood bench seating areas. A 1,979 square foot ground level clubhouse and a 1,879 square foot podium level clubhouse will also be provided (not included in open space calculation). The

tree and plant palette would consist of a native and drought-tolerant species, reducing the demand for water.

The relocated 1,966 square foot Weddington House will be sited within the ground level outdoor amenity space along the eastern side of the project site (relocated approximately 90 feet west of its current location) fronting onto Weddington Street. It will be integrated as an adaptive reuse (either as a community space/clubhouse or as an art gallery/studio for use by the project's residents/arts district community). In addition, as required by mitigation measure HR7, the applicant will install an interpretive graphic display in a publicly-accessible location, preferably in or adjacent to the Weddington House. The interpretive display will include historic photographs of the house and the adjacent Pacific Electric Railway route and include a brief narrative describing the importance of the Weddington family in the development of North Hollywood and the San Fernando Valley.

A total of 317 residential parking spaces, 10 commercial/leasing parking spaces, and 77 non-required parking spaces will be provided on the ground and first floor levels, with ingress and egress to the building provided mid-block with one driveway on Blakeslee Avenue and one driveway along Weddington Street. A total of 265 bike parking spaces will be provided on the ground level, as well as bike lockers, and bike workspace areas.

West Property

The West Property proposes 113,825 square feet of floor area and a 1.64:1 FAR and will be improved with a five-story, 106 unit apartment building with a height of 65-feet and configured as three floors of residential apartment units over two levels of parking, with ground/second level improvements including a 3,200 square foot club house located at the southwest corner of Blakeslee Avenue and Chandler Boulevard, and a 1,000 square foot leasing office located along the west side of Blakeslee Avenue, providing a combined frontage of approximately 111-feet. Eleven live/work units (also ground and second floor) will wrap the two levels of parking with approximately 325 feet of frontage along Weddington Street and approximately 172-feet of frontage along Blakeslee Avenue. A lobby will be located along Chandler Boulevard as well as mid-block along Weddington Avenue. The third level (also called Podium Level) will include 31 one- and two-bedroom apartment units, the fourth level will include 32 one- and two-bedroom apartment units, and the fifth level will include 32 one- and two-bedroom apartment units.

Resident recreational amenities on the West Property will include a total of 21,174 square feet of useable open space including 2,650 square feet of private terraces, and 18,524 square feet of open space on the podium level (comprised of two landscaped courtyards providing a pool/spa, fire pits with seating areas, a barbeque cooking station, a water feature and and numerous seating areas). The tree and plant palette would consist of a native and drought-tolerant species, reducing the demand for water.

A total of 187 parking spaces will be provided will be provided on the ground and first floor levels, including 152 residential parking spaces, two leasing parking spaces, and 33 non-required parking spaces. Ingress and egress to the building will be provided mid-block with one driveway on Blakeslee Avenue and one driveway on Weddington Street. A total of 140 bike parking spaces will be provided on the ground level, as well as a bike workspace area.

Properties in the immediate area are classified in the C4-2D, CM-IVL, PF-IVL, C2-2D-CA and C4-2D-CA Zones and developed with a mix of multi-family residential, parking garage/lot, industrial, commercial, and institutional uses, and vacant land. Directly west of the project site are the four-story lofts at NoHo Commons. Northwest, across Chandler Boulevard (at Lankershim Boulevard), is the North Hollywood Metro Station and associated surface parking area. North of the project site, across Chandler Boulevard, are the four-story Gallery at NoHo multi-family apartments and East Valley High School. Directly east of the project site is a one-story Big Lots retail use and associated surface parking. Further east, across Vineland Avenue, are retail and commercial uses. Southeast of the project site, across Weddington Street, is the six-story Muse NoHo multi-family apartments. South of the project site, across Weddington Street, are one-story commercial/industrial uses with associated surface parking, a vacant lot, and a two-story multi-family use. Southwest, across Weddington Street, is a six-story parking structure, and The Academy of Television Arts and Sciences is located southwest of the project site at Weddington Street and Lankershim Boulevard.

Chandler Boulevard, adjoining the subject property to the north, is a Divided Major Highway Class II, dedicated a variable width of 95 to 100 feet and improved with curb, gutter and sidewalk.

Weddington Street, adjoining the subject property to the south, is a designated Local Street, dedicated a width of 50 feet and improved with curb, gutter and sidewalk.

Blakeslee Avenue, which bisects the subject property, is a designated Local Street, dedicated a width of 50 feet and improved with curb, gutter, and sidewalk.

A five-foot wide strip of land (approximately 15-feet long) across the West Property's Chandler Boulevard frontage was dedicated in 1979, creating an irregular property line. The property owner has initiated a vacation request to incorporate this dedicated property into the project, and achieve a consistent frontage along Chandler Boulevard.

On November 20, 2014, the City of Los Angeles Cultural Heritage Commission provided comment to the applicant with regard to the proposed project's inclusion of the Weddington House, Historical-Cultural Monument No. 883 into the proposed site development. The Office of Historic Resources has reviewed and approved the Historic Resource Technical Report dated January 29, 2015, prepared for the proposed relocation of the Weddington House as a part of the proposed project.

The Bureau of Engineering has provided recommendations in a letter dated January 8, 2015, from Edmond Yew, Manager, Land Development Group, with regard to infrastructure deficiencies and requirements adjacent to the site, including dedication and improvements.

The Department of Transportation has provided project requirements in a letter dated January 14, 2015 from Sergio D. Valdez, Transportation Engineer, with regard to dedication and improvements, site access and internal circulation.

Previous zoning related actions on the site include:

VTT 68807 – On May 28, 2010, an application for 341 residential condominium units and 2 commercial condominium units on one lot with on-site unit and guest parking on a 1.96 acre site in the C4-2D-CA Zone was terminated.

VTT 68806 – On July 25, 2008, the applicant's representative notified the City Planning Department that the application for Vesting Tentative Tract No. 68806 for a one-lot subdivision for the construction, use, and maintenance of a mixed-use project consisting of 932 residential condominium units, 10 live/work condominium units, and 2 commercial condominiums with 2,120 parking spaces on a 4.36 net acre site in the C4-2D-CA Zone would be withdrawn.

CHC-2007-1338-HCM and CF 07-1965 – On June 15, 2007, the Cultural Heritage Commission moved to include the building located at 11025 Weddington Street (the Weddington Home) in the list of Historic-Cultural Monuments. Subsequently, on August 15, 2007, the City Council of the City of Los Angeles adopted the recommendations of the CHC.

Ordinance 170,549 – On July 16, 1995, Ordinance 170,549 became effective, changing the zoning classification on the subject and nearby property to the C4-2D-CA Zone and establishing a Supplemental Use Commercial and Artcraft District in the area generally bounded by Cumpston Street, Cahuenga Boulevard, Camarillo Street and Tujunga Avenue (City Plan Case No. CPC-94-0042-SUD).

Ordinance 162,937 – On December 22, 1987, Ordinance No. 162,937 became effective changing the Height District on the subject property to C4-2-D subject to the following "D" Development Limitation:

The total development within each of the subareas 640, 605 and a portion of 401 shall have a total floor area not to exceed three times the combined buildable area for all the lots within the subarea; however, individual development may have a total floor area not to exceed six times the buildable area of the lot or lots on which it is located. The Community Redevelopment Agency shall insure that each lot within the subject subareas retains development rights (City Plan Case No. 86-108-GPC).

Previous zoning related actions in the surrounding area include:

ZA 2013-1942-CU-ZAI – On April 4, 2014, a Zoning Administrator dismissed a Commercial Corner Development deviation and determined a Zoning Administrator's Interpretation confirming that a proposed hotel use located at 11332 Weddington Street with 43 guest rooms is permitted in the Commercial and Artcraft District with a density based on the R4 Zone Classification, subject to terms and conditions (approximately 0.3 miles west of the project site).

ZA-2009-1242-ZAI-ZAA-SPR-DB – On October 31, 2009, a Zoning Administrator determined a Zoning Administrator's Interpretation confirming that the R4 density is permitted for a residential project in the Commercial and Artcraft District as

established by Ordinance 170,549; approved adjustments for balcony projections, approved site plan review for a 126-unit senior apartment building; and approved Density Bonus incentives to allow a 4-story development in lieu of the 3 stories in the R3-IVL Zone, and to permit density, open space, floor area ratio and parking averaging across the C4-I-CA and R3-1VL Zones on site, subject to terms and conditions. Address is 5218-5242-1/2 North Riverton Avenue, and 10737-10747 West Magnolia Avenue (approximately 1,600 feet east of the project site).

Public Hearing

A public hearing on the matter was held on May 5, 2015, at the Marvin Braude Constituent Services Center in Van Nuys. The hearing was attended by the applicant, applicant's representatives, a representative from the Mid-Town North Hollywood Neighborhood Council, a representative from the Council Office (CD 2), and members from the general public.

Correspondence Received

The SCAQMD provided written comment on the Draft Initial Study and Mitigated Negative Declaration for the proposed project and recommended quantification of air quality impacts for short-term and long-term activities, evaluation of localized air quality impacts on sensitive receptors, and requested written responses to the comments provided.

The City of Los Angeles Office of Historic Resources staff has provided an email in support of the relocation component (i.e., incorporation of the historic Weddington House into the proposed project), as well as support for the mitigation measures included in the Mitigated Negative Declaration prepared for the proposed project.

The Mid-Town North Hollywood Neighborhood Council has provided a letter in support of the proposed project.

In addition, the proposed project was presented on November 20, 2014 to the Cultural Heritage Commission, who provided comment to the Applicant with regard to the Weddington House rehabilitation including proposed interior design, the placement of the ADA accessible ramping, and the use of the house after rehabilitation.

ZONING ADMINISTRATOR'S INTERPRETATION FINDINGS

Section 12.21-A.2 of the Los Angeles Municipal Code has been interpreted to permit resolution of conflicts between disparate sections of the Code, and to provide clarity where ambiguity exists. A Zoning Administrator's Interpretation has been requested to confirm:

1. That the proposed project's residential density is permitted within the Commercial and Artcraft District, and is not limited to the area requirements of the R3 Zone (set for in LAMC 12.10); and
2. That the C4-2D-CA Zone allows commercial uses otherwise permitted in the C4 Zone, including the proposed ground floor retail space and the proposed adaptive

reuse of the relocated Weddington House (either as a community space/clubhouse or as an art gallery/studio for use by the project's residents/arts district community), and is not limited to commercial activities identified in LAMC Section 13.06.E(4).

With regard to the question of density, the purpose of the provisions set forth in LAMC Section 13.06.A pertaining to Commercial and Artcraft Districts is to

"... create enclaves whereby the artisan segments of the population may live, create and market their artifacts. Artcraft activities, combined with commercial and residential uses will be permitted in those areas appropriate for the establishment of a Commercial Artcraft District."

Section 13.06.E(6) further addresses Residential Uses within Commercial and Artcraft District developments by stating "...In C and M zones, residential uses shall be permitted in connection with the main commercial, industrial or artcraft use. Said residential use shall observe the requirements set forth in Section 12.10 (R3 Zone) of the Planning and Zoning Code." The intent of this section is to make it clear that residential uses are "permitted in connection with the main commercial, industrial, or artcraft use" and that in these instances, the density shall be limited to the area requirements of the R3 Zone. In the instant case, the proposed mixed use project is neither predominantly commercial, nor industrial, nor an artcraft use, and therefore would not be subject to the density limitations pursuant to Section 13.06-E(6).

This finding is consistent with the following prior ZAI's rendered on the question of permitted residential density for projects in the CA District that were not in "connection with a main commercial, industrial, or artcraft use":

ZA-2013-1942-CU-ZAI, which confirmed that a proposed hotel use in the C4-1-CA Zone was permitted within the Commercial and Artcraft District with a density based on the R4 Zone classification.

ZA-2009-1242-ZAI-ZAA-SPR-DB, which confirmed that the R4 density is permitted for a 100 percent senior housing project in the C4-1-CA Zone (Commercial and Artcraft District) and R3-1VL Zones.

The intent of the CA overlay is not to preclude residential projects at an R4 density such as the proposed project, when the proposed project does not include a main commercial, industrial or artcraft use. If the CA designation was intended to limit the entire overlay area to the R3 density, then the zone would have been changed accordingly. The proposed project is not an artcraft project. It does not include a main commercial or industrial component, nor does it utilize any of the special uses permitted by the CA District. Therefore, the proposed project is not subject to the LAMC Section 13.06.E(3) which states how residential uses shall be established in connection with the main commercial, industrial or artcraft use.

The second question pertains to whether or not the C4-2D-CA Zone allows commercial uses otherwise permitted in the C4 Zone. The basic intent of a Commercial and Artcraft Supplemental Use District is to encourage art and craft-type industries through modification

of zoning regulations that may restrict the full potential of such activities. Citywide regulations including restrictions of residential uses in industrial zones, provision of required yard areas, parking requirements for residential uses, and time and costs associated with processing zoning entitlements can deter the establishment of artist and artisan live/work units.

A "CA" designation can encourage such uses by permitting limited, but more intensive commercial/industrial uses that may not otherwise be allowed in the underlying zone and by eliminating regulations or entitlements that may otherwise be required for a particular use. Such an overlay district is intended to permit a multitude of artists and artisan's uses as well as residential uses in designated geographical areas, in addition to the uses permitted by the underlying zoning.

Ordinance No. 170,549 limits uses to specific outdoor and indoor artcraft uses (including uses such as glass manufacturing and silk screening, that are not otherwise permitted in the underlying C4 Zone), artcraft instruction and residential uses. However, pursuant to Sec. E.3 of Ordinance No. 170.549:

A Zoning Administrator shall have authority to determine other uses, in addition to those specifically listed in this article, which may be permitted in the "CA" District, when in his (sic) judgment such other uses are similar to and no more objectionable to the public welfare than those listed above.

In the instant situation, the uses proposed on the subject property are not more objectionable than the manufacturing uses otherwise allowed, and can be expected to support and encourage existing and new artcraft uses and the burgeoning theatre district. Consequently, the Zoning Administrator has determined that uses otherwise permitted in the C4 Zone, including the proposed ground floor retail space and the proposed adaptive reuse of the relocated Weddington House (either as a community space/clubhouse or as an art gallery/studio for use by the project's residents/arts district community), are permitted on the subject property classified in the C4-2D-CA Zone.

ZONING ADMINSTRATOR'S ADJUSTMENT FINDINGS

In order for an adjustment from the zoning regulations to be granted, all of the legally mandated findings delineated in Section 12.28 of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

- 1. While site characteristics or existing improvements make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of those regulations.**

The project requests approval of a Zoning Administrator's Adjustment from Section 12.11.C.3 to permit a 10-foot rear yard in the northeast corner of the proposed project on the East Parcel only, in lieu of the required minimum 17-foot rear yard for a five-story residential building in the C4 Zone. The request would apply only in the northeast corner of the East Property where the physical characteristics of the

existing property line make it impractical to provide the required rear yard. The eastern property line of the East Property is irregularly shaped and has a curvilinear portion coinciding to the historic alignment of the original Pacific Electric Railroad right-of-way, making it difficult to efficiently design a uniformly shaped building in the proposed project's northeast corner and still conform to the applicable yard requirements.

The intent of the yard requirements is to provide adequate light and air for proposed land uses, which in the instant case includes the proposed commercial space on the ground/second floor levels and a 2-bedroom/2-bath apartment unit on the 3rd through 5th floor levels. Such regulations, however, are written on a citywide basis and cannot take into account the individual unique characteristics of a specific property. In this instant case, and with respect to the conventional reasons for a rear yard setback, light and air for residents of the project and neighboring developments will be adequately provided by the proposed 10-foot setback.

In a more typical lot configuration where the narrower portion of the lot would front along Chandler Boulevard, the eastern property line would be considered a side yard, requiring a smaller setback. However, in the instant case, and due to the site's configuration and resulting frontage along Blakeslee Avenue, the eastern property line becomes the rear yard. The proposed project's 10-foot rear yard (only in the northeast corner of the East Property) will enable adequate light and air for the proposed ground/second floor commercial space, as well as the proposed apartment units on the 3rd through 5th floor levels. The adjacent properties to the east of the site are developed with an outdoor storage area, a one-story retail building (i.e., Big Lot's), and associated surface parking lots, and as such will not be adversely affected by the reduced rear yard. In addition, and as shown on the site plan, the remaining portion of the proposed project provides a rear setback which is significantly greater than the minimum required depth of 17-feet.

As such, while site characteristics make strict adherence to the zoning regulations impractical or infeasible, the project nonetheless conforms with the intent of the zone's yard regulations.

2. **In light of the project as a whole including any mitigation measures imposed, the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

Allowing the requested reduced rear yard will not adversely affect or further degrade any adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety, as the reduced rear yard will not compromise needed light or air to the project's commercial or residential uses, or to the adjacent properties which are developed with a surface parking lot, a storage use, and a retail use. The requested adjustment would allow for construction of a five-story mixed-use project having a 10-foot rear yard (only in the northeast corner of the building on the East Property), otherwise consistent and compatible with the type and scale of

development in the immediate vicinity, which includes commercial and multifamily residential development. The adjacent parcel nearest the reduced setback is a commercial property being used for storage so the reduction in the setback will not impact residential uses. Commercial zones do not require building setbacks.

Therefore, in light of the project as a whole, and including the requested reduction in rear yard, the project's location size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

3. **The project is in substantial conformance with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

There are eleven Elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of Code Requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans.

The North Hollywood-Valley Village Community Plan (a part of the General Plan Land Use Element) designates the property for Community Commercial land uses with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, RAS4, P, and PB. The subject site is located in the C4-2D-CA Zone, in conformance with the Plan. The site is located in the North Hollywood Redevelopment Project area, and the Los Angeles State Enterprise Zone. It is not located in a Specific Plan area or an interim control ordinance area.

SITE PLAN REVIEW FINDINGS

In order for a Site Plan Review to be granted, all of the legally mandated findings delineated in Section 16.05.C.1(b) of the Los Angeles Municipal Code must be made in the affirmative. Following (highlighted) is a delineation of the findings and the application of the relevant facts of the case to same:

4. **That the Project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable Community Plan, and any application Specific Plan.**

The North Hollywood-Valley Village Community Plan (a part of the General Plan Land Use Element) designates the property for Community Commercial land uses with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, RAS4, P, and PB. The subject site is located in the C4-2D-CA Zone, in conformance with the Plan. The site is located in the North Hollywood Redevelopment Project area, and the Los

Angeles State Enterprise Zone. It is not located in a Specific Plan area or an interim control ordinance area.

The proposed project advances various goals, policies and provisions of the General Plan Framework Element, Housing Element, and North Hollywood – Valley Village Community Plan. Specifically, the Framework Element's Land Use Chapter (Chapter 3) establishes general principles to encourage growth and increase land use intensity around transit nodes, to create a pedestrian oriented environment while promoting an enhanced urban experience and to provide for places of employment. The Framework Element's Long Range Land Use diagram identifies the proposed project site as a Regional Center intended as a focal point for regional commerce, identity, and activity, containing a diversity of uses including residential and cultural facilities, in addition to corporate and professional offices, retail commercial malls, government buildings, major health facilities, entertainment, and support facilities. Regional Center land uses are identified to fall within the range of floor area ratios from 1.5:1 to 6:1, and are characterized by six- to twenty-story (or higher) buildings as determined in the community plan. Their densities and functions support the development of a comprehensive and inter-connected network of public transit and services.

The proposed project is consistent with the Regional Center land use by providing a diversity of uses that includes 329 residential units, and 2,350 square feet of commercial uses along Chandler Boulevard. In addition, the project proposes to relocate and adaptively reuse the historic Weddington House as either as a community space/clubhouse or as an art gallery/studio for use by the project's residents/arts district community. The design of the project encourages pedestrian activity through building design and proposed streetscape amenities. The commercial retail, resident leasing offices, and resident amenity spaces are double in height volume with storefront glazing, strategically located along Chandler Boulevard and Blakeslee Avenue to provide a strong street presence. The commercial space would have direct entrances from Chandler Boulevard and the prominent ground floor residential lobbies and amenity spaces are accessed directly from the streets, providing convenient access to the residential units and amenities. The project will enhance the surrounding streetscape along all sides of the project by incorporating new trees, parkways with drought-tolerant plantings, and new sidewalks. Pedestrian-scale lighting and visibility at the ground floor will help improve the livability and security of the neighborhood at all hours.

The project's meets the following objectives and policies set forth in Framework Element's Land Use section:

Framework Element – Land Use Section

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles

Policy 3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center" in accordance with Table 3-1 and 3-6. Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

Policy 3.10.4: Provide for the development of public streetscape improvements, where appropriate.

Policy 3.10.5: Support the development of small parks incorporating pedestrian-oriented plazas, benches, other streetscape amenities and, where appropriate, landscaped play areas.

The site is zoned C4-2D-CA consistent with the Regional Center land use designation, and the proposed project is a mixed-use development, providing 329 new residential housing units and new employment opportunities within the project's 2,350 square feet of ground floor commercial space. The 1,966 square foot Weddington House (proposed for adaptive reuse) and adjacent open space/recreation/garden areas will create an enhanced urban setting within the proposed project. The project's proximity to numerous bus lines and the MTA North Hollywood Metro station, located at Lankershim Boulevard and Chandler Boulevard, supports public transit accessibility to the region, and the residential units would have convenient, pedestrian access to the proposed commercial uses, contributing to an incremental reduction in vehicular trips. The project would provide 405 short and long term bicycle spaces that would promote alternative transportation. The project's public amenities include enhanced pedestrian facilities with inviting shade-and drought-tolerant landscaping along the public streets. The project will enhance the surrounding streetscape along all sides of the project by incorporating new trees, parkways with drought tolerant plantings, and new sidewalks. Decorative pavers will be installed in varying patterns to further enliven the pedestrian experience.

The project's meets the following objectives and policies set forth in Framework Element's Economic Development Chapter:

Framework Element – Economic Development Section

Objective 7.2: Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.

Objective 7.6: Maintain a viable retail base in the City to address changing resident and business shopping needs.

The project proposes a mix of land uses that include 329 new multiple-family residential housing units and 4,316 square feet of ground floor commercial retail and adaptive reuse uses. The commercial uses would meet the needs of local

residents by providing new retail uses and by providing additional employment opportunities to area residents. Potential impacts from proposed project implementation will be reduced to less than significant levels through identified mitigation measures.

Framework Element – Housing Section and General Plan Housing Element

Objective 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population to the year 2010.

Objective 1.1 – Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

The project will further the City's goal of providing an adequate supply of rental housing to meet current and projected needs by adding 329 units rental housing to the City's existing housing stock, including 216 one-bedroom units and 113 two-bedroom units within the North Hollywood-Valley Village Community Plan area, thereby supporting the achievement of this Housing objective.

North Hollywood-Valley Village Community Plan

Residential – Issues

- Lack of open space in apartment projects.

The project provides approximately 86,054 square feet of useable open space, which exceeds the Code requirement by 50,329 square feet. The East Property will include a total of 64,880 square feet of useable open space including 5,550 square feet of private terraces, 36,713 square feet of open space on the podium level (comprised of four landscaped courtyards providing a pool/spa, fire pits with seating areas, bar-b-que cooking stations, a play lawn area, trellis landscaped walkways, and numerous seating areas), and 22,617 square feet of ground level landscaped and hardscape outdoor amenity space along the eastern side of the project site (surrounding the Weddington House) providing a garden courtyard, a drought tolerant garden, a basketball court, precast linear pavers and railroad tie wood bench seating areas. A 1,979 square foot ground level clubhouse and a 1,879 square foot podium level clubhouse will also be provided (not included as open space square footage). The West Property will include a total of 21,174 square feet of useable open space including 2,650 square feet of private terraces, and 18,524 square feet of open space on the podium level comprised of two landscaped courtyards providing a pool/spa, fire pits with seating areas, a barbeque cooking station, a water feature and numerous seating areas.

Residential – Opportunities

- Access and proximity to employment.

- Potential for residential and mixed-use development along commercial corridors.
- Create pedestrian/friendly shopping areas by incorporating street trees, benches, convenient parking/access and maintaining commercial frontage at ground level.

The project would provide a total of approximately 329 residential units proximate to major street thoroughfares connected to the regional circulation system and employment centers, as well as proximate to numerous bus lines and the MTA North Hollywood Metro station, located at Lankershim Boulevard and Chandler Boulevard, providing access to major employment centers including Hollywood, downtown Los Angeles and Warner Center. The proposed project includes mixed uses and residential uses and is located along Chandler Boulevard which is a commercial corridor. The project's public amenities include providing shade- and drought-tolerant street trees and new sidewalks along Weddington Street, Blakeslee Avenue, and Chandler Boulevard, creating a pedestrian friendly environment and enhancing the surrounding streetscape. Decorative pavers will be installed in varying patterns to further enliven the pedestrian experience. In addition, the commercial uses and resident amenities will be located on the ground floor along the Chandler Boulevard and Blakeslee Avenue frontages, with retail parking readily available to pedestrians.

Neighborhood Character – Issues

- Impact on street parking from new high-density apartments.
- New development that complements significant historic structures.

The project would provide a total of 591 on-site parking spaces, which includes 404 parking spaces on the East Property and 187 spaces on the West Property, and a total of 110 spaces in excess of code requirements, thereby reducing impacts on adjacent uses and street parking in the neighborhood. In addition, a total of 405 bike parking spaces will be provided, including 265 bike parking spaces on the East Property, and 140 bike parking spaces on the West Property (35 spaces in excess of Code requirements), further reducing on-street parking demand.

The project site includes the historic Weddington House, a designated City Historical-Cultural Monument located on the East Parcel. The project proposes the relocation and adaptive reuse of the Weddington House on the southeast portion of the East Property, either as a community space/clubhouse or as an art gallery/studio for use by the project's residents/arts district community. In addition, a large garden area is located between the Weddington House and the proposed new apartment building to provide a buffer and appropriate transition to preserve the scale and prominence of the Weddington House.

Neighborhood Character – Opportunities

- Development of areas adjacent to transit station stops provides opportunities to reflect enhanced community identity.

- Potential for appropriately scaled new housing in proximity to transit facilities.
- Inclusion of mixed use development in commercial areas adjacent to transit station stops.

The project site is located in a transit rich area, within a half-a-block of the MTA North Hollywood Metro station on Lankershim Boulevard at Chandler Boulevard. The North Hollywood Metro Station is the northern terminus of the Metro Red Line, a subway traveling to Universal City, Hollywood, and downtown Los Angeles. It is also the eastern terminus of the Metro Orange Line Busway, a dedicated bus route travelling between North Hollywood, Chatsworth, and Warner Center. Additionally, many local bus routes stop at the North Hollywood Metro Station.

The project would provide 329 new housing units and ground floor commercial uses within two new five-story buildings that would be compatible and consistent with recent development in the neighborhood, including the four-story Lofts at NoHo Commons (adjacent to the west of the project site), the four-story Gallery at NoHo Commons (multi-family apartments located north of the project site, across Chandler Boulevard), and the six-story Muse NoHo multi-family apartments (located southeast of the project site across Weddington Street).

Citywide Design Guidelines

The project has been designed to substantially conform to the Citywide Design Guidelines. The project addresses neighborhood context and considers linkages in building and design in that it will continue the transformation of an aging section of Chandler Boulevard by adding new development which is compatible in massing and design that reflects the character of the immediate surroundings as well as historic Hollywood architecture. The project proposes to relocate and adaptively reuse the historic Weddington House which is proposed for use as either a community space/clubhouse or as an art gallery/studio by the project's residents/arts district community.

The project employs distinguishable and attractive building design through the use of architecture. Their geometry is simple, with a strong emphasis on rhythm and with fenestrations recessed from the façade. Materially, both buildings make use of substantive and contrasting materials common to North Hollywood architecture. Both building utilizes neutral-color materials at the lower floors, with more contemporary style and material reserved for the upper floors. The masses of both buildings step back at the third through fifth stories, giving pedestrians, neighbors and drivers passing by the impression of a smaller building, in keeping with the scale of the neighborhood. Massing is further broken down in both buildings by visually separating the lengths of the façade into distinct parts that read similarly to the street frontage widths of adjacent properties.

Pedestrian connections are included within and around the project, and generally support its "walkability", by providing over 700 linear feet of commercial and residential amenity frontage, by incorporating the restored historic Wedding House

and associated garden within the project as a community benefit, and by enhancing the surrounding streetscape by maintaining and providing new street trees, planters, and green walls.

The appearance of driveways and parking areas is minimized by locating all parking areas within the building's ground and second level, screened from public view. Driveways will be located only on Blakeslee Avenue and Weddington Street, with decorative driveway gates set back from the street to allow ease of use and minimize visual impact.

Open areas and landscaping have been provided throughout the proposed project, and include 64,880 square feet of useable open space within the East Property including 5,550 square feet of private terraces, 36,713 square feet of open space on the podium level, and 22,617 square feet of ground level landscaped and hardscape outdoor amenity space along the eastern side of the project site (surrounding the Weddington House) providing a garden courtyard, a drought tolerant garden, a basketball court, precast linear pavers and railroad tie wood bench seating areas. The West Property will include a total of 21,174 square feet of useable open space including 2,650 square feet of private terraces, and 18,524 square feet of open space on the podium level.

Both sites have been planned and arranged to improve the streetscape experience and reduce visual clutter. Specifically, the building's functional areas including entrances to electrical rooms, storage rooms, and trash/recycling enclosures are located within the parking levels and are not visible from the street. Rooftop equipment will be set back from the parapet edge and screened from view. To improve the streetscape experience, low-level decorative lighting will be used on the building to highlight architectural details and animate the buildings' facades at night. At ground level, pedestrian-scale lighting will be provided.

The proposed project contributes to the advancement of the goals and policies set forth in the General Plan and North Hollywood-Valley Village Community Plan by clustering community commercial activity to provide maximum convenience with minimum disturbance to residential neighborhoods while contributing to the employment base for community residents and the city as a whole. Therefore, the project is in substantial conformance with the purposes, intent and provisions of the General Plan, and the North Hollywood-Valley Village Community Plan.

5. **That the Project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

Property in the immediate area is classified in the C4-2D, CM-IVL, PF-IVL, C2-2D-CA and C4-2D-CA Zones and developed with a mix of multi-family residential, parking garage/lot, industrial, commercial, and institutional uses, and vacant land. Directly west of the project site are the four-story Lofts at NoHo Commons,

Northwest, across Chandler Boulevard (at Lankershim Boulevard), is the North Hollywood Metro Station and associated surface parking area. North of the project site, across Chandler Boulevard, are the four-story Gallery at NoHo multi-family apartments and East Valley High School. Directly east of the project site is a 1-story Big Lots retail use and associated surface parking. Further east, across Vineland Avenue, are retail and commercial uses. Southeast of the project site, across Weddington Street, are the four-story Muse NoHo multi-family apartments. South of the project site, across Weddington Street, are one-story commercial/industrial uses with associated surface parking, a vacant lot, and a two-story multi-family use. Southwest, across Weddington Street, is a six-story parking structure, and The Academy of Television Arts and Sciences is located southwest of the project site at Weddington Street and Lankershim Boulevard.

The proposed five-story mixed-use development project will include a total of 329 apartment units within two separate buildings (one on the East Property and one on the West Property), with 2,350 square feet of ground floor commercial/artcraft uses (including the 1,966 square foot Weddington House). The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection and other such pertinent improvements, that will be compatible with existing and future development on adjacent properties and neighboring properties.

Land Use and Density

The site is located within the C4-2D-CA Zone. The C4 Zone permits multiple residential uses up to a density of one unit per 400 square feet of lot area. The East Property has a total net area of 162,161 square feet which would permit up to 405 dwelling units. The West Property has a total net lot area of 69,250 square feet which would permit up to 173 dwelling units. Thus, the total maximum permitted density based on the C4 Zone is 578 dwelling units. The project proposes a total of 223 dwelling units on the East Property and a total of 106 dwelling units on the West Property, for an overall total of 329 dwelling units. In addition, the proposed live/work residential units are a permitted use in the C4 Zone. Therefore, the residential density and use component of the project is permitted by the site's zoning.

The North Hollywood Redevelopment Plan restricts maximum density on the site to 55 dwelling units per acre. Based on this density limitation, up to 204 dwelling units would be permitted on the approximately 3.72 acre East Property, and up to 86 dwelling units would be permitted on the approximately 1.58 acre West Property, for an overall maximum total density of 290 dwelling units. As identified in the Mitigated Negative Declaration prepared for the proposed project, the additional density necessary for the project as proposed (i.e., 329 dwelling units) may be granted with an executed Owner Participation Agreement (OPA) from the CRA/LA which includes community benefit(s) as necessary, and meets the CRA/LA's requirements for granting the additional density necessary. This requirement for an OPA is identified in the MND as a mitigation measure. With fulfillment of this mitigation measure, the residential density of the proposed project may be permitted.

Commercial uses are permitted in the C4 Zone, however the Commercial and Aircraft designation on the site's zone includes specific additional limitations on land use within this District. The applicant has requested a Zoning Administrator's Interpretation to confirm that the proposed commercial retail space and the proposed adaptive reuse of the relocated Weddington House on the East Property are both permitted uses within the site's C4-2D-CA Zone. With approval of this requested ZAI, the proposed commercial retail use and adaptive reuse of the Weddington House will be permitted by the site's zoning.

The proposed adaptive reuse of the Weddington House, either as a community space/clubhouse or as an art gallery/studio for use by the project's residents/arts district community, is permitted in the C4 Zone. Specifically, clubhouse uses are permitted in the C1.5 Zone (pursuant to LAMC 12.13.A.2(a)(6), and the C4 Zone permits C1.5 uses; art shop uses are permitted in the C2 Zone (pursuant to LAMC 12.14.A.1(a)(2) and the C4 Zone permits C2 Zone uses, and; gallery/studio uses are permitted in the C1.5 Zone (pursuant to LAMC 12.13.5.A.2(a)(27) and the C4 Zone permits C1.5 Zone uses. Therefore, the proposed adaptive reuses would be permitted by the site's zoning.

Height and Bulk

The project's five-story, 65 foot in height buildings are appropriately scaled and compatible with surrounding multi-family, commercial, industrial, and institutional uses. The proposed podium level courtyards (four within the East Property and two within the West property) provide a break in massing, and architectural treatments provide articulation and variation. Surrounding uses include the Lofts at NoHo Commons, a four-story building with 292 units built in 2005 (adjacent to the west), the Gallery at Noho Commons, a four-story building with 438 units built in 2006 (to the north across Chandler Boulevard), and the Muse development, a six-story building with 152 units built in 2009 (across Weddington Street to the south).

The existing Height District (Height District No. 2D) does not limit height or number of stories, while the "D" development limitation restricts floor area on the site to 6:1, and limits the total cumulative FAR for lots in Subarea 605 (in which the project site is located) to 3 to 1, with the Community Redevelopment Agency responsible for insuring that each lot within the subareas retain development rights (per Ordinance 162937). The total floor area proposed is approximately 355,161 square feet providing an overall floor FAR of 1.53:1, which is well within the 6:1 permitted ratio. The proposed project's 65-foot high, five-story buildings will be in conformance with the zone's Height District.

Setbacks

The proposed project on the East Property includes three residential floors over two levels of parking, with ground floor apartment amenity space, live-work units, and commercial retail space (all with double in height volume ceilings), as well as adaptive (non-residential) reuse of the relocated Weddington House. The West

Property includes three residential floors over two levels of parking, with ground floor apartment amenity space and live-work units (all double in height volume ceilings).

Front, side, and rear yards are not required for buildings erected and used exclusively for commercial purposes. For those portions of buildings erected and used for residential purposes, the Code does not require a front yard, but does require a side yard of 5-feet, with one additional foot for each story over two stories, and a rear yard of 15-feet, with one additional foot for each story over three stories. Thus, the Code requirement is 8-foot side yards and a 17-foot rear yard.

The building on the East Property exceeds Code requirements by providing a minimum front setback (along Blakeslee Avenue) of 9-feet 6-inches, and meets the 8-foot side yard requirement (along Chandler Boulevard and Weddington Street). The rear yard is Code compliant with the exception of the northeast corner of the project, where a 10-foot rear yard is provided. With approval of the requested Adjustment (see above Zoning Administrator's Adjustment Findings), the project's rear yard will be Code compliant. The setback requirements for the Weddington House, proposed for adaptive reuse (not residential), are 0-foot front, side, and rear yards.

The building on the West Parcel also exceeds Code requirements by providing a minimum front setback with a variable width of 2-feet 8-inches to 7-feet 8-inches along Chandler Boulevard, and a minimum 3-foot 2-inch front setback along Weddington Street. It also meets the 8-foot side yard requirement (along Blakeslee Avenue and the western property line).

Access and Parking

The project will provide 591 parking spaces, including 469 residential parking spaces, 12 commercial/leasing office/Weddington House adaptive reuse parking spaces, and 110 non-required additional parking spaces within the ground level and second floor level of the two buildings. A total of 405 bicycle parking spaces will be provided, including 331 long term and 74 short-term spaces. Vehicular access to the East Property building will be provided mid-block via one two-way driveway on Blakeslee Avenue, and one two-way driveway along Weddington Street. Vehicular access to the West Property building will be provided mid-block via one two-way driveway on Blakeslee Avenue and one two-way driveway along Weddington Street.

Required residential parking spaces for both buildings will be accessible via only the driveways on Weddington Street. The leasing/commercial retail and Weddington House parking spaces for the East Property building will be accessible only via the driveway on the east side of Blakeslee Avenue. The leasing spaces for the West Property building will be available only via the driveway on the west side of Blakeslee Avenue. Gates installed at the resident-only parking entrances to both buildings on Weddington Street, as well as within the ground level parking areas of both buildings, will control access to resident-only parking areas.

A total of 317 residential parking spaces, 10 commercial/leasing and Weddington House adaptive reuse parking spaces, and 77 non-required parking spaces will be provided on the ground and first floor levels of the East Property. A total of 265 bike parking spaces will be provided on the ground level, as well as bike lockers, and bike workspace areas.

A total of 187 parking spaces will be provided on the ground and first floor levels of the West Property, including 152 residential parking spaces, two leasing parking spaces, and 33 non-required parking spaces. A total of 140 bike parking spaces will be provided on the ground level, as well as a bike workspace area.

The residential parking is based on the Code requirement of one and one-half parking spaces for each dwelling unit with three habitable rooms, and two parking spaces for each dwelling unit with more than three habitable rooms. However, the project's required residential parking is reduced by 15% based on its location within 1,500 feet of a transit stop, as defined by 12.24.Y.

The parking requirement for the leasing, commercial retail, and adaptive reuse space of the Weddington House is based on two parking spaces per 1,000 square feet, as applicable to project's located within an Enterprise Zone areas. While the Code (LAMC Section 12.21.A.4.(x)) does not require any additional automobile or bike parking in connection with a change of use to a historic building, a decision maker may nevertheless, and as a part of a discretionary approval related to a change of use, impose conditions requiring additional parking requirements. Required parking for the commercial/leasing and Weddington House adaptive reuse is reduced 20 % based on provided bike parking.

As a result of these Code permitted reductions, the East Property would be required to provide a total of 327 spaces, with 317 spaces designated for the residential units, and 10 spaces designated for the commercial/leasing and Weddington House adaptive reuse. The West Property would be required to provide a total of 154 spaces, with 152 spaces designated for the residential units, and two spaces designated for the leasing office.

Open Space/Landscaping

The project provides approximately 35,691 square feet of landscaped common open space, and is required to provide 4,466 square feet of landscaped common open space (25% of required common open space). As such, the project as proposed complies with the Code.

Lighting

Lighting would be provided per LAMC Code requirements, and would include low-level exterior lights adjacent to buildings and along pathways for security and way-finding purposes. In addition, low-level lighting to accent architectural features and landscaping elements would also be incorporated throughout the site. Mitigation

measures have been incorporated into the decision letter in order to minimize potential impacts that the project's lighting may have on adjacent land uses.

Loading Areas and Trash Collection

While not a Code requirement, both the East and West Properties provide a designated loading space area within the ground floor parking lot. Trash and recycling collection for the ground floor commercial retail/leasing office uses and the residential uses on the East Property will be located on the ground floor in the parking lot close to the driveway entrance on Weddington Street, with separate trash/recycling areas located on each residential floor (3rd through 5th floors). Trash and recycling collection for the ground floor leasing office and the residential uses on the West Property will be located on the ground floor in the parking lot close to the driveway entrance on Blakeslee Avenue, with separate trash/recycling areas located on each residential floor (3rd through 5th floors). Trash and recycling collection for the relocated Weddington House will be provided in an enclosure on the north side of the relocated building. Mitigation measures have been incorporated into the decision letter in order to minimize potential odor impacts that the trash storage may have on adjacent land uses.

Therefore, as proposed (and subject to Conditions), the project will be compatible with existing and future development on neighboring properties.

6. **That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

LAMC Section 12.21.G requires all multi-family developments with six or more units to provide on-site open space for passive and/or active recreational use. Useable open space may consist of private and/or common areas. For units with three habitable rooms, the Code requires 125 square feet of open space per dwelling unit, and for units with more than three habitable rooms, the Code requires 175 square feet of open space per dwelling unit. In total, the project requires 35,725 square feet of open space. The project as proposed provides an overall total of 86,054 square feet of open space, and exceeds Code requirements. This includes 64,880 square feet of open space on the East Property and 21,174 square feet of open space on the West Property.

The project incorporates recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties. Resident recreational and service amenities on the East Property will include a total of 64,880 square feet of useable open space including 5,550 square feet of private terraces, 36,713 square feet of open space on the podium level comprised of four landscaped courtyards providing a pool/spa, fire pits with seating areas, barbeque cooking stations, a play lawn area, trellis landscaped walkways, and numerous seating areas, and 22,617 square feet of ground level landscaped and hardscape outdoor amenity space along the eastern side of the project site (surrounding the Weddington House) providing a garden courtyard, a drought tolerant garden, a

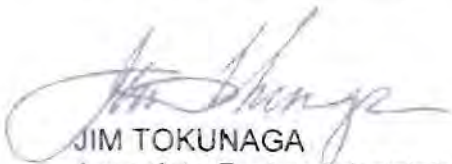
basketball court, precast linear pavers and railroad tie wood bench seating areas. A 1,979 square foot ground level clubhouse, a 1,879 square foot podium level clubhouse, a 3,765 square foot ground level foot fitness center, and a 1,630 square foot ground level lounge will also be provided (not included as required open space square footage).

The West Property will include a total of 21,174 square feet of useable open space including 2,650 square feet of private terraces, and 18,524 square feet of open space on the podium level comprised of two landscaped courtyards providing a pool/spa, fire pits with seating areas, a barbeque cooking station, a water feature and numerous seating areas. A 3,233 square foot ground level clubhouse will also be provided (not included as required open space square footage).

ADDITIONAL MANDATORY FINDINGS

7. The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside the floodplain.
8. On May 4, 2015, the City Planning Department issued Mitigated Negative Declaration No. ENV-2014-4604-MND. This Mitigated Negative Declaration reflects the independent judgment of the lead agency and determined that this project would not have a significant effect upon the environment provided the potential impacts are mitigated to a less than significant level. I hereby adopt that action, and the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2014-4604-MND. The custodian of the documents or other material which constitute the record of proceedings upon which the decision is based are located with the City of Los Angeles, Planning Department located at 200 North Spring Street, Room 750, Los Angeles, California.

Inquiries regarding this matter shall be directed to Peg Malone-Brown Planning Staff for the Office of Zoning Administration at (213) 978-1172.



JIM TOKUNAGA
Associate Zoning Administrator

cc: Councilmember Paul Krekorian
Second District
Adjoining Property Owners

Attachment E

Document entitled to free
Recording per Government Code
Section 6103

Recorded at the request of and mail to:
CRA/LA, A Designated Local Authority
448 South Hill Street, Suite 1200
Los Angeles, CA 90013

-----SPACE ABOVE THIS LINE FOR RECORDER'S USE-----

ACCESSIBLE HOUSING COVENANT

Between

CRA/LA, A DESIGNATED LOCAL AUTHORITY

and

GREYSTAR GP II, LLC

relating to

LAND USE OWNER PARTICIPATION AGREEMENT

For

11009 – 11125 WEDDINGTON STREET & 11022 – 11120 CHANDLER BOULEVARD

NORTH HOLLYWOOD

Dated as of October ____, 2016

ACCESSIBLE HOUSING COVENANT

THIS ACCESSIBLE HOUSING COVENANT ("Covenant Agreement") is made, entered into and dated as of October ___, 2016 by and between **CRA/LA, A Designated Local Authority ("CRA/LA")**, successor to The Community Redevelopment Agency of the City of Los Angeles and Greystar GP II, LLC ("Owner").

WITNESSETH:

WHEREAS, Owner is the fee owner of that certain proposed development located at 11009 – 11125 Weddington Street and 11022 – 11120 Chandler Boulevard (the "Project") as more particularly described in Exhibit A attached hereto; and

WHEREAS, Owner proposes to develop 329 residential units at the Project; and

WHEREAS, CRA/LA and Owner have executed that certain Land Use Owner Participation Agreement dated as of October ___, 2016 ("OPA"); and

WHEREAS, pursuant to the OPA, CRA/LA granted Owner increased in density for the Project, allowing Owner to construct additional housing units; and

WHEREAS, in consideration for CRA/LA authorizing the increase density for the Project, Owner has agreed to provide accessible units in the Project in accordance with this Covenant Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, CRA/LA and the Owner hereby agree as follows:

Section 1. Definitions.

"Accessibility Requirements" refers to the accessibility requirements that must be followed in the design, construction or alteration of the Project or an individual housing unit of the Project (including public/common use elements), based on all the applicable laws and regulations, including: (1) Title II of the Americans with Disabilities Act ("ADA"), 42 U.S.C. §12101, et seq. and the implementing standards ("2010 ADA Standards") at 28 C.F.R. Part 35 and the 2004 ADA Accessibility Guidelines ("ADAAG"), (2) Section 504 of the Rehabilitation Act of 1973 ("Section 504"), 29 U.S.C. §794, the implementing regulations at 24 C.F.R. Part 8, as well as the requirements of UFAS, (3) the Fair Housing Act of 1968, as amended, 42 U.S.C. §§3601-3620; and its implementing regulations as 24 C.F.R. Parts 100, 103, 108, 110, and 121; and (4) the California Building Codes.

"Accessible" means when used with respect to a Housing Unit or Housing Development, full compliance with the Accessibility Requirements.

"Accessible Housing Development" means a Housing Development that is Accessible, including Accessible public and common use areas.

"Accessible Housing Units" means collectively Housing Units that are on an Accessible Route, are Accessible, and are located in an Accessible Housing Development. The term Accessible Units refers collectively to Housing Units with Mobility Features and Housing Units with Hearing/Vision Features.

"Housing Development" means the whole of one or more residential structures and appurtenant structures in the Project, including common walkways and parking lots that were or are designed, constructed, altered, operated, administered or financed in whole or in part in connection with the OPA.

"Housing Unit" means a single unit of residence in the Housing Development that provide spaces for living, bathing, and sleeping.

"Housing Unit with Hearing/Vision Features" means a Housing Unit that complies with 24 C.F.R. §8.22 and the applicable UF AS or 2010 ADA Standards.

"Housing Unit with Mobility Features" means a Housing Unit that complies with 24 C.F.R. §8.22 and the applicable UFAS or 2010 ADA Standards.

"UFAS" means the Uniform Federal Accessibility Standards for the design, construction or alteration of buildings and facilities to ensure that they are readily accessible to and usable by individuals with disabilities, 24 C.F.R §40, Appendix A.

Section 2. Requirements of CRA/LA. As of the Effective Date, the Owner represents, warrants, covenants and agrees as follows:

(a) Accessible Housing Units. The dwelling units in the Housing Development shall be constructed in accordance with the 2010 ADA Standards to ensure accessibility for persons with disabilities. Accessibility retrofit of the Housing Development shall take place concurrently with other Project construction activities. The following types of Accessible Housing Units shall be prioritized for persons with disabilities who have a disability-related need for the accessibility features of the unit.

(i) At least two (2) of the total Housing Units in the Housing Development shall be constructed and maintained by the Owner as Housing Units with Mobility Features.

(ii) At least one (1) of the total Housing Units in the Housing Development shall be constructed and maintained by the Owner as Housing Units with Hearing/Vision Features.

(iii) The Accessible Housing Units shall, to the maximum extent feasible, be dispersed in terms of location within the Housing Development, and shall be provided in a range of unit sizes and types.

(iv) Following reasonable notice to Owner, Owner shall allow CRA/LA to conduct annual onsite inspections of the Housing Development and the Housing Units in order to verify compliance with the Accessibility Standards.

(b) The Housing Development as a whole and all Housing Units shall meet the requirements of the Fair Housing Act of 1968, as amended.

(c) The public areas of the Housing Development shall comply with the accessibility requirements of the 2010 CBC.

Section 3. Occupancy of Accessible Units. Owner shall use suitable means to assure that information regarding the availability of Accessible Units reaches eligible individuals with disabilities, and will take reasonable, nondiscriminatory steps to maximize the utilization of such units by eligible individuals whose disability requires the accessibility features of the particular unit. To this end, Owner will take the following steps when an Accessible Unit becomes vacant:

- a. First, Owner will offer the unit to a current occupant of the Housing Development who has requested and needs the features of an Accessible Unit;
- b. Second, Owner will offer the unit to a current occupant of a Housing Development under common control who has requested and needs the features of an Accessible Unit; and
- c. Third, Owner will offer the unit to an eligible, qualified non-resident/applicant on the Housing Development waiting list who needs the features of an Accessible Unit.

In the event that more than one household has requested an Accessible Unit, Owners will offer the Accessible Unit to households who need the Accessible Unit in the order that the households appear on the Owner's waiting list.

Section 7. Notices, Demands, Payments and Communication. Formal notices, demands, payments and communications between the CRA/LA and the Owner shall be sufficiently given and dispatched by registered or certified mail, or delivered personally to the principal office of the CRA/LA as follows:

To CRA/LA:

CRA/LA, A Designated Local Authority
448 South Hill Street, Suite 1200
Los Angeles, CA 90013

To Owner:

Greystar GP II, LLC
2615 Pacific Coast Highway, #210
Hermosa Beach, CA 90254

Section 8. Effective Date and Term of the Covenant Agreement. This Covenant Agreement shall be effective on the date this Covenant Agreement is recorded in the Official Records of the County of Los Angeles (the "Effective Date"). The term of this Covenant Agreement shall commence on the Effective Date and terminate as of the fifty-fifth (55th) anniversary of the Effective Date.

Section 9. Covenant To Run With the Land. The Owner hereby subjects the Project to the covenants, reservations and restrictions set forth in this Covenant Agreement. CRA/LA and the Owner hereby declare their express intent that the covenants, reservations and restrictions set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors in title to the Project, provided, however, that on the termination of this Covenant Agreement said covenants, reservations and restrictions shall expire. Each and every contract, deed or other instrument hereafter executed covering or conveying the project or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions, regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instruments.

Section 10. Default and Remedies. In the event of any breach of this Covenant Agreement by Owner, CRA/LA will first notify the Owner in writing of its purported breach or failure, giving the Owner thirty (30) days from receipt of such notice to cure such breach or failure. If the Owner does not cure the default within such thirty-day period (or if the default is not reasonably susceptible of being cured within such thirty-day period and the Owner fails to commence the cure within such period and thereafter to prosecute the cure diligently to completion), then CRA/LA may pursue any and all remedies at law and equity, including specific performance.

Section 11. Americans with Disabilities Act. The Owner hereby certifies that it and any contractor and subcontractor will comply with the Accessibility Requirements. The Owner and any contractor and subcontractor will provide reasonable accommodations to allow qualified individuals with disabilities to have access to and to participate in its programs, services, and activities in accordance with the applicable provisions the Section 504 of the Rehabilitation Act of 1973, 29 U.S.C §794, and implementing regulations at 24 C.F.R. Part 8 (Section 504); Title II of the Americans with Disabilities Act, 42 U.S.C. 12131-12134, and implementing regulations at 28 C.F.R. pt. 35 ("ADA"); and the Fair Housing Act of 1968, as amended, 42 U.S.C. §§3601-3620, and implementing regulations at 24 C.F.R. Parts 100, 103, 108, 110, and 121. The Owner and any contractor and subcontractor will not discriminate against persons with disabilities or against persons due to their relationship to or association with a person with a disability. Any contract and subcontract entered into by the Owner, relating to this Covenant Agreement and the Project, to the extent allowed hereunder, shall be subject to the provisions of this paragraph.

Section 12. Governing Law. This Covenant Agreement shall be governed by the laws of the State of California.

Section 13. Counterparts. This Covenant Agreement may be executed in counterparts, each of which, when the parties hereto have signed the Agreement, shall be one and the same instrument.

Section 14. Recording and Filing. CRA/LA shall cause this Covenant Agreement to be recorded and filed in the real property records of the County of Los Angeles and in such other places as CRA/LA may reasonably request.

Section 15. Entire Agreement. The provisions herein constitute the entire agreement between the parties hereto. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party or anyone acting on behalf of any party, which are not embodied herein. This Covenant Agreement shall be amended only by a written instrument executed by the parties

hereto or their successors in title, and duly recorded in the real property records of the County of Los Angeles, California.

IN WITNESS WHEREOF, the parties have executed this Covenant Agreement by their duly authorized representatives, all as set forth as of the date written above.

CRA/LA, A DESIGNATED LOCAL
AUTHORITY

By: _____
Estevan Valenzuela
Chief Executive Officer

APPROVED AS TO FORM:

GOLDFARB & LIPMAN, LLP

By: _____
Thomas Webber
CRA/LA Legal Counsel

GREYSTAR GP II, LLC.
a Delaware limited liability company



Name: Gil Gonzalez

Title: Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los AngelesOn NOV. 3, 2016

Date

before me, Candelaria Rocha, Notary Public

Here Insert Name and Title of the Officer

personally appeared

Gil Gonzalez

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Candelaria Rocha

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)Signer's Name: Gil Gonzalez☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____