PL 23-4386
Tentative Tract Map, Major Site Plan Review, & Density Bonus Request for an 18-Unit Condominium Development

October 8, 2024

Planning Commission Meeting

Proposed Development

- 18 Units (including 2 very-low income)
- 3-Stories & 19,795 sf
- 2,944 sf Landscaped Courtyard
- Subterranean Garage (with 23 parking spaces)

Staff Analysis

- General Plan & Zoning Code
- Development Standards & Design Criteria
- State Density Bonus Law
- Surrounding Neighborhood
- Subdivision Map Act
- Environment Review
- Housing Accountability Act

Existing Site



Existing Site



Proposed Site Plan



Proposed Site Plan



Architectural Design



- Contemporary-Spanish design
- Incorporates building articulation
- Recessed upper stories
- Flat roof with varied heights





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Architectural Design



Side Elevation (North)



View of Courtyard and Rear Elevation (South & West)

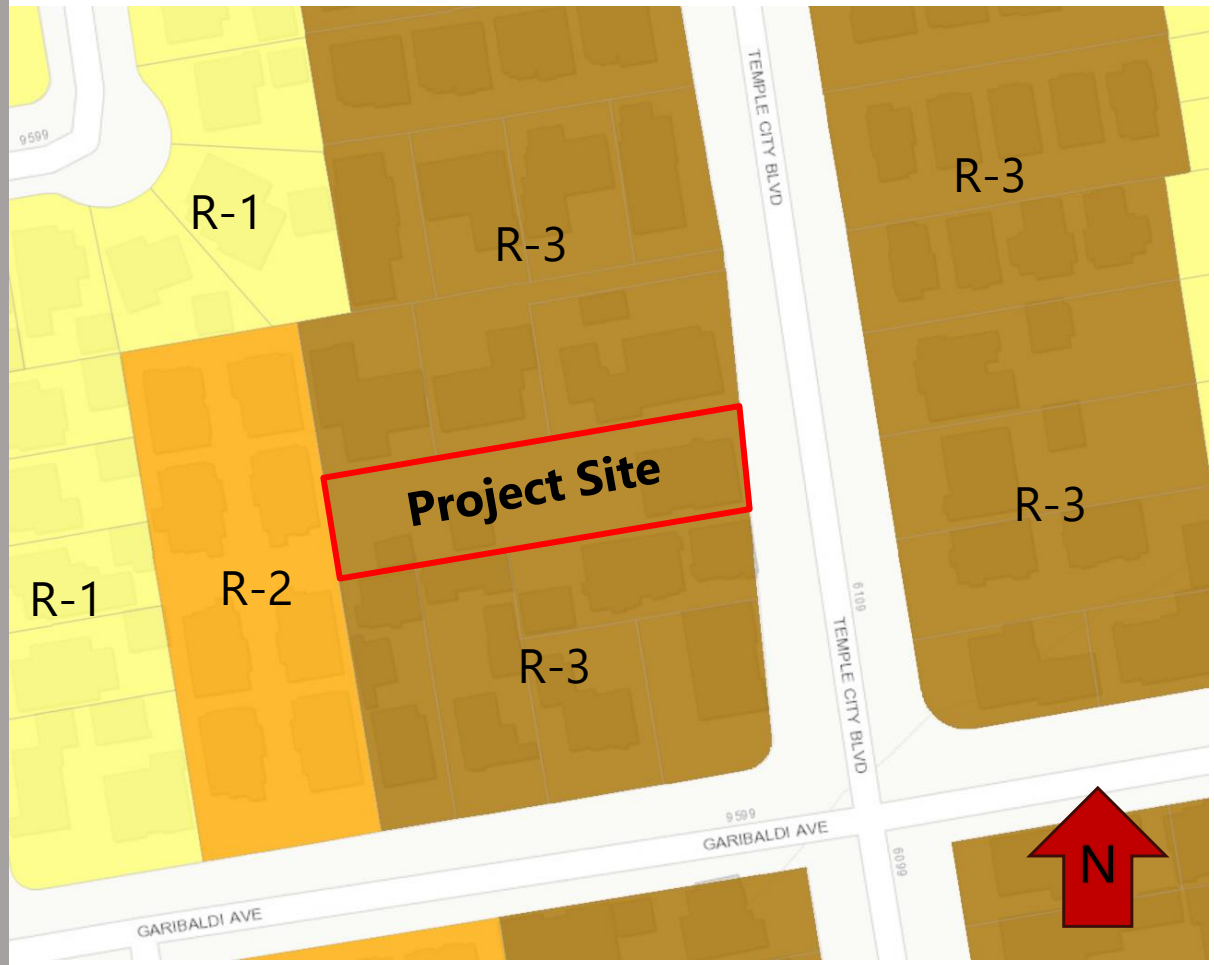
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General Plan- High Density Residential

- 13-36 du/ac
- Apartment & condominium/townhouses
- Two to three-stories
- A portion may be for affordable housing
- Common courtyard

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Zoning Designation



- High-Density Residential
- R-3 to the north, east, & south
- R-2 to the west

Development Standards

	Required	Proposed	Complies?
Density	12 units (max)	18 units	Yes; Meets 50% density bonus
Building Height	40' (max)	35'	Yes
Number of Floors	3 (max)	3	Yes
Building Setbacks			
Front (1st/2nd/3rd)	20'/20'/40'	20'/20'/40'	Yes
Sides (1st/2nd/3rd)	5'/10'(avg)/10'	5'/10'(avg)/10'	Yes
Rear (1st/2nd/3rd)	5'/10'/20'	5'/10'/10'	Yes; if Concession approved
Lot Coverage	50% (max)	52%	Yes; if Concession approved
Upper & Ground Floor Ratio			
2nd floor	75% of 1st Floor	77% of 1st floor	Yes; if Concession approved
3rd floor	75% of 1st Floor	75% of 1st floor	Yes
Open Space	20% (max)	20%	Yes

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Density Bonus Request

Density Bonus Law:

- Reserve for affordable housing (e.g., low-income, very-low-income)
- Allow more units than permitted
- At least 5 units

Proposed Project:

- 15% reserved for very-low-income
- 50% density bonus
- 12 units (by-right) – eligible for 6 bonus units
- 18 units (with bonus)

Concessions & Waivers

Result in cost reductions for affordable housing

Concessions

- Based on percentage of affordable units (3 concessions allowed)
- Modifies zoning code standards

Waivers

- Waives zoning code standards (1 waiver requested)

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Concessions & Waivers

Concession 1: Reduce 3rd floor rear-yard setback

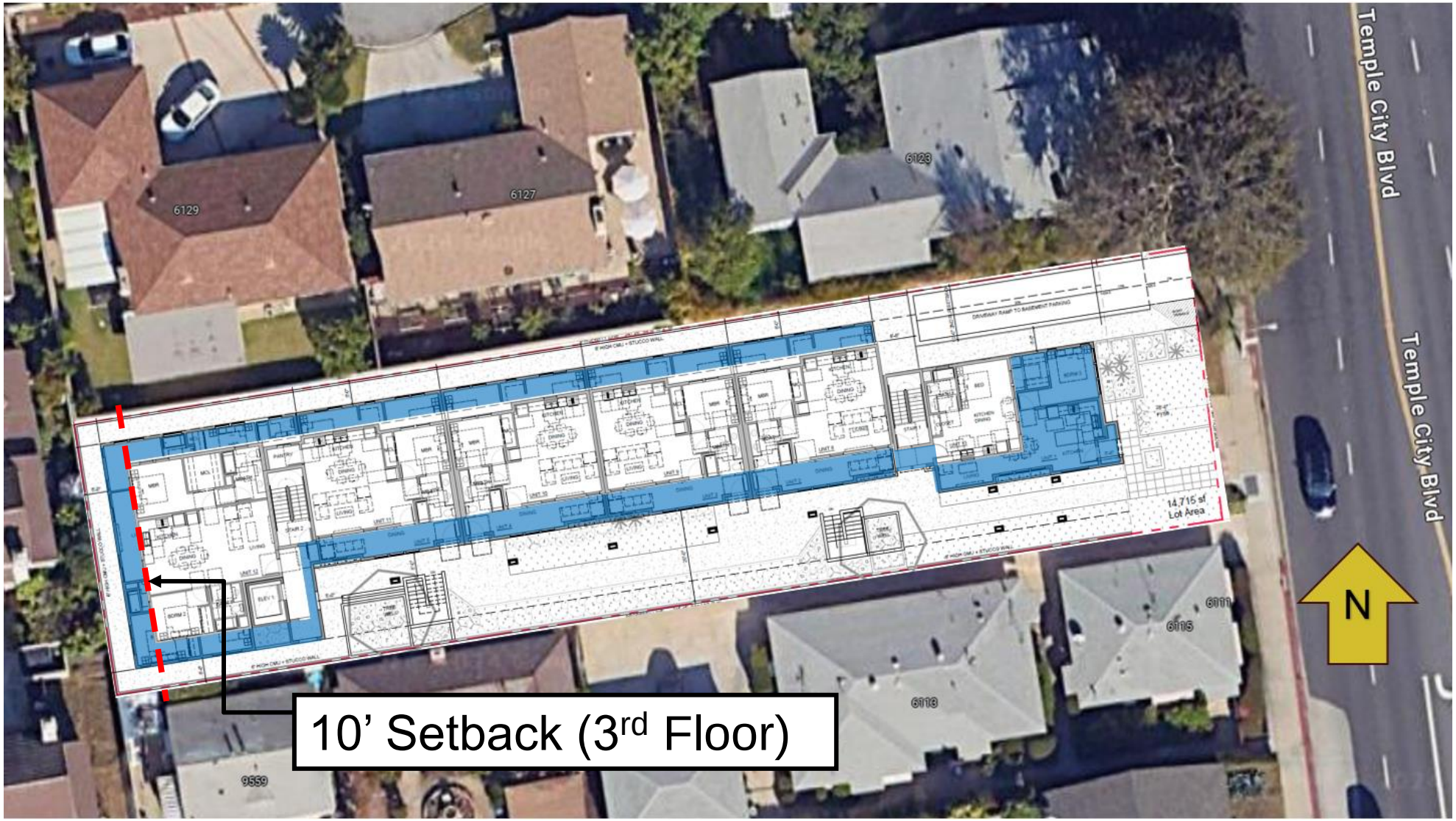
Concession 2: Increase maximum lot coverage

Concession 3: Increase 2nd floor maximum floor area

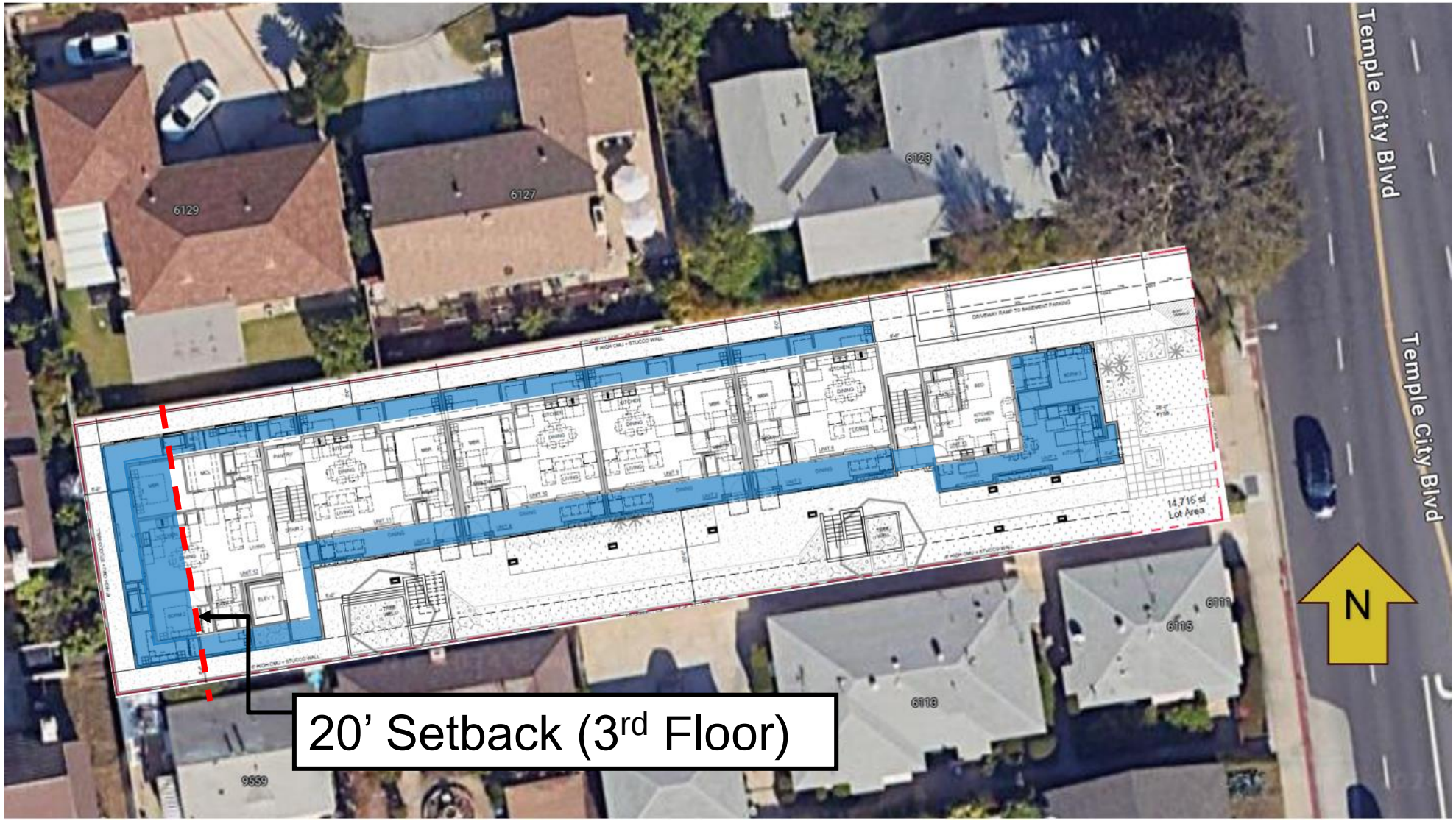
Waiver: Waive minimum unit size

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Concession 1- Rear Setback (3rd Floor)

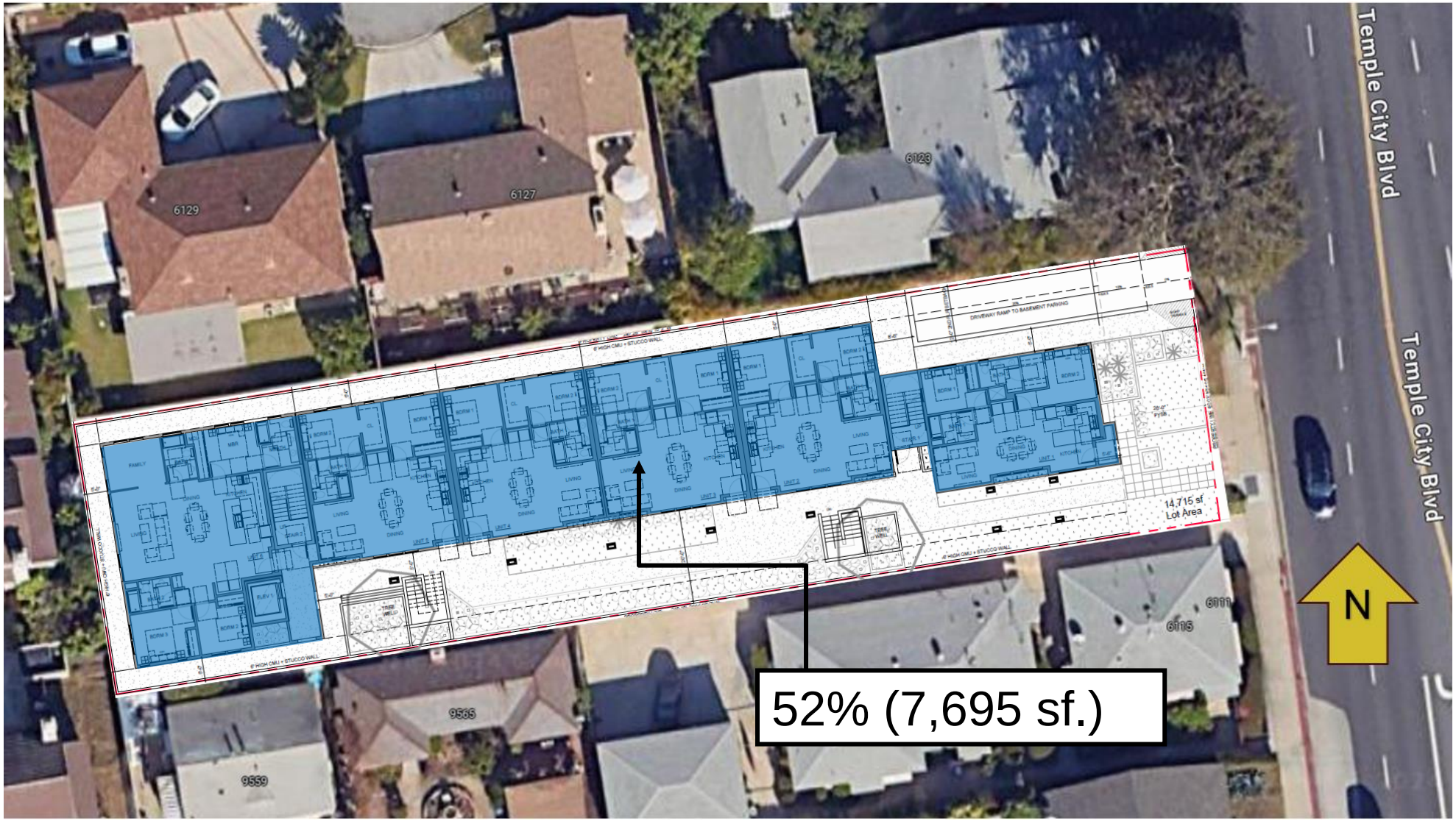


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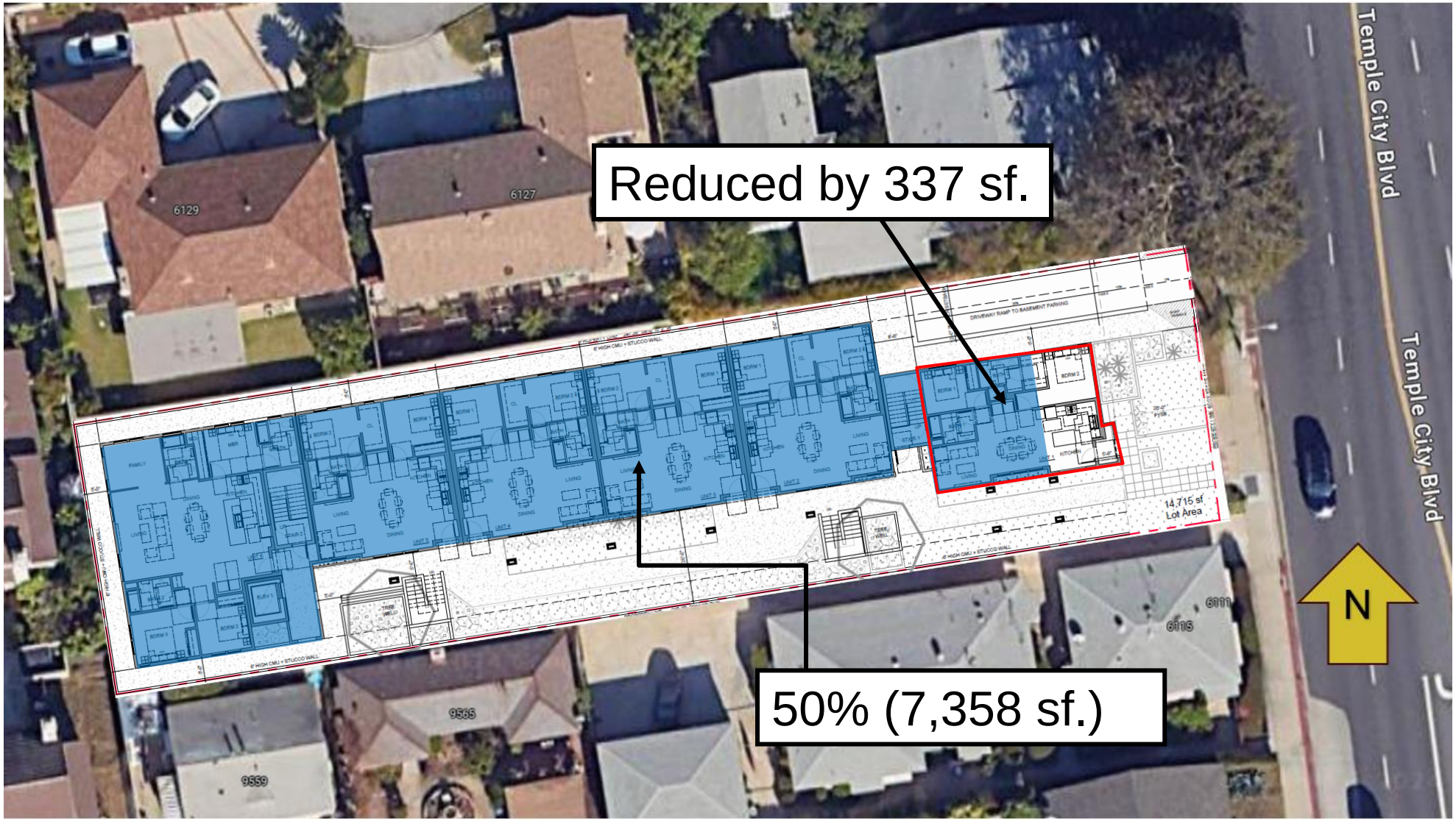
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Concession 2- Lot Coverage (Ground Floor)

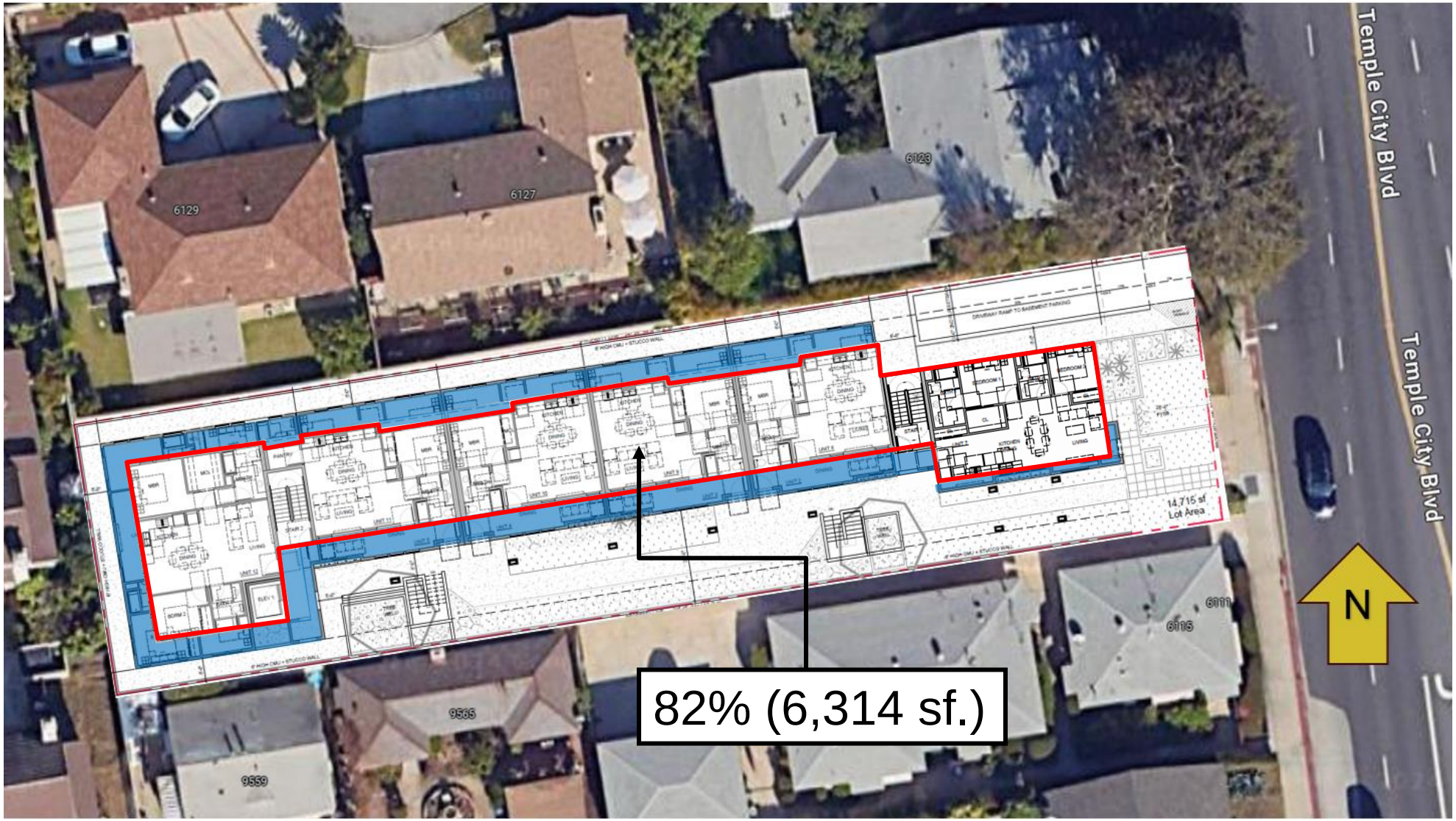


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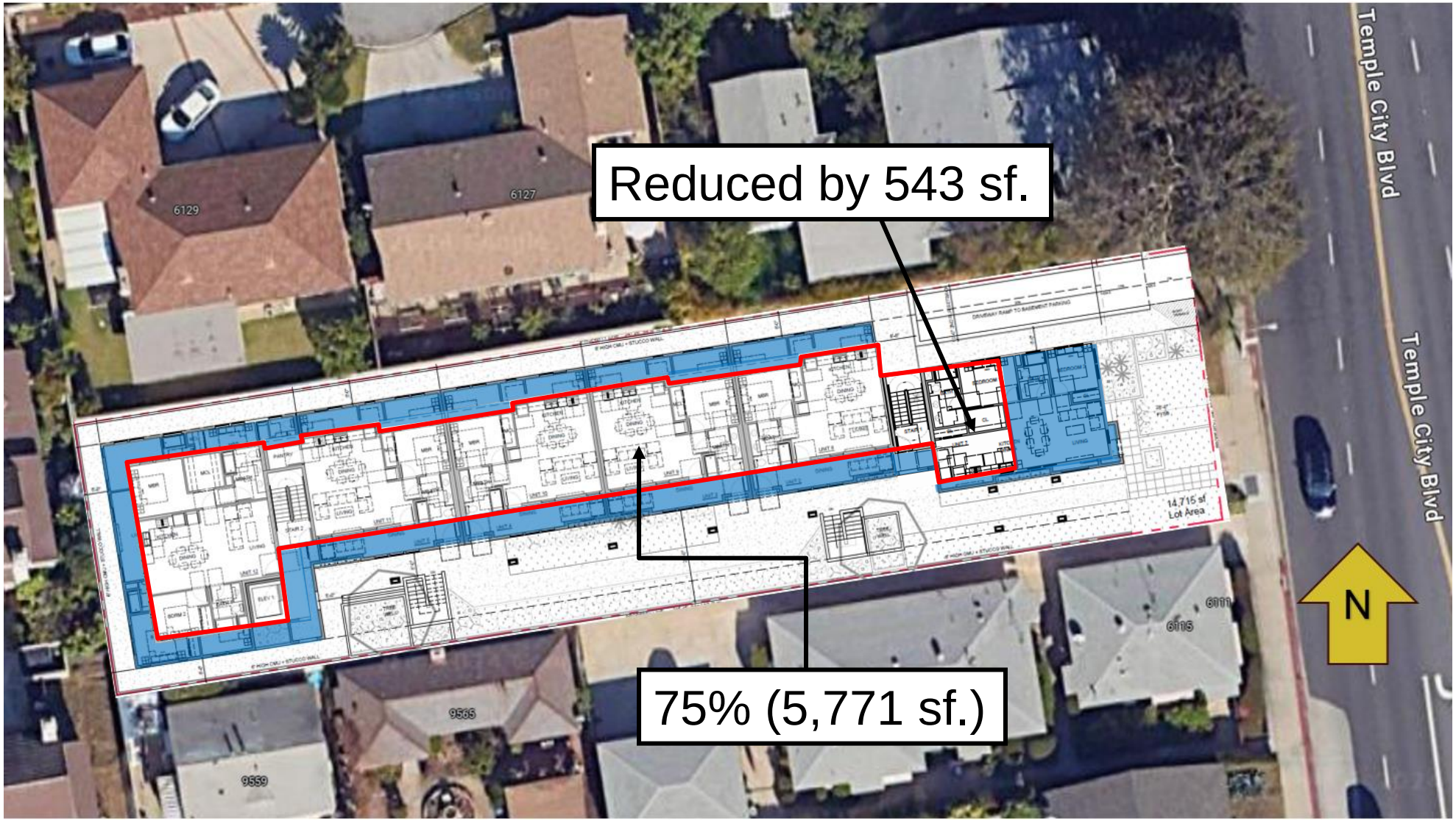


Concession 3- Floor Area (2nd Floor)



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Concession 3- Floor Area (2nd Floor)



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Waiver- Unit Sizes (Studios & 1-Beds)

Unit #	Unit Size	# of Bedrooms	Complies?
Unit 1	1,064 SF	2	Yes
Unit 2	1,095 SF	2	Yes
Unit 3	1,095 SF	2	Yes
Unit 4	1,095 SF	2	Yes
Unit 5	1,095 SF	2	Yes
Unit 6	1,722 SF	3	Yes
Unit 7	1,005 SF	2	Yes
Unit 8	719 SF	1	**No; requires 750 SF**
Unit 9	719 SF	1	**No; requires 750 SF**
Unit 10	719 SF	1	**No; requires 750 SF**
Unit 11	765 SF	1	Yes
Unit 12	1,115 SF	2	Yes
Unit 13	474 SF	Studio	**No; requires 600 SF**
Unit 14	720 SF	1	**No; requires 750 SF**
Unit 15	720 SF	1	**No; requires 750 SF**
Unit 16	720 SF	1	**No; requires 750 SF**
Unit 17	765 SF	1	Yes
Unit 18	1,115 SF	2	Yes

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Unit 15	720 SF	1	**No; requires 750 SF**
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Unit 18	1,115 SF	2	Yes

- Housing Element proposes to eliminate minimum unit sizes

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Concessions & Waiver

Meets the requirements of State law

- Number of concessions & waiver
- Meets required findings
- Results in cost reductions for affordable housing

On-Site Parking

- Specific parking standards for density bonus projects
  - **Studios & 1-Bed:** 1 space
  - **2 to 3-Beds:** 1.5 spaces
- 23 parking spaces required
- Subterranean parking reviewed by traffic engineer
- Staff recommends to add a condition to prohibit monthly or annual parking permits. Must be disclosed to new purchasers and included in CC&Rs

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Architectural Design Review



- Reviewed by the City's design consultant
- High-quality & durable finish materials
- Articulation & varied wall expanses
- Cut-sheets & samples material board





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Conditions of Approval



Pre-cast or foam-cast concrete for high quality trim

Smooth stucco required for front portion of building

All windows provide 2” recess

Decorative tile at front entryways

Conditions of Approval

Add decorative tile focal point



Side Elevation (North)

Upper-story window placement and size to be reviewed and modified as needed

Include high-quality awnings along 2nd floor of south elevation



View of Courtyard

Add decorative features to courtyard (e.g., seating, tables, fountain, etc.)

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Surrounding Neighborhood

- Within & surrounded by zoning allowing condos up to 3-stories
- Multi-family residences in the area
- High-density to the north, east, and south
- Medium-density to the west
- Incorporates upper-floor setbacks
- 2nd floor is setback 20’ from front PL and 3rd floor is 40’
- Large courtyard buffers properties to the south
- 2nd & 3rd floor provides an enclosed breezeway facing the south
- Applicant to revise size and placement of upper-story windows

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Tentative Map

- City Engineer, Public Works, and LA County Fire Department reviewed
- Complies with Subdivision Map Act
- “Will-serve letters” required before final map approval
- Drainage, soil quality, and public improvement plans required

Environmental Review

- Exempt from CEQA per Section 15332 (In-fill Development)
- Applicant's environmental consultant prepared a technical memo
- Reviewed by City's environmental consultant
- No significant effects: traffic, noise, air quality, or water quality

Housing Accountability Act (HHA)

- Limits local government ability "to deny, reduce the density for, or render infeasible housing development projects"
- If local agency proposes to disapprove project or limit density, agency must make certain findings

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Recommendation

Adopt the resolution finding the project is exempt from CEQA and approving File PL 23-4386 subject to the conditions of approval.

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