

Stakeholder Login

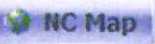
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Neighborhood Council Directory
 Roster of Neighborhood Councils | [NC Information Details](#)

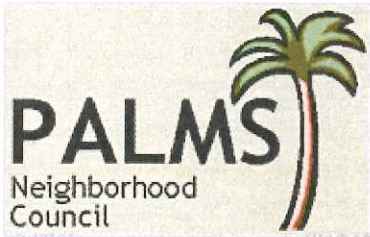
Please choose Neighborhood Council:

PALMS NEIGHBORHOOD COUNCIL

PALMS NEIGHBORHOOD COUNCIL



Last Updated: 4/01/2009



DIR 2010 106

Region: WEST AREA

Address: 10008 National Blvd., #210, Los Angeles, CA 90034

E-Mail: COUNCIL@PALMS-CALIFORNIA.US

Website: WWW.PALMS-CALIFORNIA.US

Certified Date: 12/7/2004

Board Member Seats: 13

Neighborhood Empowerment Analyst: DEANNA STEVENSON

Planning:
 Address: PO BOX 341070, PALMS, 90034

Notice:
COUNCIL@PALMS-CALIFORNIA.US

Board Members Meeting Information

Main Contacts

First Name	Last Name	Title	Phone	Email
Dee	Olomajeye	NC PRESIDENT		
JASON	BUCHALTER	NC TREASURER		
M. DEE	OLAMAJEYE	SECRETARY		
TODD	ROBINSON	NC VICE PRESIDENT	(310) 430-8068	

Secondary Contacts

First Name	Last Name	Title	Phone	Email
CHARLES J.	BUFFA	NC BOARD MEMBER	(310) 806-1398	



Community Planning Referral Form

This form, completed and signed by appropriate Community Planning staff, must accompany any *Master Land Use Application* submitted at the Department of City Planning Public Counters regarding proposed projects located in Specific Plan areas, Historic Preservation Overlay Zones (HPOZs), Design Review Board (DRB) areas, Community Design Overlay (CDO) districts, Pedestrian Oriented Districts (PODs), Neighborhood Oriented Districts (NODs), or Sign Districts (SN).

1. Name of Specific Plan, HPOZ, DRB, CDO, POD, NOD, or SN

If this is a Density Bonus case, please write "Density Bonus" and the name of the Community Plan area

Density Bonus / Palms - Mar Vista - Del Rey

1a. Sub-Area (if applicable)

2. Address of Proposed Project:

3704 Clavington

3. Description of Proposed Project:

Apartment building with 28 units, including 2 units reserved for very low income occupants, 28 parking spaces, 56 feet in height with three stories over parking.

Project Type: New construction Addition Renovation Sign Change of use Grading

If change of use, what is existing use? _____ Proposed use? _____

4. Note to Applicant: Other Approvals

Applicant is advised to obtain a pre-plan check consultation with the Department of Building & Safety to determine any other necessary approvals from other City departments, including City Planning. Potential City Planning approvals in addition to Director's Determination are listed below. This list includes the most common approvals and is not exhaustive.

Zoning Administration

Adjustment or Variance
Conditional Use Permit (e.g. sale of alcohol)
Coastal Development Permit
Determination

CPC/APC/Director

Site Plan Review
Zone Change/General Plan Amendment
Conditional Use Permit
(e.g. educational institutions)
Density Bonus

Advisory Agency

Tract Map/Parcel Map
Small Lot Subdivision

City of Los Angeles Department of City Planning WEBSITE: www.cityplanning.lacity.org

DOWNTOWN OFFICE

City Hall - 200 N Spring St.
Rooms 621 & 667

VALLEY OFFICE

Marvin Braude Construction Center - 6262 Van Nuys Bl.
Rooms 351 & 430

Questions 5 & 6 below to be filled out by Community Planner

5. Approved Filing (check all that apply):

Specific Plan/SN

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Project Permit | <input type="checkbox"/> Adjustment |
| <input type="checkbox"/> Minor (3 signs or less OR change of use) | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Standard (Remodel or renovation in which additions are no greater than 200sf., more than 3 signs, and/or wireless equipment) | <input type="checkbox"/> Amendment |
| <input type="checkbox"/> Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200sf.) | <input type="checkbox"/> Interpretation |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Other |
| | <input type="checkbox"/> Not a project per Specific Plan or SN |

DRB

- Final Review Preliminary Review

CDO/POD/NOD

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <input type="checkbox"/> Discretionary Action | <input type="checkbox"/> Sign-off only |
| <input type="checkbox"/> Minor (3 signs or less OR change of use) | <input type="checkbox"/> Not a project |
| <input type="checkbox"/> Standard (Remodel or renovation in which additions are no greater than 200sf., more than 3 signs, and/or wireless equipment) | |
| <input type="checkbox"/> Major (All other projects, e.g. new buildings, remodels that include an addition of more than 200sf.) | |

HPOZ

- COA CCMP Amendment Demolition Other

Is the project located in a Federal District/ National Register Historic District or a California Register Historic District? Yes¹ No
 Does the project involve demolition of a Contributing building or structure? Yes¹ No

1 Certificate of Appropriateness (COA) on properties located in Federal Districts/ Nation Register Historic Districts or in California Register Historic Districts do not qualify for Categorical Exemptions. Projects involving the demolition of Contributing buildings or Structures do not qualify for Categorical Exemptions. Check "Environmental Assessment Form," below and direct applicant to apply for an EAF.

Density Bonus

- Density Bonus and/or parking reduction only
 Density Bonus Referral Form attached
 On-menu incentives requested Off-menu incentives requested

GPA and/or ZC

- Consultation completed

6. Environmental Clearance (check one):

- | | |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> Categorical Exemption
(Not for Specific Plan Exception cases, unless the project is a sign) | <input type="checkbox"/> Existing ENV Case Number: _____ |
| <input checked="" type="checkbox"/> Environmental Assessment Form (EAF) | <input type="checkbox"/> Public Counter to determine environmental clearance |
| <input type="checkbox"/> Reconsideration of: _____ | <input type="checkbox"/> Other entitlements needed |

Community Planning Staff Signature: <i>Shana Bonstin</i>	Phone Number: 213-978-1207
Print Name: Shana Bonstin	Date: 01/06/10
Base Fee (List each entitlement base fee separately):	

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Staff Approval *
		Date

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE No. DIR 2010 106

APPLICATION TYPE Density Bonus

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project S. 3704^{1/2} Clarington Avenue, Los Angeles Zip Code 90034
 Legal Description: Lot PT-Arb 2 Block 33 Tract THE PALMS
 Lot Dimensions 216.5' x 76.97' Lot Area (sq. ft.) 16,802 Total Project Size (sq. ft.) _____

2. PROJECT DESCRIPTION

Describe what is to be done: Construction of new 3-story 28 Unit Apartment Building with Basement Garage.

Present Use: Vacant Land Proposed Use: 3 Story - 28 Unit Apartment
 Plan Check No. (if available) _____ Date Filed: _____

- Check all that apply:
- New Construction
 - Change of Use
 - Alterations
 - Demolition
 - Commercial
 - Industrial
 - Residential
- Additions to the building:
- Rear
 - Front
 - Height
 - Side Yard

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

Code Section from which relief is requested: _____ Code Section which authorizes relief: 12.22.A25
Density Bonus Project with reduced parking and one incentive (height) to a 50 foot height instead of 45 feet.

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

Code Section from which relief is requested: _____ Code Section which authorizes relief: _____

List related or pending case numbers relating to this site:

SIGNATURES of adjoining or neighboring property owners in support of the request; not required but helpful, especially for projects in single-family residential areas. (Attach sheet, if necessary)

NAME (Print)	SIGNATURE	ADDRESS	KEY # ON MAP

4. OWNER/APPLICANT INFORMATION

Applicant's Name Robert Green Company RD Green Construction, Inc.
 Address: P.O. Box 66430 Telephone: (310) 877-1110 Fax: (310) 391-3282
Los Angeles, CA Zip: 90066 E-mail: rgreen@labridge.com

Property Owner's Name (if different than applicant) Regent Lofts, LLC
 Address: same as above Telephone: () _____ Fax: () _____
 Zip: _____ E-mail: _____

Contact Person for project information Robert Green
 Address: same as above Telephone: () _____ Fax: () _____
 Zip: _____ E-mail: _____

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- b. The information presented is true and correct to the best of my knowledge.

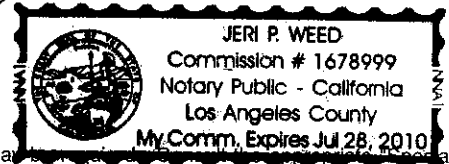
Signature: [Signature]
 Print: Robert Green
 Date: 1-6-10

Subscribed and sworn before me this (date): 1/6/2010

In the County of Los Angeles State of California

Notary Public Jeri P. Weed

Stamp: _____



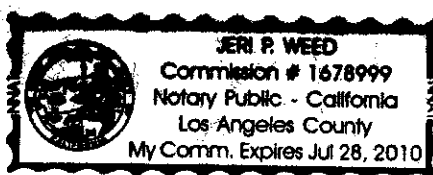
7. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Please refer to the "Additional Information Instructions" handout. Provide on attached sheet(s) this additional information using the hand-out as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Base Fee	Reviewed and Accepted by	Date
Receipt No.	Deemed Complete by	Date



Narrative: Quantitative Project Description Findings – Justification

3704 S. Clarington Avenue

Proposed SB1818 Apartment Project

The proposed Density Bonus Rental Housing project consists of 28 multi-family units, 3 stories plus mezzanine level over one level of on-grade parking on a 16,802 square foot lot. The subject property has three street frontages: 70 feet on Clarington Avenue, 216 feet on Regent Street and 70 feet on Dunn Drive. The property is currently vacant land. The subject property is located in the heart of the Palms apartment market and all the immediate surrounding areas are zoned R-3.

The requested height incentive is necessary in order to provide the affordable units because it allows the addition of one more floor and higher ceiling heights. The added floor and higher ceiling heights will provide additional rental income which will allow the project to absorb the cost of construction of the affordable units and compensate for the substantially lower rents (currently \$588) of the one-bedroom very-low income restricted units.

Without the height incentive, the projects potential rental income would be substantially lower and could not economically justify the costs of construction. The only economically feasible alternative would be a 100% market rate project.

The requested height incentive will not have a Specific Adverse Impact upon public health and safety or the physical environment. The additional height of the building is mitigated by the location and setback of the property. The property has the following street frontages and setbacks: Clarington Avenue - setback 25 feet, Regent Street – setback 10 feet, Dunn Drive – setback 15 feet. To the south is an existing apartment building with a 5 foot setback and the proposed project has a 6 foot setback and an additional 5 foot setback for the massing of the building.

The surrounding area is zoned R-3 and is developed with predominantly apartments and condominium buildings. The project is situated within walking distance to the future Exposition Light Rail Line at National Boulevard and Washington Boulevard in Culver City. The project is also close to bus transportation, banks, restaurants, markets, post office, places of worship, retail, office buildings and other amenities.

Except for the requested SB1818 incentive (one for this project), the subject development project complies with all applicable provisions of the Los Angeles Municipal Code.

The subject development project is consistent with the adopted General Plan, and the Generalized Land Use and Specific Plan Area of the Palms-Mar Vista-Del Rey Community Plans. The subject development is not located within an adopted redevelopment plan area. The project is surrounded by R-3 zoned property and is entirely consistent with land use in the area.

The building is being designed by Michael W. Folonis Architects, an award-winning design studio. The building will incorporate an open floor plan in a contemporary loft-style setting. The project is being designed to LEED standards. Sustainable, green-building practices will include, grading to balance on-site which will reduce waste sent to landfills, improved water distribution and efficiency through utilization of one boiler instead of 28 separate water heaters, low-e dual-paned windows and sliding doors to limit heat loss and infiltration, drought tolerant plants to minimize landscape water and shade created through the preservation of two mature trees on the west side, roof overhangs which will reduce energy costs and photo cell timers on all exterior and common area lighting to reduce usage.

Additional sustainable features are energy efficient lighting, low VOC paint, High SEER-rated HVAC systems, laminate countertops, concrete floors made of natural materials and energy-efficient appliances.

There is a significant shortage of rental housing in the area. The proposed apartment units will enhance the neighborhood and are entirely compatible with the residential uses of the community.