

4517 Franklin Ave.**Los Angeles, CA. 90027**Project Description

The proposed project is situated on the North side of Franklin Ave. 100 feet west of the intersection of Franklin Ave. and Hillhurst Ave. The project is in the Vermont/Western Transit Oriented District Specific Plan. The project, which utilizes the Density Bonus provisions of the code, consists of a new 16 unit condominium building on a 10,868.4 sf lot, in the R3-1XL zone, with 21 parking spaces in a subterranean parking structure, and 1 Affordable Dwelling Unit targeting the Very Low Income. The existing parcel is occupied with 5 rental units in separate buildings, and slopes gently from the south upwards to the north.

Density Bonus Provisions.

This project makes use of the provisions of SB1818 and current interpretations as published by LA City Planning in the August 4, 2006 letter from Director of Planning to the Planning Commission regarding PLUM committee revisions.

Density: The lot of 10,868 sf is reduced by a 5 foot street dedication on Franklin Ave. to a net size of 9800 sf. Utilizing the R3 density of 800 sf/unit, this would allow for a maximum of 12 units of housing. The applicant is providing 1 unit of housing for Very Low income occupants or 8.33% of the allowable. This 8.33% set aside allows for a 27.5% allowable density bonus increase and one incentive. The proposed project of 16 units includes 4 additional units in addition to the allowable 12. The specific breakdown of the units is: 14-one bedroom, 2-two bedroom units.

Parking: SB1818 allows for by right reductions in the parking allocations, with 1 space for 0-1 bedroom units inclusive of guest and handicap parking requirements. The project provides a total of 21 spaces including 1 Accessible space. The spaces are grouped in 5 tandem sets, and 11 single spaces. Therefore 5 units will have 2 parking spaces allocated to them, and 11 will have one space allocated. The actual requirement would be: 14 spaces for the one bedroom units, and 4 spaces for the remaining 2 bedroom units, for a total of 18 spaces total. Therefore the project provides for 3 parking spaces in excess of the required parking per SB1818.

Area: The current allowable building area is 24,360.75 sf. The project design is for a building of approximately 17,100 sf. on four floors, with subterranean parking.

Open Space: The current required open space for 14 one-bedrooms, 2 two-bedroom, 1,650 sf. The project design provides for 1900 sf of open space.

The 8.33% set aside percentage and 27.5% density bonus allows for 1 developer selected incentives to be requested. It is:

Height: The current allowable height is based on the specific plan guideline which creates a height limit by referencing the lowest adjacent building height (in the specific plan) and adding 15 feet. In our case, this results in an allowable height of 43 feet. With the height incentive, this height is extended 11.825 feet to a maximum of 54.825 feet. The project design is for a structure height of 50 feet.

DENSITY BONUS APPLICATION WORKSHEET

	Total # of Units	% of Project
I. Type of Development:		
<input type="checkbox"/> Apartment	_____	100%
OR		
<input checked="" type="checkbox"/> Subdivision or Condominium	<u>16</u>	100%

II. Target Group for Restricted Affordable Units
For all that apply, indicate # of units and % of project before density bonus units are added

<input type="checkbox"/> Seniors (100% of building)	_____	_____
<input type="checkbox"/> Low Income Seniors	_____	_____
<input type="checkbox"/> Very Low Income Seniors	_____	_____
<input type="checkbox"/> Moderate Income	_____	_____
<input type="checkbox"/> Low Income	_____	_____
<input type="checkbox"/> Low Income Disabled	_____	_____
<input checked="" type="checkbox"/> Very Low Income	<u>1</u>	<u>8.33</u>
<input type="checkbox"/> Very Low Income Disabled	_____	_____

III. Density Bonus Calculations

A. Units Permitted By Right ("Base Density") or Total Units in project, whichever is less	<u>12</u> (A)	
B. Percentage of Restricted Affordable or Senior Units (per II, above)		<u>8.33</u> (B)
C. Number of Restricted Affordable or Senior Units (AxB)*	<u>1</u> (C)	
D. Eligible Density Bonus Percentage, per Table**		<u>27.5%</u> (D)
E. Additional units allowed ("Density Bonus Units") (AxD)	<u>4</u> (E)	
F. Additional units requested for project	<u>4</u> (F)	
G. Total Number of Units in project (A+E or A+F)***	<u>16</u> ***	

*All fractions are to be rounded up to the next whole number
 **From Density Bonus Table below, identify "percentage density bonus" that corresponds to target group and percentage of project indicated in Section II, above.
 ***Must match total units identified in Section I, above.

Density Bonus Table

Target Group: Very Low Income Households	
Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

Target Group: Low Income Households	
Percentage Low Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
16	29
17	30.5
18	32
19	33.5
20	35

Target Group: Moderate Income Households (For-Sale Only) <i>upon adoption of Ordinance</i>	
Percentage Moderate Income Units	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

Target Group: Senior Households <i>upon adoption of Ordinance</i>	
Percentage Senior Units	Percentage Density Bonus
100	20
100 <i>and</i> 5% Very Low Income	35
100 <i>and</i> 10% Low Income	35

IV. Parking Requirements

Choose Option 1 or Option 2 below, and calculate the number of required parking spaces for the project.

Option 1 Parking Requirements

Total Units in Project					<u>16</u> units
	# units in project		# spaces/unit	# parking spaces in project	
1-bedroom units	12	X	1	12	
2-bedroom units	4	X	2	8	
3-bedroom units		X	2		
4+-bedroom units		X	2 ½		
Additional parking spaces (optional)		X			
TOTAL PARKING SPACES					20 spaces

- OR -

Option 2 Parking Requirements

Total Units in Project					_____ units
	# units in project		# spaces/unit	# parking spaces in project	
Market rate units		X	Per code		
Restricted Affordable Units		X	1		
Low Income Senior Units		X	½		
Very Low Income Senior Units		X	½		
Low Income Disabled Units		X	½		
Very Low Income-Disabled Units		X	½		
Restricted Affordable Units in a Residential Hotel		X	¼		
TOTAL PARKING SPACES					spaces

V. Request for Incentives: Menu of Incentives

[Insert discussion of type of density bonus case eligible for incentives from the menu, timeline and step for processing such a case, etc.]

To be eligible for one, two or three incentives, the proposed project must include the corresponding percentage of income-restricted affordable units, per the table here:

Number of Incentives	Percentage of Units* Restricted for Very Low Income Households	Percentage of Units* Restricted for Low Income Households	Percentage of Units* Restricted for Moderate Income Households
One Incentive	5%	10%	10%
Two Incentives	10%	15%	15%
Three Incentives	15%	20%	20%

** Based on total units in the proposed project before the addition of density bonus units.*

From the menu below, identify the requested incentive(s):

Check all that apply and provide a brief description of the specific request on the line provided for each.

Yard/Setback. Up to 20% deviation from a yard/setback requirement except along any property line that abuts an R1 or more restrictively zoned property.

Specific Request: _____

Lot Coverage. Up to 20% deviation from lot coverage requirements.

Specific Request: _____

Lot Width. Up to 20% deviation from lot width requirements.

Specific Request: _____

Floor Area. A deviation in floor area requirements equal to the percentage of density bonus for which the project is eligible, with the following exception:

A 3:1 floor area may be permitted for a parcel in a commercial zone in Height District 1 provided it meets the following criteria:

- (i) The development includes the number of Affordable Restricted Units sufficient to qualify for a 35% density bonus.
- (ii) The commercial or office use is limited to the ground floor only.
- (iii) More than 50% of the commercially zoned parcel is located in or within 1,500 feet of a Transit Stop/Major Employment Center as defined herein.

Specific Request: _____

Height. A deviation from the height requirement as follows:

- (i) *The deviation is equal to the percentage of density bonus for which the project is eligible with the following exception:
For projects on a residentially zoned parcel, which abut, or are across the street or alley from, R1 or more restrictively zoned properties, the additional height may not exceed 10 feet. On each side abutting, but not across the street or alley from, R1 or more restrictively zoned properties, the building must be step back 1 foot for each additional foot of height beyond the height permitted by the zone.*
- (ii) Height for a mixed use project with commercial uses confined to the ground floor is limited to the number of feet, but not the number of stories.

Specific Request: THE CURRENT ALLOWABLE HT. IS 43' WITH A 27.5% INCENTIVE INCREASE (11.825), THE FINAL ALLOWABLE HEIGHT IS 54.825 FEET, THE FINAL HEIGHT WILL BE 50'.

Open Space. Up to 20% deviation from open space requirements.

Specific Request: _____

Density Calculation. Area of required street and/or alley dedication included as lot area for purposes of calculating density.

Specific Request: _____

On an attached sheet, provide a justification for the(se) incentive(s), addressing the need for the incentive(s) in order to support the requisite affordable units in the proposed project.

VI. Request for Incentives: Proposed Incentives Not on Menu

[Insert discussion of the type of density bonus case which would request an off-menu incentive, process and timeline for review and approval, etc.]

On attached sheet(s):

1. Provide a detailed description for each non-menu incentive that is requested.
2. Provide a justification for each incentive, addressing the need for this incentive in order to support the requisite affordable units in the proposed project.

VII. Historic Resources Information

On an attached sheet(s):

1. Describe the historic resources, if any, which are a part of the proposed project.
2. Affirm that the proposed project has no adverse impact on any historic resource identified in item 1, above.

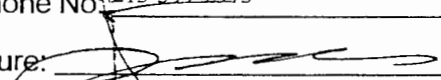
CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

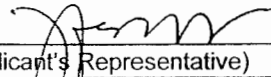
ENV-2007-2332-EAF
EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: 4 Community Plan Area: HOLLYWOOD
PROJECT ADDRESS: 4517 FRANKLIN AVENUE

Major Cross Streets: HILLHURST AVENUE
Name of Applicant: TALA ASSOCIATES
Address: 3280 Motor Avenue #225 Los Angeles, CA 90034
Telephone No.: 310-837-1617 Fax No.: 310-837-1317 E-mail: talainc@sbcglobal.net

OWNER

Name: Jill Hayata / FRANKLIN LOFTS, LLC
#193
Address: 2658 Griffith Blvd. L.A. CA 90027
Telephone No: 213-399-2973
Signature: 

APPLICANT'S REPRESENTATIVE
(Other than Owner)


Name: TALA ASSOCIATES / JOHANNA SAGALAN
(Contact Person)
Address: 3280 Motor Avenue, #225, Los Angeles, CA 90034
Telephone No: 310-837-1617
Signature: 
(Applicant's Representative)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect the entire project, not just the area in need of zone change, variance, or other entitlement.

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- 2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- 2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- 2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- Notice of Intent Fee:** a check in the amount of \$25 made out to the **County of Los Angeles** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.

\$30 undated

ENVIRONMENTAL ASSESSMENT APPROVED BY: _____	DATE: _____
APPLICATION ACCEPTED BY:  _____	DATE: 5/19/07
RECEIPT NO.: 268172	

I. Project Description:

Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

TENTATIVE TRACT NO 68997: NEW 16 UNIT RESIDENTIAL CONDOMINIUM: TENTATIVE AND FINAL MAP, DEMO, GRADING AND BUILDING PERMITS, DEPT OF REAL ESTATE PERMIT. ONE PHASE PROJECT

SEE ATTACHED EXHIBIT "A"

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:
NONE OTHER THAN THIS EAF BY LA CITY

II. Existing Conditions:

A. Project Site Area _____

Net and 2.49 Gross Acres 2.47

B. Existing Zoning R3-1XL

C. Existing Use of Land 5 DUPLEXES

Existing General Plan Designation Medium Residential

D. Requested General Plan Designation NO CHANGE

E. Number 5 type DUPLEX and age ± 85 of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the: number of units: 10 and average rent: _____

Is there any similar housing at this price range available in the area? If yes, where?

NORTH, SOUTH, EAST AND WEST OF THE SITE

F. Number 3 Trunk Diameter 4"; 8"; 16" and type FIGUS AND CITRUS of existing trees.

G. Number None Trunk Diameter _____ and type _____ of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:
100% _____ Less than 10% slope _____ 10-15% slope _____ over 15% slope _____
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

I. Check the applicable boxes and indicate the condition on the Plot Plan. There are • natural or man-made drainage channels, • rights of way and/or • hazardous pipelines crossing or immediately adjacent to the property, or • none of the above.

J. Grading: (specify the total amount of dirt being moved)
_____ 0-500 cubic yards.
_____ if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported TBD

Projects involving import/export of 1000 cubic yards or more are required to complete a Haul Route Form and Haul Route Map.

If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other entitlement.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family _____ Apartment _____ or Condominium 16
- B. Number of Dwelling Units with:
One bedroom _____ Two bedrooms TO BE DETERMINED
Three bedrooms _____ Four or more bedrooms _____
- C. Total number of parking spaces provided _____
- D. List recreational facilities of project TBD
- E. Approximate price range of units \$ TBD to \$ _____
- F. Number of stories _____, height WITHIN CODE feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) TBD
Gas heated swimming pool? TBD
- H. Describe night lighting of the project WITHIN CODE
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building TBD BUT WITHIN CODE
Paving _____
Landscaping _____
- J. Total Number of square feet of floor area TBD BUT WITHIN CODE

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other entitlement.

- A. Type of use _____
- B. Total number of square feet of floor area _____
- C. Number of units if hotel/motel _____
- D. Number of stories _____ height _____ feet.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons _____
- K. Describe security provisions for project _____
- L. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places _____
- California Register of Historic Resources _____
- City of Los Angeles Cultural Historic Monument. _____
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) _____

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. NO

- A. Regulatory Identification Number (if known) _____
- B. Licensing Agency _____
- C. Quantity of daily discharge _____

VI. Stationary Noise Clearance: A clearance may be necessary certifying the project's equipment (e.g., air conditioning) complies with City Noise Regulations.

Some projects may require a Noise Study. The EIR staff will inform those affected by this requirement.

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
+/- 0 FT. FRANKLIN AVE.; +/- 100 FT. HILLHURST AVE.; +/- 700 FT. VERMONT AVE
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*
- C. Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day:**
Day 7 AM-10 PM NONE
Night 10 PM-7 AM NONE

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. PROJECT WILL COMPLY WITH ALL THAT IS REQUIRED BY THE CITY

* Contact the South Coast Air Quality Management District at 572-6418 for further information.

** For information, contact:

Southern Pacific Train Dispatcher	629-6569
Union Pacific Engineering	725-2313
Santa Fe Train Master	267-5546

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, FRANKLIN LOFTS, LLC / JILL HAYATA I, THA ASSOCIATES / JOHANNA SAGAMAN
 Owner (Owner in escrow)* Consultant*
 (Please Print) (Please Print)

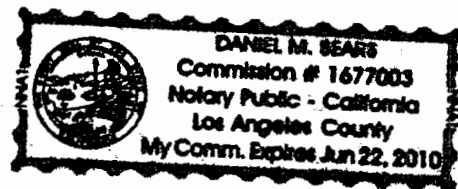
Signed: [Signature] Signed: [Signature]
 Owner Agent

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California, County and City of Los Angeles

Signed: <u>Daniel M. Sears</u> Notary Subscribed and sworn to before me this <u>11</u> day of <u>May</u> , 20 <u>07</u> (NOTARY OR CORPORATE SEAL)	Signed: <u>Daniel M. Sears</u> Notary Subscribed and sworn to before me this <u>11</u> day of <u>May</u> , 20 <u>07</u> (NOTARY)
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* If acting for a corporation, include capacity and company name.



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
SUBDIVIDER'S STATEMENT

For Office Use Only

(1) Case No. _____

Date of Filing _____

(2) Tract No. 68997 Vesting Tentative

The following information is required by the various City departments; failure to furnish it completely will delay action and result in the issuance of a notice of incomplete application.

(3) Street address of property (per Construction Services Center, 201 N. Figueroa St.)

4517 FRANKLIN AVENUE (N, S, W, (E) of) HILLHURST AVENUE
(Circle one)

Map reference location:

(5) Thomas Bros. Map: Page No. 594 Page (CWS) 3 Grid No. A

(6) Proposed number of lots 1

(7) Tract area: .249 net acres within tract border, .297 gross acres.
9,500 net square feet after required dedication.

(8) Tract proposed for:

	Units/ (9) Sq. Ft.	Parking	+	Guest Parking*
Single-Family-(SF)	_____	NA		_____
Apartments-(APT)	_____	_____	+	_____
Condominiums-(C)	<u>16</u>	<u>21</u>	+	_____
Condominium Conversion-(CC)	_____	_____	+	_____
Commercial-(CM)	_____	_____		_____
Industrial-(IND)	_____	_____		_____
Stock Cooperative-(SC)	_____	_____	+	_____
Commercial Condo Conversion-(CMCC)	_____	_____		_____
Industrial Condo Conversion-(INDCC)	_____	_____		_____
Commercial Condominiums-(CMC)	_____	_____		_____
Industrial Condominiums-(INDC)	_____	_____		_____
Reversion to Acreage - (RV)	_____	_____		_____
Other (specify) _____ (O)	_____	_____		_____

(10) Number/type of units to be demolished 5 DUPLEXES

(11) Community Plan area HOLLYWOOD Council District # 4

(12) Community planning designation MEDIUM RESIDENTIAL to _____ DU's/GA

***Multiple dwelling projects only**

- (13) The existing zone is R3-1XL. The proposed zone is _____ approved under City Planning Case No. _____ on _____ by the () City Planning Commission and/or () City Council (CF No _____).
- a. Has the tract map been filed to effectuate a zone change?
Yes () No ()
- b. Is a building line/zone boundary adjustment/or a zone change to a more restrictive zone incident to a subdivision being requested?
Yes () No ()
- c. Is an application for a zone change to a less restrictive zone incident to a subdivision being concurrently filed?
Yes () No ()
- d. Has the property been considered at a public hearing for a Conditional Use (), Variance (), Other (specify) _____
Under Case Nos. : _____
- (14) Are there any protected trees (Oaks, Western Sycamore, California Bay, and/or Southern California Black Walnut) on this property? Yes () No ()
How many? _____
- If yes, how many are 4 inches or more in diameter? _____
How many absolutely must be removed? _____
- Are there other trees 12 inches or more in diameter? Yes () No ()
- If yes, how many? 1. How many must be removed? ALL Indicate type and trunk diameter of each tree, and whether the tree is to be retained or removed, on a tree map superimposed on the tentative map (Attach a list, if necessary).
- 1 - 16"
(Notice of incomplete application will be issued if the tree information is not included).
- (15) Is proposed tract in a slope stability study (hillside) area?
Yes () No ()
In a fault rupture study area? Yes () No ()
- (16) Is subdivision within the vicinity of the Mulholland Scenic Parkway? Yes () No ()
- (17) Is proposed tract in a flood hazard area, hillside area, floodway or mudprone area? Yes ()
No ()
Filing requirement: submit the hillside and flood hazard area data sheet.
- (18) Are there any existing or formerly used gasoline, oil, gas pipelines or wells within the project site?
Yes () No () Show all easements on tentative tract map.
- (19) Is more than one final map unit proposed? Yes () No () If yes, attach a sketch showing each unit or phase.

- (20) Tenant information for demolitions and conversions (attach CP-6345).
- (21) Is the project in a horsekeeping (K) district? Yes () No (X)
 Is the project within a plan-designated horsekeeping area? Yes () No (X)
 Is the project in an RA or more restrictive zone? Yes () No (X)
- (22) If the tract is for condominium or cooperative conversion purposes, list:
- a. Anticipated range of sales prices
 - b. Anticipated sales terms to tenants
 Note: Attach separate sheet, if necessary.
 - c. Number of existing parking spaces _____. A certified parking plan is required for all conversions.
- (23) Is a haul route approval being requested at this time? Yes () No (X)
- (24) Has a Land Development Counseling Session taken place? Yes () No (X)
 If so, what is LDCC No. _____?
- (25) Describe your proposal briefly here or on an attached sheet:
NEW 16-UNIT RESIDENTIAL CONDOMINIUM; ONE PHASE
SEE ATTACHED EXHIBIT "A"

I certify that the statements on this form are true to the best of my knowledge.

Signed _____
 Date 4/11/07

 Date _____

RECORD OWNER(S)
 (From Latest Adopted Tax Roll)

SUBDIVIDER

Name JILL HAYATA
 Address 2658 GRIFFITH PARK BLVD. # 193
 City LOS ANGELES, CA 90027
 Phone 213-399-2973
 Fax No 323-661-2347

Name SAME AS OWNER
 Address _____
 City _____
 Phone _____
 Fax No _____

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

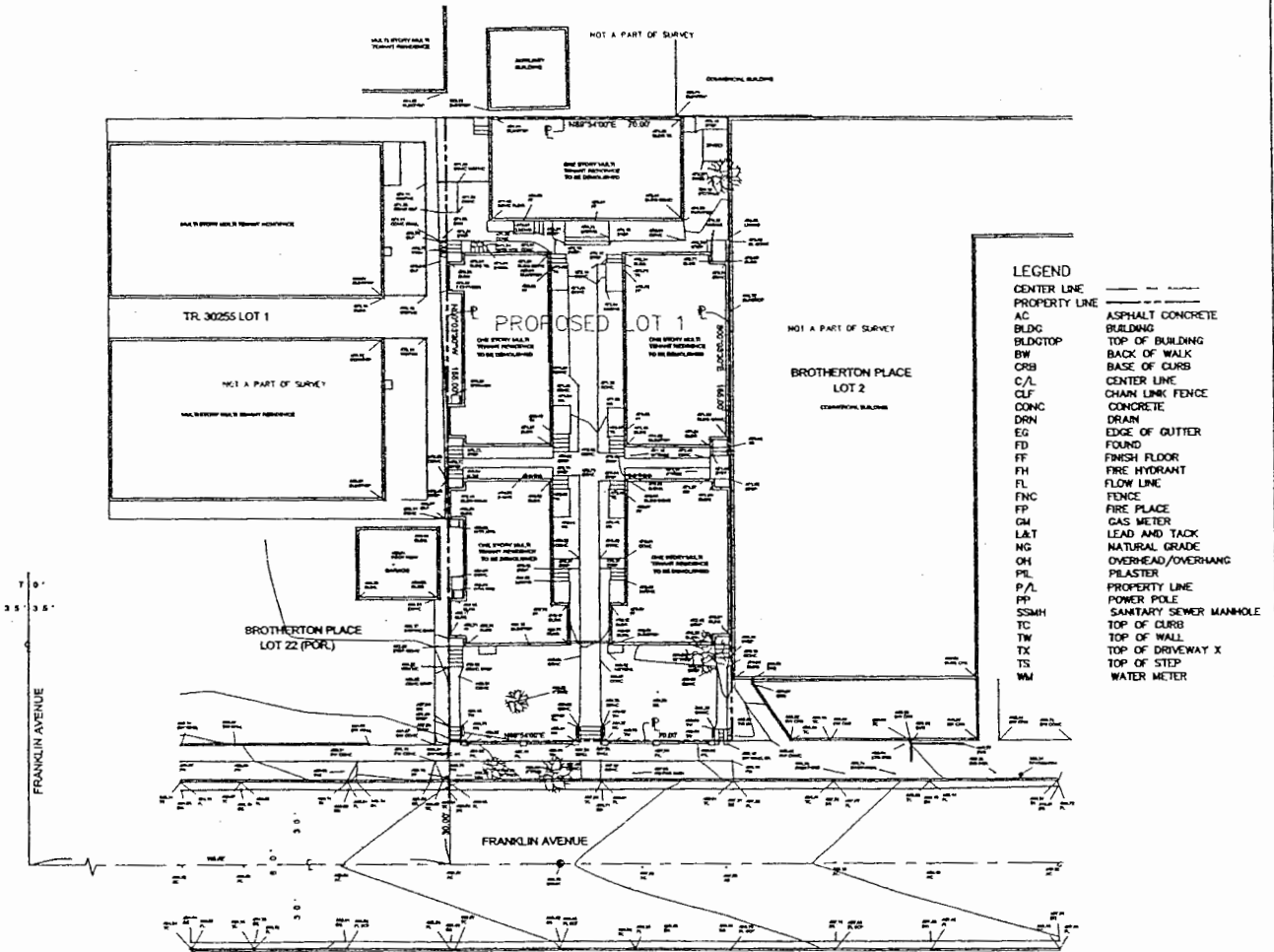
ENGINEER OR LICENSED SURVEYOR
 Name REYNALDO T. DE RAMA
 Name TALA ASSOCIATES
 Address 3280 MOTOR AVE. STE 225
 City LOS ANGELES, CA 90034
 Phone 310-837-1617
 Fax No 310-837-1317

Name _____
 Address _____
 City _____
 Phone _____
 Fax No _____

TENTATIVE TRACT MAP NO. 68997

FOR CONDOMINIUM PURPOSE

LOT 1 OF BROTHERTON PLACE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 176 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



LEGEND	
—	CENTER LINE
---	PROPERTY LINE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BLDGTOP	TOP OF BUILDING
BW	BACK OF WALK
CRB	BASE OF CURB
C/L	CENTER LINE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DRN	DRAIN
EG	EDGE OF GUTTER
FD	FOUND
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FNC	FENCE
FP	FIRE PLACE
GM	GAS METER
L&T	LEAD AND TACK
NG	NATURAL GRADE
OH	OVERHEAD/OVERHANG
PL	PILASTER
P/L	PROPERTY LINE
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF DRIVEWAY X
TS	TOP OF STEP
WM	WATER METER

PROPOSED DEVELOPMENT

- 4-STORY, 16 UNIT CONDOMINIUM PROJECT
- UNIT MIX - 12-ONE BEDROOM, 4-TWO BEDROOM
- VERY LOW INCOME UNIT FOR SALE-1
- BUILDING HEIGHT - 50 FEET
- FULL SUBTERRANEAN GARAGE INCLUDING 21 PARKING SPACE

INCENTIVE REQUEST PER SB 1818:
 BUILDING HEIGHT: CURRENT ALLOWABLE HEIGHT IS 43 FEET (PER VERMONT/WESTERN "SNAP")
 ADDITIONAL HEIGHTS: 11.825' (43x27.5%)
 FINAL HEIGHT LIMIT ALLOWED: 54.825 FEET
 FINAL HEIGHT: 50 FEET

CALCULATION OF VERY LOW INCOME UNITS PER SB 1818:
 UNITS PERMITTED BY RIGHT=12
 AFFORDABLE UNITS: 1/12=8.33%
 DENSITY BONUS: 12 UNITS x 27.5%=4
 TOTAL UNITS ALLOWED: 16
 TOTAL UNITS PLANNED: 16

PARKING SPACES REQUIRED PER SB 1818:
 -12 ONE BEDROOM x 1 =12
 -4 TWO BEDROOM x 2 =8
 -TOTAL PARKING SPACES REQUIRED=20
 PARKING PROVIDED=21

PLANS PREPARED BY:
 TALA ASSOCIATES
 REYNALDO T. DE RAMA
 R.C.E. 29108
 5280 MOTOR AVE # 225
 LOS ANGELES, CA 90034
 PHONE (310) 837-1617
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 292289



TRACT MAP NOTES

OWNER & SUBDIVIDER
 FRANKLIN LOFTS, LLC
 2658 GRIFFITH BLVD. #193
 LOS ANGELES, CA 90039
 PH: 213-399-2973

ADDRESS SITE:
 4517 FRANKLIN AVENUE
 LOS ANGELES, CA 90027
 APN: 5590-012-001

GROSS-AREA: 12,950 SQ. FT. 0.297 ACRES
 PIQ+HALF OF FRANKLIN AVENUE

NET-AREA: 10,850 SQ. FT. 0.249 ACRES
 PIQ

NOTES:

1. NO AREA IS SUBJECT TO FLOODING.
2. NO OAK, SYCAMORE, CALIFORNIA BAY, OR CALIFORNIA BLACK WALNUT ON SITE.
3. ALL UTILITIES ARE AVAILABLE TO SITE.
4. EXISTING ZONE: R3-1XL PROPOSED ZONE: SAME
5. NO EASEMENT EXCEPT SHOWN HERON.
6. NO GEOLOGICAL HAZARDOUS AREA.
7. SEWER IS AVAILABLE TO THE SITE.
8. DATE: APRIL 13-2007
9. ALL EXISTING STRUCTURES TO BE DEMOLISHED.
- 10-SITE IS IN LIQUEFACTION.
- 11-PROPOSED LOT 1 OF TRACT NO.68997.

VICINITY MAP N.T.S.

