

# ECHO PARK NEIGHBORHOOD COUNCIL

## PLANNING & LAND USE DEVELOPER GUIDELINES AND INFORMATION SHEET

PROJECT NAME: Alvarado Temple Apartments

PROJECT ADDRESS: 418-430 N. Alvarado Street LOT SIZE (SF): 19,157 SF

PROJECT DESCRIPTION: A 5-story mixed-use apt. bldg. w/ 73 units, 530 SF commercial, 86 pkg stalls, & 82 bike racks.

Requesting a 35% DB w/ 11% (6 units) set aside for VLI residents, Off-Menu Incentives for FAR & Height are requested.

APPLICANT NAME/REPRESENTATIVE: MGT Partners II LLC/ Jonathan Riker, Ervin Cohen & Jessup, LLP (Representative)

APPLICANT CONTACT INFO: 9401 Wilshire Blvd., 9th Floor, Beverly Hills, CA 90212, jriker@ecjlaw.com, (310) 487-4098  
(Phone, Address, Email, Website)

PLANNING DEPT. CASE NO.: CPC-2017-5092-DB-SPR

NEIGHBORHOOD COUNCIL ACTION REQUESTED (i.e. feedback on presentation, letter of support, etc.): \_\_\_\_\_  
Letter of support

CITY ACTION REQUIRED (e.g. zone change, variance, CUP, etc.) (Attach additional pages, if necessary.): Site Plan Review  
and Density Bonus with off-menu incentives for 1) an FAR of 2.65:1 in lieu of 1.5:1 and 2) an increase in max. height from 45' to 66'.

PENDING HEARINGS (Type, date, time, location): To be determined.

Has the Project, in any form, been presented to the EPNC PLUC?  Yes  No If so, when? \_\_\_\_\_

Has a Traffic Study been completed?  Yes  No URL: \_\_\_\_\_

What environmental doc. has been applied for? (CE, MND, ND, EIR) File No. CE

Has one been prepared?  Yes  No File No. & URL: In Process

Other relevant reports? (i.e. LAFD, LAPD, Public Works, BOE, etc.) n/a

What covenants and/or restrictions, if any, run with the land? n/a

What is your proposed construction schedule (include times, environmental protections, intended traffic flow)?  
(Attach additional pages, if necessary.) Approx. time frame is one year from issuance of building permit (6/1/19 through 6/1/20.

If applying for a CUB, what type of ABC license are you applying for and what are your proposed hours of operation? n/a

### EXISTING USE

### PROPOSED USE

Type (Commercial, Res., etc.) Duplex and comm'l bldg. Type: Mixed-use residential and commercial

Present Zoning: C2-1VL Proposed Zoning: Same

No. Residential Units: 2 No. Residential Units: 73

No. Apartments: 2 No. Apartments: 73

No. Affordable / RSO Units: 2 RSO No. Affordable / RSO Units: 6 Affordable/ 67 RSO

Commercial – sq. ft.: 1,440 SF Commercial – sq. ft.: 530 SF

Retail – sq. ft. 0 SF Retail – sq. ft.: 530 SF

Floor Area Ratio: n/a Floor Area Ratio: 2.65:1

Building Height/No. Stories: 2 stories Building Height /No. Stories: 66 feet/ 5 stories

Total No. Parking Spaces: Approx. 10 Total No. Parking Spaces: 86

No. / % On-Site Parking Spaces: Same No. / % On-Site Parking Spaces Same

No. / % ADA Spaces: n/a No. / % ADA Spaces: 2

No. / % Visitor Spaces: n/a No. / % Visitor Spaces: None