NCWP PLUC Project Review List
(PLUC April 16, 2019 Meeting / Item 9 – draft revision 4)

PROJECT PRESENTATION
- Rendering "in situ" (photographic placement of building in actual context)
- Total height calc: include roof-top accessory structures & mechanics as part of total height
- Application notification details: Planning Case # and Address
- Project notification: plan (what, when) and distance from parcel

BUSINESS MODEL
- Developer's involvement re design, build, operate
- Developer's other local properties including size, type
- Project timeframe > Planning approval to open for business
- NC support status? Copy of motion.

RESIDENT DEMOGRAPHICS
- Affordable units > intended target tenant demographic(s), e.g., seniors, families, early-in-career, etc.
- Approximate demographics of current tenant/residents now living on parcel (if any)

BUILDING SPECS
- If requesting variances, describe and present -with-variance / without-variance study re site plot, building elevations etc

Units & Parking
- # of units and type: # bedrooms, affordable, market-rate
- Parking: # of spaces and location
- # Units vs # Parking Spaces
- Parking spaces cost: bundled or unbundled?
- Guest parking
- Bike parking

Open Space
- Zoning requirement specs
- Open space ocation in plan (review context-sensitivity)
- Open space programming plan (review tenant context sensitivity)

Other
- Upper floor set-backs (required vs plan)
- Roof accessory structures and equipment placement, screening, design impact accommodation
- LAWA height restrictions, if relevant
- Noise mitigation, if relevant

Design re Larger Area Impact
- Traffic study - required?
- Traffic study - status?
- ?? Insert something about CEQA ??
- ?? Insert something about Coastal Commission? (Playa Del Rey projects only)
- Privacy windows on sides of building adjacent to neighboring buildings
- Balconies - opaque, solid or transparent

SAFETY/SECURITY
- Emergency vehicle building access > demonstrate parking, building path access
- # of feet from point of building access to unit(s) furthest from entry point
- Emergency vehicle turn-around area
- Secure access / tenant
- Secure access / garage
- Lighting
- Cameras
- If necessary, modifications or upgrades to adjacent safety risk areas (e.g., alley, cat walk, etc.)

CONTEXT (NEIGHBORHOOD) ACCOMMODATION
- Timeframe for demolition, current tenant removal
- Considerations for current tenants?
- Timeframe for total build (demo to occupied)
- Move-in / Move-out entry, exit plan
- Service Providers: parking and building access
- Deliveries: parking and building access
- Ride-sharing pick-up / drop-off
- Trash handling & timing
- Community project notification plan

COMMUNITY BENEFIT
- "Good neighbor" proposal to offset community impact of development.
ADDENDUM PLUC REFERENCE INFORMATION

Drivers / Parking Spaces > Approximate Calculations based on Developer Input

<table>
<thead>
<tr>
<th>Max # of Potential Drivers vs # Parking spaces,</th>
<th>Approx #s calculation based on 2 driver per studio, 2 drivers per 1 bedroom, 4 drivers per 2 bedroom, 6 drivers per 3 bedroom</th>
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</thead>
<tbody>
<tr>
<td>Moderate # of Potential Drivers vs # Parking spaces,</td>
<td>Approx #s calculation based on 1 driver per studio, 1 driver per 1 bedroom, 2 drivers per 2 bedroom, 3 drivers per 3 bedroom.</td>
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</tbody>
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Affordable Units and HH Income Categories

If affordable included (as defined by California Code), # of units at

- Extremely low income / ELI (0-30% of city-wide income Average Median Income)
- Very low income / VL (30-50% of city-wide AMI)
- Very low income / VL (30-50% of city-wide AMI)
- Lower income / LI (earning 50-80% of city-wide AMI and paying no more in rent than the amount established by LA Housing Dept for HH earning up to 60% of median income)

Income brackets as of 04-2018 Average HH Median Income (AMI) for Los Angeles

- AMI = $69,300
- Extremely Low = max of $20,790 (Transit-Oriented Communities density bonus only)
- Very Low = max of $34,650
- Lower = max of $55,440

[other Committee reference info added as required...]