

DEVELOPMENT PERMIT APPLICATION | Project Scope Form

The Development Permit procedure is intended to **provide an evaluation of a proposed development project and compliance with established standards**. At the time of application, a review of the location, design configuration, and impact of the proposed project on the surrounding area will be conducted.

Approval authority for development permits is divided between the Director of Planning and Development Services and the Planning Commission. In all cases, the same environmental and design review shall be conducted, as well as the imposition of applicable conditions of approval.

Please note that all applicable forms must be completed in order for the submission to be accepted.

APPLICABLE PROJECTS

- The **intensification** of an existing use.
- A **new structure** other than a garage or carport for a single family dwelling or duplex, fences, yard improvements and accessory structures (see WHMC for exceptions).
- Additions**
 1. An addition of more than 500 square feet to a single family dwelling or duplex
 2. An addition of more than 1,000 square feet to a commercial, multi-family, or other non-residential structure.
- A **major remodel** (see definition, below) to a commercial, multi-family, or other non-residential structure. A Demolition Permit shall also be required for this work prior to the issuance of a Development Permit.
- A new **non-residential parking facility** in a PK (Parking) Overlay Zone or any alterations to an existing non-residential parking lot including intensification of hours of operation.

APPLICABLE DEFINITION

Major Remodel: The removal of **50% or more** of the exterior wall area (which includes walls, doors, and windows) or removal of 50% or more of the supporting members of a structure (e.g. beams, bearing walls, columns, or girders), whichever is more restrictive. (See Section 19.48.020 under Development Permits in the WHMC). **Major remodels only pertain to commercial, multi-family, and other non-residential structures.**

DEVELOPMENT PERMIT APPLICATION | Permit Information Form

PERMIT INFORMATION

PERMIT NUMBER(S): _____

PROPERTY INFORMATION:

STREET ADDRESS

PRESENT/LAST USE OF PROPERTY

PROJECT PROPOSAL:

Summarize the project below or attach a narrative on additional pages that describes:

1. Demolition of structures and new construction (in square feet for commercial; number of units for residential).
2. Proposed use or activities.
3. For map or text amendments, include a specific proposal for new language and a statement as to how the amendment is consistent with the General Plan. The statement should cite specific sections in the General Plan.

PROPERTY OWNER:

NAME PHONE NUMBER EMAIL

ADDRESS CITY STATE ZIP CODE

APPLICANT: This is the person who will be contacted regarding this application and will referred to as the 'applicant' hereafter.

NAME (IF DIFFERENT THAN PROPERTY OWNER) PHONE NUMBER EMAIL

ADDRESS CITY STATE ZIP CODE

ARCHITECT OR DESIGN OF RECORD: (if applicable)

NAME PHONE NUMBER EMAIL

ADDRESS CITY STATE ZIP CODE

LEGAL DESCRIPTION:

ASSESSOR'S PARCEL NUMBER: BOOK PAGE PARCEL

SIGNATURE (APPLICANT) DATE

DEVELOPMENT PERMIT APPLICATION | Package Submittal Checklist

PACKAGE SUBMITTAL CHECKLIST

This development permit application consists of a set of forms, requirement lists, and information notices. Not all components apply to every project; Planning staff can assist in determining which parts are required for specific projects depending on scope, magnitude, setting, and existing conditions. Applicants are responsible to complete an application package composed of all requisite parts and materials, including applicable forms (completed and accurate) and other items (e.g., drawings, fee payments, reports, etc.) as described in forms and requirement lists herein. Consult Planning staff for fee-schedule and payment information. Use check boxes to indicate completion of item. Do not check if not complete.

SUBMITTAL REQUIREMENTS (FOR ALL PROJECTS)

- Project Scope Form...page 1
- Permit Information Form...page 2
- Package Submittal Checklist (this sheet) ... page 3
- Drawings, Exhibits, and Projected Data (see Plan Submittal and Streetscape Plan Requirements)...page 4-8
- Certified Survey (see Certified Survey Sheet and Plan Submittal Requirements)...page 9
- Green Building Program Checklist(s) (download mandatory checklists at _____ or visit the _____)
- Owner's Affidavit & Acknowledgment Form...pages 10-11
- Letter of Agency Form...page 12
- Rent Stabilization Notice and Form...page 13-14
- Environmental Questionnaire (unless categorically exempt under CEQA; consult with Planning Staff prior to completing)...page 15-17
(Include written project narrative with description of project design, operations, and any requests for modifications, variances, or incentives)

SUPPLEMENTAL MATERIALS / REQUIRED ITEMS FOR SOME PROJECTS (VERIFY WITH PLANNING STAFF)

- Historic Resource Assessment (see Historic Resource Assessment Notice)...page 18
- Architectural Scale Model – physical (see Plan Submittal Requirements)
- Massing Study Model – physical, or manipulable 3D representation (see Plan Submittal Requirements)
- Narrative Proposing Exemplary Design - multi-family residential projects (see Plan Submittal Requirements)
- Remodel & Addition Notice...page 19
- Major Remodel Warning & Form...page 20
- Major Remodel Notice & Form...page 21
- Housing Forms (for all existing and proposed residential projects; required forms vary by project; consult with staff)
 - Local Affordable Housing Requirement Forms...pages 22-25
 - Density Bonus Notice, Request, and Application Forms...pages 26-29
 - Rent Stabilization and Housing - Owner's Affidavits...pages 30-31
- Geotechnical Report; deposit payment for peer review; approval of Report (consult planning staff for requirements)
- Fault Rupture Study; deposit payment for peer review; approval of Study

The submittal package must include:

1. A link to the Applicant's online/cloud storage, provided to the assigned Planning staff and containing:
 - a. A single PDF containing all drawings and exhibits (PDF title should include project address and submittal date).
 - b. Do not submit multiple, separate PDF files
2. Two (2) complete sets at 11x17 size, in color. (No full-sized sets unless requested by the assigned Planning staff)
3. Additional materials may be required, as determined by Planning staff.

DEVELOPMENT PERMIT APPLICATION | Plan Submittal Requirements

PLAN SUBMITTAL REQUIREMENTS

PROJECT DRAWINGS:

The following drawings and information MUST be included with your application submittal. Note that in the City of West Hollywood, many projects drawings must be prepared and certified by licensed design professionals (Architect and Landscape Architect) and engineering professionals (Surveyor, Civil Engineer, Structural Engineer, Soils/Geotechnical Engineer, Seismic Engineer, etc.) In accordance with State Law, professionals are not permitted to stamp and sign documents or drawings that have not been prepared by them or under their direct supervision. All drawings should be completely legible, even if reduced in size.

ARCHITECTURAL DRAWING CONVENTIONS

- Provide north arrow on all plan sheets, and orient with north toward the top (if possible);
- All views must be drawn to scale, with scale noted. Use engineer's or architect's scale (e.g.: 1" = 10' or 1/4" = 1'-0", etc.) In addition, provide a legible graphic scale on each sheet, for help when drawings are reduced.
- Indicate demolished walls, elements, and features with dashed lines, existing conditions to remain as solid lines and new walls as filled lines;
- Provide correct submittal date on all drawing sheets;
- Use proper line weights (i.e. heavy for cut through elements, or major outlines; medium for most objects and features, light for fine detail, hatching, door swings, etc.);
- Show stairs accurately with arrows indicating direction;
- Show all property lines on all plan, section, elevation sheets. Do not use edge of paper for property lines;
- Utilize a clear, rational sheet-numbering system. Drawings/Exhibits should be sequenced per this list sequence;
- Provide sufficient labeling, notation, and dimensioning to allow a complete review of the project.
- All drawings must be consistent and describe aspects of a single design. Changes to design shall be reflected completely, updated on all applicable drawings (plans, elevations, sections, schedules, details, 3-D views).
- Drawing scales, line weights, hatch patterns, and text sizes should all be considered carefully, since sheets are often reduced and must remain legible.

1. PROJECT SUMMARY (INCLUDE ON TITLE SHEET OR SITE PLAN SHEET)

(Mark left-hand blanks to indicate completion of item. Do not check if not complete. Use right-hand blanks to note relevant sheet number.)

- ___ a. Complete index including all sheets and exhibits; _____
- ___ b. Address and legal description of subject property; _____
- ___ c. Name, address, phone number, and email address of the applicant, owner, and architect; _____
- ___ d. Include ownership profile if an LLC listing; _____
- ___ e. Existing and proposed land use, number of stories maximum height from grade, and zoning summary;
- ___ f. Proposed building square footage; include existing square footage if applicable; _____
- ___ g. Size and number of dwelling units (residential projects only); _____
- ___ h. Calculations of common area and private open space (residential projects only); _____
- ___ i. Calculations of permeable surface area; and calculations of landscaped areas; _____
- ___ j. Subject property zoning designation and calculations for density, floor area ratio (FAR); _____
- ___ k. Parking requirements, including required spaces and guest spaces; required bicycle spaces and any provided electric vehicle spaces. _____

SITE & CONTEXT INFORMATION:

2. SITE SURVEY

- ___ a. Provide a certified survey per requirements on the stamped and signed Certified Survey Sheet. _____

3. NEIGHBORHOOD PLAN/FIGURE GROUND MAP

- ___ a. A plan or map of the project site's entire block, including properties across the street; _____
- ___ b. Indicate all building footprints, property lines, streets, sidewalks, and zoning designations. Footprints and dimensions may be approximate (per Google maps for example). Clearly mark the project site on the map or plan. _____

DEVELOPMENT PERMIT APPLICATION | Plan Submittal Requirements

4. AERIAL PHOTO

- a. An aerial photo of the project site’s entire block, and the block directly across the street from the project site. (Note: Aerial photos may be per Google Maps.) Clearly mark the project site on the photo. _____

5. PHOTOS / MONTAGES

- a. A composite eye-level photograph of existing building/property frontages along the proposed project’s block, with an image of the proposed façade inserted at the same scale. (This view should NOT be just a series of street-view photos side by side, but instead stitched together to provide a panoramic-type view approximating actual block frontage.) _____
- b. Include a similar composite photo of existing frontage across the street from the project site; if the site is on a corner, include existing frontages from all blocks opposite; _____
- c. Also include exterior photos of the subject property. _____

6. EXISTING SITE PLAN (1/16”=1’-0” MINIMUM)

- a. An existing site plan is required for all projects involving new construction; includes topography contour lines; indicate which existing structure (or portions thereof) are to be demolished, and which are to remain; indicate total number of residential units; _____
- b. Existing building footprint(s), with indication of square footage(s), number of stories, and land use; indicate existing demolished/remain; _____
- c. Dimensions from all structures to front, side and rear property lines; _____
- d. Dimensions of existing buildings, driveways, parking spaces, and hardscape areas; _____
- e. Fences and walls; Landscaped and paved areas; _____
- f. Location and species of trees on property and the diameter of tree trunks; _____
- g. Streets and alleys (labeled with names), curbs, parkways and sidewalks adjacent to the property; _____
- h. Footprints of all buildings on adjacent properties, including at sides and rear, with dimensions to property lines; _____

7. PROPOSED URBAN/SITE PLAN (1/16”=1’-0” MINIMUM) (Please refer to the City’s adopted [Streetscape Plan](#) as applicable)

- a. Street-level plan showing lot size and lot dimensions, and ground-floor building footprint(s) with dimensions to property lines. Existing building area to be removed should be shown on a separate Demolition Plan; _____
- b. Vehicular entrance and exit locations; site access and building entry locations; _____
- c. Location, width, and description of any public or private easements, such as driveways, roadway, access, telecommunications, or utility rights-of-way. If none, note “No easements” on the site plan; _____
- d. Proposed parking access or surface areas with parking stalls (if any), driveways, turning areas, visibility windows, and parking lot landscaping; proposed location of curb cuts and driveways, all fully dimensioned; _____
- e. Street trees and locations, and materials for all proposed parkways and improvements; Show existing street parking meters and spaces; _____
- f. All landscaped and paved areas, including stoops and paths; existing trees to remain, to be removed, and new trees. Identify all common open space areas that are proposed on grade; _____
- g. Calculations of paved or hardscaped areas and percentage of permeable surface areas on the plans per WHMC 19.20.190.D. Please note that planters on slabs or other hardscape finishes are not considered permeable areas; _____
- h. Trash/recycling area, open-air mailboxes, and utility meters (water, gas, electric, etc.) if at grade, and main fire department connection valves or standpipes and backflow preventers, pad-mounted or pole mounted or subterranean transformers, security gates, and perimeter fencing or walls; _____
- i. Footprints of all buildings on adjacent properties, including at sides, rear, and across the street; _____
- j. Streets and alleys (labeled with names), curbs, parkways and sidewalks on both sides of the street dimensioned; _____
- k. Location and labeling of any items or obstructions such as telephone poles, street signs, bus stops, etc., in the public right-of-way. If none, note this on the site plan; _____
- l. For swimming pools, spas, or hot tubs, dimension setbacks from property lines and indicate the location fencing, and screening of all related equipment per WHMC 19.20.140; _____
- m. Site drainage, including permeable surfaces, storm water capture such as rain gardens, flow through planters, bioswales, etc. (in accordance with City’s SWPP program), catch basins, trench drains, sumps, etc. Include water features and pools; _____
- n. For any residential project involving new construction, indicate and dimension the existing front yard setbacks of the two structures on adjacent properties closest to the subject property and the dimension to top of adjacent roofs. _____

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8. LANDSCAPE PLAN (1/16"=1'-0" MINIMUM)

- a. Location of planted areas, hydrozones, and permeable surfaces; _____
- b. Location, identification, size and count of all plant types; _____
- c. Plant palette including list with species, common names and photos of all plant types; _____
- d. Drought tolerance levels of proposed plantings per WHMC 19.26.060; _____
- e. Location and size of all existing trees on the subject property, indicating whether proposed to be removed or to remain; include also existing trees in the adjacent public way; _____
- f. Hardscape, color and material finishes; _____
- g. Site amenities, special features, water features, pools; _____
- h. Permanently affixed furniture, fences, gates, pergolas or other structures, with note indicating heights; _____
- i. Compliance with Solar Access and Solar Equipment Section of the WHMC 19.20.170. _____

BUILDING PLANS, ELEVATIONS, SECTIONS, SCHEDULES & DETAILS:

9. PARKING PLAN(S) (1/16"=1'-0" MINIMUM)

- a. Dimensions of driveway and required vehicle back-up distances; _____
- b. Visibility window at vehicle ingress/egress; _____
- c. Driveway ramp slopes and transition slopes, overhead clearances, gates and/or overhead doors; _____
- d. Where applicable, drainage (i.e. trench drains, basins and sump pumps), mechanical rooms, main electrical switchgear, trash enclosures, and subterranean meters and transformers; janitorial closets, bike storage, etc; _____
- e. Pedestrian access paths, exit stairs, elevator, machine rooms, and ADA accessible path of travel; _____
- f. Parking stall dimensions, striping, and signage in accordance w/ Title 24 Disability Access provisions, wider end stalls, vehicular maneuverability and turning radii (especially where tandem parking is proposed). _____
- g. Number each stall sequentially. _____

10. FLOOR PLAN(S) (1/16"=1'-0" MINIMUM)

- a. Provide for all levels, including Parking Plan(s) and Roof Plan(s), fully dimensioned, labeled, and annotated; _____
- b. Building footprint, property lines, interior arrangement of units, rooms and spaces labeled for proposed uses; _____
- c. Windows and doors, plumbing fixtures, permanent casework and fixtures, common and private outdoor spaces, exterior storage components; _____
- d. Stairs, ramps, elevators, lifts, floor-level changes, and other vertical circulation; _____
- e. Utility meters (water, gas, electric, etc.), main fire department connection valves, pad-mounted transformers and all other equipment; _____
- f. Trash and recycling enclosures, mailboxes, fences, walls, and railings; _____
- g. Security gates and/or perimeter enclosures; _____
- h. Urban art on the ground floor plan or where occurs (if applicable); _____
- i. On Roof Plans, indicate locations and dimensions of mechanical equipment, equipment screening, and solar panels (if applicable); _____
- j. Indicate roof slopes, roofing materials, and drainage features (drains, gutters, downspouts, etc.); _____
- k. For projects involving a nightclub or restaurant, include seating layout, menu, proposed hours of operation, and copy of ABC Permit; _____
- l. For multi-family residential projects, indicate area and dimensions of each private and common open space area for each floor level. Provide a summary table including required and proposed open space areas on the site plan; _____
- m. Key/mark building sections and details on all relevant plan drawings; _____
- n. Overhead features (e.g., overhangs, ledges, balconies, stairs, etc.) should be indicated using dashed lines. _____

11. BUILDING SECTIONS (1/8"=1'-0" MINIMUM)

- a. Two cross-section drawings (one in each direction is recommended) through the proposed project and the entire site, extending beyond property lines to fronting street(s), and/or existing buildings on adjacent properties; _____
- b. Key/mark section cut locations and detail references on floor plan(s); _____
- c. Sections shall be at the same scale as building elevations; _____
- d. Indicate/Dimension overall heights, floor-to-floor heights, typical ceiling heights; and both natural and finished grade on each section; _____
- e. Additional sections may be requested as needed to adequately describe the project. _____
- f. Include maximum height envelope on all sections, and indicate height measurement method (parallel plan or sloping site) _____

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12. BUILDING ELEVATIONS (1/8"=1'-0" MINIMUM)

- a. Complete elevations of proposed structure(s) including front, sides, rear and courtyard elevations (where occurs); name/title elevations reflecting north, south, east, and west orientations; _____
- b. Overall height(s), floor-to-floor heights, guardrails, and other important dimensions; _____
- c. Finish materials, doors, windows, level changes, roof slopes, roof drainage (scuppers, downspouts, gutters, etc.), shading devices, vents, and all significant architectural elements or features; _____
- d. Existing adjacent structures on either side of the proposed structure, including overall height, windows, doors and other key elevation information; ensure accuracy of scale in representing the project alongside other buildings; _____
- e. Operation of all gates, doors and windows: e.g., fixed, sliding, hinge/swing, casement, awning, hopper, etc. This should match information on floor plans and door/window schedules; _____
- f. Proposed utility meters, transformers, utility boxes, and other equipment; _____
- g. Location of exterior lighting and fixtures; _____
- h. For building additions and renovations, distinguish work from existing to remain, as well as proposed and existing materials and colors; _____
- i. Depending on architectural complexity and façade composition, more than one set of elevations may be required to fully describe the project design (e.g., by emphasis on colors/materials, shade/shadows/exterior components/assemblies, etc.); _____
- j. Landscape planting (trees, shrubs, creeping plants) may be indicated as outline shapes/forms, but not shown as fully grown, or in any way that obscures view of the building façades. (If landscaping is critical site design component, provide two sets of elevations and/or renderings with and without planting) _____

13. DOOR AND WINDOW SCHEDULES

- a. Indicate/enumerate each individual door and window on their respective schedule, including size (width, height), type, glazing (as applicable), material and finish (including frame), egress designation (as applicable) and any other significant information; _____
- b. Mark/tag each door and window individually, consistent with marks/tags on floor plans and elevations; _____
- c. Illustrate all door and window types alongside each schedule, to include unit elevations, operation (e.g., hinge/swing, sliding, fixed, casement, awning, hopper, etc.) This information should be consistent with that on elevations and floor plans. _____

14. CUSTOM ARCHITECTURAL DETAILS (SCALE AS APPROPRIATE TO CONDITION/DRAWING)

- a. Enlarged detail drawings of significant architectural features and components including but not limited to: windows, doors, railings, fencing, screens, shading devices, creative signage, lighting, movable building elements, and custom landscape features (e.g., vertical garden walls); _____
- b. Enlarged exterior wall sections of typical conditions; _____
- c. Cut-and-paste stock details, structural details, and catalog cut sheets do not comply with this requirement. _____

ADDITIONAL ILLUSTRATIVE EXHIBITS: (VARIES BY PROJECT & DESIGN, VERIFY REQUIREMENTS WITH UDAS STAFF)

15. ARCHITECTURAL SCALE MODEL

- a. Detailed physical model, including building massing, roof form(s), indications of window and door openings, major architectural features, major landscape elements and exterior spaces; _____
- b. Models shall include existing structures' massing on all adjacent properties (sides and rear) at accurate scale. (Do not manipulate scale to show the proposed project as smaller than it would actually be); _____
- c. For projects on sites less than 15,000 square feet total, use scale 1/8" = 1'-0"; projects on sites of 15,000 square feet or larger, use scale of 1/16"=1'-0". _____

16. ILLUSTRATIVE VIEWS/RENDERINGS

- a. For free-standing project structures, at least four (4) three dimensional rendered views showing the proposed project at eye-level in color. All sides of the project must be depicted in at least one view; the front (street-facing) side must be included in at least two views. Additional views may be provided, e.g., aerials; _____
- b. For infill project structures built to side property lines, at least three (3) rendered views, showing the proposed project at eye-level in color. In addition, at least one aerial view should be provided; _____
- c. Indications of landscape planting should not obscure views of proposed structures; _____
- d. 3-D illustrative views shall include existing structures (or portions thereof) on all adjacent properties (sides, rear) at accurate scale. (Do not manipulate scale to show the proposed project as smaller than it would actually be); _____

DEVELOPMENT PERMIT APPLICATION | Plan Submittal Requirements

16. ILLUSTRATIVE VIEWS / RENDERINGS (CONTINUED)

- e. 3-D illustrative views, like all exhibits, should be consistent and describe aspects of a single design - the same one described in other drawings, collectively. Changes to design shall be reflected completely, updated on all applicable drawings (plans, elevations, sections, schedules, details). _____

17. ANALYTICAL DIAGRAMS

- a. Plan, sections, and/or elevation diagrams (often simplified) explaining one or more important functions, features, or relationships of the project, e.g., setbacks, façades modulation, building height, building area, accessibility, service, utilities, security, exiting, etc. These focused exhibits are helpful in clarifying code compliance and/or other important functions that may be difficult to highlight on full plan, section, or elevation drawings. (Depending on project complexity, it may be useful to produce these in conjunction with explanatory 3D representations.) _____

18. EXPLANATORY 3-D REPRESENTATIONS / MASSING MODEL

- a. Simplified physical model of project’s proposed height, shape, and volume (3-D form set by exterior walls and roof forms) to accurate scale. Include massing of existing buildings on all adjacent properties. _____
- b. An acceptable alternative is a digital version of the above that is manipulable and viewable from all sides and viewpoints. _____

19. MATERIAL BOARDS

- a. Illustrative, well-organized sample board representing all exterior materials, finishes and colors, including walls, doors, windows and frames, trims, railings, architectural features (e.g., canopies trellises, awnings, etc.), paving, roofing, and fencing. Each sample shall be clearly labeled with specific identifying information (manufacturer, model number/name, finish, color, etc.), and keyed to building elevation drawings; _____
- b. For Staff-approved projects (not reviewed by the Planning Commission), MATERIAL SHEETS in 11x17 color format may be substituted for physical boards, if they provide high-quality images of all items that accurately represent all proposed colors, textures, materials and finishes. _____

20. GREEN BUILDING PROGRAM CHECKLIST(S)

- a. Download mandatory checklists(s) at _____ or find information on the _____
- b. Complete and include printed version in printed submittal. _____
- c. Complete digitally and include in PDF submittal. _____

21. SUPPLEMENTAL NARRATIVE FOR COURTYARD HOUSING PROJECTS

- a. For courtyard housing projects, provide a narrative and plan sheet indicating how the project complies with all criteria in WHMC 19.36.265. If these criteria are not met, explain how the proposed “alternative design” complies with the intent of the code as described in WHMC 19.36. _____

22. SUPPLEMENTAL NARRATIVE FOR EXEMPLARY DESIGN

- a. Proposed residential projects may request consideration to waive the required additional six-foot front yard setback for each floor above the ground level per Table 2-3 under WHMC 19.06.040, by providing a written narrative explaining how the proposed project reflects city goals through exemplary design. Please consult with UDAS for further information on exemplary design criteria.

FOR PLANS ALSO SUBMITTED TO THE BUILDING AND SAFETY DIVISION, INCLUDE THE FOLLOWING:

- a. Show all required accessible entrances and exits, accessible path of travel to each space and floor and accessible parking requirements. Identify routes on plans and provide all required dimensions; _____
- b. Show building area (total and per story), occupancy group(s), use(s), type of construction(s), number of stories, height, type of fire sprinklers provided, and the number of parking space(s) on the first sheet or title sheet of the construction documents; _____
- c. Include justification and analysis for any proposed increase in area, height and/or story; _____
- d. For mixed occupancies, provide corresponding allowance area calculation for each floor Provide the minimum plumbing fixture requirements (restrooms) for each occupancy and floor. _____

A CERTIFIED SITE SURVEY IS REQUIRED FOR:

- Any **exterior alteration** to a single family dwelling or duplex (excluding ordinary repairs and maintenance such as the replacement of windows, doors, or porches).
- Any **addition** to a single family dwelling or duplex.
- A **major remodel** (i.e. substantial) to a commercial, multi-family, or other non-residential structure.
- New construction**

The certified ALTA topographic survey shall be prepared, signed, and wet-stamped by a California State licensed surveyor. At a minimum, the survey must include all of the following:

1. L.A. County Assessor's parcel information
2. Property lines; note lot area, site dimensions, metes and bounds
3. Topography /contour lines
4. Adjacent streets, alleys, sidewalks, and other public ways that abut the property
5. Easements, dedications, and any encumbrances (per a current title report)
6. Landscaped and paved areas; note permeable and non-permeable areas
7. Driveways, curb cuts, and parking areas; label number of parking spaces and dimensions
8. Fences and walls; label height and width or thickness
9. Footprints of existing structures on the property; note square footage per floor, number of stories, existing land uses; note building heights (top of roof ridge and eave, and/or top of parapet)
10. Footprints of existing structures on adjacent properties (both sides and rear, if applicable); note building heights (top of roof ridge and eave, and/or top of parapet)
11. Setbacks: dimension distances between structure(s) and all property lines (front, side, and rear)
12. Adjacent front setbacks: on adjacent properties, dimension distance between structure and front property line
13. Indicate location and species of all existing trees, both on the property and any street trees adjacent to the property; note trunk diameter and drip line. Identify any native trees, for example S. California species (see Southern California Native Tree List in West Hollywood's Heritage Tree Ordinance).
14. Indicate locations of all existing utilities items at, below, and above grade. This includes controls, linear runs, boxes and/or vaults.

APPLICABLE DEFINITION

Major Remodel: The removal of 50% or more of the exterior wall area (which includes walls, doors, and windows) or removal of 50% or more of the supporting members of a structure (e.g. beams, bearing walls, columns, or girders), whichever is more restrictive. (See Section 19.48.020 under Development Permits in the WHMC). **Major remodels only pertain to commercial, multi-family, and other non-residential structures.**

OWNER'S AFFIDAVIT

State of California, County of Los Angeles
I, (We), _____
hereby declare under the penalty or perjury that I (we) am (are) the owner(s) of the property involved in this request, or if the owner is a corporation or other entity, that I (we) am (are) duly authorized to execute this affidavit on behalf of said corporations or entity. I (we) further declare that the foregoing statements and the information submitted herewith are true and correct.
I, (We) hereby authorize _____ (list applicant's name)
to apply for _____ (application type: CUP, MCUP, PUP, DVP, AP, DMP, etc.)
for _____ (list type of activity).

PROPERTY OWNER:

NAME

SIGNATURE

ADDRESS

CITY STATE ZIP CODE

PHONE NUMBER

CAPACITY CLAIMED BY SIGNER:

- INDIVIDUAL(S) CORPORATE OFFICER(S)
PARTNER(S) ATTORNEY IN-FACT
TRUSTEE(S) OTHER

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

TO ALL APPLICANTS:

Employees of the City of West Hollywood will give every possible assistance to anyone who desires to utilize the remedies provided by the City's zoning ordinance. However, the burden of proof is on the applicant to make the showing necessary before any of the described permits can be granted. Also, there is no guarantee - expressed or implied - that any permit will be granted by whatever agency or individual has authority in the matter. The applicant shall understand also that each matter must be carefully investigated and, after a staff investigation has been made or a public hearing has been held, the staff's recommendation or decision may be contrary to a position taken in any preliminary discussions.

The staff is not permitted to assist the applicant or any opponents of the applicant in preparing arguments for or against a request. I have read the foregoing and understand that I HAVE THE BURDEN OF PROOF in the matter arising under the application made by me .

APPLICANT'S SIGNATURE DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIGNATURE

SEAL:

DEVELOPMENT PERMIT APPLICATION | Letter of Agency

LETTER OF AGENCY

This letter empowers the Sheriff’s Department to remove any unauthorized persons from your property without first contacting the owner for a formal trespassing complaint. Without this letter, the Sheriff’s Department can only warn people that they should leave, but cannot force them to do so. This Letter of Agency should be filled out and signed by the property owner, then submitted to the Planning and Development Services Department or West Hollywood Sheriff’s Station. The Letter of Agency will only be valid if you have closed your property to public access and posted “No Trespassing” signs. The letter needs to be renewed every six months if necessary.

PROPERTY OWNER:

NAME	PHONE NUMBER	BUSINESS PHONE	
ADDRESS	CITY	STATE	ZIP CODE
DATE			

TO: PLAN EXAMINER,
WEST HOLLYWOOD SHERIFF’S STATION

I am the owner of the property at _____

The property is a(n): APARTMENT HOUSE PRIVATE RESIDENCE BUSINESS VACANT LOT

I am authorizing the Los Angeles County Sheriff’s Department to arrest for trespassing any persons found on the property without my consent or without lawful purpose.

I certify that the property listed above is closed to the public and is posted as being closed in accordance with 602 n. P.C.*

I understand that this letter is valid for a maximum period of six months and it is my responsibility to renew the letter at that item if the need still exists.

SIGNATURE (APPLICANT)	DATE
-----------------------	------

* Please be advised: this letter is only enforceable if “no trespassing” signs are correctly posted.

SHERIFF’S DEPARTMENT USE ONLY

BRIEFED: _____

PLACED W/ DEP BOARD: _____

PROCESSED BY: _____

EXPIRES ON: _____ DATE: _____

DEVELOPMENT PERMIT APPLICATION | Rent Stabilization & Housing

The Rent Stabilization and Housing Division has requirements for certain development projects. Completing the following forms help determine and apply the requirements to the proposed project.

Please tell us about your project:

PROJECT TYPE	PAGES REQUIRED
<p>SINGLE FAMILY RESIDENTIAL</p> <p><input type="checkbox"/> NEW</p> <p><input type="checkbox"/> RENOVATION</p> <p><input type="checkbox"/> ACCESSORY DWELLING UNIT</p> <p>Single family homes are not subject to affordable housing requirements (WHMC 19.22.020). Single family homes are subject to the rent stabilization ordinance under certain circumstances.</p> <p><i>If the property is currently rented for residential purposes or was rented previously and is now vacant, prior to issuing a demolition permit or a building permit for work that requires the temporary or permanent relocation of tenants the applicant/property owner must meet all requirements for tenant relocation under the Rent Stabilization Ordinance (WHMC 17.52) and the state Ellis Act, including payment of relocation fees. Contact Rent Stabilization staff at rsh@weho.org or (323) 848-6450.</i></p>	<p>Pages 13, 14</p>
<p>COMMERCIAL/NON-RESIDENTIAL</p> <p><input type="checkbox"/> TENANT IMPROVEMENT</p> <p><input type="checkbox"/> NEW CONSTRUCTION OR ADDITION (LESS THAN 10,000 SQUARE FEET)</p> <p><input type="checkbox"/> NEW CONSTRUCTION OR ADDITION (10,000 SQUARE FEET OR MORE)</p> <p>Tenant improvements and projects adding less than 10,000 square feet are not subject to affordable housing requirements. (WHMC 19.22.020)</p> <p>Commercial projects with 10,000 square feet or more are subject to the commercial affordable housing impact fee. The fee is based on project square feet and is due at building permit issuance. The fee is adjusted annually and the fee in effect at issuance of the building permit applies.</p>	<p>Pages 13, 14</p>
<p>MULTI-FAMILY RESIDENTIAL</p> <p><input type="checkbox"/> 2 TO 10 UNITS</p> <p><input type="checkbox"/> 11 TO 20 UNITS</p> <p><input type="checkbox"/> 21 TO 40 UNITS</p> <p><input type="checkbox"/> 41 OR MORE UNITS</p>	<p>Pages 13,14, 20</p> <p>Pages 13,14, 21, 22, 24 - 27</p> <p>Pages 13,14, 21, 22, 24 - 27</p> <p>Pages 13,14, 21, 22, 24 - 27</p>
<p>DENSITY BONUS REQUEST / REQUIREMENTS</p> <p><input type="checkbox"/> Check this box if you are requesting a density bonus (WHMC 19.22.050)</p>	<p>Pages 13, 14, 21, 24</p>

DEVELOPMENT PERMIT APPLICATION | Rent Stabilization Notice

RENT STABILIZATION NOTICE

PERMIT NUMBER(S): _____

The Rent Stabilization and Housing Division (RSHD) maintains records on all residential units, including single family residences and condominiums, which were first issued a certificate of occupancy on or before July 1, 1979, if the unit has been rented or offered for rent at any time since January 1, 1984. **This application will not be deemed complete until the applicant submits a completed form** to the Planning and Development Services Department. RSHD will not sign off for building permit issuance until the form is complete and accurate.

PROPERTY OWNER:

NAME _____ PHONE NUMBER _____ EMAIL _____

ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

ASSESSOR'S PARCEL NUMBER _____

Are any units on the property subject to the Rent Stabilization Ordinance of the City of West Hollywood? YES NO

If "yes", enter the Unit Identification and the last rent paid for each unit:

UNIT IDENTIFICATION/ADDRESS:	LAST RENT PAID:
_____	_____
_____	_____
_____	_____
_____	_____

STAFF USE ONLY

Are all rent registration fees current? YES NO

The following action must be taken prior to RSHD signing off on any demolition or building permits:

- Pay rent registration fees and penalties in the amount of \$ to the City of West Hollywood
- Re-register all units whose tenants moved in after 1996 and that have not been re-registered in order to establish legal MARs for the units;
- Maintain the property free of health, safety, housing code violations;
- Comply with the following requirements for removing property from the rental market:
 - Record properly completed document of intent to remove property with the LA County Recorder;
 - Give 120-day notices with all required contents to all tenants of the property;
 - Give relocation fees to all lower-income tenants;
 - Submit notice of intent to withdraw property to the City of West Hollywood RSHD along with all required documents;
 - Submit to the Rent Stabilization and Housing Department the notice of extension to one-year for all senior and disabled tenants who request the extension.
 - Other _____

RECORDS MANAGER _____

DATE _____

ENVIRONMENTAL QUESTIONNAIRE

If a project is subject to the requirements of the California Environmental Quality Act and not exempted under any of the provisions of the Guidelines for Implementation of CEQA, the City is required to conduct an initial study to determine if the project may have a significant effect on the environment. This environmental questionnaire shall be completed and submitted to the Planning and Development Services Department . Any other permit application, not including a Building Permit, required by the Planning and Development Services Department shall be filed concurrently with the attached form.

The following information and data shall accompany the Environmental Questionnaire:

- Photographs of the area in sufficient detail showing existing physical conditions in the project area.
- A boundary map clearly outlining the boundaries of the site.

APPLICANT:			
NAME	PHONE NUMBER	BUSINESS PHONE	
ADDRESS	CITY	STATE	ZIP CODE
EMAIL			

PROJECT DESCRIPTION:

Provide a complete description of the proposed project:

Location of project (address, nearest street intersections):

Existing Zoning District(s):

List and describe any other related permits or other public approvals required for this project, including those required by city, regional, state and federal agencies:

Surrounding Land Uses (North, South, East, West):

DEVELOPMENT PERMIT APPLICATION | Environmental Questionnaire

PROJECT DESCRIPTION (CONT'D.):

If the project is commercial or industrial, give a complete description of activities and other pertinent information including but not limited to estimated employment per shift, and any potential hazardous materials which may be used, etc.:

If the project is residential, indicate number, types and size of units and associated facilities:

If the project is institutional, indicate the major function, estimated employment per shift and maximum occupancy:

Describe any change in existing features of any hills or substantial alteration of ground contours:

Describe any change in scenic views or vistas from existing residential areas or public lands or roads:

Project land area (square footage):

Square feet of building area:

Number of parking spaces:

Number of floors:

Height of tallest structure in project:

Proposed scheduling and anticipated incremental development:

LAND FORM:

Is the site currently graded? YES NO

Gross cubic yard(s) of grading proposed:

Maximum height and grade of fill after grading is completed:

VEGETATION:

Attach a map indicating the location, type, and size of trees located on site. Indicate below the number, type and size of trees to be removed as a result of the project:

AIR QUALITY:

If the project is industrial, describe and list air pollution sources and quantity and types of pollutants emitted as a result of the project:

TRAFFIC:

Approximately how much traffic will be generated by the project?

0-50 vehicular trips per day 50-250 vehicular trips per day 250-500 vehicular trips per day 500 or more vehicular trips per day

DEVELOPMENT PERMIT APPLICATION | Environmental Questionnaire

NOISE:

What noise will be produced by the property? If available, please give noise levels in decibel measurement and typical time distribution when noise will be produced.

How will noise produced by the project compare with existing noise levels?

PUBLIC SERVICES AND FACILITIES:

Will the project require installation or replacement of new water lines? YES NO

Please estimate the daily water volume in gallons required to serve the project:

Will the project require installation or replacement of new sewer lines? YES NO

Please estimate the approximate amount of sewage generated from the project (pounds/day):

Describe the type and amount (pounds/day) of solid waste generated by the project:

POPULATION DISPLACEMENT:

Will any residential occupants be displaced by the project activities? YES NO

Briefly describe the type of buildings or improvements to be demolished by the project:

MUNICIPAL SERVICES:

Indicate any substantial change in the demand for municipal services (i.e. police, fire, etc.):

MITIGATING MEASURES:

What is included in the project that may conserve or protect the following: non-renewable resources, e.g., electricity, gas, water/flora and fauna/water:

What measures are proposed in the design of the project, e.g., architectural treatment and landscaping which have been coordinated with the design of the existing community to minimize visual effect?

I certify that the information herein is true and accurate to the best of my knowledge.

SIGNATURE (APPLICANT)

DATE

HISTORIC RESOURCE ASSESSMENT

A Historic Resource Assessment (HRA) in the City of West Hollywood (City) is required for projects involving major alterations or a demolition of the following: 1) structures that are 45 years or older and have not been identified in any of the City's historic resource surveys; or 2) properties identified in the City's historic resource surveys and assigned a California Historical Resource Status Code of 7 (Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation). Please note that there are properties on the City's historic resource surveys that are listed, but have no status code; these properties will also require an HRA. You may visit the City's preservation page at www.wehopreservation.org for access to the City's database of historic resource surveys.

An HRA will be used to determine if any structure(s) are considered historical resources under the California Environmental Quality Act (CEQA). It will also be used to assess a project's impacts on any identified historical resources on a project site.

The City's prequalified list of historic preservation consultants shall be used by applicants who need an HRA prepared for their development project. The credentials of these consultants have been determined to meet the National Park Service, Department of the Interior's Professional Qualifications Standards for Architectural History as set forth in 36 Code of Federal Regulations Part 61, Appendix A. The consultants are listed in alphabetical order, below. The project applicant must contract with one of the prequalified consultants directly. Fees for the consultants' services are not collected through the City. Please note that the City reserves the right to peer review any HRA as deemed necessary by staff.

PRE-QUALIFIED LIST OF CONSULTANTS FOR PREPARING AN HRA

ARG

Attn: Katie Horak
360 E. 2nd Street, Suite 225
Los Angeles, CA 90012
k.horak@argcreate.com
626.583.1401

LSA Associates

Attn: Casey Tibbet
20 Executive Park, Suite 200
Irvine, CA 92614
Casey.tibbet@lsa.net
951.465.7092

ASM

Attn: Shannon Davis
20 North Raymond Avenue, Suite 220
Pasadena, CA 91103
sdavis@asmaffiliates.com
626.793.7395

Page & Turnbull

Attn: Flora Chou
523 W. 6th Street, Suite 1013
Los Angeles, CA 90014
chou@page-turnbull.com
213.221.1200

Dudek

Attn: Andrea Dumovich Heywood
225 S. Lake Avenue
Pasadena, CA 91101
adumovichheywood@dudek.com
949.373.8311

SWCA Environmental Consultants

Attn: Nelson White
150 South Arroyo Parkway
Pasadena, CA 91105
pasmktg@swca.com
626.240.0587

Environmental Science Associates

Attn: Shannon Papin
626 Wilshire Boulevard, Suite 1100
Los Angeles, CA 90017
spapin@esaassoc.com 213.599.4306

FOR COMMERCIAL, MULTI-FAMILY, AND OTHER NON-RESIDENTIAL STRUCTURES

The table below outlines the permit process for commercial, multi-family and other non-residential remodel projects. This process differs from the permit process for single family dwellings and duplexes remodel projects.

PROJECT TYPE	DESCRIPTION	PLANNING PERMIT	CERTIFIED SURVEY	EXTERIOR PHOTOS
Minor Remodel ¹	Removes less than 50% of exterior wall area or supporting members of a structure, whichever is more restrictive	Zone Clearance	Not Required	Required
Major Remodel ² (i.e. substantial)	Removes 50% or more of the exterior wall area (which includes walls, doors, and windows) or removal of 50% of more of the supporting members of a structure (e.g. beams, bearing walls, columns, or girders), whichever is more restrictive	Development Permit ⁴	Required	Required
Exterior Alteration ¹	Alters exterior walls and maintains architectural character (without removing more than 50% of the exterior wall area, see major remodel)	Zone Clearance	Not Required	Required
	Alters exterior walls and changes architectural character (without removing more than 50% of the exterior wall area, see major remodel)	Administrative Permit	Not Required	Required
Addition ^{1,2}	Expands existing structure up to 500 SF (without removing more than 50% of the exterior wall area, see major remodel)	Zone Clearance	Not Required	Required
	Expands existing structure over 500 and up to 1,000 SF (without removing more than 50% of the exterior wall area, see major remodel)	Administrative Permit	Not Required	Required
	Expands existing structure more than 1,000 SF	Development Permit ⁴	Not Required	Required
New Construction ³	Construct new structure	Development Permit ⁴	Required	Required

PLEASE NOTE:

1. Minor remodels to non-conforming commercial, multi-family, or other non-residential structures may maintain their non-conforming status provided they do not remove more than 50% of the exterior wall area or supporting members (see major remodel). Any expanded floor area must comply with applicable provisions in the WHMC.
2. Major remodels shall not maintain their non-conforming status. The entire structure and property shall comply with all applicable provisions in the WHMC.
3. New construction must comply with all current standards in the WHMC.
4. A Demolition Permit must be approved concurrently with issuance of a Development Permit for new construction and major remodels.

FOR NON-CONFORMING COMMERCIAL, MULTI-FAMILY, AND OTHER NON-RESIDENTIAL STRUCTURES

A structure shall lose its non-conforming status if considered to be a **major or “substantial” remodel** (see definition below). **Major remodel projects shall be treated as new construction and must:**

1. Apply for a development permit;
2. Comply with all applicable building and planning standards (such as parking at current rates, density/FAR, setbacks, and height limits) in the WHMC;
3. Pay the planning fees for a development permit for a new building, and
4. Pay all applicable exaction fees for a new building.

Major Remodel: The removal of **50% or more** of the exterior wall area (which includes walls, doors, and windows) or removal of 50% or more of the supporting members of a structure (e.g. beams, bearing walls, columns, or girders), whichever is more restrictive. (See Section 19.48.020 under Development Permits in the WHMC). **Major remodels only pertain to commercial, multi-family, and other non-residential structures.**

If a minor remodel project goes beyond the 50% threshold during demolition/construction, the project will be issued a stop work order until the project can meet all of the requirements for a major remodel. You must inform all parties involved in the building project, including the architect, property owner, tenant, contractor and/or subcontractors of the facts in this notice to ensure that minor remodels are not inadvertently transformed into major remodels when the 50% threshold is exceeded.

Only buildings, which have been damaged by a **calamity**, such as flood, fire, or storm damage, have the possibility of retaining non-conforming rights. Degenerative processes that weaken a building’s structural integrity, such as rot, termite damage, or deficiencies of construction (such as inadequately sized construction members, or inadequate structural connections, or foundations) **do not constitute grounds for an exemption from requirements for major remodels.** These are normal conditions that are often encountered in renovation. **There are no exceptions to these rules.**

I am the applicant or authorized representative for the applicant and I have read and understand the above notice.

SIGNATURE (APPLICANT)

DATE

IMPORTANT NOTICE:

MAJOR REMODELS ARE TREATED EXACTLY THE SAME AS NEW BUILDINGS BY THE ZONING CODE

A REMODEL QUALIFIES AS A MAJOR REMODEL/NEW BUILDING FOR PLANNING PURPOSES WHEN:

“The removal of 50% or more of the exterior wall area (which includes walls, doors, and windows) or the removal of 50% or more of the supporting members of a structure (e.g. beams, bearing walls, columns or girders), whichever is more restrictive” according to the definition of Major Remodels in section 19.90.020 in the West Hollywood Zoning Code. The same language is repeated in Section 19.48.020 under Development Permits.

Degenerative processes that weaken a building’s structural integrity, such as rot, termite damage, or deficiencies of construction (such as inadequately sized construction members, or inadequate structural connections, or foundations) do not constitute grounds for an exemption from the 50% rule. These are normal conditions that are often encountered in renovation. Only buildings, which have been damaged by a calamity, such as flood, fire, or storm damage, have the possibility of retaining non-conforming rights.

THE CONSEQUENCES OF CHANGING A PROJECT STATUS FROM REMODEL TO NEW CONSTRUCTION ARE:

New buildings must meet all the applicable building and planning standards (such as parking at current rates, density/FAR, setbacks, and height limit), pay the planning fees for a development permit for a new building, and pay all applicable exaction fees for a new building. For some projects it can even mean that the entire building must be torn down, and an entirely new project proposed, for the reason that the remodel-turned-into-new building cannot meet current requirements. There are no exemptions from these circumstances.

Applicants who know prior to commencement of construction that there has been inadequate existing construction, or degenerative processes such as termite damage or rot, or who know these conditions during construction, must immediately consult with Planning and Building and Safety in order to determine what corrective measures (such as replacing termite-ridden studs, for example) would push a project over the 50% mark and qualify it as a new building. This must be done before construction, prior to the point at which corrective action for these existing conditions is taken. Applying for Planning permission after the fact of exceeding the 50% limit does not in any way retain non-conforming status for a building.

Planning Department approval of documents that imply, but do not explicitly state, or which have only partial information, that a building may exceed the 50% rule does not constitute de facto Planning Department approval for a major remodel/new building. Planning permission for a new building or remodel can only be obtained by submitting an application and drawings that clearly and consistently identifies the full scope of new construction. Every set of drawings approved by Planning for new buildings and remodels must contain a demolition plan depicting the full extent of demolition. Inclusion of demolition information on sheets required only by the Department of Building and Safety does not satisfy this requirement. Issuance of permits by the Department of Building and Safety does not in itself constitute Planning permission to exceed the scope of demolition and construction previously approved by the Planning Department. All parties involved in a building project including the architect, property owner, tenant, contractor and subcontractors must be informed of the facts in this notice by the applicant or applicant’s representative in order to ensure that the planning status of buildings as minor remodels is not inadvertently transformed into that of major remodel/new buildings.

I am the applicant or authorized representative for the applicant and I have read and understand the above notice.

SIGNATURE (APPLICANT)

DATE

AFFORDABLE HOUSING REQUIREMENT:

- 2 TO 10 UNIT RESIDENTIAL PROJECT (*WHMC 19.22.040*)
(if project includes over 10 units, skip this page)

Project Includes:

- 1 LOWER (LOW OR VERY-LOW) INCOME UNIT
- AFFORDABLE HOUSING IN-LIEU FEE PAYMENT

Developers of residential projects with 10 or fewer units that are not requesting a density bonus may provide one low-income unit or choose to pay a fee in lieu. The in-lieu fee is paid before issuance of a building permit for the approved project and is placed in the City's Affordable Housing Trust Fund. The funds are used exclusively for projects that have a minimum of 60 percent of the dwelling units affordable to low-and moderate-income households, with at least 20 percent of the units available to low-income households. The fee is computed based on the gross livable area, including private balconies, decks, and patios, of the entire project. The amount of the in-lieu fee is calculated in compliance with the City Council's Fee Schedule.

The in-lieu fee for 2021-2022 is as follows:

NUMBER OF UNITS	2	3	4	5	6	7	8	9	10
Fee Per Unit	\$129,148	\$193,721	\$258,295	\$322,869	\$387,443	\$452,016	\$516,590	\$581,164	\$645,738

If you are paying the in-lieu fee, please check the table above and calculate the in-lieu fee for your project in the space below:

Number of Units in Project (Total):	
Fee Per Unit <i>Based on Number of Units in Project</i>	
ESTIMATED IN-LIEU FEE: <i>Due at issuance of Building Permit(s), subject to annual fee schedule update</i>	

- 11 UNIT OR MORE RESIDENTIAL PROJECT (BASE UNITS, PRIOR TO ANY REQUESTED BONUS)
- APPLICANT REQUESTS A DENSITY BONUS FOR AFFORDABLE HOUSING AND/OR WAIVERS, INCENTIVES, CONCESSIONS, AND PARKING REDUCTIONS (CALIFORNIA GOVERNMENT CODE 65915, WHMC SECTION 19.22.050)

AFFORDABLE UNITS REQUIRED

Please use the following work sheets to calculate the affordable housing requirement for the project.

1. Calculate base units allowed. The base housing units allowed for the site are calculated as site area divided by the allowable density in the zoning district in which the project is located.

$$\frac{\text{Site Area (SF)}}{\text{Allowable Density by Zone}} = \text{Base Units/Base Density (Round Up)}$$

Pursuant to the West Hollywood Municipal Code, base units are rounded down; therefore, for purposes of calculating the local affordable housing requirement, base units allowed on the site is calculated as 20%.

Example:
 A project site is located in the R3C Zoning District which allows for 1 du/1,210 SF of lot area. The project site is 19,500 square feet. Therefore, base units allowed is calculated as 19,500 square feet divided by 1,210 square feet, which equals 16.1 base units.

2. Calculate local Affordable Housing Requirement

$$\frac{\text{Base Units (Round Up)}}{\text{WeHo Inclusionary Requirement}} = \text{Affordable Unit Requirement (Round Up)}$$

$\frac{16}{20\%} = 3.2 \text{ Rounded Up to } 4$

Example:
 Continuing with the example project above, the base units are rounded down to 16 units. 16 multiplied by 20% is 3.2 units. For the affordable housing requirement, all units are rounded up therefore the local affordable requirement is 4 units.

3. Determine affordable units and income distribution. Affordable units are allocated alternately low or very-low income and moderate income, beginning with lower income. If existing units are being demolished the required affordability for the units shall be based on replacement requirements of state law. West Hollywood Municipal Code Section 19.22.050.B.4 requires one-for-one replacement of units occupied by qualified households earning low or very-low incomes.

Example:
 4 affordable units are required for the project. In accordance with the city's local inclusionary requirement above, 2 units are set aside as either low or very-low income units and 2 units will be set-aside for moderate income. However, this project is also demolishing 2 existing one-bedroom units which have existing household incomes that qualify as very-low. To comply with the one-for-one replacement requirement the developer must set aside 2 one-bedroom units for very-low income levels (instead of low income levels) and 2 units at moderate income levels.

EXISTING SITE CONDITIONS

PROJECT SITE INCLUDES EXISTING RESIDENTIAL UNITS

Please provide information on the existing site and any existing buildings (attach additional pages if needed).

APN Number(s):		
Lot Number(s):		
Does this property have a Certificate of Occupancy issues on or before July 1, 1979?		
<input type="checkbox"/> YES <input type="checkbox"/> NO		
Property Address(es)	Number of Units	Are Units on the Property Rented? (Y/N)
Total Units in Complex:		

Please provide a description of existing units, buildings or APN:

If any dwelling units are occupied on the date of application, the project shall provide at least the same number of units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. Per SB330, if any rent stabilized units are demolished, or if any dwelling units are occupied on the date of application, the project shall provide at least the same number of units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy.

If the income category of the last household in occupancy, or of the persons or families in occupancy at the highpoint, is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) database. “Rebuttably presumed” means that it is presumed to be true unless evidence is presented to prove otherwise, as determined by the Director of Human Services and Rent Stabilization.

DEVELOPMENT PERMIT APPLICATION | Local Affordable Housing Requirement

West Hollywood Municipal Code Section 19.22.030

INCOME CERTIFICATION

Have each household currently residing at the property, or who resided at the property in the last 5 years complete an income certification form:

*A household includes all members living in a single residential unit (kitchen, bathroom, sleeping areas)

Project Address: _____ Apartment #: _____

of Bedrooms: _____ Number of People in Household: _____

Dates of Occupancy: _____

Are you currently receiving rental assistance from the Housing Choice Voucher (Section 8) or any other subsidy program(s)? YES NO

TOTAL HOUSEHOLD INCOME

Please check the appropriate box below that best fits your total annual household income:

Household Size				
1	<input type="checkbox"/> Below \$34,686	<input type="checkbox"/> \$34,687 - \$55,498	<input type="checkbox"/> \$55,499 - \$69,372	<input type="checkbox"/> \$69,373 or Above
2	<input type="checkbox"/> Below \$37,461	<input type="checkbox"/> \$37,462 - \$59,938	<input type="checkbox"/> \$59,939 - \$74,922	<input type="checkbox"/> \$74,923 or Above
3	<input type="checkbox"/> Below \$40,236	<input type="checkbox"/> \$40,237 - \$64,377	<input type="checkbox"/> \$64,378 - \$80,472	<input type="checkbox"/> \$80,473 or Above
4	<input type="checkbox"/> Below \$43,010	<input type="checkbox"/> \$43,011 - \$68,817	<input type="checkbox"/> \$68,818 - \$86,022	<input type="checkbox"/> \$86,023 or Above
5	<input type="checkbox"/> Below \$45,786	<input type="checkbox"/> \$45,787 - \$73,257	<input type="checkbox"/> \$73,528 - \$91,571	<input type="checkbox"/> \$91,572 or Above

I DO NOT WISH TO DISCLOSE MY INCOME

NAME (HEAD OF HOUSEHOLD)

PHONE NUMBER

SIGNATURE

All documentation must be received within 30 days of the date this application was signed by Owner.
 For additional questions, please contact Alicen Bartle, Project Development Administrator at (323) 848-6323.
 (To confirm the most current income categories, please contact the Rent Stabilization and Housing Division.)

STATE DENSITY BONUS REQUESTED

REQUIREMENTS PER LAW

- Under SB330, existing rent stabilized units are considered “protected” units. Under SB 330, all protected units must be replaced and are subject to the City’s Rent Stabilization Ordinance. The replacement housing project must include at least as many units as the greatest number of residential dwelling units that existed on the site within the preceding five years.
- Per SB330 and State Density Bonus Law, projects must replace all housing units occupied by households earning low or very low income with units reserved for households of equal or lower incomes. (*Affordable units required for a state density bonus count toward meeting this replacement.*)
- All lower income replacement units must be of equivalent size containing at least the same number of bedrooms as the existing units being demolished. (*WHMC 19.22.050.B.4*)
- In the event that the income status of an occupied unit is unknown, state law requires the units replaced by 31% very-low-income and 14% low-income (rates as of 2021, updated annually) pursuant to U.S. Department of Housing and Urban Development’s (HUD) Comprehensive Housing Affordability Strategy (CHAS) database (2013-2017 Data Set). All replacement calculations resulting in fractional units shall be rounded up to the next whole number.
- The existing property’s occupancy and household income information for the five year period before the date of the owner’s permit request is required to determine how many low and very-low-income units will be replaced as affordable units. This determination is evaluated using the income level of the current household, if occupied. If vacant, other requirements apply. Specifically, units that qualify to be replaced as units affordable to low and very-low-income households fit into one of three categories:
 - Units that have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income.
 - Units that have been subject to any other form of rent or price control through a public entity’s valid exercise of its police power.
 - Units that have been occupied by low or very-low-income households (determined by household income).

APPLICANT’S DUTIES

- To comply, applicants must provide the income of households currently occupying or who have occupied the units in the prior 5 years.
- The existing property’s occupancy and income status must be fully supported by reliable documentary evidence explained on the following page.

DEVELOPMENT PERMIT APPLICATION | Request for a Density Bonus

California Government Code §§65915, 65915.5, as amended by AB 2222, AB 2556

REQUIRED DOCUMENTS FOR APPLICATION SUBMITTAL

- Rent Stabilization & Housing Owner's Affidavit (must be signed by owner of record on the title)
- List of units in each building, including unit #, unit square footage, and number of bedrooms for each unit
- Current and previous (last five years) rental information for each unit #:
 - If unit is rented, list the tenant name and family size
 - If unit is not rented, explain its current use, and give date last tenant vacated (if applicable)

REQUIRED DOCUMENTS FOR ENTITLEMENT

- Information to prove vacancy or occupancy status (such as owner occupancy)
 - Examples: utility bills, property tax bills, IRS forms
- List of all evictions in last five years, including tenant name, unit #, move out date, and tenant's current contact address, phone number and email. Include eviction notices.
- Title (current, recorded)
 - Ownership Documents:
 - If LLC—Articles of Organization, Statement of Information and Operating Agreement
 - If LP—Certificate of Limited Partnership and Limited Partnership Agreement
 - If Corporation—executed Board Resolution establishing signatory authority for this application
 - If Trust—Trust Documents
- Complete inclusionary housing agreement must be signed with the City of West Hollywood.
 - Inclusionary agreement template is available for download at www.weho.org/housing

All documentation must be received within 30 days of the date this application was signed by Owner.
For additional questions, please contact Alicen Bartle, Project Development Administrator at (323) 848-6323.

Signature of Owner

Date

Under penalty of perjury, I certify that the information presented in the application is true and accurate to the best of my knowledge. Title 18, Section 1001 of the U.S. Code states that a person is guilty of felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government.

DEVELOPMENT PERMIT APPLICATION | Density Bonus Chart

AFFORDABLE UNIT PERCENTAGE**	VERY LOW INCOME DENSITY BONUS	LOW INCOME DENSITY BONUS	MODERATE INCOME DENSITY BONUS***	LAND DONATION DENSITY BONUS	SENIOR****	FOSTER YOUTH/ DISABLED VETS/ HOMELESS	COLLEGE STUDENTS
5%	20%	-	-	-	20%	-	-
6%	22.5%	-	-	-	20%	-	-
7%	25%	-	-	-	20%	-	-
8%	27.5%	-	-	-	20%	-	-
9%	30%	-	-	-	20%	-	-
10%	32.5%	20%	5%	15%	20%	20%	-
11%	35%	21.5%	6%	16%	20%	20%	-
12%	38.75%	23%	7%	17%	20%	20%	-
13%	42.5%	24.5%	8%	18%	20%	20%	-
14%	46.25%	26%	9%	19%	20%	20%	-
15%	50%	27.5%	10%	20%	20%	20%	-
16%	50%	29%	11%	21%	20%	20%	-
17%	50%	30.5%	12%	22%	20%	20%	-
18%	50%	32%	13%	23%	20%	20%	-
19%	50%	33.5%	14%	24%	20%	20%	-
20%	50%	35%	15%	25%	20%	20%	35%
21%	50%	38.75%	16%	26%	20%	20%	35%
22%	50%	42.5%	17%	27%	20%	20%	35%
23%	50%	46.25%	18%	28%	20%	20%	35%
24%	50%	50%	19%	29%	20%	20%	35%
25%	50%	50%	20%	30%	20%	20%	35%
26%	50%	50%	21%	31%	20%	20%	35%
27%	50%	50%	22%	32%	20%	20%	35%
28%	50%	50%	23%	33%	20%	20%	35%
29%	50%	50%	24%	34%	20%	20%	35%
30%	50%	50%	25%	35%	20%	20%	35%
31%	50%	50%	26%	35%	20%	20%	35%
32%	50%	50%	27%	35%	20%	20%	35%
33%	50%	50%	28%	35%	20%	20%	35%
34%	50%	50%	29%	35%	20%	20%	35%
35%	50%	50%	30%	35%	20%	20%	35%
36%	50%	50%	31%	35%	20%	20%	35%
37%	50%	50%	32%	35%	20%	20%	35%
38%	50%	50%	33%	35%	20%	20%	35%
39%	50%	50%	34%	35%	20%	20%	35%
40%	50%	50%	35%	35%	20%	20%	35%
41%	50%	50%	38.75%	35%	20%	20%	35%
42%	50%	50%	42.5%	35%	20%	20%	35%
43%	50%	50%	46.25%	35%	20%	20%	35%
44%	50%	50%	50%	35%	20%	20%	35%
100% *****	80%	80%	80%	35%	20%	20%	35%

*All density bonus calculations resulting in fractions are rounded up to the next whole number.

**Affordable unit percentage is calculated excluding units added by a density bonus.

***Moderate income density bonus applies to for sale units, not to rental units.

****No affordable units are required for senior units.

***** Applies when 100% of the total units (other than manager's units) are restricted to very low, lower and moderate income (maximum 20% moderate).

The number of required incentives or concessions is based on the percentage of affordable units in the project:

No. of Incentives/ Concessions	Very Low Income Percentage	Lower Income Percentage	Moderate Income Percentage
1	5%	10%	10%
2	10%	17%	20%
3	15%	24%	30%
4	100% Low/very Low /Mod (20 % moderate allowed)	100% Low/Very Low/Mod (20% moderate allowed)	100% Low/Very Low/ Mod (20% moderate allowed)

If requesting an incentive, concession, waiver, or reduction in development standards, please respond to the prompts below. Affix your answers to the completed application and include with your final submission:

1. Under WHMC Section 19.22.050.E.2.f other than an additional story, the applicant shall provide an explanation of the regulatory concession and how it results in identifiable and actual cost reductions for the project to offset the affordable housing costs, or for rents for the targeted units as specified in Government Code Section 65915. The intent of this requirement is to provide reasonable documentation to establish eligibility for the concession or to demonstrate the concession meets the definition set forth in Section 65915.
2. A proposal for any requested waiver or reduction of the development standard if compliance with a development standard would physically preclude construction of the project as proposed. The proposal shall include an explanation of how the development standard would physically preclude construction of the project as proposed.
3. A proposal for any requested reduction in parking ratios under WHMC Section 19.22.050.F and an explanation for how the project is eligible for the requested reduction.

A request for density bonus or concession shall be reviewed concurrently with and by the same review authority as the underlying application for land use permits and entitlements as set forth in WHMC Section 19.40.020.

OWNER'S AFFIDAVIT (USE WHEN OWNER IS THE APPLICANT)

DATE

TO: Rent Stabilization and Housing
West Hollywood City Hall
8300 Santa Monica Boulevard West Hollywood,
California 90069

RE: _____
ADDRESS (INCLUDING APARTMENT OR UNIT NUMBER/S)

(ALL APN NUMBERS)

(Circle one: LLC, LP, Corporation, Other)

"Applicant" hereby certifies that:

- (1) Owner is the legal owner of the above-referenced real property ("Property"); and
- (2) That the person(s) identified below ("Authorized Signatory/ies") has/have been legally authorized to sign on its behalf as evidenced by the separate instrument(s) attached herewith; and
- (3) The documents furnished to **the City of West Hollywood in conjunction** herewith, represent the full and complete information required for the **Affordable Unit Determination** requested for the Property and that the facts, statements and information presented are true and correct to the best of its knowledge and belief.

Owner declares under penalty of perjury under the State of California that the foregoing is true and correct.

***ATTACH CALIFORNIA NOTARY PUBLIC ACKNOWLEDGMENT**

Executed on _____ at _____, California
(Date) (City)

Print Full Name of Authorized Signatory/ies: _____

Signature of Authorized Signatory/ies: _____

(additional signature lines may be added as needed)

APPLICANT'S AFFADAVIT AND OWNER'S ACKNOWLEDGMENT
(USE WHEN APPLICANT AND OWNER ARE SEPARATE ENTITIES)

DATE

TO: Rent Stabilization and Housing
West Hollywood City Hall
8300 Santa Monica Boulevard West Hollywood,
California 90069

RE: _____
ADDRESS (INCLUDING APARTMENT OR UNIT NUMBER/S)

(ALL APN NUMBERS)

(Circle one: LLC, LP, Corporation, Other)

"Applicant" hereby certifies that:

(1) Applicant is the potential future developer of the above-referenced real property "Property" owned by _____ (circle one: a LLC, LP, corporation, other: _____) "Owner"; and

(2) That the person(s) identified below ("Authorized Signatory/ies") has/have been legally authorized to sign on its behalf as evidenced by the separate instrument(s) attached herewith; and

(3) The documents furnished to the **City of West Hollywood in conjunction** herewith, represent the full and complete information required for the **Affordable Unit Determination** requested for the Property and that the facts, statements and information presented are true and correct to the best of its knowledge and belief.

Applicant declares under penalty of perjury under the State of California that the foregoing is true and correct.

***ATTACH CALIFORNIA NOTARY PUBLIC ACKNOWLEDGMENT**

Executed on _____ at _____, California
(Date) (City)

Print Full Name of Authorized Signatory/ies: _____

Signature of Authorized Signatory/ies: _____

(additional signature lines may be added as needed)