



**LOS ANGELES CITY PLANNING COMMISSION**  
200 N. Spring Street, Room 272, Los Angeles, California, 90012, (213) 978-1300  
[www.lacity.org/PLN/index.htm](http://www.lacity.org/PLN/index.htm)

**Determination Mailing Date:** OCT 07 2014

**Case:** CPC-2013-3340-GPA-ZC-DB-SPR  
**CEQA:** ENV-2013-3341-MND  
**Related Case:** VTT-72558-CN-1A

**Location:** 1060-1094 West Exposition  
Boulevard, 3779-3785 South Wisconsin Street,  
1061-1095 West 38<sup>th</sup> Street  
**Council District:** 8 – Parks  
**Plan Area:** South Los Angeles

**Applicant:** Holly Benson, Rolland Curtis Partners, LLC  
Rep.: Jim Ries, Craig Lawson & Co., LLC

**At its meeting on September 11, 2014, the following action was taken by the City Planning Commission:**

1. **Approved** the **General Plan Amendment** to the South Los Angeles Community Plan from Medium Residential to Community Commercial land use.
2. **Approved** the **Vesting Zone Change** from [Q]R3 to (T)(Q)C2 and the elimination of an existing [Q] limitation as established by Ordinance No. 173,809 to permit the construction of a mixed-use project containing 140 residential units and 8,000 square feet of commercial space.
3. **Approved** the **On-Menu Affordable Housing Incentive** to permit a 1.8:1 FAR resulting in a maximum of 180,825 square feet.
4. **Approved** the **Off-Menu Affordable Housing Incentive** to permit 0.8 parking spaces for each restricted affordable unit.
5. **Approved** the **Off-Menu Affordable Housing Incentive** to permit a maximum building height of 72 feet.
6. **Approved** the **Off-Menu Affordable Housing Incentive** to permit zero feet of landscaping along the commercial building frontage of Exposition Boulevard.
7. **Denied without Prejudice** the **Off-Menu Affordable Housing Incentive** to maintain two parking spaces per 1,000 square feet of commercial space as allowed in the Enterprise Zone.
8. **Approved** the **Site Plan Review** for a mixed-use development with 140 units and 8,000 square feet of commercial floor area.
9. **Adopted** the attached **Conditions of Approval**.
10. **Adopted** the attached **Findings**.
11. **Adopted** the Mitigated Negative Declaration No. **ENV-2013-3341-MND** for the above-referenced project.
12. **Advised** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
13. **Advised** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Recommendations to City Council:**

1. **Recommend** the City Council **approve** the **General Plan Amendment** to the South Los Angeles Community Plan from Medium Residential to Community Commercial land use.
2. **Recommend** the City Council **approve** the **Vesting Zone Change** from [Q]R3 to (T)(Q)C2 and the elimination of an existing [Q] limitation as established by Ordinance No. 173,809 to permit the construction of a mixed-use project containing 140 residential units and 8,000 square feet of commercial space.

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**This action was taken by the following vote:**

**Moved:** Cabildo  
**Seconded:** Ahn  
**Ayes:** Choe, Katz, Segura, Dake-Wilson  
**Recused:** Mack  
**Absent:** Ambroz, Perlman

**Vote:** 6 - 0



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**James K. Williams, Commission Executive Assistant II  
City Planning Commission**

**Effective Date/Appeals:** The City Planning Commission's determination is appealable. Any aggrieved party may file an appeal within 20-days after the mailing date of this determination letter. Any appeal not filed within the 20-day period shall not be considered by the City Council. All appeals shall be filed on forms provided at the Planning Department's Public Counters at 201 N. Figueroa Street, Fourth Floor, Los Angeles, or at 6262 Van Nuys Boulevard, Suite 251, Van Nuys. Forms are also available on-line at <http://planning.lacity.org/>

**FINAL APPEAL DATE:** OCT 27 2014

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Conditions of Approval and Findings  
City Planner: Christina Toy Lee

**CONDITIONS FOR EFFECTUATING  
(T) TENTATIVE CLASSIFICATION REMOVAL**

Pursuant to Section 12.32-G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the permanent "T" Tentative Classification, and shall be cleared prior to the issuance of building permits by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

Dedications and Improvements. Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

Responsibilities/Guarantees.

1. Bureau of Engineering. Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.
  - a. Street Dedication.
    - (1) That a 4-foot and variable width public sidewalk easement be provided along Exposition Boulevard adjoining the tract for public sidewalk purposes in accordance with Council action under CF No.13-0175-S1.
    - (2) That a 2-foot wide strip of land be dedicated along 38<sup>th</sup> Street to complete a 27-foot wide half right-of-way including a 15-foot by 15-foot property line cut corner at the intersection with Wisconsin Street and as shown on the Vesting Tentative Tract map. This dedication is in accordance with Council action under CF No.13-0175-S1.
    - (3) That the subdivider make a request to the Central District Office of the Bureau of Engineering to determine the capacity of existing sewers in this area.
    - (4) That the owners of the property record an agreement satisfactory to the City Engineer stating that they will grant the necessary private easements for ingress and egress purposes to serve proposed airspace lots to use upon the sale of the respective lots and they will maintain the private easements free and clear of obstructions and in safe conditions for use at all times.
    - (5) That any fee deficit under Work Order No. EXT00519 expediting this project be paid.



- b. Street Improvement.
  - (1) Improve Exposition Park Boulevard adjoining the subdivision by the construction of a 10-foot full-width concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements. This requirement is in accordance with Council action under CF 13-0175-S1.
  - (2) Improve 38<sup>th</sup> Street by the construction of 9-foot wide concrete sidewalk with tree wells including any necessary removal and reconstruction of existing improvements. This requirement is in accordance with Council action under CF 13-0175-S1.
2. Department of Water and Power. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP'S Water System Rules and requirements in a letter dated December 19, 2013 attached to the file. Upon compliance with these conditions and requirements, LADWP's Water Services Organization will forward the necessary clearances to the Bureau of Engineering.
3. Department of Building and Safety, Grading Division. Suitable arrangements shall be made to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in Inter-Departmental Letter dated December 17, 2013, Log No. 82213.
4. Department of Transportation.
  - a. A minimum of 20-foot reservoir space be provided between any security gate(s) and the property line.
  - b. A parking area and driveway plan shall be submitted to the Citywide Planning Coordination Section of Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3.
5. Fire Department.
  - a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
  - b. L.A.M.C. 57.09.03.B Exception:
    - When this exception is applied to a fully fire sprinklered residential building equipped with a wet standpipe outlet inside an exit stairway with at least a 2 hour rating the distance from the wet standpipe outlet in the stairway to the entry door of any dwelling unit or guest room shall not exceed 150 feet of horizontal travel AND the distance from the edge of the roadway of an improved street or approved fire lane to the door into the same exit stairway directly from outside the building shall not exceed 150 feet of horizontal travel.

- It is the intent of this policy that in no case will the maximum travel distance exceed 150 feet inside the structure and 150 feet outside the structure. The term "horizontal travel" refers to the actual path of travel to be taken by a person responding to an emergency in the building.
  - This policy does not apply to single-family dwellings or to non-residential buildings.
- c. Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel distance from the edge of the public street, private street or Fire Lane. This stairwell shall extend unto the roof.
  - d. Entrance to the main lobby shall be located off the address side of the building.
  - e. Any required Fire Annunciator panel or Fire Control Room shall be located within 50ft visual line of site of the main entrance stairwell or to the satisfaction of the Fire Department.
  - f. Where rescue window access is required, provide conditions and improvements necessary to meet accessibility standards as determined by the Los Angeles Fire Department.
  - g. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
  - h. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
  - i. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
  - j. Submit plot plans indicating access road and turning area for Fire Department approval.
  - k. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
  - l. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
  - m. No building or portion of a building shall be constructed more than 300 feet from an approved fire hydrant. Distance shall be computed along path of travel.
  - n. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.
  - o. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.

- p. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
  - q. Site plans shall include all overhead utility lines adjacent to the site.
  - r. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
6. Bureau of Street Lighting.
- a. If new street light(s) are required, then prior to the recordation of the final map or issuance of the Certificate of Occupancy (C of O), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.
  - b. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; three (3) on Exposition Boulevard, two (2) on Wisconsin Street, and three (3) on 38<sup>th</sup> Street.
7. Bureau of Sanitation. Satisfactory arrangements shall be made with the Bureau of Sanitation, Wastewater Collection Systems Division for compliance with its sewer system review and requirements. Upon compliance with its conditions and requirements, the Bureau of Sanitation, Wastewater Collection Systems Division will forward the necessary clearances to the Bureau of Engineering.
8. Information Technology Agency. That satisfactory arrangements be made in accordance with the requirements of the Information Technology Agency to assure that cable television facilities will be installed in the same manner as other required improvements. Refer to the LAMC Section 17.05-N. Written evidence of such arrangements must be submitted to the Information Technology Agency, 200 North Main Street, 12<sup>th</sup> Floor, Los Angeles, CA 90012, (213) 978-0856.
9. Bureau of Street Services, Urban Forestry Division. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the applicant or contractor shall notify the Urban Forestry Division (213) 847-3077 upon completion of construction to expedite tree planting.
10. Covenant. Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded by the property owner in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs, or assigns. Further, the agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date must be given to the City Planning Department for attachment to the subject file.

Notice: Certificates of Occupancies for the subject properties will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.), as required herein, are completed to the satisfaction of the City Engineer.



**(Q) Qualified Conditions of Approval**

Pursuant to Section 12.32 G of the Municipal code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Use.** The use of the subject property shall be limited to the uses as permitted in the C2-1 Zone as defined in LAMC Section 12.14, except as modified by the conditions herein or subsequent action.
2. **Density.** A maximum of 138 residential units restricted for Low Income households and 2 non-restricted managers units.
3. **Housing Requirements.** Prior to the issuance of a building permit for any dwelling unit on the subject property, the applicant shall execute and record a rental covenant agreement running with the land, to the satisfaction of the Los Angeles Housing Department ("LAHD"). The covenant shall bind the applicant and/or any subsequent property owner to reserve 138 of the proposed 140 units for occupancy by Low Income households. These units will be restricted as affordable rental dwelling units, pursuant to California Government Code Section 65915 and Los Angeles Municipal Code Section 12.22 A.25. Applicant must provide an affordable unit dispersal proposal to be approved by LAHD to ensure that affordable units are not segregated or otherwise distinguishable from market rate units.
4. **Recordation of Final Tract Map.** Prior to the issuance of grading or building permits, the applicant shall complete recordation of the Vesting Tentative Tract Map No. VTT-72558-CN-1A.
5. **Floor Area.** The total floor area contained in all the main buildings on the subject property shall not exceed 1.8:1.
6. **Height.** The height of the building on the subject property shall not exceed 72 feet.
7. **Parking.**
  - a. **Restricted Affordable Units.** Provide a minimum of 0.8 on-site parking space per Restricted Affordable Unit.
  - b. **Non-Restricted Managers Units and Commercial Uses.** On-site parking shall be provided in compliance with LAMC Section 12.21-A,4.

**Administrative Conditions**

8. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, reviews or approval, plans, etc, as may be required by the subject conditions, shall be provided to the Planning Department for placement in the subject file.
9. **Code Compliance.** All area, height and use regulations of the zone classification of the subject property shall be complied with, except wherein these conditions explicitly allow otherwise.

10. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Planning Department for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Planning Department for attachment to the file.
11. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
12. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Planning Department and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
13. **Building Plans.** Page 1 of the grant and all the conditions of approval shall be printed on the building plans submitted to the City Planning Department and the Department of Building and Safety.
14. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
15. **Indemnification.** The applicant shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.
16. **Expedited Processing Section.** Prior to the clearance of any conditions, the applicant shall show proof that all fees have been paid to the Department of City Planning, Expedited Processing Section.



**DETERMINATION LETTER**  
**CPC-2013-3340-GPA-ZC-DB-**  
**SPR & VTT-72558-CN-1A**  
**MAILING DATE:10/07/14**

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**SENT TO BTC FOR MAILING**