

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles
CALIFORNIA

OFFICE OF THE
CITY CLERK

SHANNON D. HOPPE
EXECUTIVE OFFICER



Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

ERIC GARCETTI
MAYOR

BRIAN E. WALTERS
DIVISION CHIEF

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: [18-0017](#)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

January 12, 2018

Council File No.: [18-0017](#)

Council Meeting Date: January 12, 2018

Agenda Item No.: 24

Agenda Description: MITIGATED NEGATIVE DECLARATION, MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, COMMUNICATIONS FROM THE MAYOR and LOS ANGELES CITY PLANNING COMMISSION, RESOLUTION, and ORDINANCE FIRST CONSIDERATION relative to a General Plan Amendment and Vesting Zone Change and Height District Change for the property located at 656-660 South Stanford Avenue.

Council Action: COMMUNICATIONS FROM THE MAYOR AND LOS ANGELES CITY PLANNING COMMISSION, RESOLUTION, AND ORDINANCE - ADOPTED FORTHWITH

Council Vote:

YES	BLUMENFIELD	YES	HARRIS-DAWSON	YES	O'FARRELL
YES	BONIN	YES	HUIZAR	YES	PRICE
YES	BUSCAINO	YES	KORETZ	YES	RODRIGUEZ
YES	CEDILLO	ABSENT	KREKORIAN	YES	RYU
YES	ENGLANDER	YES	MARTINEZ	YES	WESSON

HOLLY L. WOLCOTT
CITY CLERK

Pursuant to Charter/Los Angeles Administrative Code Section(s): 250

FILE SENT TO MAYOR:

LAST DAY FOR MAYOR TO ACT:

APPROVED

***DISAPPROVED**

***VETO**

01/12/2018

Mayor

DATE SIGNED

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE**

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2017-849-GPAJ-VZCJ-HD-SPR	ENV-2017-850-MND	14 - HUIZAR
PROJECT ADDRESS:		
656 – 660 South Stanford Avenue		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input type="checkbox"/> New/Changed Aaron Mandel, Lamp Lodge, LP 1645 Sepulveda Boulevard Unit 425 Los Angeles, CA 90025	310-575-3543	
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Mee Semcken, Lee Consulting Group, LLC 1336 Thayer Avenue Los Angeles, CA 90024	213-706-7475	meehae2@yahoo.com
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
May Sirinopwongsagon	213-978-1372	may.sirinopwongsagon@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment, Vesting Zone Change		

FINAL ENTITLEMENTS NOT ADVANCING:

Site Plan Review (unless appealed)

ITEMS APPEALED:

N/A

ATTACHMENTS:

REVISED:

ENVIRONMENTAL CLEARANCE:

REVISED:

- Letter of Determination
- Findings of Fact
- Staff Recommendation Report
- Conditions of Approval
- Ordinance
- Zone Change Map
- GPA Resolution
- Land Use Map
- Exhibit A - Site Plan
- Mailing List
- Land Use
- Other _____

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- Categorical Exemption
- Negative Declaration
- Mitigated Negative Declaration
- Environmental Impact Report
- Mitigation Monitoring Program
- Other _____

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NOTES / INSTRUCTION(S):

FISCAL IMPACT STATEMENT:

- Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- | | |
|--|--|
| <input checked="" type="checkbox"/> City Planning Commission (CPC) | <input type="checkbox"/> North Valley Area Planning Commission |
| <input type="checkbox"/> Cultural Heritage Commission (CHC) | <input type="checkbox"/> South LA Area Planning Commission |
| <input type="checkbox"/> Central Area Planning Commission | <input type="checkbox"/> South Valley Area Planning Commission |
| <input type="checkbox"/> East LA Area Planning Commission | <input type="checkbox"/> West LA Area Planning Commission |
| <input type="checkbox"/> Harbor Area Planning Commission | |

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
December 21, 2017	7 – 0
LAST DAY TO APPEAL:	APPEALED:
January 10, 2018	N/A
TRANSMITTED BY:	TRANSMITTAL DATE:
James K. Williams	December 22, 2017



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 532, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: DEC 22 2017

Case No.: CPC-2017-849-GPAJ-VZCJ-HD-SPR
CEQA: ENV-2017-850-MND
Plan Area: Central City

Council District: 14 – Huizar

Project Site: 656 – 660 South Stanford Avenue

Applicant: Aaron Mandel, Lamp Lodge, LP
Representative: Mee Semcken, Lee Consulting Group, LLC

At its meeting on **December 21, 2017**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

The removal of an existing three-story, 50-unit single-room occupancy residential building and surface parking lot for the construction of a new seven-story, approximately 48,970 square-foot residential building. The building will have a maximum of 82 residential dwelling units, with 81 units set aside for Very-Low Income households and one-unit designated as a manager's unit and will provide 16 automobile parking spaces and 91 bicycle parking spaces. The project would require the removal of two non-protected trees within the public right-of-way.

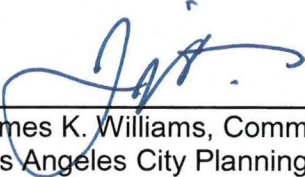
1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-850-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **found**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **found**, the mitigation measures have been made enforceable conditions on the project; and **adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved** and **recommended** that the City Council **adopt**, pursuant to Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Central City Community Plan to re-designate the land use of the Project Site from Light Manufacturing to Regional Commercial;
3. **Approved** and **recommended** that the City Council **adopt**, pursuant to LAMC Section 12.32-Q and F, a Vesting Zone Change and Height District Change from M2-2D to [T][Q] C2-2D and pursuant to LAMC Section 11.5.11(e), two Developer Incentives to permit:
 - a. An 18 percent reduction in the required open space pursuant to LAMC Section 12.21-G and 12.22-A,29(c);
 - b. A 48 percent reduction in the number of trees required pursuant to LAMC Section 12.21-G;
4. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units;

5. **Adopted** the attached Conditions of Approval as modified by the Commission; and
6. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Perlman
Seconded: Millman
Ayes: Ambroz, Choe, Khorsand, Mitchell, Padilla-Campos
Absent: Dake Wilson, Mack

Vote: 7 – 0



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

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

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission regarding the *Site Plan Review* is further appealable to the Los Angeles City Council 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 Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: JAN 11 2018

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: Ordinance, Maps, Conditions of Approval, Findings, Resolution

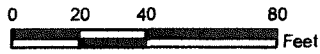
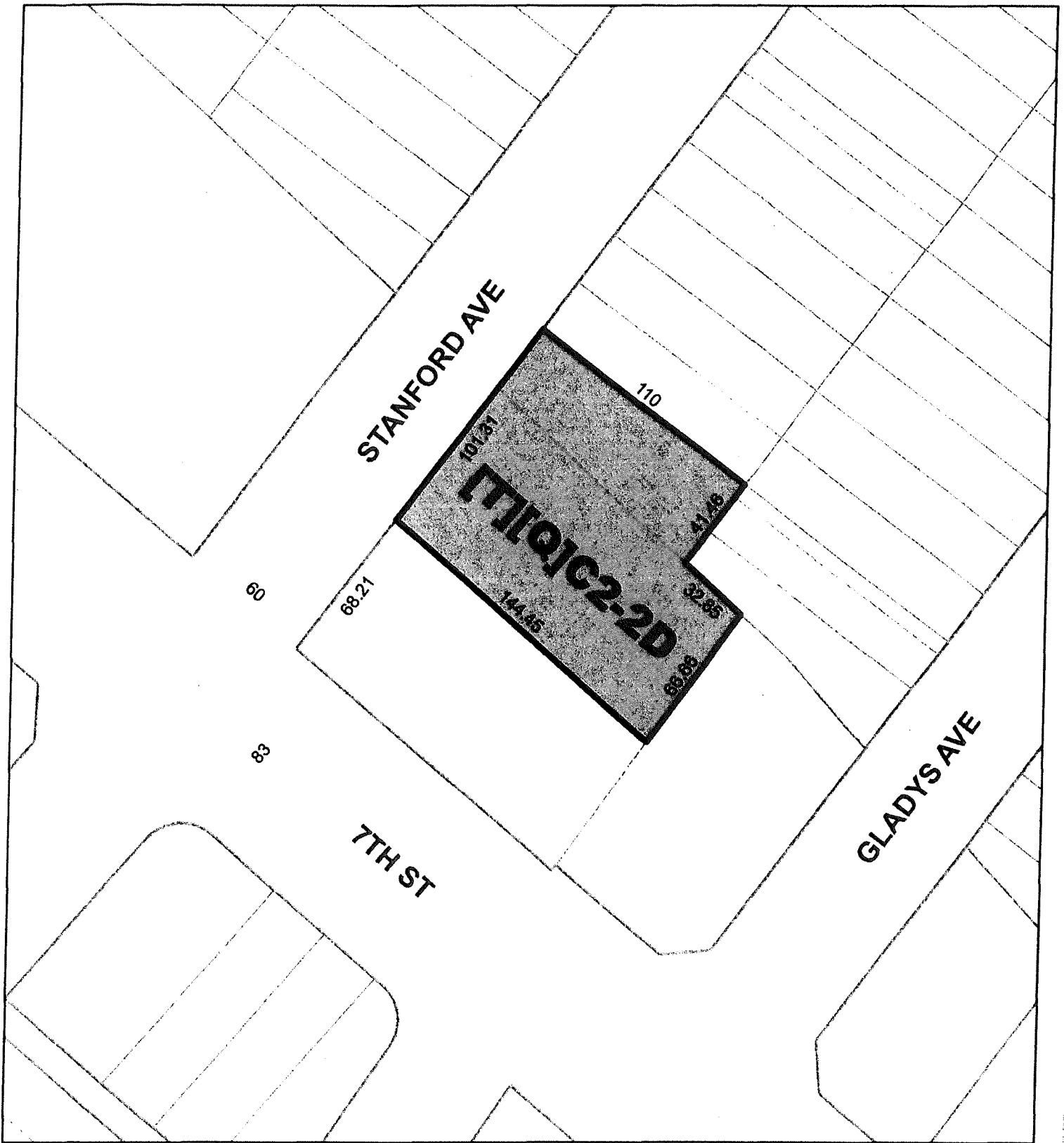
cc: Shana Bonstin, Principal City Planner
Blake Lamb, Principal City Planner
May Sirinopwongsagon, City Planner

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

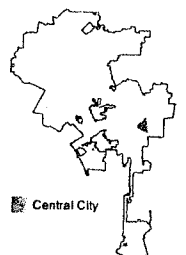


CPC-2017-849-GPAJ-VZCJ-HD-SPR

MY10/17

121417

City of Los Angeles



CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32-G of the Municipal Code, the (T) or [T] Tentative Classification shall be removed by the recordation of a final parcel or tract map or 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.

1. 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).

A. Responsibilities/Guarantees.

1. As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
2. 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.

B. Dedication Required – Stanford Avenue – (Collector Street) – A 3-foot wide strip of land along the property frontage to complete a 33-foot half right-of-way in accordance with Collector Street standards.

C. Improvement Required – Stanford Avenue – Construct a new 13-foot concrete sidewalk, integral concrete curb and 2-foot gutter. Close all unused driveways or upgrade open driveways to comply with ADA requirements.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213)847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

2. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk through curb drains or connections to the catch basins.

3. Sewer lines exist in Stanford Avenue. Extensions of the 6-inch house connection laterals to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
4. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7050.
5. Submit shoring and lateral support plans to the Bureau of Engineering Excavation Counter for review and approval prior to excavating adjacent to the public right-of-way (213)482-7048.
6. Submit a parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.
7. Department of Transportation. Suitable arrangements shall be made with the Department of Transportation to assure that a parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the 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. For an appointment, call (213) 482-7024.
8. Street Lighting: Install street lights to the satisfaction of the Bureau of Street Lighting.
9. Urban Forestry – Street Trees: The developer shall plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. All street tree plantings shall be brought up to current standards. The actual number and location of new trees shall be determined at the time of tree planting. The contractor shall notify the Urban Forestry Division at 213-847-3077 five working days prior to constructing the side walk for marking of the tree locations and species.

Note: Removal of parkway trees or Protected Trees requires the Board of Public Works' approval. Contact Urban Forestry Division at 213-847-3077 for tree removal permit information

10. Department of Building and Safety, Grading Division. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.
11. Fire Department. Prior to the issuance of building permit, a plot plan shall be submitted to the Fire Department for approval.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: Certificates of Occupancy for the subject property 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

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. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Central Project Planning Bureau of the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Affordable Housing.** Prior to the issuance of a permit, projects of ten or more dwelling units shall submit proof of compliance with the Affordable Housing provisions of Los Angeles Municipal Code Section 11.5.11.
3. **Labor Requirement.** Pursuant to Los Angeles Municipal Code Section 11.5.11, certified by City Council on December 13, 2017 and codified as Section 5.522 of the Administrative Code, the applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:
 - a) A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:
 - i) **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.
 - ii) **Local Hire.** At least 30% of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.
 - iii) **Wages.** The project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.
 - iv) **Training.** At least 60% of construction workforces employed on the project will be:
 - a. Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.
 - b. Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.
 - c. Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally-approved apprenticeship program.
 - v) **Bond.** A Bond may be required to ensure compliance.
 - b) After the project has completed construction, and prior to any Certificate of Occupancy, a signed report from the Bureau of Contract Administration that indicates compliance with the above licenses, local hire, wages and training requirements shall be added to the case file.

“D” DEVELOPMENT LIMITATIONS

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 “D” Development Limitations.

1. **Floor Area.** The total floor area of all buildings or structures located on the lot shall not exceed a Floor Area Ratio (FAR) of 3.54:1.

CONDITIONS OF APPROVAL

As modified by the City Planning Commission on December 21, 2017

Pursuant to Section 11.5.11(e) and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

A. Development Conditions

1. **Site Development.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the Central Project Planning Bureau of the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.** The Project shall be limited to a 100 percent affordable housing building, exclusive of the manager's unit, as defined by the Los Angeles Municipal Code (LAMC) Section 11.5.11(a)(3). Ancillary uses; such as, office space for on-site social services for residents may be permitted in conjunction with the proposed Project.
3. **Wiggins Settlement.** Prior to the issuance of a demolition permit or building permit, the applicant shall submit documentation to the Department of City Planning demonstrating the following:
 - a. Clearance from the Community Redevelopment Agency or its successor agency for compliance with the Wiggins Settlement pertaining to any applicable requirements for the replacement of any previously existing affordable units on the site and/or for the provisions of new affordable units, as determined by the Community Redevelopment Agency or any successor agency responsible for implementation or enforcement of the Wiggins Settlement.
 - b. Clearance from the Housing and Community Investment Department for compliance with the Wiggins Settlement pertaining to any applicable requirements for the replacement of any previously existing affordable units on the site and/or for the provisions of new affordable units, as determined by the Housing and Community Investment Department for implementation or enforcement of the Wiggins Settlement.
4. **Affordable Units.** A minimum of 81 units shall be designated as Restricted Affordable Units and reserved for Very-Low Income households, as defined by LAMC Section 11.5.11(j).
5. **Changes in Restricted Units.** Deviations that change the composition of units shall be consistent with LAMC Section 11.5.11(a)(3).
6. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 81 units available to Very-Low Income Households, for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The applicant will present a copy of the recorded covenant to the Department

of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA.

7. Developer's Incentives.

- a. A minimum of 3,380 square feet of open space may be provided in lieu of the minimum required 8,225 square feet of open space;
- b. A minimum of 10 trees may be provided in lieu of the minimum required 21 trees.
 - i. The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines "O";
 - ii. Except as modified herein, the landscape plan shall comply with the applicable regulations of LAMC Section 12.21-G.

8. Landscaping.

- a. Tree Wells.
 - i. The minimum depth of tree wells on the rooftop shall be as follows:
 1. Minimum depth for trees shall be 42 inches.
 2. Minimum depth for shrubs shall be 30 inches.
 3. Minimum depth for herbaceous plantings and ground cover shall be 18 inches.
 4. Minimum depth for an extensive green roof shall be 3 inches.
 - ii. The minimum amount of soil volume for tree wells on the rooftop shall be based on the size of the tree at maturity:
 1. 600 cubic feet for a small tree (less than 25 feet tall at maturity).
 2. 900 cubic feet for a medium tree (25-40 feet tall at maturity).
 3. 1,200 cubic feet for a large tree (more than 40 feet tall at maturity).
- b. Any trees that are required pursuant to LAMC Section 12.21 G and are planted on any podium or deck shall be planted in a minimum three (3) foot planter.
- c. New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.

9. Parking.

- a. The project shall provide unbundled parking leases for residential units. Residential tenants shall have the option to lease parking spaces separately from the residential dwelling units or commercial tenant space, or to opt out of leasing parking spaces.
- b. Electric Vehicle Parking. The project shall include at least twenty percent (20%) of the total provided parking spaces provided for all types of parking facilities, but in no case less than one location, shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of

EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating capacity. Of the 20% EV Ready, five (5) percent of the total provided parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the 20% or 5% results in a fractional space, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

10. Rooftop Equipment.

- a. All mechanical equipment on the roof shall be screened from view. The transformer, if located in the front yard, shall be screened with landscaping.
- b. Prior to the issuance of the Certificate of Occupancy, the applicant shall install a minimum of 1,248 square feet of solar panels. The solar panels may be installed within multiple areas; however, the total area shall not be less than 1,248 square feet.

11. **Construction.** The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices. On-site power generators shall either be plug-in electric or solar powered.

12. **Lighting.** Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties, the public right-of-way, nor from above.

B. Environmental Conditions

13. **Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas).** The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).

- a. Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- b. If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
 - i. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted

by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.

- ii. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- iii. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- iv. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

14. Tree Removal (Public Right-of-Way)

- a. Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- b. The required Tree Report shall include the location, size, type, and condition of all existing trees in the public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of Bureau of Street Services, Department of Public Works (213-847-3077)
- c. The plan shall contain measures recommended by the tree expert for the preservation of as many as possible. Measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- d. All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

15. Increased Noise Levels (Demolition, Grading, and Construction Activities).

- a. Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- b. Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- c. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

d. A temporary noise control barrier shall be installed on the property line of the construction site abutting residential uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures with a goal of a reduction of 10dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.

16. **Public Services (Police – Demolition/Construction Sites).** Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area.

C. Administrative Conditions

17. **Approvals, 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 Department of City Planning for placement in the subject file.

18. **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.

19. **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 Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

20. **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.

21. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency, or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.

22. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.

23. **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.

24. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

General Plan/Charter Findings

- 1. General Plan Land Use Designation.** The Project Site, 656-660 South Stanford Avenue, is located within the Central City Community Plan, which was last updated by the City Council on January 8, 2003. The site is an irregularly-shaped site, comprised of two parcels and 13,833 square feet of lot area. The Community Plan designates the site with a land use designation of Light Manufacturing, which lists the MR2 and M2 Zones as corresponding zones.

As recommended, the amendment would re-designate the Project Site to the Regional Commercial land use designation, which lists the following corresponding zones: CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3, and RAS4. Footnote No. 3 of the Community Plan indicates that the corresponding Height Districts for the Regional Commercial land use designation are Height Districts 3-D and 4-D, with Development "D" Limitations limiting the floor area ratio (FAR) to 6:1, except for those projects which are approved a transfer of floor area. The recommended change to the Zone and Height District to [T][Q]C2-2D for the site would be consistent with the adoption of the recommended Plan Amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Central City Community Plan.

- 2. General Plan Text.** The Central City Community Plan text includes the following relevant objectives, policies, and programs:

Objective 1-5: To preserve the existing low-income housing stock, including single room occupancy (SRO) units.

Objective 9-1: To address the problems of the homeless population by creating a mix of policies, services and facilities that better serve their needs.

Policy 9.1-1: Preserve the existing affordable housing stock through rehabilitation and develop new affordable housing options.

Program: Retain and develop new supported housing opportunities for homeless people.

Program: Continue the rehabilitation of existing housing under nonprofit ownership and management. In the area west of San Pedro Street, allow new housing which is affordable to neighborhood residents. Provide affordable infill housing east of San Pedro Street, in areas of existing housing clusters.

In addition to the above referenced objectives, policies, and programs, one of the residential issues identified by the Community Plan is the lack of affordable housing to support those employed in the industrial sector.

The Project Site is located within the Central City East district of the City, as described in the Community Plan text. As described by the Community Plan, the district is characterized by manufacturing uses such as wholesale and warehousing uses, and a mixture of other commercial uses. Additionally, the district is developed with approximately 6,500 single-room occupancy (SRO) hotel units which "are the primary source of housing

for the area.”¹ In addition to the manufacturing, commercial, and residential uses in the area, the area is developed with a number of social services which include job training programs, transitional housing, homeless outreach, and various other services and programs to assist those in need of employment and housing assistances.

The site is located 0.17 miles east of San Pedro Street, in an area where SRO developments are interspersed with the existing commercial and manufacturing uses. The Project Site is currently developed with an existing residential building, which has operated as a 50-unit SRO residential building providing permanent supportive housing. While the proposed Project would remove the SRO units, it would redevelop the site with an 82-unit affordable housing development. Of the 82 units, 81 units would be set aside as Restricted Affordable housing, specifically designated for Very-Low Income households. In addition to providing additional permanent supportive housing opportunities, the Project would include on-site social services for future residents. The existing land use designation and M2-2D Zone limits the ability to redevelop the site with a use that would be consistent with the above referenced objectives and policies of the Community Plan.

The recommended amendment to the re-designate the site to the Regional Commercial land use designation and recommended zone and height district change to [T][Q]C2-2D would allow the site to be redeveloped with the Project as proposed. The project would not only replace the number of existing SRO units with Restricted Affordable units at a one to one ratio, but would add 32 affordable units to the market. As proposed, the Project would be consistent with LAMC Section 11.5.11. Additionally, the Project would include 74 studios, seven one-bedroom units, and one two-bedroom unit. The introduction of one- and two-bedroom units in an area developed primarily with SRO units would provide additional housing options for individuals and households in need of support and social services. As previously described, the site is located within an area which is developed with residential, commercial, and manufacturing uses. The redevelopment of the site with additional affordable housing units would place future residents within proximity to employment opportunities, including those within the industrial sector. As recommended, the General Plan Amendment to the land use designation from Light Manufacturing to Regional Commercial, and the Vesting Zone Change and Height District Change to [T][Q]C2-2D would be consistent with the above referenced objectives, policies, and programs of the Central City Community Plan.

- 3. Framework Element.** The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the instant request:

Land Use

GOAL 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is

¹ Page I-10 of the Central City Community Plan

sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.

Economic Development

GOAL 7G: A range of housing opportunities in the City.

Objective 7.9: Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.

Policy 7.9.1: Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City's fiscal structure.

The Project Site is currently developed with an existing SRO residential building, which was permitted in the early 1900s. As described in Finding No. 2, the Central City East district was developed with a number of SRO buildings and represents the main type of housing in the area. With the existing Light Manufacturing land use designation and the M2-2D Zone, redevelopment of the site with the new construction of a similar residential use would not be permitted on the site. As recommended, the Regional Commercial land use designation and C2 Zone would enable the redevelopment of the underutilized site with a residential development that would provide Restricted Affordable dwelling units. Although the Project Site is not located within the "traditional" multi-family neighborhood, the site is located within an area that is developed with multi-family housing, known as SRO units, which have served to provide affordable housing in the area. The redevelopment of the site would introduce new permanent supportive housing, along with on-site social services, while also improving the livability of its future residents by providing on-site open space and landscaping. As recommended, the use would be compatible with existing development in the area which consists of residential, commercial, and manufacturing uses, and would be consistent with the above referenced goals, objectives, and policies, of the Framework Element.

- 4. Housing Element.** The Housing Element of the General Plan contains the following relevant goals, objectives, and policies:

GOAL 1: Housing production and preservation.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.2: Expand affordable rental housing for all income groups that need assistance.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the City's households.

GOAL 4: Ending and Preventing Homelessness.

Objective 4.1: Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.

Policy 4.1.3: Provide permanent supportive housing options with services for homeless persons and person/families at risk of homelessness to ensure that they remain housed and get the individualized help they may need.

As previously discussed, the site is designated for light manufacturing uses and would no longer permit the development of residential uses. The existing SRO residential building on the site, and in the surrounding areas, would not be permitted and the ability to rehabilitate the buildings are limited. The recommended Regional Commercial land use designation and the recommended [T][Q]C2-2D Zone would allow for the Project Site to be redeveloped with a new, 100 percent affordable housing project, as defined by LAMC Section 11.5.11. The Project proposes to designate one unit as a manager's unit and the remaining 81 of the proposed 82 dwelling units would be set aside as Restricted Affordable units for Very-Low Income households. As discussed in Finding No. 2, residential development in the Central City East district is limited to SRO units. The redevelopment of the site with affordable rental units would introduce a new housing opportunity for existing and future residents of the area. The Project would introduce one-bedroom units and a two-bedroom unit to the area, providing new housing opportunities for individuals and households. As such, the recommended amendment, and zone and height district change would be consistent with Goals No. 1 and 4 of the Housing Element, as well as the objectives and policies.

GOAL 2: Safe, Livable, and Sustainable Neighborhoods.

Objective 2.1: Promote safety and health within neighborhoods.

Objective 2.3: Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.

Policy 2.3.3: Promote and facilitate the reduction of energy consumption in new and existing housing.

The Project Site is located along the eastern side of Stanford Avenue, 68 feet north of 7th Street. The proposed Project would be one of the first new developments in the area, which has seen very little new development. The Project would remove a building which was constructed in the early 1900s, and construct a new building which would meet current building code requirements for safety. Although the Project is a residential project, the building has been designed to create an active ground floor presence with the use of transparent materials for the residential lobby. A number of the units have been designed to be accessible from outdoor walkways which surround a centralized, outdoor courtyard, providing access to light and air for the units. Additionally, the Project proposes, and has been conditioned to install 1,248 square feet of solar panels within various designated areas of the building.

- 5. Mobility Element.** The Mobility Element of the General Plan is not likely to be affected by the recommended action herein. The proposed project, with the requested General Plan Amendment and Vesting Zone Change, proposes to construct a new seven-story residential building on the eastern side of Stanford Avenue. Stanford Avenue is designated as a Collector Street and is currently dedicated to a width of 60 feet. The project will be

required to dedicate and improve the public right-of-way to the satisfaction of the Bureau of Engineering. In addition to establishing Street Standards, the Mobility Element encourages “the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure” (Policy 5.4). The Project has been conditioned to require that 20 percent of the parking spaces are to be wired for the installation of future EV chargers, and that 5 percent of the provided parking be installed with EV chargers.

6. **The Sewerage Facilities Element** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the proposed project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.
7. **Charter Finding – City Charter Finding 555.** The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity.

The Project Site is located within the Central City Community Plan area, 0.17 miles east of San Pedro Street and just north of 7th Street. The site is located within the Central City East district, as identified by the Central City Community Plan text. The Community Plan describes the district as being developed with general commercial uses, and manufacturing uses such as wholesale, warehouses, and food processing. Additionally, the area is developed with approximately 6,500 SRO hotels units, which have been identified as the primary source of housing for the area. The Project Site and a number of other properties within the Central City East district are developed primarily with one- to four-story residential buildings, which have been utilized as SRO units or other similar residential uses. There are a few existing buildings which are six stories, such as the Ford building located 163 feet south of the site. Manufacturing and Commercial buildings vary from one to two stories. Development in the area has been limited, maintaining the residential, commercial, and manufacturing uses within the existing buildings. The unique development of the residential, commercial, and manufacturing uses interspersed with one another has established a social, economic, and physical identity for this portion of the Central City East district.

The Project proposes to demolish the existing three-story residential building and associated surface parking lot to construct a new seven-story residential building. As the site has been continuously utilized as a residential development, the recommended amendment to the land use designation to Regional Commercial would not eliminate an existing industrial use and would permit the continued use of the site with the existing residential use. The ability to maintain the existing residential use would permit the redevelopment of the site with additional permanent supportive housing, with 81 of the proposed 82 dwelling units to be set aside for Very-Low Income households. The development would replace 50 SRO units at a ratio of one to one, and provide 32 additional units. The proposed Project would provide improvements along the public right-of-way and improve the livability of future residents of the building. The building has been designed around a centrally located outdoor courtyard; provide much needed outdoor space for its future residents, which is lacking in the existing SRO buildings. The recommended General Plan Amendment to re-designate the Project Site from Light Manufacturing to Regional Commercial would allow the site to continue to be utilized as a residential development, with Restricted Affordable units, that is consistent with the development of the surrounding area. As proposed, the Project would enhance and

encourage the future social, economic, and physical development and identity of the Project Site and surrounding areas.

8. **Charter Finding – City Charter Finding 556.** When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The Project Site is located within the Central City Community Plan area, which is one of 35 community plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the site with a land use designation of Light Manufacturing, which lists the following corresponding zones: MR2 and M2. The site is presently zoned M2-2D, which is consistent with the existing land use designation.

As recommended, the amendment would re-designate the Project Site from Light Manufacturing to Regional Commercial. The amendment of the land use designation, in conjunction with the recommended zone and height district change to [T][Q]C2-2D, would allow the redevelopment of the site with a new affordable housing project. The site is located within an area that is designated and zoned for manufacturing uses, but has been developed and continually utilized with a mixture of residential, commercial, and manufacturing uses. The ability to rehabilitate or redevelop the existing residential development is limited, as residential uses are not permitted in the existing land use designation and zone. The Project would redevelop the site with 82 dwelling units, which would include 81 dwelling units set aside as Restricted Affordable units. As discussed in Finding Nos. 2, through 6, the amendment of the land use designation would be consistent with the purpose, intent and provisions of the General Plan.

9. **Charter Finding – City Charter Finding 558.** The proposed Amendment to the Central City Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

The recommended amendment to the Central City Community Plan would re-designate the land use designation of the Project Site from Light Manufacturing to Regional Commercial. In conjunction with the recommended amendment, the recommended Vesting Zone Change and Height District Change from M2-2D to [T][Q]C2-2D would permit the development of the Project Site with a seven-story, 82-unit affordable housing project.

Public Necessity, Convenience, and General Welfare

The Project Site has a land use designation of Light Manufacturing and is zoned M2-2D, which would prohibit the development of new residential uses on the site. As previously described, the Project Site has been developed with a residential building operating as a 50-unit SRO building. The Project proposes to redevelop the site with an 82-unit apartment building, with 81 units set aside for Very-Low Income households. As the existing land use designation and zone would not permit new residential development, the amendment is necessary to permit the redevelopment of an underutilized site.

On April 8, 2015, Mayor Eric Garcetti released the Sustainable City pLAN, a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth a goal of creating 100,000 new housing units by 2021. The plan highlights the need to minimize the loss of affordable housing and the need to increase the production of affordable housing. The

amendment would allow the site to be redeveloped and to provide 32 additional units to the housing market. The Project would be an infill development within an area of the City that is developed with a mixture of residential, commercial, and light manufacturing uses. As described by the Community Plan, the existing SRO units provide the primary source of housing for the area. The amendment would introduce new unit typologies which do not currently exist in the area, and offer a new permanent supportive housing opportunity. Additionally, due to the unique nature of the surrounding area, the Project would place housing within close proximity to commercial and light manufacturing jobs, as well as near public transit. As previously discussed, the existing building was constructed in the early 1900s. As the existing building encompasses the entire site, there is no outdoor open space provided on the site. The proposed building would provide 3,380 square feet of open space, which would include new landscaping and planting of trees. As proposed, the Project would improve the livability and general welfare of the future residents of the development.

Good Zoning Practice

The Project Site is designated by the Community Plan for Light Manufacturing land uses and is zoned M2-2D. As zoned, it is consistent with the existing land use designation. The site, as well as a number of other properties in the surrounding area, are designated for light manufacturing uses; however, the sites have remained developed with SRO buildings and utilized for residential purposes. Presently, the residential use is non-conforming and would not be permitted within the existing land use designation and zone. The amendment to re-designate the site to Regional Commercial would allow it to be redeveloped with a new permanent supportive housing project. As the surrounding area is developed with a mixture of residential, commercial, and light manufacturing uses, the amendment would not be introducing an incompatible use to the area or eliminating an existing manufacturing or industrial use. As described in Finding No. 2, the amendment would allow the development of the site with a residential use that is consistent with the objectives and policies of the Community Plan and is compatible with the existing development of the surrounding area.

Entitlement Findings

10. Vesting Zone Change and Height District Change Findings.

- a. Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity, Convenience, and General Welfare

As previously described, the Project Site is located within the Central City East district of the Central City Community Plan area. The district, as described by the Community Plan, consists of a mixture of residential, commercial, and manufacturing uses. The primary land use designation in the district is Light Manufacturing and properties are zoned for light manufacturing uses; however, a number of lots, including the Project Site, have remained developed with SRO buildings. The existing M2-2D Zone would prohibit the redevelopment of the Project Site with a new residential building. As discussed in Finding No. 9, the Sustainable City pLAN issued by the Mayor establishes a goal to create 100,000 dwelling units by the year 2021. Additionally, the plan indicates a need to not only enable the production of additional housing, but to encourage the production of affordable housing. The Vesting Zone Change and Height District Change would permit the redevelopment of the site with a seven-story

apartment building with 82 dwelling units. The Project is a 100 percent affordable project, as defined by LAMC Section 11.5.11, with one unit designated as a manager's unit and 81 units proposed to be set aside for Very-Low Income households.

The Project Site is located within a Transit Priority Area, as defined by Senate Bill (SB 743). The site is located within one-half mile of the Metro Bus Lines 51, 52, 66, and 352 which run along San Pedro Street, Metro Rapid Line 760 which runs along 7th Street, and Metro Rapid Line 720 which runs along 6th Street. The bus lines would be able to provide connections to other public transit lines such as the Metro Red, Purple, and Gold lines, and a number of other bus lines located at Union Station. As proposed, the Project would place additional housing within proximity to public transit, and employment centers.

The Project proposes to demolish the existing three-story SRO building and surface parking lot to construct a new seven-story, affordable housing project. As a new housing project with six or more dwelling units, the Project is required to provide open space for the future residents. Private open space would be provided for seven units located on the second floor through private balconies. Common open space would be provided by a centrally located, outdoor courtyard located on the second floor. The second to the seventh floors have been designed around the courtyard, with open walkways providing access to the dwelling units. As proposed, the Project would not only introduce additional affordable housing, but would provide on-site outdoor open space which the existing SRO buildings lack. As proposed, the Project would be consistent with the public necessity, convenience, and general welfare of the surrounding area.

Good Zoning Practice

As recommended, the Vesting Zone Change and Height District Change to [T][Q]C2-2D would permit the redevelopment of the project site with a new affordable housing development. As discussed in Finding No. 2, and above, the site is located within an area of the City which is developed with a mixture of residential, commercial, and manufacturing uses. The site, along with other residentially used properties, have been utilized as such since the early 1900s when they were developed with residential hotels for transient workers. The recommended Vesting Zone Change and Height District Change would enable the development of permanent supportive housing which would include on-site social services for future residents, consistent with Objective 9-1, Policy 9.1-1, and identified programs of the Community Plan, as referenced in Finding No. 2. The Project would replace the existing SRO units at a one to one ratio, and would add 32 Restricted Affordable units to the housing stock, consistent with Objective 1-5 of the Community Plan:

Objective 1-5: To preserve the existing low-income housing stock, including single room occupancy (SRO) units.

The development of the Project Site with the 100 percent affordable housing project would introduce a new type of housing, which would provide an opportunity for long-term, transitional residency in an area developed with SRO housing.

In conjunction with the redevelopment of the site, the proposed building would be required to comply with the current open space requirements of the Zoning Code. The Project would be required to provide 8,225 square feet of open space and 21 trees; however, the Applicant has requested two Developer's Incentives to reduce the required open space to 3,380 and 10 trees. Existing SRO buildings, including the one

located on the subject site, have minimal landscaping or open space areas. The Project proposes to provide a centrally located, outdoor courtyard, which the dwelling units have been designed around. In addition to the courtyard, an indoor community room is located on the second floor, and a deck located on the third floor. Additional open space would be provided through private balconies for seven of the units located on the second floor. Due to the unique configuration of the Project Site, the building was designed so that portions of the building would be stepped back, creating pockets of open space around the perimeter of the building. Although there is proposed pockets of landscaping around the building, it would not comply with the minimum requirements of required open space. Additionally, the space would not be suitable for the planting of the required trees. Although the Project proposes to reduce the amount of open space and trees to be located on-site, the site is located 613 feet south of a public park, Gladys Park, located on 6th Street. Facilities at the park include landscaped play areas, seating areas, outdoor exercise equipment, and a half-court basketball court. As recommended, the Vesting Zone Change and Height District Change would permit the development of the site with a use that is compatible with the surrounding area and would support the goals, objectives, and policies of the General Plan, as discussed in Finding Nos. 2 through 6.

- b. **Pursuant to Section 12.32-G and Q of the Municipal Code “T” and “Q” Classification Findings.** The current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in permanent “T” and “Q” Classification in order to ensure consistency with the amendment to the land use designation from Light Manufacturing to Regional Commercial. The “T” Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The “Q” conditions that limits the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.
- c. **Pursuant to Section 12.32-G and Q of the Municipal Code “D” Limitation Findings.** The Council shall find that any or all the limitations are necessary: (1) to protect the best interests of and assure a development more compatible with the surrounding property or neighborhood, and (2) to secure an appropriate development in harmony with the objectives of the General Plan, or (3) to prevent or mitigate potentially adverse environmental effects of the Height District establishment or change.

The Project Site is located within an area which is developed with one- to four-story buildings, in an area which is limited to a maximum FAR of 3:1 unless the additional floor area is consistent with the rehabilitation provisions of the Redevelopment Plan. Height Districts 3 and 4 correspond to the Light Manufacturing land use designation, as indicated in Footnote No. 3 of the Community Plan. The Footnote indicates that FARs within Height District 3 and 4 would be subject to a Development “D” Limitation, which would permit a maximum FAR of 6:1, unless a transfer of floor area is approved. As proposed, the 3.54:1 FAR would be consistent with the surrounding buildings and would be consistent with the corresponding Height Districts of the recommended Regional Center Land Use Designation. As recommended, the “D” Limitation would

limit the development of the site to a 3.54 FAR which would be compatible with the existing uses in the area. As discussed in Finding Nos. 2 through 5, the "D" Limitation would secure an appropriate development in harmony with the objectives of the General Plan.

11. Site Plan Review Findings. In order for the site plan review to be granted, all three of the legally mandated findings delineated in Section 16.05 F of the Los Angeles Municipal Code must be made in the affirmative:

a. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

As discussed in Finding No. 1, the recommended Vesting Zone and Height District changes for the Project Site would be consistent with the recommended land use designation. As the Project Site is located within the Greater Downtown Housing Incentive Area, the Project would not be subject to the minimum lot area per dwelling unit calculations of the recommended C2 Zone. The density would be limited by the proposed 3.54:1 FAR. As proposed, the Project would provide one manager's unit and 81 dwelling units set aside for Very-Low Income households and would be considered a 100 percent affordable housing development pursuant to LAMC Section 11.5.11. In conjunction with the requested Vesting Zone Change, the Applicant has requested Developer Incentives to reduce the required open space, as well as trees. As discussed in Finding No. 2 through 5, the Project would meet the goals, objectives, and policies of the General Plan and the Central City Community Plan area. As such, the project is in substantial conformance with the General Plan and Community Plan. The project site is not located within a specific plan area.

b. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

The Project Site is located on the eastern side of Stanford Avenue, approximately 0.17 miles east of San Pedro Street. The surrounding properties are developed with a mixture of residential, commercial, and manufacturing uses. The manufacturing uses include uses such as wholesale, warehousing, and food processing. The existing buildings in the surrounding properties are one to four stories, with a few buildings having at least six stories. As the Project Site is located within the Greater Downtown Housing Incentive area, the Project has been designed in accordance with the Downtown Design Guide and as described below, would be compatible with the existing and future development on adjacent and neighboring properties.

Building Arrangement (height, bulk and setbacks)

As previously discussed, the Project Site is located within the Central City East District, as identified in the Central City Community Plan text. As identified in the Downtown Design Guide, the Project Site is located within the Central Industrial District. As indicated in Figure 3-1 the Downtown Design Guide, Stanford Avenue is not designated as a Retail Street. The Project proposes to provide a minimal setback, after the required dedication, which would vary in order to provide for articulation at the ground level. As proposed, the building would be consistent with Section 3.B of the Guide as it relates to building setbacks. The proposed building would have a maximum

of seven stories, with the first floor developed with the residential lobby and parking spaces. The parking spaces would be located the rear of the lobby and would not be visible. Beginning at the 3rd floor, the building is designed around the outdoor courtyard located on the 2nd floor. Along Stanford Avenue, the northern and southern portions of the building are connected by outdoor walkways.

Off-Street Parking Facilities and Loading Areas

The Project proposes to provide 16 automobile parking, which would be located within a surface parking area located behind the residential lobby. The Project has been conditioned to require that parking spaces are sold or rented separately from the residential dwelling units. As the Project does not have a commercial component, a loading area is not required. As proposed, the Project would be consistent with the Section 5 of the Guide as it relates to the Parking and Access.

Lighting

The proposed plans do not indicate a lighting plan; however, Condition No. 11 of the Conditions of Approval would ensure that the installation of lights would not result in a substantial amount of light that would adversely affect the day or night time views in the project vicinity.

Landscaping

Of the proposed 3,380 square feet of open space, 350 square feet would be provide through private open space. The remaining open space is provided as indoor and outdoor common open space. As indicated on Page PL1.01 through PL1.03, the common open space is provided via an outdoor courtyard, an indoor community room, and a deck. The Project has proposed landscaping throughout the Project Site and proposes to plant trees which would range in size from a 24-inch box to a 48-inch box. The Project has been conditioned to meet the planting standards of the Guide, as found in Section 9-H, unless otherwise prohibited by the Urban Forestry Division, Bureau of Public Works.

Trash Collection

The Project proposes to provide a trash and recycling area within the building. The common area for the collection would be located within the parking area on the ground floor towards the rear of the site.

Fences and/or Walls

The proposed project does not incorporate fences and/or walls.

Sustainability

The Project has proposed the installation of wiring for the future installation of electric vehicle charging stations for 20 percent of the proposed parking, the immediate installation of electric vehicle charging stations for five percent of the proposed parking spaces, and would install operational photovoltaic system (solar) that would offset the electrical demand of the EV chargers and other on-site electrical uses. The immediate installation of the charging stations and solar would be in excess of building code requirements. The electric vehicle charging spaces and solar panels will improve habitability for residents and neighboring properties by reducing the level of

greenhouse gas emissions and fuel consumption from the project site, in spite of increased parking capacity, through encouraging the use of low or zero emission vehicles. The EV ready parking spaces will also provide residents who use an electric vehicle a direct service amenity.

a. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The project proposes to provide a variety of unit types which include: 74 studios, seven one-bedroom units, and a two-bedroom unit. Pursuant to LAMC Section 12.21 G, the Project would be required to provide 8,225 square feet of open space and 21 trees. Pursuant to LAMC Section 12.22 C,3, the project is not required to prescribe a percentage of open space for either common or private open space. In conjunction with the recommended vesting zone change, it is recommended that the required open space and number of trees be reduced. Although the Project would provide less open space than required, the proposed open space areas has been thoughtfully designed and it is anticipated that it would be sufficient to improve the habitability of its future residents. The project proposes to provide seven private balconies which would result in 1,142 square feet of private open space; however, only 350 square feet of the provided balconies may be counted towards the required private open space. In addition to the private open that would be provided, the Project proposes to provide 2,839 square feet of common open space. The common open space would include a 1,636 square-foot outdoor courtyard and indoor community room located on the second floor and a deck located on the third floor. Outdoor amenities would include landscaping and seating areas. Landscaping would include a total of ten trees, ranging from 24 to 48-inch box trees, to be planted on-site. In additional to recreational amenities, the Project provides a dedicated space intended to provide residents with on-site social services related to mental, physical, social, and job training. As proposed, the project would provide recreational and service amenities which would improve habitability for its residents and minimize impacts on neighboring properties.

Environmental Findings

- 12. Environmental Finding.** A Mitigated Negative Declaration (MND), along with mitigation measures and a Mitigation Monitoring Program (ENV-2017-850-MND), was prepared for the proposed project in compliance with the California Environmental Quality Act (CEQA). On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgement and analysis. The records upon which this decision is based are with the Environmental Review Section of the City Planning Department in Room 750, 200 North Spring Street.
- 13. Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in Zone C, areas of minimal flooding.

RESOLUTION

WHEREAS, the subject project is located within the area covered by the Central City Community Plan, updated by the City Council on January 8, 2003; and

WHEREAS, the City Planning Commission recommended approval of a General Plan Amendment from Light Manufacturing to Regional Commercial for the subject property; and recommended approval of a Vesting Zone Change and Height District Change from M2-2D to [T][Q]C2-2D; and

WHEREAS, the approved project is for the construction, use, and maintenance of a 7-story, 87-foot high, 48,970 square-foot, 100 percent affordable housing development containing 81 units set aside for Very-Low Income households and one manager's unit, for a total of 82 dwelling units; and

WHEREAS, the City Planning Commission at its meeting on December 21, 2017 approved the General Plan Amendment and recommended approval by the City Council of a General Plan Amendment over the subject property; and

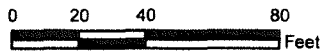
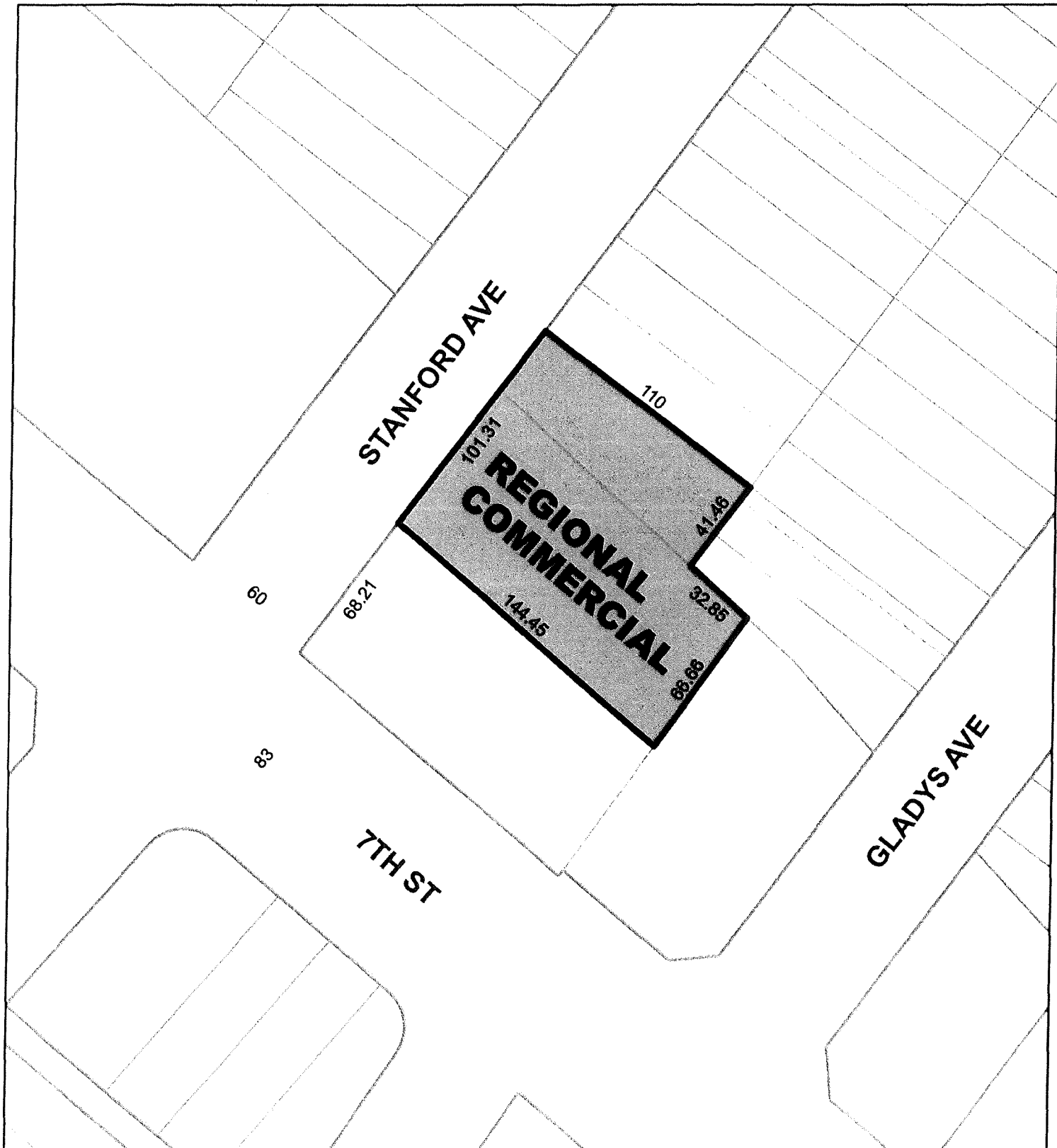
WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the adopted Central City Community Plan to designate land use in an orderly and unified manner; and

WHEREAS, the Community Commercial land use designation and the [T][Q]C2-2D Zone and Height District will allow the project as described above which is consistent with the Plan and Zone; and

WHEREAS, the subject proposal has prepared a Mitigated Negative Declaration No. ENV-2017-850-MND in accordance with the City's Guidelines for implementation of the California Environmental Quality Act (CEQA);

NOW, THEREFORE, BE IT RESOLVED that the Central City Community Plan be amended as shown on the attached General Plan Amendment map.



CPC-2017-849-GPAJ-VZCJ-HD-SPR

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City of Los Angeles

