

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

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2019-4649-GPAJ-ZCJ-SPR-CPIO	ENV-2019-4650-MND	9 – Price, Jr.
PROJECT ADDRESS:		
4020 South Compton Avenue and 1351-1377 East 41st Street		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
Parkview Affordable Housing, LP 11811 San Vicente Blvd. Los Angeles, CA 90049 <input type="checkbox"/> New/Changed	(310) 820-4888	N/A
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Dana Sayles, ThreeSixty 11287 W. Washington Blvd. Culver City, CA 90230	(310) 204-3500	dana@eka360.net olivia@eka360.net
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD	TBD	TBD
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
TBD	TBD	TBD
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Connie Chauv	(213) 978-0016	connie.chauv@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
General Plan Amendment (GPA); Zone Change (ZC)		

FINAL ENTITLEMENTS NOT ADVANCING:

TBD

ITEMS APPEALED:

TBD

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):

MND can be found at the following link:
<https://planning.lacity.org/odocument/70edaa4e-52c0-4bdb-9960-f798e74b9dea/ENV-2019-4650.pdf>

FISCAL IMPACT STATEMENT:

- Yes No

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

PLANNING COMMISSION:

- City Planning Commission (CPC)
- Cultural Heritage Commission (CHC)
- Central Area Planning Commission
- East LA Area Planning Commission
- Harbor Area Planning Commission
- North Valley Area Planning Commission
- South LA Area Planning Commission
- South Valley Area Planning Commission
- West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
December 12, 2019	6 - 0
LAST DAY TO APPEAL:	APPEALED:
January 7, 2019	TBD
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant	December 18, 2019



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: DEC 18 2019

Case No. CPC-2019-4649-GPAJ-ZCJ-SPR-CPIO
CEQA: ENV-2019-4650-MND
Plan Area: Southeast Los Angeles

Council District: 9 – Price, Jr.

Project Site: 4020 South Compton Avenue; 1351 – 1377 East 41st Street

Applicant: Parkview Affordable Housing, LP
Representative: Dana A. Sayles, Three6ixty

At its meeting of **December 12, 2019**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Construction of a 3-story, 45-foot tall, multi-family residential development containing 127 dwelling units (100 percent affordable, exclusive of a market-rate manager's unit, including seven Extremely Low Income units and 119 Low Income units). The Project comprises three buildings totaling approximately 134,492 square feet with a total Floor Area Ratio (FAR) of 1.0:1. The project will provide 130 vehicular parking spaces at grade level, 89 long-term bicycle parking spaces, and nine short-term bicycle parking spaces. The site is currently vacant and undeveloped but paved, and was previously occupied by a food processing and packaging facility which has been demolished. The Project will remove and replace four existing non-protected on-site trees, and involves the net export of approximately 2,000 cubic yards of soil.

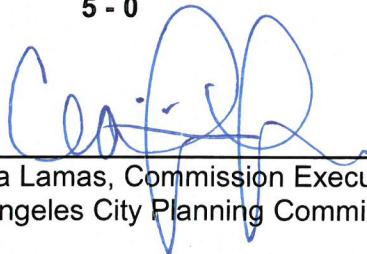
1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-4650-MND ("Mitigated Negative Declaration"), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; and **adopted** the Mitigated Negative Declaration.
2. **Approved and recommended** that the Mayor and the City Council **adopt**, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Southeast Los Angeles Community Plan to re-designate the land use of the Project Site from Limited Industrial to Neighborhood Commercial;
3. **Approved and recommended** that the City Council **adopt**, pursuant to LAMC Section 12.32 Q and F, a Zone Change from M1-1-CPIO to (T)[Q]C2-1-CPIO and pursuant to LAMC Section 11.5.11(e), two Developer Incentives to permit:
 - a. A reduction of parking to permit 130 parking spaces in lieu of the 213 spaces otherwise required by LAMC Section 12.21 A.4; and
 - b. An 11-foot Ground Floor Height in lieu of the 14-foot Ground Floor Height, as measured from the finished floor to the underside of the structural floor above as otherwise required by the Southeast Los Angeles Community Plan Implementation Overlay ("CPIO") Section II-2.A.1(a).
4. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units;

- 5. **Approved and recommended** that the City Council **adopt**, pursuant to LAMC Sections 13.14 and 12.32, a CPIO Amendment to the Southeast Los Angeles CPIO from Subarea K (Compatible Industrial) to Subarea A (Neighborhood-Serving Corridor);
- 6. **Adopted** the attached Conditions of Approval; and
- 7. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Millman
 Second: Khorsand
 Ayes: Choe, Mack, Mitchell
 Absent: Ambroz, Leung, Padilla-Campos, Perlman

Vote: 5 - 0



Cecilia Lamas, Commission Executive Assistant
 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 as it relates to the General Plan Amendment is final. The Zone Change is appealable by the Applicant only, if disapproved in whole or in part by the Commission. The decision of the Los Angeles City Planning Commission, regarding the remaining approvals, is 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 07 2020

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

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

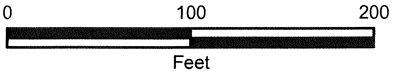
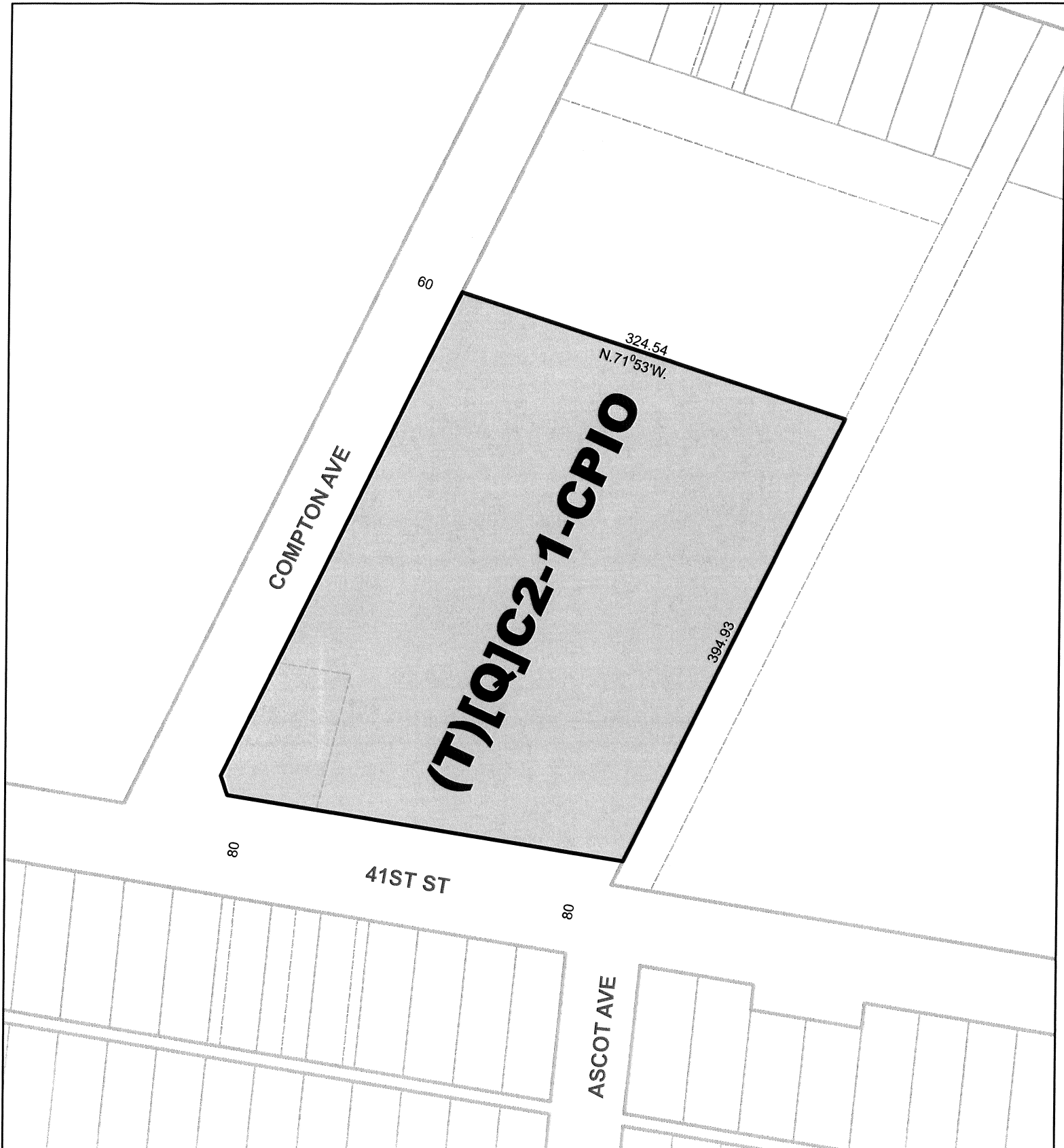
c: Faisal Roble, Principal Planner
 Michelle Singh, Senior City Planner
 Connie Chauv, City Planner

ORDINANCE NO. _____

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

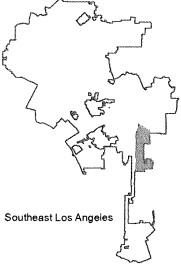
THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

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-2019-4649-GPAJ-ZCJ-SPR-CPIO

City of Los Angeles



[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. **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 West/South/Coastal 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 ("LAMC") Section 11.5.11.
3. **Use.**
 - a. The project shall be limited to a maximum density of 127 residential units.
 - b. Floor Area shall be limited to 134,941 square feet and a Floor Area Ratio of 1.0:1.
4. **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.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (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:

- 1) 41st Street (Collector Street) – None.
- 2) Compton Avenue (Local Street) – None.

C. Improvement Required:

- 1) 41st Street – Repair and or replace all broke, and off-grade concrete curb, gutter, and sidewalk. Close all unused driveways with full height curb, gutter, and sidewalk. Reconstruct access ramp at the northeast corner of the intersection with Compton Avenue to comply with ADA requirements.
- 2) Compton Avenue – Repair and/or replace all broken, off-grade or bad order concrete curb, gutter, existing sidewalk, and roadway pavement. Close all unused driveways with full height curb, gutter, and sidewalk or construct new driveways per ADA requirements.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a

crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S410-4, S442-5 and S444-0.

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 at (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.

Refer to the Department of Water and Power regarding power pole (213) 367-2715.

Refer to the Fire Department regarding fire hydrants (213) 482-6543.

Contact the Department of Transportation regarding any conflicts with traffic signals, parking spaces, meters, traffic signs, colored curbs, or traffic control devices (213) 482-7024.

- 3) 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 or through curb drains connected to the catch basins.
- 4) Sewer lines exist in 41st Street and Compton Avenue. All Sewer Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit at (213) 482-7030.
- 5) 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 (213) 482-7030.
- 6) Obtain a Revocable Permit from the Bureau of Engineering Central District Office for any wall, fence, landscaping, and non-standard concrete, pavers, and irrigation system to remain in the dedicated right-of-way (213) 482-7030.
- 7) Submit parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

2. 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
3. Street Lighting. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on 41st Street.
4. Urban Forestry – Street Trees.
 - A. 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. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.
5. 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.
6. Fire Department. Prior to the issuance of a 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.

CONDITIONS OF APPROVAL

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:

Development Conditions

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 West/South/Coastal 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.**
 - a. The project shall be limited to a maximum density of 127 residential units.
 - b. Floor Area shall be limited to 134,941 square feet and a Floor Area Ratio of 1.0:1.
3. **Affordable Units.** A minimum of 7 units shall be designated as Restricted Affordable Units and reserved for Extremely Low Income households, and a minimum of 26 units shall be designated as Restricted Affordable Units for Low Income households, as defined by LAMC Section 11.5.11. An additional 93 units shall be reserved for Lower Income Households as determined by either the California Department of Housing and Community Development ("HCD") or the U.S. Department of Housing and Urban Development ("HUD").
4. **Changes in Restricted Units.** Deviations that change the composition of units shall be consistent with LAMC Section 11.5.11(a)(3).
5. **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 7 units for Extremely Low Income Households and 26 units for Low Income Households for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. An additional 93 units shall be reserved for Lower Income Households as determined by either the HCD or HUD 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.
6. **Developer's Incentives.**
 - a. **Parking.** 130 parking spaces shall be provided in lieu of the 213 spaces otherwise required by LAMC Section 12.21 A.4.
 - b. **Ground Floor Height.** The project shall provide a minimum 11-foot Ground Floor Height, as measured from the finished floor to the underside of the structural floor above.

7. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16.
8. **Community Plan Implementation Overlay.** Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the Southeast Los Angeles Community Plan Implementation Overlay ("CPIO") Subarea A (Neighborhood-Serving Corridor) requirements pursuant to Ordinance No. 185,925.
9. **Mechanical Equipment.** All exterior mechanical equipment, including heating, ventilation and air conditioning (HVAC) equipment, satellite dishes, and cellular antennas, shall be screened from public view through the use of architectural elements such as parapets. The transformer, located along 38th Street, shall be screened with landscaping per Exhibit "A".
10. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
11. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
12. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.
13. **Electric Vehicle Parking.** The project shall include at least 20 percent of the total provided parking spaces 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 ampacity. Of the twenty percent EV Ready parking, five 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 required 20 percent or five percent 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.
14. **Landscape Plan.** Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit "A," and shall incorporate any modifications required as a result of this grant.

15. **Tree Wells.** The minimum depth of tree wells and planters on the rooftop, any above grade open space, and above a subterranean structure shall be as follows:
 - a. Minimum depth for trees shall be 42 inches.
 - b. Minimum depth for shrubs shall be 30 inches.
 - c. Minimum depth for herbaceous plantings and ground cover shall be 18 inches
 - d. Minimum depth for an extensive green roof shall be 3 inches.The minimum amount of soil volume for tree wells on the rooftop or any above grade open spaces shall be based on the size of the tree at maturity:
 - e. 600 cubic feet for a small tree (less than 25 feet tall at maturity).
 - f. 900 cubic feet for a medium tree (25-40 feet tall at maturity).
 - g. 1,200 cubic feet for a large tree (more than 40 feet tall at maturity)
16. **Street Trees.** 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.
17. **Greywater.** The project shall be constructed with an operable recycled water pipe system for onsite greywater use, to be served from onsite non-potable water sources such as showers, washbasins, or laundry and to be used as untreated subsurface irrigation for vegetation or for cooling equipment. The system specifics shall be required as determined feasible by the Department of Water and Power in consultation with the Department of City Planning.
18. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.
19. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
20. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
21. **Solar Panels.** A minimum 7,815 square feet (15 percent) of solar panels shall be installed on the building rooftop as shown on the roof plan provided as a part of an operational photovoltaic system to be maintained for the life of the project. The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
22. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.
23. **Tribal Cultural Resource Inadvertent Discovery.** In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:
 - a. Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all

California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning at (213) 978-0016.

- b. If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.
- c. The Applicant shall implement the tribe's recommendations if a qualified archaeologist and by a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.
- d. The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
- e. If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or by a culturally affiliated tribal monitor, the Applicant may request mediation by a mediator agreed to by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.
- f. The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and by a culturally affiliated tribal monitor and determined to be reasonable and appropriate.
- g. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

24. Human Remains Inadvertent Discovery. In the event that human skeletal remains are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5 which requires that no further ground disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event human skeletal remains are discovered during construction or during any ground disturbance actives, the following procedures shall be followed:

- a. Stop immediately and contact the County Coroner:
1104 N. Mission Road
Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

- b. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).
- c. The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- d. The most likely descendent has 48 hours to make recommendations to the Applicant, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- e. If the Applicant does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

25. **Archaeological Resources Inadvertent Discovery.** In the event that any subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

26. **Paleontological Resources Inadvertent Discovery.** In the event that any prehistoric subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

Environmental Conditions

27. The Construction Contractor shall use off-road diesel construction equipment ≥ 150 horsepower that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards and will ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications.

Administrative Conditions of Approval

28. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

29. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.

30. **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.

31. **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.
32. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
33. **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.
34. **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.
35. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, 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.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, 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.
- (iii) 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).
- (iv) 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).
- (v) 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 includes 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, 4020 Compton Avenue, is located within the Southeast Los Angeles Community Plan, which was last updated by the City Council on November 22, 2017. The site is a trapezoidal-shaped site comprised of two (2) lots and 134,941 square feet of lot area. The Community Plan designates the site with a land use designation of Limited Industrial, which lists MR2 and M1 as corresponding zones.

As recommended, the amendment would re-designate the Project Site to the Neighborhood Commercial land use designation, which lists the following corresponding zones: CR, C1, C1.5, C2, C4, RAS3, and R3. The recommended change to the Zone to C2-1-CPIO and CPIO Amendment to Subarea A (Neighborhood-Serving Corridor) 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 Southeast Los Angeles Community Plan, as further discussed in Finding Nos. 3 and 5 through 8.

2. **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 Southeast Los Angeles Community Plan area, at the northeastern corner of the intersection of Compton Avenue and 41st Street. This intersection is improved with a variety of land uses including primarily low- to medium density residential uses, school and recreational uses, and commercial uses. The adjoining industrial property to the north is the last remaining active industrial property in the immediately surrounding area. The request would not be eliminating or displacing an existing manufacturing or industrial use since the site is currently vacant. The Project Site has its own physical identity in that it is currently vacant in an otherwise developed neighborhood. The ability to develop the vacant site is limited, as the existing M1-1-CPIO zoning prohibits residential uses. The amendment and zone change would allow development of the site with 127 dwelling units, which would include 7 dwelling units set aside as Restricted Affordable Units for Extremely Low Income households and 119 dwelling units set aside as Restricted Affordable Units for Low Income households. As described in Finding Nos. 1, 3, and 5 through 8, the amendment would allow the development of the site with new affordable housing that is in close proximity to an existing school, recreation center, several other neighborhood-serving uses, jobs, and public transit, consistent with the objectives and policies of the Community Plan.

3. **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 Southeast Los Angeles 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 Limited Industrial, which lists MR2 and M1 as corresponding zones. The site is presently zoned M1-1-CPIO, which is consistent with the existing land use designation.

As recommended, the amendment would re-designate the Project Site to the Neighborhood Commercial land use designation, which lists the following corresponding zones: CR, C1, C1.5, C2, C4, RAS3, and R3. The amendment of the land use designation, in conjunction with the recommended zone change to C2-1-CPIO and CPIO Amendment to Subarea A (Neighborhood-Serving Corridor), would allow the development of the site with a new affordable housing project.

The immediately surrounding area is improved with a variety of land uses of primarily low- to medium density residential uses, school and recreational uses, and commercial uses. The surrounding properties include a light industrial food processing plant Don Lee Farms (to the north) on an M1-1-CPIO zoned lot, Ross Snyder Recreation Center (to the east) on an OS-1XL zoned lot, Thomas Jefferson High School (across Compton Avenue to the west) on a PF-1 zoned lot, and commercial uses and single- and multi-family residences up to four stories in height (across 41st Street to the south) on C2-1VL-CPIO and R2-1 zoned lots.

The ability to develop the vacant site is limited, as the existing M1-1-CPIO zoning prohibits residential uses. The amendment and zone change would allow development of the site with 127 dwelling units, which would include 7 dwelling units set aside as Restricted Affordable Units for Extremely Low Income households and 119 dwelling units set aside as Restricted Affordable Units for Low Income households. As further discussed in Finding Nos. 1 and 5 through 8, the amendment of the land use designation would be consistent with the purpose, intent, and provisions of the General Plan.

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

The recommended amendment to the Southeast Los Angeles Community Plan would re-designate the land use designation of the Project Site from Limited Industrial to Neighborhood Commercial. In conjunction with the recommended land use amendment, the recommended zone change from M1-1-CPIO to C2-1-CPIO and CPIO Amendment from Subarea K (Compatible Industrial) to Subarea A (Neighborhood-Serving Corridor) would allow the development of the Project Site to a 127-unit affordable housing project.

Public Necessity, Convenience, and General Welfare

The Project Site has a land use designation of Limited Industrial and is zoned M1-1-CPIO, which prohibits residential uses. The site is currently vacant and undeveloped but paved, and was previously occupied by a food processing and packaging facility which has been demolished.

The Project proposes to develop the vacant and undeveloped site into a 127-unit affordable housing project, which would 7 units set aside as Restricted Affordable Units for Extremely Low Income units and 119 units set aside as Restricted Affordable Units for Low Income units. As the existing land use designation, zone, and CPIO subarea prohibit residential uses, the amendment is necessary to permit the development of the site for the affordable housing project as proposed.

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 developed and to provide 127 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, open space, and light manufacturing uses. The amendment would not only introduce new housing, but would allow for housing to be provided in new construction, which has not occurred in the area. Additionally, due to the unique nature of the surrounding area, the Project would place housing within close proximity to neighborhood-serving uses including a recreation center, school, commercial uses, and light manufacturing jobs. Additionally, the Project has been designed to provide a central open space amenity area, which 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 Limited Industrial land uses and is zoned M1-1-CPIO. As zoned, it is consistent with the existing land use designation.

The immediately surrounding area is improved with a variety of land uses, of primarily low- to medium density residential uses, school and recreational uses, and commercial uses. The immediately surrounding properties include a light industrial food processing plant Don Lee Farms (to the north) on an M1-1-CPIO zoned lot, Ross Snyder Recreation Center (to the east) on an OS-1XL zoned lot, Thomas Jefferson High School (across Compton Avenue to the west) on a PF-1 zoned lot, and commercial uses and single- and multi-family residences up to four stories in height (across 41st Street to the south) on C2-1VL-CPIO and R2-1 zoned lots. The intersection of Compton Avenue and 41st Street is directly served by the Metro 55 bus line. In addition, the project is within one-half mile of the Metro Blue Line Vernon station at the corner of Vernon Avenue and Long Beach Avenue, and is served by several bus lines including the Metro 53, 55, 102, 105, 611, 705 bus lines, and LADOT DASH Southeast and Pueblo Del Rio bus lines.

The ability to develop the vacant site is limited, as the existing M1-1-CPIO zoning prohibits residential uses. The amendment and zone change would allow development of the site with 127 dwelling units, which would include 7 dwelling units set aside as Restricted Affordable Units for Extremely Low Income households and 119 dwelling units set aside as Restricted Affordable Units for Low Income households. As further discussed in Finding Nos. 5 through 8, the amendment of the land use designation would be consistent with the purpose, intent, and provisions of the General Plan.

The amendment to re-designate the site to Neighborhood Commercial would allow it to be developed with a new affordable housing development that would consist primarily of Restricted Affordable housing set aside for Extremely Low Income and Low Income households. As the immediately surrounding area is developed with primarily residential, school and recreational, and commercial uses, the amendment would not be introducing an incompatible use to the area, and would not be displacing or eliminating an existing manufacturing or industrial use since the site is currently vacant. The previous food processing facility on-site was fire-damaged in 2017 and subsequently demolished in 2019. As provided in Finding Nos. 5 through 8, the amendment would allow the development of the site with affordable housing that is consistent with the objectives and policies of the Community Plan.

5. **General Plan Text.** The Southeast Los Angeles Community Plan text includes the following relevant objectives, policies, and programs:

Policy LU1.2: Adequate Lighting and Street Maintenance. Provide safe streets, sidewalks, routes to school, and bike facilities that serve residential neighborhoods by providing adequate lighting and well-kept paved surfaces.

- Policy LU1.3: Parks and Open Space. Encourage the development of parks and open space as well as a network of pedestrian walkways for physical activity in all neighborhoods.
- Policy LU1.7: Front Yard Landscape. Preserve the front yard landscapes in residential neighborhoods by limiting paving to that required for driveways and encourage the planting of edible landscaping.
- Policy LU3.1: Address Diverse Residential Needs. Provide for the development of appropriately located housing to meet the diverse demographics of the existing and future residents.
- Policy LU3.2: Housing for Families. Encourage new multi-family developments to provide amenities for residents such as on-site recreational facilities, community meeting spaces, as well as units with three bedrooms that are suitable for larger families.
- Policy LU3.3: Design for Quality. Recommend that new multi-family residential development be in conformance with the Residential Citywide Design Guidelines to ensure high quality design.
- Policy LU3.4: Design for Safety. Pursue urban design strategies, such as Crime Prevention Through Environmental Design (CPTED), that reduce street crime and violence without creating barriers that disconnect neighborhoods.
- Policy LU3.6: Mixed-Income Neighborhoods. Encourage development of mixed-income neighborhoods to reduce segregation and concentrations of poverty.
- Policy LU3.7: Architectural Compatibility. Seek a high degree of architectural compatibility and landscaping for infill development to protect the character and scale of existing residential neighborhoods.
- Policy LU11.1: Appropriate Medium-Density Housing. Increase housing opportunities by encouraging medium density residential development, including townhomes and senior housing, where appropriate.
- Policy LU11.2: Limit Incompatible Uses. Maintain the neighborhood feel of these Neighborhood Commercial areas by limiting uses that impact the built environment, reduce walkability and contain incompatible operations that spill over into the residential neighborhoods (e.g., auto-related uses).
- Policy LU11.3: Daily Needs Within Walking Distance. Encourage walkability within Neighborhood Commercial areas by fostering a variety of uses that serve the daily needs of adjacent residential areas.

The Project Site is located to the northeast of the intersection of Compton Avenue and 41st Street. The proposed Project would be one of the first new developments in the area, which has seen little new development. The Project would develop an existing vacant site with the construction of a new affordable housing project that will provide 127 dwelling units, 7 of which would be set aside as Restricted Affordable Units for Extremely Low Income households, and 119 of which would be set aside as Restricted Affordable Units for Low Income households.

The recommended amendment to the re-designate the site to the Neighborhood Commercial land use designation and recommended zone change to C2-1-CPIO would allow the site to be developed with the Project as proposed. The project would not remove any existing residential or affordable units from the market, and would add 126 affordable units to the market. As proposed, the Project would be consistent with the requirements of Ballot Measure JJJ per LAMC Section 11.5.11. As previously described, the site is located within an area which is immediately improved with a variety of land uses primarily of low- to medium density residential uses, school and recreational uses, and commercial uses. The development of the site with additional affordable housing units would place future residents within proximity to neighborhood-serving uses including an existing school, recreation center, commercial uses, industrial and light manufacturing jobs, and public transit.

Furthermore, according to the Southeast Los Angeles Community Plan, industrial land uses comprise approximately 1,068 acres or 15 percent of the Community Plan area, and is concentrated in the norther portion of the Community Plan Area with a smaller concentration near the center of the Community Plan, neither of which are adjacent to the subject site. Therefore, the amendment will not compromise the industrial base of the Community Plan.

As recommended, the General Plan Amendment to the land use designation from Limited Industrial to Neighborhood Commercial, and the Zone Change to C2-1-CPIO would be consistent with the above referenced objectives, policies, and programs of the Southeast Los Angeles Community Plan.

6. **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 polices 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:

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

Objective 3.1: Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.

Policy 3.1.2: Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses within the patterns of use established in the community plans as guided by the Framework Citywide Long- Range Land Use Diagram.

Policy 3.1.7: Allow for development in accordance with the policies, standards, and programs of specific plans in areas in which they have been adopted. In accordance with Policy 3.1.6, consider amending these plans when new transit routes and stations are confirmed and funding is secured.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.

Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of

development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

- Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.
- Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.
- Objective 3.4: Encourage new multifamily residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.
- Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.
- Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.
- Policy 3.7.1: Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.
- Policy 3.7.4: Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element.
- 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.

As recommended, the Neighborhood Commercial land use designation and C2 Zone would enable the development of the vacant site with an affordable housing project that would provide Restricted Affordable dwelling units set aside for Extremely Low Income and Low Income households. The development of the site would introduce new affordable housing units and improve 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 immediately surrounding area which consists of primarily residential uses, school and recreational uses, and commercial uses, and would be consistent with the above referenced goals, objectives, and policies, of the Framework Element.

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

Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

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.

Policy 1.1.4: Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts, and Mixed-Use Boulevards

Policy 1.3.5: Provide sufficient land use and density to accommodate an adequate supply of housing units within the City to meet the projections of housing needs

Goal 2: A City in which housing helps to create safe, livable and sustainable neighborhoods.

Objective 2.1: Promote safety and health within neighborhoods.

Policy 2.1.2 Establish development standards and other measures that promote and implement positive health outcomes.

Policy 2.2.1. Provide incentives to encourage the integration of housing with other compatible land uses.

Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.

Policy 2.2.2: Provide incentives and flexibility to generate new multi-family housing near transit and centers, in accordance with the General Plan Framework element, as reflected in Map ES.1.

- Policy 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.
- Policy 2.4.1: Promote preservation of neighborhood character in balance with facilitating new development.
- Policy 2.4.2: Develop and implement design standards that promote quality residential development.
- Policy 2.4.3: Develop and implement sustainable design standards in public and private open space and street rights-of-way. Increase access to open space, parks and green spaces.
- Objective 2.5: Promote a more equitable distribution of affordable housing opportunities throughout the City.
- Policy 2.5.2: Foster the development of new affordable housing units citywide and within each Community Plan area.

The Project Site is located to the northeast of the intersection of Compton Avenue and 41st Street. The proposed Project would be one of the first new developments in the area, which has seen little new development. The Project would develop an existing vacant site with the construction of a new affordable housing project that will provide 127 dwelling units, 7 of which would be set aside as Restricted Affordable Units for Extremely Low Income households, and 119 of which would be set aside as Restricted Affordable Units for Low Income households. The project will provide residential amenities including central common open space, a community room with outdoor patio, a club room with a kitchen, and a fitness facility. As recommended, the Project would be consistent with the above referenced goals, objectives, and policies.

8. **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 Zone Change, proposes to construct a new three-story residential building at the intersection of Compton Avenue and 41st Street. Compton Avenue is designated as a Local Street - Standard and is currently dedicated to a right-of-way width of approximately 60 feet with a 40-foot roadway. 41st Street is designated as a Collector Street and is currently dedicated to a right-of-way width of 80 feet with a 40-foot roadway. 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 providing dedications to meet the established Street Standards, the project is also consistent with the following policies of the Mobility Element:

- Policy 3.3: Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.
- Policy 5.4: Clean Fuels and Vehicles: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

The project will provide new affordable housing opportunities on a site that is within a transit priority area. The intersection of Compton Avenue and 41st Street is directly served by the Metro 55 bus line. In addition, the project is within one-half mile of the Metro Blue Line Vernon station at the corner of Vernon Avenue and Long Beach Avenue, and is served by several

bus lines including the Metro 53, 55, 102, 105, 611, 705 bus lines, and LADOT DASH Southeast and Pueblo Del Rio bus lines. 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.

Entitlement Findings

9. Zone 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

The Project Site is located within the Southeast Los Angeles Community Plan. The site is located within an area that is immediately improved with a variety of land uses including primarily low- to medium density residential uses, school and recreational uses, and commercial uses, and one light industrial use..

The existing M1-1-CPIO Zone would prohibit the development of the Project Site with a new Project containing 127 residential dwelling units as proposed. As discussed under Finding No. 4, 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 Zone Change would permit the development of the site with a 100 percent affordable project that includes a combination of Extremely Low Income units, Low Income units, and 1 market-rate manager's unit.

The Project would place additional housing within proximity to neighborhood-serving uses including a recreation center, school, commercial uses, industrial and light manufacturing jobs and near transit. As such, the project is eligible for a Developer's Incentive for reduced parking as a mixed-income project at a ratio of 0.5 parking space per bedroom, consistent with AB 744 and California Gov. Code Section 65915(p)(2). This reduces the reliance on the use of individual vehicles and encourage the use of public transit, and is therefore consistent with the policies and objectives of the General Plan as provided in Finding Nos. 1, 3, and 5 through 8.

As a Project involving the construction of more than six (6) dwelling units, the Project is required to provide open space for the future residents in accordance with LAMC Section 12.21 G. The project will provide a combination of private and common open space, in the form of central common open space, a community room with outdoor patio, a club room with a kitchen, and a fitness facility. The project will provide access to usable outdoor space providing direct access to light and air to the future residents. Therefore, as provided under Finding No. 4, the Project would be consistent with the public necessity, convenience, and general welfare of the surrounding area.

Good Zoning Practice

As recommended, the Zone Change to C2-1-CPIO and CPIO Amendment to Subarea A (Neighborhood-Serving Corridor) would allow the development of the Project Site with new affordable housing.

As provided under Finding No. 4, the immediately surrounding area is improved with a variety of land uses of primarily low- to medium density residential uses, school and recreational uses, and commercial uses, . The surrounding properties also include a light industrial food processing plant Don Lee Farms (to the north) on an M1-1-CPIO zoned lot, Ross Snyder Recreation Center (to the east) on an OS-1XL zoned lot, Thomas Jefferson High School (across Compton Avenue to the west) on a PF-1 zoned lot, and commercial uses and single- and multi-family residences (across 41st Street to the south) on C2-1VL-CPIO and R2-1 zoned lots. The intersection of Compton Avenue and 41st Street is directly served by the Los Angeles County Metropolitan Transit Authority (“Metro”) 55 bus line. In addition, the project is within one-half mile of the Metro Blue Line Vernon station at the corner of Vernon Avenue and Long Beach Avenue, and is served by several bus lines including the Metro 53, 55, 102, 105, 611, 705 bus lines, and LADOT DASH Southeast and Pueblo Del Rio bus lines.

The ability to develop the vacant site is limited, as the existing M1-1-CPIO zoning and Subarea K designation prohibits residential uses in an area immediately surrounded by primarily residential, educational and recreational uses. The amendment and zone change would allow development of the site with 127 dwelling units, which would include 7 dwelling units set aside as Restricted Affordable Units for Extremely Low Income households and 119 dwelling units set aside as Restricted Affordable Units for Low Income households. The project will provide new affordable housing opportunities on a site that is directly served by transit and is within a transit priority area. As further discussed in Finding Nos. 1, 3, and 5 through 8, the amendment of the land use designation would be consistent with the purpose, intent, and provisions of the General Plan.

As the immediately surrounding area is developed with a mixture of land uses including primarily low- to medium density residential uses, school and recreational uses, commercial uses, and one light industrial use, the amendment would not be introducing an incompatible use to the area, and would not be displacing or eliminating an existing manufacturing or industrial use since the site is currently vacant. As described in Finding Nos. 1, 3, and 5 through 8, the amendment would allow the development of the site with affordable housing that is consistent with the objectives and policies of the Community Plan.

- 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 temporary “T” and permanent “Q” Classification in order to ensure consistency with the amendment to the land use designation from Limited Industrial to Neighborhood 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 limit 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.

10. Site Plan Review Findings.

- 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 provided under Finding No. 1, the recommended Zone Change would be consistent with the recommended land use designation. As proposed, the Project would provide 1 market-rate manager's unit, 7 dwelling units set aside for Extremely Low Income households, and 119 dwelling units set aside for Low Income households pursuant to LAMC Section 11.5.11. In conjunction with the requested Zone Change, the Applicant has requested two (2) Developer's Incentives for reduced parking and Ground Floor Height. As provided under Finding Nos. 1, 3, and 5 through 8, the Project would meet the goals, objectives, and policies of the General Plan and the Southeast Los Angeles Community Plan area, particularly those concerning adding housing and affordable housing, near transit, neighborhood-serving uses, and jobs. The Project would place additional housing within proximity to neighborhood-serving uses including a recreation center, school, commercial uses, commercial and light manufacturing jobs. As such, the project is in substantial conformance with the General Plan and Community Plan. The project site is also located within the South Los Angeles Alcohol Sales Specific Plan, which only applies for the sale of alcoholic beverages for off-site consumption, and is not applicable to the subject project.

- 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 subject site is a relatively flat, trapezoidal-shaped, approximately 134,941 square-foot lot located to the northeast of the intersection of Compton Avenue and 41st Street in the Southeast Los Angeles Community Plan. The site has a frontage of approximately 434 feet along the east side of Compton Avenue, and frontage of approximately 322 feet along the north side of 41st Street.

The proposed Project would be one of the first new developments in the area, which has seen little new development. The Project would develop an existing vacant site with the construction of a new affordable housing project that will provide 127 dwelling units, 7 of which would be set aside as Restricted Affordable Units for Extremely Low Income households, and 119 of which would be set aside as Restricted Affordable Units for Low Income households. The project is the construction, use, and maintenance of a 3-story, 45-foot tall, 134,941 square-foot affordable housing project comprised of 127 dwelling units (100 percent affordable, exclusive of a market-rate manager's unit, including 7 Extremely Low Income units and 119 Low Income units). The project comprises three buildings totaling approximately 134,492 square feet with a total Floor Area Ratio ("FAR") of 1.0:1. The project will provide 130 parking spaces at grade level, and will provide 89 long-term and nine short-term bicycle parking spaces. The site is currently vacant and undeveloped but paved, and was previously occupied by a food processing and packaging facility which has been demolished. The project will involve the net export of approximately 2,000 cubic yards of soil, and the removal of four (4) non-protected trees from the subject site. The proposed project would include design features, landscaping improvements, off-street parking facilities, lighting, landscaping, and enclosed trash collection, to enhance the visual quality of the area, and to be compatible with existing and future development on adjacent properties and neighboring properties.

Height

The proposed project consists of a building that is up to three (3) stories and approximately 45 feet in height. The site's current M1-1-CPIO and proposed C2-1-CPIO Zones both allow unlimited building height. CPIO Section II-2.A.1 requires a minimum Ground Floor Height of 14 feet as measured from the finished floor to the underside of the structural floor or roof above, however the applicant requests a reduced Ground Floor Height of 11 feet as a Developer's Incentive in accordance with Ballot Measure JJJ and LAMC Section 11.5.11(e). In addition, CPIO Section II-2.A.2 requires transitional height for projects abutting or across an alley from a property in the RD1.5 or more restrictive zone, in which building height is stepped back within a 45-degree angle as measured 15 feet above grade at the property line of the lot in the more restrictive zone. The project abuts an OS-zoned lot to the east, and meets the CPIO transitional height requirements as provided in Exhibit "A". The driveway and parking areas at the northerly and easterly portions of the project site serve as a buffer from the neighboring uses, thereby minimizing building height and mass adjacent to the surrounding structures. The nearby residences and commercial uses in the surrounding area range from one to four stories in height.

Bulk/Massing

The project is comprised of three (3) buildings arranged around a central courtyard, and each building will be up to 45 feet and three (3) stories in height. The project is designed so that no single building exceeds 300 feet in length as required by the CPIO, with street-facing facades ranging from approximately 160 to 185 feet in length. The project will provide a minimum 18-foot separation between each building to allow for pedestrian access and relief in the building mass, and each facade is modulated with changes in plane to provide further relief in the building wall as required by the CPIO. The driveway and parking areas at the northerly and easterly portions of the project site serve as a buffer from the neighboring uses, thereby minimizing building height and mass adjacent to the surrounding structures.

Building Materials

The building design incorporates changes in building plane, recess, and varied building materials and colors to add architectural interest to the building and creates distinct breaks in the building plane. Street-facing facades are treated with a variety of building materials including green brick and pine siding at the ground floor, and shingled composite siding and smooth stucco on upper levels. Internal courtyard-facing facades are treated with redwood siding, metal siding, and plaster. Together, these elements are applied to create sufficient breaks in plane and articulation. The project will also reserve 15 percent of the roof area for solar panels, as provided in Exhibit "A" and conditioned herein.

Entrances

The primary entrance to the site is designed as a Street-Oriented Entrance as required by the CPIO Section II-2.D.5 near the corner of 41st Street and Compton Avenue. The Street-Oriented Entrance is enhanced with a pergola with landscaping, seating, signage, and other pedestrian-oriented features as shown in Exhibit "A". A residential entry plaza also provides access directly off of the corner and includes an entry promenade with a shade canopy above. The Street-Oriented Entrance is differentiated from the street-facing facades through the use of redwood and metal trellis, as well as a clock tower. A secondary residential entrance is provided along Compton Avenue between Buildings 1 and 3. Lastly, all street-facing ground-floor units are designed as walk-up units with direct access off of the street, thereby activating the ground floor with pedestrian access to the residential units.

Setbacks

The proposed C2-1-CPIO Zone requires a 0-foot front yard setback along 41st Street, 6-foot side yard setbacks along Compton Avenue and the easterly property line, and a 15-foot rear yard setback along the northerly property line. The project meets or exceeds all setback requirements of the zone, and provides further buffers from surrounding uses. The project provides a 10-foot front yard setback along 41st Street and a 6-foot side yard along Compton Avenue, by providing additional landscaping along the public right-of-way. Due to the configuration of the driveway and parking areas along the northerly and easterly property lines, the project maintains a 50-foot northerly setback and 56-foot easterly setback.

Parking/Loading

The project will provide a total of 130 parking spaces for the proposed residential uses, which would be provided at grade level. Vehicular access will be taken off of two (2) driveways along Compton Avenue and 41st Street. The parking areas include trees and permeable paving to reduce the heat island effect. 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. A vehicular drop-off area is proposed along the curb of 41st Street and is subject to review and approval by the Department of Transportation and Bureau of Engineering.

Lighting

The project is conditioned so that all pedestrian walkways and vehicle access points will be well-lit with lighting fixtures that are harmonious with the building design. As conditioned, all outdoor lighting provided on-site will be shielded to prevent excessive illumination and spillage onto adjacent public rights-of-way, adjacent properties, and the night sky.

Landscaping / Open Space

On-site landscaping and open space is provided in the form a central common open space, a community room with outdoor patio, a club room with a kitchen, and a fitness facility. The central common open space area includes lawn areas, playgrounds, community gardens with vegetable beds, planted swales, grilling areas, fire pit, water feature, pergola shade structures, and semi-private courtyards. Private open space is provided in the form of private patios and balconies. In total, the project will provides 36,408 square feet of common open space and 950 square feet of private open space. Landscaping is provided throughout the site with primarily drought-tolerant plant species. Shade trees are provided at a ratio of 1 tree for every 4 uncovered parking spaces for a total of 47 shade trees within the parking area. As required by CPIO Section II-2.C.4, a 5-foot wide landscaped buffer is provided adjacent to the recreation center on the OS-zoned lot to the east. Similarly, as required by CPIO Section II-2.E.1, a 3-foot wide landscaped buffer is provided along the parking area facing the street. A 6-foot tall perimeter wall with vines is also proposed along the northerly and easterly property lines to further buffer the project from adjacent uses. The project is conditioned to submit landscape plans prepared by a licensed landscape architect or licensed architect to show the size and location of all plants, and ensure sufficient depth and soil volume for trees and green roofs.

Trash Collection

Designated trash rooms are provided at the ground floor of each building and located adjacent to the driveway and parking area. Trash storage and collection is located in a fully enclosed room so that it is not visible from public view from the street. Service providers will access the trash area from the drive aisles that enter off of 41st Street and Compton Avenue. Therefore, trash collection will not affect circulation for surrounding properties.

- c. **The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

The proposed project provides recreational and service amenities that will improve habitability for the residents and minimize any impacts on neighboring properties. The project will provide 36,408 square feet of common open space and 950 square feet of private open space. Common open space is provided in the form of a central common open space, a community room with outdoor patio, a club room with a kitchen, and a fitness facility. The central common open space area includes lawn areas, playgrounds, community gardens with vegetable beds, planted swales, grilling areas, fire pit, water feature, pergola shade structures, and semi-private courtyards. Therefore, the proposed project provides sufficient recreational and service amenities for its residents, minimizing any impacts on neighboring properties.

11. CPIO Amendment Findings

- a. **Pursuant to Section 12.32-C of the Municipal Code, the project is consistent with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity, Convenience, and General Welfare

The Project Site is located within the Southeast Los Angeles Community Plan. The site is located within an area that is improved with a variety of land uses including a mix of low-to medium density residential uses, school and recreational uses, commercial uses, and light industrial uses.

The existing M1-1-CPIO Zone would prohibit the development of the Project Site with a new Project containing 127 residential dwelling units as proposed. As discussed under Finding No. 4, 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 Zone Change would permit the development of the site with a 100 percent affordable project that includes a combination of Extremely Low Income units, Low Income units, and 1 market-rate manager's unit.

The Project would place additional housing within proximity to neighborhood-serving uses including a recreation center, school, commercial uses, commercial and light manufacturing jobs. As such, the project is eligible for a Developer's Incentive for reduced parking as a mixed-income project at a ratio of 0.5 parking space per bedroom, consistent with AB 744 and California Gov. Code Section 65915(p)(2). This reduces the reliance on the use of individual vehicles and encourage the use of public transit, and is therefore consistent with the policies and objectives of the General Plan as provided in Finding Nos. 1, 3, and 5 through 8.

As a Project involving the construction of more than six (6) dwelling units, the Project is required to provide open space for the future residents in accordance with LAMC Section 12.21 G. The project will provide a combination of private and common open space, in the form of central common open space, a community room with outdoor patio, a club room with a kitchen, and a fitness facility. The project will provide access to usable outdoor space providing direct access to light and air to the future residents. Therefore, as provided under Finding No. 4, the Project would be consistent with the public necessity, convenience, and general welfare of the surrounding area.

Good Zoning Practice

As recommended, the Zone Change to C2-1-CPIO and CPIO Amendment to Subarea A (Neighborhood-Serving Corridor) would allow the development of the Project Site with new affordable housing.

As provided under Finding No. 4, the immediately surrounding area is improved with a variety of land uses primarily including a mix of low- to medium density residential uses, school and recreational uses, and commercial uses. The surrounding properties include a light industrial food processing plant Don Lee Farms (to the north) on an M1-1-CPIO zoned lot, Ross Snyder Recreation Center (to the east) on an OS-1XL zoned lot, Thomas Jefferson High School (across Compton Avenue to the west) on a PF-1 zoned lot, and commercial uses and single- and multi-family residences (across 41st Street to the south) on C2-1VL-CPIO and R2-1 zoned lots. Consequently, the amendment would not be introducing an incompatible use to the area, and would not be displacing or eliminating an existing manufacturing or industrial use since the site is currently vacant. As described in Finding Nos. 1, 3, and 5 through 8, the amendment would allow the development of the site with new affordable housing that is in close proximity to an existing school, recreation center, several other neighborhood-serving uses, jobs, and public transit, consistent with the objectives and policies of the Community Plan.

The ability to develop the vacant site is limited, as the existing M1-1-CPIO zoning and Subarea K designation prohibit residential uses. The amendment and zone change would allow development of the site with 127 dwelling units, which would include 7 dwelling units set aside as Restricted Affordable Units for Extremely Low Income households and 119 dwelling units set aside as Restricted Affordable Units for Low Income households. As further discussed in Finding Nos. 1, 3, and 5 through 8, the amendment of the land use designation would be consistent with the purpose, intent, and provisions of the General Plan.

Environmental Findings

12. **Mitigated Negative Declaration.** A Mitigated Negative Declaration (ENV-2019-4650-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, that 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 judgment and analysis. The records upon which this decision is based are with the Project Planning Division of the Planning Department in Room 721, 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 an area of minimal flood hazard.

RESOLUTION

WHEREAS, the subject property is located within the area covered by the Southeast Los Angeles Community Plan (“Community Plan”), which was adopted by the City Council on November 22, 2017 (CF 17-1053); and

WHEREAS, the applicant is proposing to develop a 3-story, 45-foot tall, multi-family residential development containing 127 dwelling units (100 percent affordable, exclusive of a market-rate manager’s unit, including 7 Extremely Low Income units and 119 Low Income units), comprised of three buildings totaling approximately 134,492 square feet with a total Floor Area Ratio (“FAR”) of 1.0:1, and providing 130 parking spaces for the project in the Southeast Los Angeles community; and

WHEREAS, to carry out the above-referenced project, the applicant has requested a General Plan Amendment to (a) change the land use designation for the subject property from Limited Industrial to Neighborhood Commercial within the Southeast Los Angeles Community Plan (“Community Plan”); (b) amend the General Plan Generalized Land Use Map for the Community Plan area to reflect the Neighborhood Commercial land use designation; and

WHEREAS, the General Plan Amendment is consistent with Charter Sections 555, 556, and 558, representing an Amendment in Part of the Southeast Los Angeles Community Plan, representing a change to the social, physical and economic identity of the project site; and

WHEREAS, the City Planning Commission at its meeting of December 12, 2019, approved the foregoing General Plan Amendment; and

WHEREAS, the General Plan Amendment is necessary to achieve and maintain consistency between zoning and the adopted Community Plan as required by California State law; and

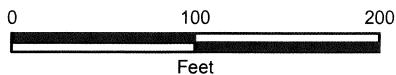
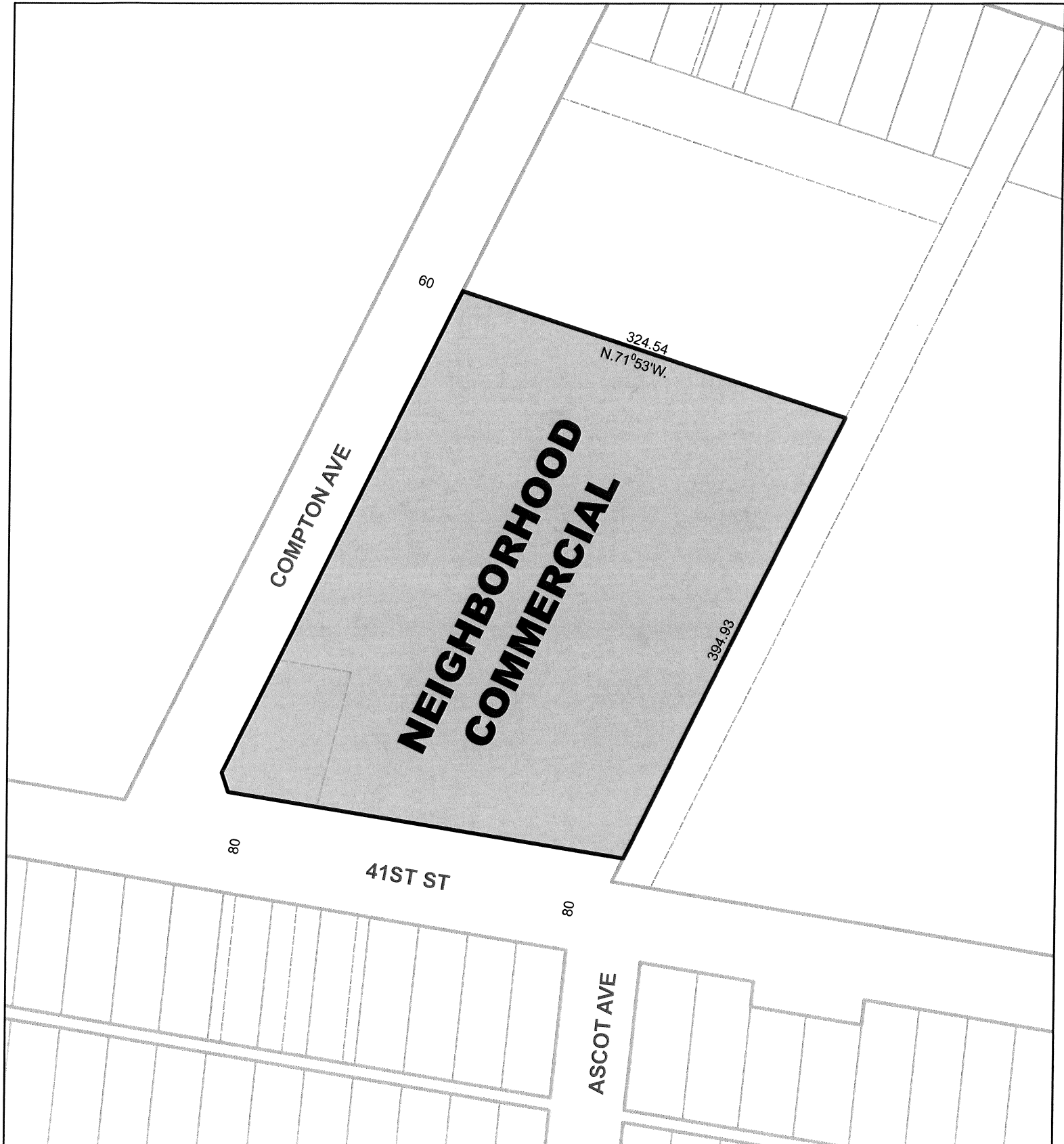
WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Southeast Los Angeles Community Plan to designate land uses in an orderly and unified manner; and

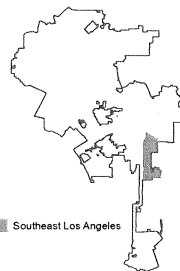
WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations on the General Plan; and

WHEREAS, the project has been reviewed by Mitigated Negative Declaration, ENV-2019-4650-MND, in accordance with the City’s Guidelines for implementation of the California Environmental Quality Act (“CEQA”) by the City Planning Department.

NOW, THEREFORE, BE IT RESOLVED that the Community Plan shall be amended as shown on the attached General Plan Amendment Map.



City of Los Angeles



CPC-2019-4649-GPAJ-ZCJ-SPR-CPIO

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SOUTHEAST LOS ANGELES