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Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Compliant submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Compliant submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3b. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All materials in response to a Recommendation Report or additional comments which were received by the Commission Executive Assistant electronically no later than 48 hours prior to the Commission meeting AND which do not exceed ten (10) pages including exhibits are included in this file.

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If you have any questions, please contact the Commission Office at (213) 978-1300.



James Williams <james.k.williams@lacity.org>

Proposed new ADU ordinance and hillside properties request for grandparenting clause

1 message

Ingrid Popper <ingridpop@yahoo.com>

Mon, Nov 26, 2018 at 10:00 AM

To: "cpc@lacity.org" <cpc@lacity.org>

Cc: "amy.ablakat@lacity.org" <amy.ablakat@lacity.org>, "craig.bullock@lacity.org" <craig.bullock@lacity.org>, "matthew.glesne@lacity.org" <matthew.glesne@lacity.org>

Dear Planning Commission,

In the months of October and November I spent \$8000 on a survey, Geotechnical Report, and City fees to obtain a soil letter so that I can submit for plan check for my proposed ADU.

I am within a hillside zone and understand that the new ordinance would prevent me from building my unit.

As I have already invested considerable time and money and am waiting for the 4-6 week period before I can proceed to submitting the plan check, I ask that you include language in the new ordinance that would grand parent people like myself who simply want to build a small rental unit on our property.

Rents are too high in our neighborhood and allowing more ADU's is a nice alternative to carving up the hillside with apartment buildings. I'd also like to point out that my property lot size is much larger than most on my street. There are generally two homes, one on Benton and one on McCollum, with the exception of our lot.

We are at 1618 N Benton Way and would like to build facing McCollum.

Thank you for your time and consideration.

Ingrid Popper

November 24, 2018

May Sirinopwongsagon, City Planner
City of Los Angeles
200 N Spring St, Room 621
Los Angeles, CA 90012

To whom it may concern,

We are writing to you to in support of the proposed 382-unit mixed-use development at 554-562 S San Pedro St, including 378 dedicated Very Low Income units, 2,250 SF commercial space, and 25,498 SF philanthropic institutional uses, cases CPC-2017-614-GPAJ-ZCJ-HD-SPR, VTT-74852, and ENV-2017-615-SCEA. We urge the city to reject the appeal of the Advisory Agency's approval of the Vesting Tentative Tract Map, and allow the project to proceed.

The greater Los Angeles region is facing a severe housing crisis that is having the worst impact on some of LA's most vulnerable residents. The region is especially in need of permanent supportive housing to help homeless individuals and families. Providing housing and supportive services to vulnerable people helps establish stability and health, and is proven as the best strategy for reducing homelessness. This project will bring nearly 400 dedicated affordable units to the heart of Skid Row.

This project is in a great location for housing. It is directly served by the busiest Metro Bus corridor in the city (Routes 18, 53, 62, & 720 on 6th St) with many more bus routes close by. It provides good access to services such as counseling, career centers, and job training. It is close to employment centers in downtown LA and has good transit access to employment centers in Hollywood and Koreatown. In addition, many desirable neighborhood amenities such as restaurants and retail are in easy walking and bicycling distance.

This project is a great project for Los Angeles and for the region. Again, we urge the city to reject the appeal and approve this project.

Best Regards,

The Abundant Housing LA Steering Committee:



Matt Dixon
620 W Wilson Ave, Unit H
Glendale 91203



Mark Vallianatos
3591 Canada St
Los Angeles 90065



Brent Gaisford
Downtown LA resident, CD 14
Los Angeles 90013



Leonora Yetter
1013 16th St, Unit 102
Santa Monica 90403



Mark Edwards
1174 N Curson Ave, #8
West Hollywood 90046

Gabe Rose



Chelsea Byers



Weingart Center
www.weingart.org
566 South San Pedro Street
Los Angeles, CA 90013
(213) 627-9000

November 19, 2018

VIA E-MAIL and U.S. MAIL

Los Angeles City Planning Commission
200 North Spring Street, Room 532
Los Angeles, California 90012

james.k.williams@lacity.org

Re: City Planning Commission Agenda for November 29, 2018;
Case No. CPC-2017-614-GPAJ-ZCJ-HD-SPR, VTT-74852 for Supportive Housing
and Affordable Housing ("Project") located at 554-562 South San Pedro Street and
555-561 South Crocker Street ("Site 1")

Dear Honorable Planning Commissioners:

I am writing on behalf of the Weingart Center Association ("Weingart"), the applicant for the affordable and permanent supportive housing Project described above, in response to the two appeals filed to Weingart's application for a vesting tentative tract map for Site 1, which were submitted separately by Daniel Burke and Joseph Burk (collectively "Appellants") on November 9, 2018.

Weingart has over 35 years of expertise in providing transitional housing and services for homeless individuals, including seniors and veterans. On the basis of this long experience and its existing programming as well as the detailed analysis contained in the Sustainable Community Environmental Assessment approved by the City Council on October 26, 2018 (ENV 2017-615-SCEA) ("SCEA") which addresses Site 1 and an additional site (not currently before the Planning Commission) owned by Weingart at 600-628 South San Pedro Street, 611-615 South Crocker Street, and 518-522 East 6th Street ("Site 2" and with Site 1, the "Project Sites"), Weingart believes the issues raised by the appeals are baseless. Weingart is confident that the proposed permanent supportive housing programs at the Project will be managed in a professional manner that provide appropriate support for tenants while enhancing the existing community through the addition of beautifully designed and effectively controlled buildings which include ample open space.

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With respect to technical issues raised by the Appellants, we have attached as Attachment A to this letter correspondence from CAJA Environmental Services, LLC (the environmental consultant that prepared the SCEA for the Project) addressing the assertions made by Appellants with respect to (1) construction and operational noise, (2) construction traffic and access, (3) parking and (4) characterization of the Project and analysis of impacts of neighborhood on the Project.

The following items respond to the additional points raised by Appellants not addressed in Attachment A:

1. The Project will include appropriate open space as required by the zoning code and Weingart will manage the open space in a professional and safe manner. Appellants contend that their properties will be negatively impacted by tenants misusing the Project open space to throw items or jump onto passersby or property below. However, this is not the case. The provision of open space is required by the Los Angeles Municipal Code. Weingart has found that access to calm, high-quality, well-designed buildings with open space is important to tenant well-being. As such, we feel it is important to provide access to common open space of excellent quality and design, and at a location within reasonable proximity to tenants' apartments, similar to what one might expect in a market rate apartment building. Properly and effectively managing open space is important to Weingart and is critical to maintaining a peaceful and high-quality living environment for all Project tenants and neighbors. For these reasons, there are no private balconies or private open space decks; all balconies and decks are common open space. The Project will comply with Section 112.01 of the Los Angeles Municipal Code, which prohibits any amplified noises, especially those from outdoor sources (e.g., outdoor speakers, stereo systems, etc.) from exceeding the ambient noise levels of adjacent properties by more than 5 dBA. Importantly, the Project will be equipped with security cameras for these areas, to allow on-site security staff and 24/7 on-site management staff to monitor activity and enforce lease requirements which will include house rules governing use of the Project's apartment units, open space and common areas that will be designed to avoid conflicts with other tenants and Project neighbors.

2. The Project will not result in an increase in homelessness or vagrancy near the Project Sites. Appellants claim, without factual support, that the Project's presence will increase homelessness, vagrancy, and drug use in the immediate area by bringing 1,500 new vulnerable people to the vicinity of the Project Sites who will hang out on the streets. The opposite is true. The Project will exert a stabilizing force on the neighborhood. It will improve the built

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environment near the Project Sites by providing new, high-quality, well designed buildings and increase safety by improving lighting, adding exterior facing security cameras, and increasing “eyes on the ground” security through the increase of staff. While the Project will house formerly homeless individuals, the very act of housing them will ensure that they are *not* homeless and living on the street. In addition, the Project will provide on-site supportive services for residents, providing support to these formerly homeless individuals. Weingart is committed to improving the neighborhood and maintaining safe and secure Project Sites. While formerly homeless people will live in the Project, they will have safe and secure housing, rather than living on the street.

3. One of Weingart’s core goals is to break the cycle of homelessness. As such, Weingart will work diligently to assure that tenants remain housed. Appellants contend, without factual support, that Weingart will evict Project tenants, who will then become homeless and remain near the Project Sites. In fact, based on Weingart’s many years of experience in providing transitional housing, this will not be the case. The Project will include comprehensive on-site wrap around case management services. Tenants will come into the development already having an assigned case manager helping them with their individual issues. The case manager will meet with the tenant regularly to get them engaged in services to help them remain in housing and improve their lives through job training, job placement, education, increased medical attention, and/or other services as may be needed by individual tenants. Supportive services to be provided to residents are expected to include dining and meal services, and service connections to providers in areas of (1) mental health, (2) healthcare and dental, (3) career center, employment services, jobs training, and job placement, (4) legal services, (5) substance abuse program, (6) education services, (7) life skills, (8) workforce development program, (9) computer skills and access, and (10) financial literacy training.

Ensuring that Project tenants remain housed is a primary goal for Weingart. To achieve this, Project staff will work with tenants to address their individualized needs and issues while utilizing tried and true tenant management techniques to avoid unnecessary evictions. If evictions are necessary, staff will work with tenants to secure alternative housing to ensure that they do not return to homelessness. Alternative housing options may include but are not limited to, a different permanent supportive housing unit, transitional housing at the existing Weingart Center building, transitional housing at a different location, skilled nursing or other medical residential setting, or other housing options.

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4. The Project includes an on-site smoking area. Appellants assert that Project residents who smoke will loiter in sidewalk areas near the Project Sites. The Project will include on-site area that will allow smoking.

5. Project construction will not inhibit access to buildings near the Project Sites. Appellants contend that construction traffic will limit access to their buildings. This is not the case. The Project includes as a mitigation measure a requirement to develop a construction management plan approved by the City which will be overseen by the relevant City departments. Weingart and its contractors will comply with this plan and ensure that neighbors are properly able to obtain ingress and egress to their properties. With respect to the alley access issue raised by Mr. Burke, the existing access easement and alleyway will remain in place during construction and operation of the Project unless agreed upon otherwise with the property owner.

6. The Project included robust community engagement. Appellants state that there has been insufficient community outreach and that we hosted only a single community meeting. In fact, Weingart and our development team have conducted extensive public outreach to provide information and to solicit feedback and suggestions regarding the Project to and from the surrounding neighbors and other interested parties as noted in the Project Applicant's presentation at the Advisory Agency Hearing held on October 10, 2018. Our extensive community outreach is detailed in Exhibit 1 to the letter from Weingart to the PLUM Committee dated October 25, 2018. A copy of this list is attached as Attachment B. Since these allegations were made by the Central City East Association at the Advisory Agency hearing on October 10, 2018, we have proactively reached out to the Association and held two additional meetings with its membership on October 19, 2018 and November 7, 2018. Additionally, all interested parties and property owners and occupants within a 500-foot radius have been provided all of the City- and CEQA-required public notices regarding the SCEA process for the Project.

7. Conclusion. Despite assertions to the contrary, the Project is well regarded within the community. The Project has received over 100 letters of support, including endorsements or letters of support from LAPD Central Police Station, the Los Angeles Chamber of Commerce; the Los Angeles County Department of Health Services; United Way; Downtown LA Neighborhood Council and the Central City Association.

Weingart has worked for the past two years to craft a proposal that will provide much needed affordable housing and supportive services for the most vulnerable Angelenos. Weingart's 35 years of experience in this field will ensure that the Project operates in a high quality manner.

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While change can understandably cause concern, it is critical to remember that the current strategy (e.g. allowing people to live on the streets) is not an effective way to combat the systemic issues that lead to homelessness in the first place. Weingart is extremely proud of the Project and requests your support in helping it come to fruition so that together, we can work to eradicate homelessness in Los Angeles.

Sincerely,



Senator Kevin Murray (Ret.)
President and CEO

cc: Mayor Eric Garcetti
Councilmember Jose Huizar, CD 14
May Sirinopwongsagon, City Planner

15350 Sherman Way, Suite 315
Van Nuys, CA 91406
Phone 310-469-6700

ATTACHMENT A

I. Construction and Operational Noise Impacts

Appellant Joseph Burk (Location 606, Inc.) (“Burk”) contends that the Project’s construction and operations noise impacts would have a “negative impact” on his business located at 606 E. 6th Street, which is described as a “Film/Audio Production Studio with Artist-In-Residence,” “production facility,” and “artist loft building.” Burk indicates that microphones used “to record quality audio will pick up the loud noises from trucks, bulldozers, hammers, cranes, etc.” that “cannot be edited out like light traffic or wind.” This would result in the potential loss of “a majority or all film production rentals,” including productions produced at the property itself by the appellant. Appellant Daniel Burke (ADM Properties, L.L.P.) (“Burke”) indicates that its building at 529 E. 6th Street has “industrial uses” and that it has had video/audio recording in the past, although it has not been used for that purpose recently, despite many inquiries, as a result of existing noise and loitering in the immediate area, which appellant suggests will be made worse with the Project.

Noise-sensitive Uses

Recording Studios Are Not Considered Noise-Sensitive Receptors. Even if the 606 E. 6th Street or the 529 E. 6th Street properties were to be classified as recording studios, which does not appear to be correct based on the discussion below, the L.A. CEQA Thresholds Guide (Thresholds Guide), the City-authored guidance document utilized to assess construction noise impacts in Section 6: Sustainable Communities Environmental Assessment of the SCEA, does not consider recording facilities to be environmentally sensitive to construction noise. Land uses considered by the Thresholds Guide to be sensitive to construction noise include residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks. To the extent the 606 E. 6th Street property is regularly utilized as a residence, it would qualify as a noise-sensitive use. However, its potential film-studio production use would not be considered a noise-sensitive use. Therefore, the use of the 606 E. 6th Street property is comparable to other noise-sensitive residential receptors in the vicinity of the Project Sites. The use of the 529 E. 6th Street property for “industrial” or “recording” uses would not be considered by the Thresholds Guide to be sensitive uses for purposes of noise analysis.

The 606 E. 6th Street Property Does Not Appear to Function as a Recording or Film Studio. A website associated with the 606 E. 6th Street property (www.location606.com) characterizes the location as a “private residence” and “creative use space.” According to the website, the building located at 606 E. 6th Street was originally a “United Methodist Church” built in 1920 and “then re-zoned in 1984 as an ‘Artist-In-Residence’ property.” “Since 2001 and it has been transformed into a large loft style house and studio which could be used for your next film project” [sic]. Though the appeal letter emphasizes the property’s sensitivity to the Project’s potential construction and operations noise impacts and the effect that this may have on the property’s business, the property itself appears to have little in the way of

soundproofing and acoustic design that is common to recording facilities whose operations are dependent on controlled acoustics, or even complete acoustic isolation. Specifically, film and audio recording studios and similar facilities typically contain extensive and comprehensive features specially designed to limit the intrusion of exterior noises. For example, walls may be constructed with staggered-stud framing and acoustic insulation, windows between interior recording spaces and exterior outdoor areas are generally removed, and heating, ventilation, and air conditioning (HVAC) systems are specially engineered to reduce ventilation noises and the exterior to interior transmission of noises.

There are additional reasons why the building does not appear to serve as a recording studio. The 606 E. 6th Street property is located adjacent to E. 6th Street, an arterial roadway with continuous traffic noises, and located within a highly industrial and commercial district with elevated truck traffic. Despite this environment, the subject business appears to operate as a creative loft rental space with large windows directly facing E. 6th Street. Other glazing is clearly non-acoustic in design, and some windows contain window-mounted HVAC units, which undoubtedly compromise the acoustic properties of the rental space. Photographs of the property publicly accessible via its website show roofing and walls with no acoustical treatments. By any measure, the features of the property's rental space are not consistent with the acoustic properties of professional sound stages and recording facilities.

The 529 E. 6th Street Property Does Not Function as a Recording or Film Studio. Burke identifies the property as an “industrial project” and acknowledges that “video/audio recording...is a past use...” of the 529 E. 6th Street property. CEQA does not require the analysis of potential environmental impacts upon speculative past or future uses. The 529 E. 6th Street property's current use appears to be a general commercial/warehouse use, which is not considered a noise-sensitive use by the L.A. CEQA Thresholds Guide (Threshold Guide). “The noise and loitering in the immediate area” that has challenged the 529 E. 6th Street property in the past is a baseline condition, and is a matter that is entirely separate from the Project.

Project Noise Impacts

It should be noted that the issues related to the Project's noise impacts raised by Burk and Burke in their respective Appeals letters have been raised previously in community meetings held with the Applicant, at the PLUM Hearing held on October 23, 2018, and in a letter from the Central City East Association, dated October 23, 2018, that was submitted to the City Council File; responses to the issue of the Project's noise impacts have already been addressed in Exhibit 3, an attachment to a letter from the Weingart Center (Applicant), dated October 25, 2018, that was submitted to the City Council File.

In short, both the Burk and Burke properties fall within the area already studied in the SCEA as related to the Project's potential noise impacts on sensitive receptors. Neither of these properties is any closer than the “worst-case” noise-sensitive receptor considered in the SCEA (i.e., the Weingart Center located 10 feet south of Site 1), and as such, the noise impacts at the Burk and Burke properties would not exceed those already identified and mitigated for in the SCEA. No additional mitigation is required of the Project for noise impacts related to sensitive receptors

II. Parking

The Site 1 development would have a total of 32 parking spaces. As noted on page 1-1 in Section 1: Introduction of the SCEA, of the 382 residential dwelling units, 378 units would be set aside as Restricted

Affordable Units, with the remaining 4 units designated as Manager Units. As stated on page 2-66 in Section 2: Project Description of the SCEA, pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), the Project Applicant is requesting that zero parking spaces be required for units set-aside for households that earn less than 50 percent of the Area Median Income as determined by the State of California Housing and Community Development Department consistent with Greater Downtown Incentive Area parking regulations pursuant to LAMC 12.22.A.29(c)(3). Parking for the 4 manager's units will be provided in accordance with the Exception for the Central City Area per LAMC Section 12.21-A.4(p): 1 parking space for each dwelling unit equal or less than three habitable rooms. With the approval of the requested incentive and utilization of the Exception for the Central City Area, the Project would require zero parking spaces for the 378 dwelling units proposed to be restricted by covenant to Very Low Income Households and four parking spaces for the dwelling units designated as manager units. Page 2-67 of the SCEA notes that vehicle parking for the philanthropic institution portion of the Site 1 development is calculated pursuant to LAMC Section 12.21.A.4(i)(2) at a rate of 1.0 parking space per 1,000 square feet, resulting in a total of 26 required parking spaces. Vehicle parking for the retail portion of the Site 1 development is required pursuant to LAMC Section 12.21.A.4(i), which requires parking at a rate of 1.0 parking space per 1,000 square feet of commercial uses having a floor area of 7,500 square feet or more, resulting in a total of 2.0 required spaces. The Site 1 development parking supply of 32 spaces meets these provisions. Based on the application of the above parking rates to the Site 2 development and unit mix, a total of 25 spaces is required. It is important to note that the planned Site 2 parking supply is 212 parking spaces and also serves as replacement parking as discussed in detail on page 2-92 of the SCEA.

Additionally, as indicated on pages 1-4 and 1-5 of the SCEA, the Project Sites are within a transit priority area (i.e., an area within ½ mile of an existing or planned major transit stop). Pursuant to California Senate Bill 743 (SB 743), the adequacy of parking for residential or mixed-use residential projects on infill sites within a transit priority area is not to be considered a significant impact on the environment.

SB 743 concludes as a matter of law that no significant impacts from parking can exist for the Project. In addition, as a practical matter, as a standard construction practice, the contractor and Project Applicant would enter into leases at existing, off-street parking lots in the vicinity of the Project Sites during construction on Site 2 to provide parking for construction workers and others and would encourage transit usage and ride sharing as well. Following completion of the parking structure (which is anticipated to precede completion of the mixed-use building), construction workers and others could park in the new structure, while the remainder of the Site 2 Project is developed. Therefore, no displacements or unforeseen impacts to on-site street parking in the vicinity of the Project Sites are anticipated.

For these reasons, the Project's parking impacts are not considered significant.

III. Effect of Construction Trips on Property Access

Burk expresses concern about lack of access to his property as a result of construction traffic related to the Project. As discussed in detail on pages 6-249 through 6-256 in Section 6: Sustainable Communities Environmental Assessment of the SCEA, peak construction trip generation during the AM peak hour would occur during the grading/excavation phases associated with Site 2, overlapping with operational traffic associated with Site 1. The conservative peak-hour trip estimate for this scenario is approximately 180 trips (i.e., 97 inbound and 83 outbound trips). During the PM peak, peak construction trip generation would occur during the building construction phase associated with Site 2, overlapping with operational

traffic associated with Site 1. The conservative peak-hour trip estimate for this scenario is approximately 131 trips (i.e., 47 inbound and 84 outbound trips). As indicated in the SCEA on page 6-170, buildout of the Project would generate approximately 229 net new vehicle trips during the weekday AM peak hour and 197 net new vehicle trips during weekday PM peak hour, and would not result in any significant traffic impacts. Therefore, given the decreased number of trips projected during peak construction periods as compared with operational periods, it can be concluded that no significant traffic impacts would occur during the Project's construction phase. The Project would not block or impede access to or from any properties in the Project Sites' area during the construction phase without consent of the affected property owner.

IV. Reference to the Commenter's Building in the SCEA; Impacts of the Environment on the Project

Burke notes that Figure 2-9 of the SCEA refers to the 529 E. 6th Street building as "abandoned," when it is in fact occupied. This reference on the figure is inadvertent, however, this mislabeling does not have any effect on the analysis in the SCEA. None of the analysis in the SCEA presupposes that the building is abandoned. Any current operational activities associated with the building would have been captured within the existing baseline conditions from which impacts of the Project were assessed in the SCEA. Burke also seems to imply that the SCEA should have taken into account the impact of existing "industrial" land uses on the Project. The purpose of CEQA is to assess impacts of the Project on the environment and not the impacts of the environment on the Project. Thus, this type of analysis is not appropriate or required.

ATTACHMENT B

WEINGART PROJECTS COMMUNITY OUTREACH EFFORTS

02/07/17	Mayors Office
03/30/17	CD14 and Historic Core BID
04/11/17	Deputy Mayor Brenda Shockley
05/08/17	Industrial BID (CCEA meeting) – note that a number of changes to the Project were made based on feedback provided by CCEA members at this meeting.
05/18/17	Community Presentation at James Woods Community Center – note this was a public event that was advertised throughout the community, including door-to-door canvassing in the surrounding area and posting of flyers for the event. The flyer was also posted on the Weingart Center website.
06/05/17	Homeboy Industries
06/14/17	Industrial BID (CCEA) board and business community presentation – note this was a public event that was advertised throughout the community, including door-to-door canvassing in the surrounding area and posting of flyers for the event. The flyer was also posted on the Weingart Center website.
09/14/17	I Art U DTLA – REN Gallery (Art Walk booth) (public event)
10/12/17	I Art U DTLA – REN Gallery (Art Walk booth) (public event)
11/09/17	I Art U DTLA – REN Gallery (Art Walk booth) (public event)
12/21/17	Hilda Solis, Supervisor 1st District
01/11/18	Senior Lead Officer Deon Josephs – Central Police Station – Skid Row
02/20/18	Central City Association (CCA) presentation to Planning and Land Use Committee
03/14/18	City’s Commission on Disability Presentation
04/17/18	Downtown Los Angeles Neighborhood Council (DLANC) presentation to Planning and Land Use Committee (public event with noticing per City requirements)
05/08/18	DLANC Board Meeting (public event with noticing per City requirements)
05/23/18	DLANC presentation to Central City East Action Committee (public event with noticing per City requirements)
06/12/18	DLANC Board Meeting (public event with noticing per City requirements)
10/19/18	Industrial BID (CCEA) Meeting
11/07/18	Industrial BID (CCEA) Meeting



HOMEOWNERS ASSOCIATION

PO Box 29155

Los Angeles, CA 90029-0155

November 26, 2018

Committee Members, Los Angeles City Council PLUM Committee
(via email: clerk.plumcommittee@lacity.org)

Commissioners, City Planning Commission
(via email: matthew.glesne@lacity.org)

Re: Accessory Dwelling Units, CF 16-1468, CPC-2016-4345-CA

To All Concerned:

The Oaks Homeowners Association understands the need for more housing in Los Angeles. This is a statewide problem which must be addressed. However, it's vital that well-intended zoning allowances be carefully balanced with safe living in hillsides. As the City of Los Angeles decides on the allowances for its Accessory Dwelling Units (ADU) Ordinance, the safety of residents subject to extra risks inherent in hillside areas should be top priority.

The City Planning Commission forwarded five exploratory options to consider for the October 11, 2018 meeting. At the meeting, Oaks Homeowners was represented with comments. After the public was heard, there was very little discussion and the item was continued until the November 29th meeting. We would like to be on the record with our input.

First, we believe the State legislation which mandates the allowance of ADU conversions within legally existing floor area is onerous in itself for some hillside communities, such as our own. This should be kept in mind when determining whether even greater allowances (ADUs created through additions and separate buildings) should be legislated for hillsides in Los Angeles.

Street Width: Using street width alone to guide the safe placement for ADUs misses a significant point: It's not only the over-parked narrow streets that are unsafe. What has become even more significant is ingress/egress for entire, locked-in neighborhoods, such as ours.

The Oaks community has only two principle exit routes should a brush fire break out in the dry habitat of Griffith Park which surrounds our homes. These choke points are often jammed under normal circumstances. Further congestion on escape routes could

be an unintentional result of allowing ADUs in our hillside community, which is designated as a Very High Fire Severity Zone. So far in 2018, we have had three brush fires in close proximity to our area, Western Canyon of Griffith Park.

Public Transit: On its face, incorporating distance from public transportation as a criterion for allowing ADUs is presumptuous. As a practical matter, it is unlikely that public transit being within a half-mile will result in ADU-occupants foregoing car ownership in steep hillside areas.

Small-sized ADUs: Limiting ADUs, for example, to 750 square feet instead of 1200 square feet changes very little: there will still be more cars parked on streets and more cars attempting to exit in the event of an emergency evacuation. This option is especially unwise if allowed on the narrowest 16-foot-wide streets, of which Oaks has many.

Brush Fire Risk: Brush fire risk should be the major criterion used for determining ADU exemptions. This metric for community safety is both logical and empirical. Areas within the designated Very High Fire Severity Zone (VHFSZ) would be exempted from ADUs, except for conversions not involving additional square footage. As a concerned homeowners association within high risk zone, we support this option. A close proxy for VHFSZ would be those areas designated as Hillside, subject to Baseline Hillside Ordinance (BHO). It provides an equally-acceptable criterion for limiting ADUs.

Habitat and Open Space Protection: Most hillside residential areas also serve as wildlife corridors or the “soft edge” of major natural areas such as Griffith Park. The Oaks is rich with native habitat and wildlife such as bobcats, Western gray foxes, deer, and even one mountain lion. By exempting VHFSZ and/or BHO areas, much of the conservation and preservation concerns would also be addressed.

We hope that city officials elevate the importance of fire safety to a high level, especially in light of the recent catastrophic fast-moving brush fires across the state that have cost many lives.

Thank you,

Holly Purcell

Holly Purcell
President pro tem



November 27, 2018

City Planning Commission & City Council
200 North Spring Street, Hall Room 360
Los Angeles, CA 90012
attn: Arthi Varma, Matt Glesne, City Clerk

To the Honorable City Planning Commissioners and City Councilmembers:

Re: CPC-2016-4345-CA and CF 18-0179 & 16-1468 Accessory Dwelling Units (ADUs)

Bel Air Skycrest Property Owners' Association (BASPOA) understands that the Accessory Dwelling Unit (ADU) Ordinance is set to come before the City Planning Commission this Thursday. For 2 years now, while this ordinance has gone through a number of iterations, ADUs have been left under-regulated under the state default. We urge the City to finally pass an ordinance that addresses the needs of Los Angeles—and to pass it in a form that will protect all who live, work, play, attend school in or commute through environmentally sensitive and infrastructurally challenged areas, particularly very high fire hazard severity zones.

The recent holocausts in California have brought home in a very visceral way the real, present and increasing danger posed by our history of development in the wildland-urban interface. And wildfires may be the new normal, but they aren't the only danger facing hillside communities like the one we live in. Isn't it time we started using common sense strategies to limit the damage and the threat to life posed by an array of emergency situations large and small, natural and manmade? Communities across the Santa Monica Mountains are vulnerable because of their reliance on limited ingress/egress routes and their substandard, already overburdened streets, as well as their dwindling wildlife corridors and tree canopies. Anything that further increases density in these areas adds to the danger. ADUs by definition increase density.

To reiterate, an ADU ordinance must be passed, and ***ALL AREAS in Very High Fire Hazard Severity Zones and hillside areas generally MUST BE EXEMPTED*** from the ordinance. And by the way, the proximity of bus stops within a particular distance is irrelevant in such areas and should not—*must not*—be cause for exception to the exemption! To ignore the lessons of the recent fires would constitute reckless endangerment and, in the words of a recent *LA Times* article, "land-use malpractice."

Respectfully,

Lois Becker
BASPOA Community Liaison

cc: Councilman Mike Bonin, CD 11; Councilman Paul Koretz, CD 5; Federation of Hillside and Canyon Associations



James Williams <james.k.williams@lacity.org>

CPC-2016-4345-CA -- Accessory Dwelling Unit Ordinance

1 message

Dan Fitzpatrick <cityrenewal@hotmail.com>

Mon, Jul 9, 2018 at 3:49 PM

To: "cpc@lacity.org" <cpc@lacity.org>

Planning Commission

We would urge Planning Commission approval of the proposed Accessory Dwelling Unit ordinance, with one minor amendment discussed below, as presented in agenda item CPC-2016-4345-CA. This ordinance will help in providing much needed affordable housing units.

We strongly support the ADU ordinance and inclusion of movable tiny houses as ADUs.

We would though, request that item “e” under the definition of **Movable Tiny Houses** on page 1, of the ordinance be clarified.

It currently reads: "**(e) Has a room of at least 120 square feet and no more than 430 square feet of habitable living space, including bathrooms and fixed counters.**" Our concern is that, in the first part of the sentence, one is talking about “room” size and the balance of the section it speaks to “habitable living space.” The references should be consistant with "habitable living space."

Therefore, we would urge that this language be amended to read as follows: "***Has at least 120 square feet and no more than 430 square feet of habitable living space, including bathrooms and fixed counters.***" With this change, it is clear that the minimum and maximum square footage is based on “habitable living space.”

Again, with this minor amendment to the proposed ordinance, we urge your passage of the ordinance and recommendation to the City Council for ordinance adoption.

Thank you for your kind consideration.

Daniel R. Fitzpatrick

CA Chapter Leader,

American Tiny House Association

From: Steven Appleton 2825 Benedict St. Los Angeles, Ca 90039 / 213 400 9863
To: Planning Commission, City of Los Angeles
Re: Accessory Dwelling Unit Ordinance- Opposed to Hillside Zone Ban

Dear Planning Commission Members,

I support today's draft ordinance with one important exception. I am opposed to the ban on ADUs in Hillside Zoned properties. The staff report concludes that the limited number of permits issued for Hillside ADUs last year demonstrates that the ban would only have a modest impact City wide. I dispute this conclusion.

That there were relatively fewer number of ADU permits in the Hillside Zones in 2017 is most likely to be due to a combination of stringent Hillside standards and the inherent difficulties of Hillside building. For instance, on steep downslopes with a primary house at the street, adding an ADU to the primary house is rarely economically or geotechnically feasible. That many Hillside lots are "self-limiting" is not good grounds to restrict those Hillside lots that possess the appropriate physical characteristics for safe development of ADUs.

A Hillside ban would fall especially hard on certain districts of Los Angeles whose housing needs are pressing, notably Northeast neighborhoods such as Cypress Park and Glassell Park. Many Hillside lots in these areas (both vacant and with primary homes) possess physical conditions for safe and appropriate development of ADUs:

1. Frontage on a standard street with sufficient emergency access.
2. Proximity to public transit and commercial corridors.
3. Ready connections to all utilities, including sewer
4. Modest topography and good geology
5. Adequate land area for required setbacks.

It is unfair to property owners to restrict ADU development merely because a property has a hillside designation, even though its characteristics are barely discernible from some other lots. Banning ADUs on such lots would also be a significant loss of opportunity for certain parts of the City. I am concerned that the proposed Hillside zone ADU ban offers a one size fits all solutions that fails to fully consider the diversity of the City's Hillside Zones. Possibly such a ban is appropriate for some districts but not others. For instance, homes in the Santa Monica mountain range near Franklin Canyon are large, formal and expensive; homeowners prize "estate living" with requisite tennis courts, swimming pools and a sense of exclusivity. Few if any vacant buildable parcels remain unoccupied. By contrast, in Cypress Park and Glassell Park housing development has been more informal, small scale and diverse. Building stock is a mix of single family, multi-family and non-conforming ADUs. There are a number of Hillside vacant lots and homes near to commercial corridors of San Fernando Road, Cypress Avenue and Figueroa Street. These corridors, along with the emerging public spaces of the Los Angeles River, are the defining character of the area, in complement with the space of private homes and the canyons of the Mt. Washington hills above. Some of nearby native habitat is protected such as in MRCA's Elyria Canyon Park; steep canyons with "paper streets" offer opportunity for further conservation efforts.

Not only does Franklin Canyon lack from-scratch buildable lots, it would be fair to say (with no judgment intended) that ADUs present a challenge to the exclusivity valued by the neighborhood. By contrast Northeast LA districts have a significant number of buildable Hillside lots next to full streets (both vacant land and with primary houses). Further, ADUs are a better fit with community values. Where such lots are adjacent to full streets, they do not pose a safety risk. Indeed, one of the City's own recent pilot ADU projects was in a Hillside Zone which despite the Hillside designation was flat and fully accessible.

For the above reasons, I urge that the Planning Commission reassert its important oversight role and restore the prior version of the ADU Ordinance so that ADUs are permitted in Hillside Zones that possess full public streets and are within ½ mile of public transit. Such a limited exemption will not open a floodgate of development in sensitive or unsafe areas, rather it will simply allow lots with the right physical characteristics to be able to build an ADU.

Should some hillside districts of the City be unified in their opposition to ADUs in their Hillside zones based on the physical characteristics or community values, the Planning Department might want to consider carving out a more detailed and responsive ordinance for those districts.

Sincerely,

A handwritten signature in black ink, appearing to read "S Appleton", with a stylized flourish at the end.

Steven Appleton

Attachment: 2 pages of Photographs and accompanying text, consisting of 6 examples of lots that would be excluded with a Hillside ADU ban but are suitable for development.

Photo Page 1

Examples of Buildable and appropriate sites that would be excluded from ADUs in a Hillside Ban:

- A. 503 and 511 West Isabel Sts. LA CA 90065**
Lot areas, respectively- 5849 and 6331 sq ft
approx. 60 frontage on each lot.
Moderate hillside, sited next to houses with existing multi-family uses on R1-1
near existing non conforming ADUs.
Full street, full access, close to major street Cypress Ave. and to public transit.
In Transit Oriented Development Zone (TOD)
- B. 3400 N Glenalbyn Dr. LA CA 90065**
Lot Area 4367 , modest topography
Close to multifamily housing.
approximately 65' frontage
Full street and access Close to major Street Cypress Ave and to public transit
In TOD.
- C. 423 Ulysses St. LA CA 90065**
Lot Area of 7720.7 sq ft - Topography is flat
Existing single family home with garage. frontage : 65'
and contained in TOD district, full street all utilities.
2 blocks to Figueroa corridor.

A



B



C

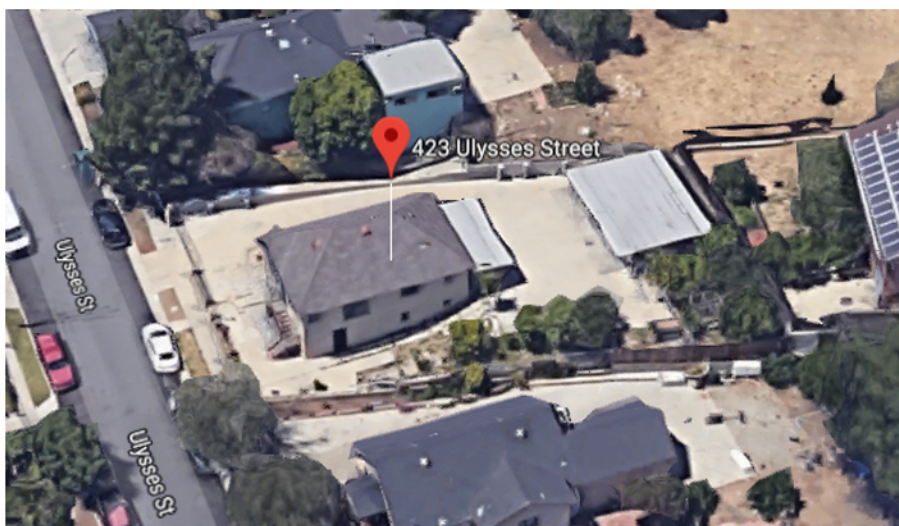


Photo page 2

Examples of Buildable and appropriate sites on vacant land that would be excluded from ADUs in a Hillside Ban:

815 Isabel LA 90065

Lot Area exceeds 53,000 sq ft.
Vacant lot with 90' frontage to full street
Less than 5% grade on lower 18,000 sq ft
Adjacent to some non conforming ADUs
Across street from multi-family zoning (R3)
Close the transit and commerical corridor.



3363 Cazador Dr. LA 90065

Lot Area exceeds 19,999 sq ft.
Vacant lot with 80' frontage to full street.
Modest topography with full street and all utilities.
Close to major commercial corridors and bus stops.

NOTE: ADU construction offers a ministerial path towards appropriate community-serving development on these lots. Without zone change or subdivision these lots would be restricted in the proposed Hillside ADU ban to one single family home-neither forward looking nor even consistent with density and style of adjacent properties.





James Williams <james.k.williams@lacity.org>

ADU Ordinance - Supplemental Report for 10/11/18 CPC

1 message

Jay Ross <ross_jay@hotmail.com>

Mon, Oct 8, 2018 at 9:28 PM

To: "CPC@LACity.org" <CPC@lacity.org>

Cc: Matthew Glesne <matthew.glesne@lacity.org>

To the City:

I support an ADU ordinance that limits the size of the unit to 600 sf.
The goal is to provide affordable housing, so smaller units are cheaper.

The goal is NOT to increase density and allow another unit that can house a family of 4. This is an "accessory" unit, not a full household unit.

If you want more density in R1 neighborhoods, then the city should do a zone change process.
A unit that is 1,200 sf (as allowed by the State), is too big for 1-2 persons. A full family will move in, and that's not the intent of the State's ADU ordinance.

Jay Ross
West LA
(310) 979-9255

From: Matthew Glesne <matthew.glesne@lacity.org>

Sent: Saturday, October 6, 2018 11:20 PM

Subject: ADU Ordinance - Supplemental Report for 10/11/18 CPC

ADU Interested Parties,

The Planning Department has released a Supplemental Report and revised ADU Ordinance in response to comments/questions from the City Planning Commission (CPC) and the public at our prior July 2018 meeting on the ADU Ordinance. The package can be found [here](#).

The item will be considered at the Thursday October 11th meeting of the CPC. The meeting starts at 8:30am but the item is #11 (last) on the agenda. See agenda with meeting details [here](#).

Comments can be sent to the CPC directly by using the instructions [here](#) and emailing to CPC@lacity.org. Please CC me as well.

Any questions, don't hesitate to let me know.

--

Matthew Glesne, Housing Planner
City of Los Angeles Department of City Planning
Policy Planning and Historic Resources Division: Citywide Unit

10/9/2018

City of Los Angeles Mail - ADU Ordinance - Supplemental Report for 10/11/18 CPC

200 North Spring Street, Room 278, Los Angeles, 90012
matthew.glesne@lacity.org | 213.978.2666



Matthew Glesne <matthew.glesne@lacity.org>

ADU Ordinance Revision

1 message

Stuart Magruder <smagruder@studionovaa.com>
To: cpc@lacity.org
Cc: Matthew Glesne <matthew.glesne@lacity.org>

Fri, Aug 17, 2018 at 4:22 PM

To Whom It May Concern -

I am writing to urge a revision to the ADU ordinance to allow a minimum sized AUD on all residential lots regardless of the calculated residential floor area (RFA) limits. This revision is necessary due to a huge disparity in RFA limits imposed on R1 lots in the City. Typical R1 lots are allowed a maximum 0.45 RFA while Variation zone R1 lots are allowed RFA limits on a sliding scale, starting with a 0.65 RFA for lots under 6,000 sf (See LAMC 12.08.C.5). For a typical 5,500 sf lot, this disparity is 1,100 sf (2,475 sf at 0.45 v 3,575 sf at 0.65). This 20 point spread seems hard to justify.

Assembly Bill 2890 (Ting) has proposed this change at the State level, guaranteeing a minimum 800 sf for any ADU regardless of RFA limits. I think this is acceptable but am confident that a 500 sf or 600 sf guaranteed minimum would allow for pleasing studio units. I'm happy to provide examples of ADUs I have designed at 1,200 sf (under construction) and 500 sf (in design).

I would propose the following revision to the ADU Ordinance, CPC-2016-4345-CA, as follows (changes underlined and in red):

12.22.A.32.c.3 Limits on total Floor Area (including Residential Floor Area) on a lot apply separately to Detached ADUs greater than 600 sf, and may further limit allowable Detached ADU square footage

12.22.A.32.d.2 Limits on total Floor Area (including Residential Floor Area) on a lot apply separately to Attached ADUs greater than 600 sf, and may further limit allowable Attached ADU square footage

Please let me know if you have any questions. I will attend and speak at the 09.27.2018 CPC meeting as I understand that this Ordinance will be on the agenda.

Thanks -

Stuart Magruder, Architect

Studio Nova A Architects, Inc.

4337 West 59th Street

Los Angeles, CA 90043

323 292-0909 (o)

310 923-8297 (c)

smagruder@studionovaa.com

www.studionovaa.com

Licensed in the states of California and New York

www.linkedin.com/in/stuartmagruder

Specializing in highly sustainable contemporary architecture.

President of AIA Los Angeles, 2012

National Young Architect Award, 2012

AIA California Council John Bolles Fellow



James Williams <james.k.williams@lacity.org>

THOW regulations Re:meeting July 12th, 2018 8:30 am

1 message

Dani Moore <ratstripper@gmail.com>
To: cpc@lacity.org

Tue, Jul 10, 2018 at 8:26 AM

Dear Planning Commission,

As a THOW (Tiny House On Wheels) owner, I am writing to strongly encourage you to increase affordable housing in the City of Los Angeles, possibly by 1,000 %.

As you know , one of the most pressing issues in Los Angeles is affordable housing. People are put at risk by illegally converting garages, storage sheds and other unsafe housing just to survive.

By allowing, and regulating THOW's, you can easily and quickly increase, safe, affordable housing in the city, without an increase in Section 8 housing and the zoning fights that go along with that.

THOW's are a great alterternative for seniors, students, small families, couples starting out, who would otherwise have to live in a possibly unsafe neighborhood, or rent a single room in someone else's house, or commute long distances (contributing to freeway congestion, smog and putting a great strain on our aging infrastructure.) For many seniors, finding affordable housing is second only to medical costs, in quality of life decisions.

As a widowed senior, building my own THOW was a unique solution to a serious issue for me. Facing growing medical costs, I certainly didn't need the upkeep required or costs of maintaining a large house on a sizable piece of property. Being able to sell my property and live Tiny has allowed me to enjoy my retiree years in a way that would not have been possible otherwise.

I hope you will move forward in making Los Angeles a Modern, more affordable, City, that offers it's citizens more affordable ways to live.

Thank you,
Dani L. Moore

DAY OF HEARING SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3c. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All submissions distributed to the Commission during the Commission Meeting are included in this file.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.