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SECONDARY SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

September 10, 2019

TO: City Planning Commission

FROM: Kathleen King, City Planning Associate

ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2016-3765-TDR-MCUP-CUX-ZAD-DD-SPR; 319-323 5th Street and 440-442 South Hill Street

The following technical modifications are presented for your consideration to be incorporated into the Staff Recommendation Report at the City Planning Commission meeting of September 12, 2019, related to Item No. 9 on the meeting agenda. Deleted text is shown in ~~strikethrough~~ and added text is shown in underline.

Various Pages, Requested Zoning Administrator Determination

[...] a Zoning Administrator's Determination to allow a building height of 250 feet for the portion of the building located on a C2-zoned lot within ~~100~~ 199 feet of an OS Zone (Pershing Square), in lieu of the otherwise maximum height 61 feet, as permitted by LAMC Section 12.21.1 A.10.

Various Pages, Pershing Square Renew

Update references regarding the Allocation of Public Benefit Direct Provision from the ~~Pershing Square Renew~~ to Pershing Square Improvement Fund.

Page A-21, Issues and Other Details, Sub-header of 1st Paragraph

Driveway Ingress/Egress from ~~Figueroa~~ 5th Street

Page C-1, Condition No. 3.b

3. Transfer of Floor Area Rights
 - b. **TFAR Transfer Payment.** The Project is subject to and shall pay a TFAR Transfer Payment in conformance with Section 14.5.6 through 14.5.12 of the Code. Such payment shall be based on the actual amount of floor area transferred to the Project site.
 - i. The total amount of floor area authorized to be transferred from the Los Angeles Convention Center by this action shall not exceed 155,834 square feet. The total floor area of the Project Site (Receiver Site) shall not exceed 255,812 square feet.

- ii. The Applicant shall provide a TFAR Transfer Payment consistent with LAMC Section 14.5.10 in the amount of \$5 per square foot, or ~~\$3,634,848.55~~ **\$779,170**, for the transfer of 155,834 square feet from the Los Angeles Convention Center located at 1201 South Figueroa Street (Donor Site) to the Project Site (Receiver Site).

Page C-3, Condition No. 7

7. Sustainability

- a. 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.
- b. ~~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.~~
- c. Solar and Electric Generator. Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction. In particular, solar-powered generators shall be used for the construction trailer(s) on-site.
- d. Solar Power. A minimum of 25 percent of the upper roof shall be installed with 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.~~

Page C-9, Condition No. 51

Condition No. 51 is a duplicate of Condition No. 26:

- ~~51. 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 Zoning Administrator to impose additional corrective Conditions, if, in the Zoning Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.~~



Planning CPC <cpc@lacity.org>

5th and Hill - Renderings - CPC-2016-3765-TDR-MCUP-CUX-ZAD-DD-SPR

Justin Mahramas <JMahramas@sheppardmullin.com>

Mon, Sep 9, 2019 at 8:08 PM

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

Cc: Kathleen King <kathleen.king@lacity.org>

Hello,

Please find attached an updated rendering set for the 5th and Hill project in advance of Thursday's hearing. The associated case number is CPC-2016-3765-TDR-MCUP-CUX-ZAD-DD-SPR.

Please don't hesitate to let me know if you have any questions.

Best,

Justin

Justin J. Mahramas

+1 213-617-4101 | direct

JMahramas@sheppardmullin.com | [Bio](#)

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5Hill_Renderings (CPC-2016-3765-TDR-MCUP-CUX-ZAD-DD-SPR).pdf

4217K



5TH AND HILL



5TH STREET



5TH STREET ENTRY



HILL STREET GARAGE ENTRY



VIEW FROM BROADWAY



VIEW FROM BROADWAY - NIGHT



VIEW FROM NORTH SIDE



LEVEL 7 OUTDOOR RESTAURANT



HOTEL GUESTROOM



LEVEL 19 HOTEL SWIMMING POOL



PENTHOUSE LOWER LEVEL



PENTHOUSE POOL





LONG AUTOMOTIVE
2801 ROWENA AVE
323-562-0511

SPEED
LIMIT
35
EMERGENCY
ACCESS
KEEP
CLEAR

FIRE STATION NO. 56
2759 ROWENA AVENUE

COCO
THEATRE

GLENDALE
8AVJ543
EVAN PORG



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

September 9, 2019

TO: City Planning Commission
FROM: Nicole Sanchez, City Planner

TECHNICAL MODIFICATIONS TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2016-4393-VZC-DB-CDO-SPR; 2900-2910 W San Fernando Road

Based on input received from the Applicant after the distribution of the Staff Recommendation Report, the Department of City Planning recommends that the following technical modifications be considered by the City Planning Commission at its meeting on September 12, 2019, related to Item No. 11 on the meeting agenda.

1. Floor Area, reference to total floor area as 431,504-square feet shall be amended to 431,633-square feet on pages A-3 and F-15.
2. Total number of EV ready stalls required shall be modified from 120 to 114 on page A-1.
3. Rooftop deck calculations shall be corrected as follows:

2,381-2,476-square foot roof deck structure and a ~~5,307~~-5,324-square foot roof deck courtyard.
4. Reference to parking on page F-16 shall be corrected to 594 automobile parking spaces proposed in lieu of 597 automobile parking spaces.
5. Reference to Condition 17 in Site Plan Review Finding b on page F-17 shall be changed to Condition 18.
6. Case number reference in Environmental Finding on page F-18 shall be corrected to ENV-2016-4394-MND.
7. Flood Insurance Zone in Finding No. 6 on page F-18 shall be corrected from Flood Zone C to Flood Zone X.

September 9, 2019

Nicole Sanchez
Department of City Planning
Central Project Division
200 N. Spring St.
Room 621
Los Angeles, CA. 90012

RE: CPC-2016-4393 STAFF REPORT DATED SEPTEMBER 12, 2019

Ms. Sanchez:

Based on our review of the Staff Report dated September 12, 2019 for Case No. CPC-2016-4393 located at 2910 N. San Fernando Road, we have identified elements of the report that we respectfully request clarification and/or revision. Below is a summary:

1. **Page A-1:** In the project summary 120 EV stalls is referenced for the 20% required parking spaces. The correct amount should be 114 EV stalls based on 566 required stalls. 120 is based on provided stalls. 114 EV stalls is correctly identified on page A-3 under the Sustainability section.
2. **Page A-3:** Proposed FAR is listed at 431,504 sf, it should be 431,663 sf as shown on page A1.0 of the plan set.
3. **Page A-5- Freeway Adjacent Housing Project section:** Roof deck structure and courtyard square footage is incorrect. May have been from earlier plan sets. Page C-2 section 17.a Roof Deck: has correct square footage per plan set. Structure: 2,476 sf and Courtyard: 5,324 sf.
4. **Page C-3 Section 19.d:** We were not aware of this requirement. The other conditions require EV install at 5% of the required spaces (29 total). This provision significantly increases the EV installed spaces, and is a dis-incentive to providing extra parking. We request that this condition be eliminated.
5. **Page F-15 4.a second paragraph:** total proposed FAR is listed as 431,504 square feet but it should be 431,633 square feet per sheet A1.0 in the plan set. Same as item #3.
6. **Page F-16 Off-Street Parking Facilities and Loading Areas:** "Project proposes to provide 597 automobile parking spaces...". There is a typo on sheet A1.0 in the plan set. The Parking Provided summary shows the correct total provided spaces as **594**.
7. **Page F-17 Lighting:** Incorrectly references Condition No. 17 for lighting. Condition No. 18 references lighting.
8. **Page F-18 Environmental Findings:** Incorrectly shows ENV-2016-4393-MND, the correct identification is ENV-2016-4394-MND. ENV-2016-4393-MND is also incorrectly referenced on page 2 under Recommended Actions.

9. **Page F-18 Environmental Findings – 6. Flood Insurance:** The report locates the project within Flood Zone C. The project civil engineer confirmed that the project is within Flood Zone X which is listed with Flood Zone C as both outside the 100-year flood zone. The City ZIMAS program simply lists the site's flood zone as "None".

Please let me know if you have any questions and both Grant Williams and myself look forward to seeing you at the City Planning Commission Hearing this Thursday.

Sincerely,



Ed McCoy
Senior Vice President

DAY OF HEARING SUBMISSIONS

#10

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SEP 12 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

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CORNER PERSPECTIVE
9/12/19

KAHWAJI BUILDING
2771 ROWENA AVE.

nest

architecture llc
4140 mapeland ave. suite 110
daly city
california 94015
510.558.8820
n. 7722

7524 willow st.
daly city
california 94015
510.558.8820
n. 7722



ROWENA AVE. PERSPECTIVE
9/12/19

KAHWAJI BUILDING
2771 ROWENA AVE.

nest
ARCHITECTURE INC.
4540 maguire ave. suite 100
oakland, ca 94611
415.554.9000
310.554.9000
n@nest
7524 wilson st.
bakersfield, ca 93304
717.274.4000
n@nest

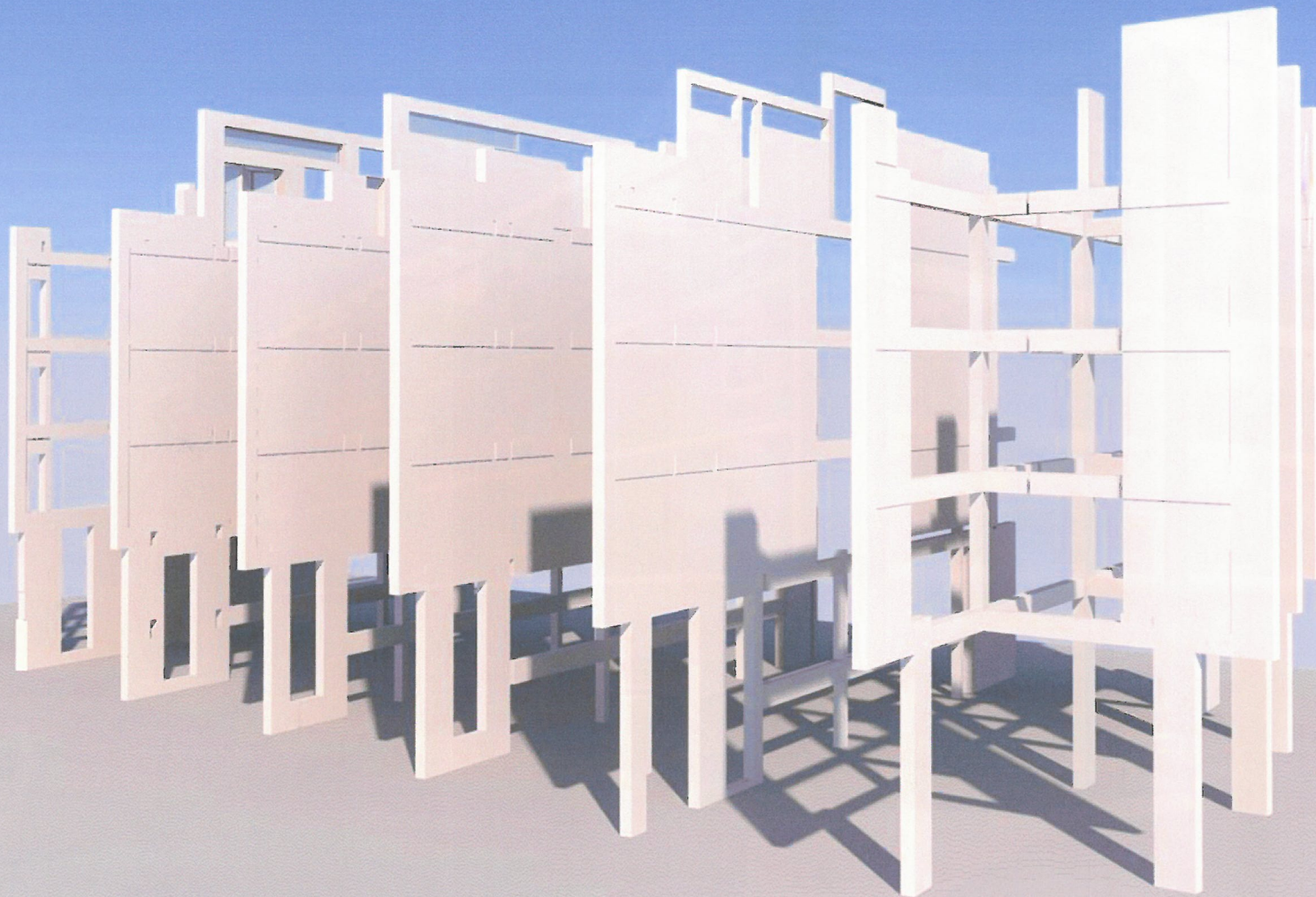


ROKEBY ST. PERSPECTIVE
9/12/19

KAHWAJI BUILDING
2771 ROWENA AVE.

nest
architecture inc.
4340 marshall ave. suite 100
culver city
california 90230
310.553.8800
n. 2522

2024 addition
project number 17046
717.274.8033
n. 9063



STRUCTURAL SCHEMATIC
9/12/19

KAHWAJI BUILDING
2771 ROWENA AVE.

nest
architecture inc.
4200 macdonald ave. suite 100
richmond, bc
canada v6v 2c6
tel: 604.271.1111
fax: 604.271.1112
7532 hwy 101
kelowna
bc v1y 9c6
tel: 250.860.8553
www.nestarch.com

#11

Abundant Housing LA

September 11, 2019

Nicole Sanchez, City Planner
City of Los Angeles
200 N Spring St, Room 721
Los Angeles, CA 90012
nicole.sanchez@lacity.org

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SEP 12 2019

CITY PLANNING DEPT.
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To whom it may concern,

We are writing to you in support of the proposed project at 2900 San Fernando Rd consisting of 370 apartment units, including 31 units for Very Low Income Households, and 1,914 square feet of co-work space, cases CPC-2016-4393-VZC-DB-CDO-SPR/ENV-2016-4394-MND. We urge the city to approve a zoning change from [Q] M1-1-CDO-RIO to [Q]CM-1-CDO-RIO. We also urge the city to grant Density Bonus incentives (including an increased FAR), approve the Site Plan Review, and find the project Categorically Exempt from the provisions of CEQA.

The greater Los Angeles region is facing a severe housing shortage. This project will provide much needed housing and will help to reduce issues of gentrification and displacement in other parts of the region. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing. There are 6 Metro bus routes within 2 blocks. In particular, Route 94/794 run Sylmar and Cypress Park and stops at multiple Metro stations and the Burbank Airport. Route 224 runs between Sylmar and North Hollywood with stops at multiple Metro stations, a high school and middle school, and employment centers including Universal City and Olive View Medical Center. The project is also 1 block away from the Metrolink Antelope Valley Line, which runs between Lancaster and downtown LA.

It is great to see the developer using the Density Bonus program to bring both market rate and badly needed affordable housing to the city. Affordable housing programs that depend on a percentage of new construction being affordable need a lot of new construction to have an impact, and the city should work to increase the number of developers using the Density Bonus.

This project is good for Los Angeles and for the region. Again, we urge the city to grant the incentives, approve the Site Plan Reviews, and find the project Categorically Exempt from the provisions of CEQA.

Best Regards,

Tami Kagan-Abrams

Tami Kagan-Abrams
Abundant Housing LA Projects Director

Abundant Housing LA
Housing for all

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SEP 12 2019

CITY PLANNING DEPT.
AREA PLANNING COMMISSION



8/29/19

A handwritten signature in blue ink, appearing to be 'H' followed by a stylized 'M'.

FILE COPY

Nicole Sanchez
City Planner
Department of City Planning
Central Project Planning Division
200 N. Spring St. Room 621
Los Angeles, CA. 90012

RE: Support For 2910 N. San Fernando Road (CPC-2016-4393-VZC-DB-CDO-SPR)

Ms. Sanchez,

Super King Market is located one block south of the proposed Fairfield Residential 370-unit apartment project. Our grocery store and future residents will greatly benefit from the walkable location for grocery shopping. Fairfield Residential has provided the current entitlement set of plans dated July 25, 2019 and we feel the new development will enhance the San Fernando Corridor. Thank you.

Sincerely,

Jake Fermanian

A handwritten signature in black ink, appearing to be 'JF' followed by a long horizontal line.