

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

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”**: 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”**: 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.

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

ENABLE BOOKMARS 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.

SECONDARY SUBMISSIONS



Department of City Planning

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

September 29, 2021

TO: City Planning Commission

FROM: Oliver Netburn, City Planner

TECHNICAL MODIFICATION TO THE AFFORDABLE HOUSING SET ASIDE REQUIREMENTS FOR CASE NO. CPC-2021-2544-GPAJ-VZCJ-SPR-PSH-HCA; 454 SOUTH SAN PEDRO STREET AND 501-511 EAST 5TH STREET

The following technical modifications are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of September 30, 2021, related to Item No. 6 on the meeting agenda.

The proposed project includes a General Plan Amendment from Light Manufacturing to Regional Center Commercial and Vesting Zone Change from M2-2D to (T)(Q)C2-2D, and is subject to Los Angeles Municipal Code (LAMC) Section 11.5.11, as established under Measure JJJ. Furthermore, as the proposed (T)(Q)C2 Zone will allow residential uses where the existing M2 Zone does not allow residential uses, the proposed project is subject to LAMC Section 11.5.11(a)(1)(iii) which requires "...no less than 5% of the total units at rents affordable to Extremely Low Income households, and either 11% of the total units at rents affordable to Very Low Income households or 20% of the total units at rents affordable to Lower Income households..."

The proposed project satisfies the requirements of LAMC Section 11.5.11(a)(1)(iii) in that it provides 5% of the total units (5 units) for Extremely Low Income Households, and 87% of the total number of units (86 units) for Low Income Households, well above the 20% requirement. Condition No. Q-3, as presented in the staff report, recommends 5% of the dwelling units to be reserved for Extremely Low Income Households and 6% to be reserved for Very Low Income Households. Therefore, in order to ensure that the proposed project provides the requisite number of affordable units required in LAMC Section 11.5.11(a)(1)(iii), staff recommends the following modification to Condition Nos. Q-3 (deletions in ~~strikeout~~; additions in underline):

- 3. On-site Restricted Affordable Units.** 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 a minimum of five (5) percent of the dwelling units available to Extremely Low Income households and ~~six (6)~~ **20** percent available to ~~Very~~ Low Income Households as defined by LAMC Section 11.5.11(a)(1)(iii). ~~The~~

~~remaining 86 units shall be reserved for Low Income families per HUD or Tax Credit Allocation Committee (TCAC) levels.~~ All restricted affordable units shall be available for a minimum period of 55 years. 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.

In conjunction with the recommended modified condition, staff recommends modifying the findings, as appropriate.

DAY OF HEARING SUBMISSIONS



Planning CPC <cpc@lacity.org>

5600 - 5606 W. Hollywood Blvd., CPC-2020-4296-CU-DB-SPP-SPR-VHCA-PHP, ENV-2020-4297-SCPE, OPPOSED

cmaddren@gmail.com <cmaddren@gmail.com>

Thu, Sep 30, 2021 at 9:27 AM

To: Planning CPC <cpc@lacity.org>

Cc: cmaddren@gmail.com

Re: 5600 – 5606 West Hollywood Boulevard

CPC-2020-4296-CU-DB-SPP-SPR-VHCA-PHP

ENV-2020-4297-SCPE

Members of the City Planning Commission,

I am writing to say I'm opposed to approval of the project referenced above.

The City can't make the findings required for a Site Plan Review. The project is not compatible with existing and future development on adjacent properties and neighboring properties. As currently proposed, it will be a complete anomaly, towering over the rest of the buildings in the neighborhood. Also, since the project is primarily market rate, it will have gentrifying impact, driving further real estate speculation in this largely low-income neighborhood, and leading to more displacement.

The project does not qualify for review under SCPE. It can't be served by existing utilities. The project will be served by RecycLA, which has not and cannot for the foreseeable future, meet the State requirement under AB 939 to divert 50% of the project's solid waste to recycling. Most of the solid waste generated by the project will go to landfills. This will cause significant environmental impacts, as landfills are major emitters of greenhouse gasses. The approval of this project, in addition to numerous other large projects in the Hollywood area, will have significant cumulative impacts, increasing GHG emissions at a time when the City claims that it's trying to fight climate change.

Also, as deliveries from LA Aqueduct, the State Water Project and the Colorado River continue to decline, the City needs to allocate shrinking water resources to affordable housing, not wasting it on more projects that are primarily market rate.

Sincerely,

Casey Maddren