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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.

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ENABLE BOOKMARS ONLINE:

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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 525, Los Angeles, CA 90012

November 19, 2024

TO: City Planning Commission

FROM: Correy Kitchens, City Planning Associate
Department of City Planning, Valley Project Planning

TECHNICAL CORRECTION TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2023-6312-ZC-CU-SPR; 9129, 9143, and 9145 NORTH DE SOTO AVENUE

The following technical corrections are to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting on November 21, 2024, related to Item No. 6 on the agenda.

In the staff recommendation report the building height states a maximum height of 51 feet for Building A and a maximum height of 19 feet for Buildings B, C, and D. The correct building height is a maximum height of 51 feet and 3 inches for Building A and a maximum height of 19 feet and 4 inches for Buildings B, C, and D. The staff report also provides the gross site area, in lieu of the net site area. The lot area after dedication is therefore corrected from 79,738 square feet to 78,255 square feet. Lastly, the floor area ratio (FAR) is also corrected to read 1.38:1 FAR in lieu of the 1.11:1 FAR.

Deleted text is shown in ~~strike through~~ and added text is shown in underline.

On Page Q-1, (Q) Qualified Conditions of Approval, the following language is corrected:

4. **Height.** Development at the site is limited to a maximum height of 51 feet 3-inches as shown in Exhibit A.

As it relates to the building height, lot area, and FAR, staff recommends globally correcting references to these numbers throughout the staff recommendation report. Therefore, it should read as follows:

- Building A – a maximum height of 51 feet 3-inches
- Buildings B, C, and C – a maximum height of 19-feet 4-inches
- FAR – 1.38:1
- Net Lot Area – 78,255 square-feet



November 18, 2024

VIA EMAIL

City Planning Commission
City of Los Angeles
Email: cpc@lacity.org

RE: 11623 Glenoaks Avenue
Agenda Item 5a., No. CPC-2024-3390-DB-PR-VHCA

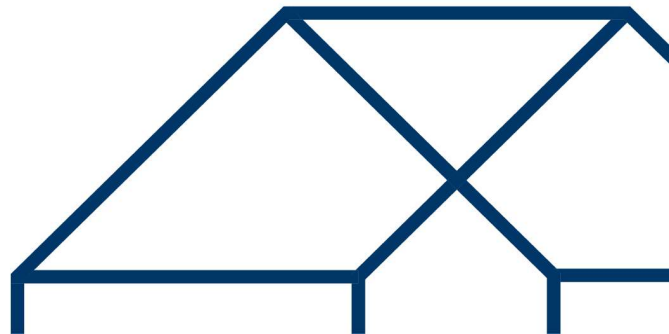
To the City Planning Commission:

Californians for Homeownership is a 501(c)(3) organization devoted to using legal tools to address California's housing crisis. We are writing regarding the project at issue in Case No. CPC-2024-3390-DB-PR-VHCA. The City's approval of this project is governed by the Housing Accountability Act, Government Code Section 65589.5. For the purposes of Government Code Section 65589.5(k)(2), this letter constitutes our written comments on the project.

The Housing Accountability Act generally requires the City to approve a housing development project unless the project fails to comply with "applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete." Gov. Code § 65589.5(j)(1). To count as "objective," a standard must "involve[e] no personal or subjective judgment by a public official and be[] uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." Gov. Code § 65589.5(h)(8). In making this determination, the City must approve the project if the evidence "would allow a reasonable person to conclude" that the project met the relevant standard. Gov. Code § 65589.5(f)(4). Projects subject to modified standards pursuant to a density bonus are judged against the City's standards as modified. Gov. Code § 65589.5(j)(3).

The City is subject to strict timing requirements under the Act. If the City desires to find that a project is inconsistent with any of its land use standards, it must issue written findings to that effect within 30 to 60 days after the application to develop the project is determined to be complete. Gov. Code § 65589.5(j)(2)(A). If the City fails to do so, the project is deemed consistent with those standards. Gov. Code § 65589.5(j)(2)(B).

If the City determines that a project is consistent with its objective standards, or a project is deemed consistent with such standards, but the City nevertheless proposes to reject it, it must make written findings, supported by a preponderance of the evidence, that the project would have a "specific, adverse impact upon the public health or safety," meaning that the project would have



“a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” Gov. Code § 65589.5(j)(1)(A); *see* Gov. Code § 65589.5(k)(1)(A)(i)(II). Once again, “objective” means “involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” Gov. Code § 65589.5(h)(8).

Even if the City identifies legally sufficient health and safety concerns about a project, it may only reject the project if “[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact . . . other than the disapproval of the housing development project . . .” Gov. Code § 65589.5(j)(1)(B). Thus, before rejecting a project, the City must consider all reasonable measures that could be used to mitigate the impact at issue.

These provisions apply to the full range of housing types, including single-family homes, market-rate multifamily projects, and mixed-use developments. Gov. Code § 65589.5(h)(2); *see Honchariw v. Cty. of Stanislaus*, 200 Cal. App. 4th 1066, 1074-76 (2011). And the Legislature has directed that the Act be “interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” Gov. Code § 65589.5(a)(2)(L).

When a locality rejects or downsizes a housing development project without complying with the rules described above, the action may be challenged in court in a writ under Code of Civil Procedure Section 1094.5. Gov. Code § 65589.5(m). The legislature has significantly reformed this process over the last few years in an effort to increase compliance. Today, the law provides a private right of action to non-profit organizations like Californians for Homeownership. Gov. Code § 65589.5(k). A non-profit organization can sue without the involvement or approval of the project applicant, to protect the public’s interest in the development of new housing. A locality that is sued to enforce Section 65589.5 must prepare the administrative record itself, at its own expense, within 30 days after service of the petition. Gov. Code § 65589.5(m). And if an enforcement lawsuit brought by a non-profit organization is successful, the locality must pay the organization’s attorneys’ fees. Gov. Code § 65589.5(k)(2). In certain cases, the court will also impose fines that start at \$10,000 per proposed housing unit. Gov. Code § 65589.5(k)(1)(B)(i).

In recent years, there have been a number of successful lawsuits to enforce these rules:

- In *Eden Housing, Inc. v. Town of Los Gatos*, Santa Clara County Superior Court Case No. 16CV300733, the court determined that Los Gatos had improperly denied a subdivision application based on subjective factors. The court found that the factors cited by the town, such as the quality of the site design, the unit mix, and the anticipated cost of the units, were not objective because they did not refer to specific, mandatory criteria to which the applicant could conform.
- *San Francisco Bay Area Renters Federation v. Berkeley City Council*, Alameda County Superior Court Case No. RG16834448, was the final in a series of cases

relating to Berkeley's denial of an application to build three single family homes and its pretextual denial of a demolition permit to enable the project. The Court ordered the city to approve the project and to pay \$44,000 in attorneys' fees.

- In *40 Main Street Offices v. City of Los Altos*, Santa Clara County Superior Court Consolidated Case Nos. 19CV349845 & 19CV350422, the court determined that the Los Altos violated the Housing Accountability Act, among other state housing laws, by failing to identify objective land use criteria to justify denying a mixed-use residential and commercial project. The City was ultimately forced to pay approximately \$1 million in delay compensation and attorneys' fees in the case.
- In *Californians for Homeownership v. City of Huntington Beach*, Orange County Superior Court Case No. 30-2019-01107760-CU-WM-CJC, a case brought by our organization, the court ruled that Huntington Beach violated the Housing Accountability Act when it rejected a 48-unit condominium project based on vague concerns about health and safety, including traffic concerns similar to those raised by comments on the project you are considering. Following the decision, the City agreed to pay \$600,000 in attorneys' fees to our organization and two other plaintiffs.

Based on the above legal framework, state law requires the City to approve this project. We have also considered the City's environmental review for the project and determined that it complied with state law. We urge you to approve the project.

Sincerely,



Matthew Gelfand



Nov 15, 2024

**City of Los Angeles
City Planning Commission
Los Angeles City Hall
200 North Spring Street, Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 11623 Glenoaks Boulevard;
CPC-2024-3390-DB-PR-VHCA**

By email: cpc@lacity.org

**Cc: Esther Ahn, City Planner, esther.ahn@lacity.org; City Clerk's Office,
clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org**

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 246-unit housing development project at 11623 Glenoaks Boulevard, which includes 28 units for very low-income households. These laws include the Housing Accountability Act ("HAA"), the Density Bonus Law ("DBL"), and California Environmental Quality Act ("CEQA") Guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA. (Gov. Code, § 65589.5, subd. (j)(3).) The Commission must therefore approve the project unless it makes written findings regarding health and safety as mentioned above – which it cannot do since the preponderance of the evidence in the record does not support such findings. (*Id.* at subd. (j).)

**360 Grand Ave #323, Oakland 94610
www.calhdf.org**

The DBL offers the proposed development certain protections. (See Gov. Code, § 65915.) The Commission must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the Commission must not deny the project the proposed waivers and concessions with respect to building height, floor area ratio, and transitional height requirements, unless it makes written findings as required by Government Code section 65915, subdivision (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id.* at subd. (p).) Furthermore, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Additionally, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to § 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

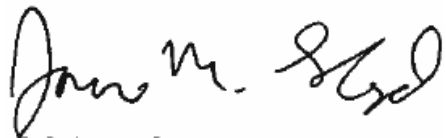
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will bring new customers to local businesses; it will grow the City’s tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a stylized, flowing script.

Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'James M. Lloyd', with a stylized, flowing script.

James M. Lloyd
CalHDF Director of Planning and Investigations



November 18, 2024

VIA EMAIL

City Planning Commission
City of Los Angeles
Email: cpc@lacity.org

RE: 18430-18434 West Vanowen Street
Agenda Item 7., No. CPC-2022-8567-DB-CDO-SPR-VHCA

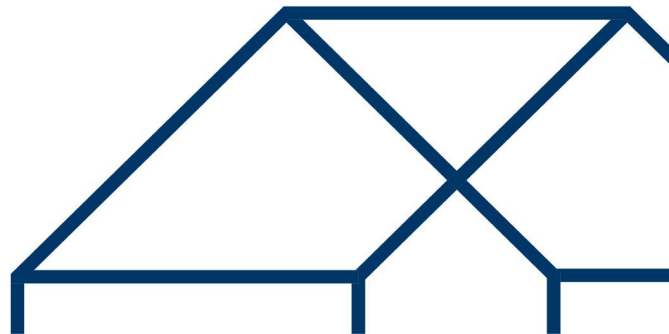
To the City Planning Commission:

Californians for Homeownership is a 501(c)(3) organization devoted to using legal tools to address California's housing crisis. We are writing regarding the project at issue in Case No. CPC-2022-8567-DB-CDO-SPR-VHCA. The City's approval of this project is governed by the Housing Accountability Act, Government Code Section 65589.5. For the purposes of Government Code Section 65589.5(k)(2), this letter constitutes our written comments on the project.

The Housing Accountability Act generally requires the City to approve a housing development project unless the project fails to comply with "applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete." Gov. Code § 65589.5(j)(1). To count as "objective," a standard must "involve[e] no personal or subjective judgment by a public official and be[] uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." Gov. Code § 65589.5(h)(8). In making this determination, the City must approve the project if the evidence "would allow a reasonable person to conclude" that the project met the relevant standard. Gov. Code § 65589.5(f)(4). Projects subject to modified standards pursuant to a density bonus are judged against the City's standards as modified. Gov. Code § 65589.5(j)(3).

The City is subject to strict timing requirements under the Act. If the City desires to find that a project is inconsistent with any of its land use standards, it must issue written findings to that effect within 30 to 60 days after the application to develop the project is determined to be complete. Gov. Code § 65589.5(j)(2)(A). If the City fails to do so, the project is deemed consistent with those standards. Gov. Code § 65589.5(j)(2)(B).

If the City determines that a project is consistent with its objective standards, or a project is deemed consistent with such standards, but the City nevertheless proposes to reject it, it must make written findings, supported by a preponderance of the evidence, that the project would have a "specific, adverse impact upon the public health or safety," meaning that the project would have



“a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” Gov. Code § 65589.5(j)(1)(A); *see* Gov. Code § 65589.5(k)(1)(A)(i)(II). Once again, “objective” means “involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” Gov. Code § 65589.5(h)(8).

Even if the City identifies legally sufficient health and safety concerns about a project, it may only reject the project if “[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact . . . other than the disapproval of the housing development project . . .” Gov. Code § 65589.5(j)(1)(B). Thus, before rejecting a project, the City must consider all reasonable measures that could be used to mitigate the impact at issue.

These provisions apply to the full range of housing types, including single-family homes, market-rate multifamily projects, and mixed-use developments. Gov. Code § 65589.5(h)(2); *see Honchariw v. Cty. of Stanislaus*, 200 Cal. App. 4th 1066, 1074-76 (2011). And the Legislature has directed that the Act be “interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” Gov. Code § 65589.5(a)(2)(L).

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relating to Berkeley's denial of an application to build three single family homes and its pretextual denial of a demolition permit to enable the project. The Court ordered the city to approve the project and to pay \$44,000 in attorneys' fees.

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Based on the above legal framework, state law requires the City to approve this project. We have also considered the City's environmental review for the project and determined that it complied with state law. We urge you to approve the project.

Sincerely,



Matthew Gelfand



Nov 15, 2024

**City of Los Angeles
City Planning Commission
Los Angeles City Hall
200 North Spring Street, Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 18430 – 18434 West Vanowen Street
CPC-2022-8567-DB-CDO-SPR-VHCA**

By email: cpc@lacity.org

Cc: David Woon, Planning Assistant, david.woon@lacity.org; City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 95-unit housing development project at 18430 – 18434 West Vanowen Street which includes 11 units for very low-income households. These laws include the Housing Accountability Act (“HAA”), the Density Bonus Law (“DBL”), and California Environmental Quality Act (“CEQA”) Guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA. (Gov. Code, § 65589.5, subd. (j)(3).) The Commission must therefore approve the project unless it makes written findings regarding health and safety as mentioned above – which it cannot do since the preponderance of the evidence in the record does not support such findings. (*Id.* at subd. (j).)

**360 Grand Ave #323, Oakland 94610
www.calhdf.org**

The DBL offers the proposed development certain protections. (See Gov. Code, § 65915.) The Commission must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the Commission must not deny the project the proposed waivers and concessions with respect to averaging of FAR, density, open space, parking, and access across zones; rear yard; floor area ratio; building height; transitional height limits; open space; and side yards; unless it makes written findings as required by Government Code section 65915, subdivision (e)(1) that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id.* at subd. (p).) Furthermore, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Additionally, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to § 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

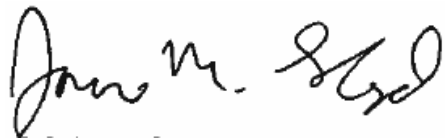
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state’s homelessness crisis; it will bring new customers to local businesses; it will grow the City’s tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

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Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'James M. Lloyd', with a stylized, flowing script.

James M. Lloyd
CalHDF Director of Planning and Investigations



November 18, 2024

VIA EMAIL

City Planning Commission
City of Los Angeles
Email: cpc@lacity.org

RE: 1032-1044 North Manzanita Street
Agenda Item 8., No. DIR-2023-5803-TOC-HCA-1A

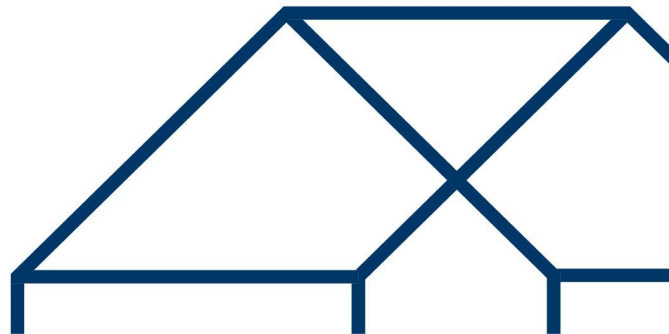
To the City Planning Commission:

Californians for Homeownership is a 501(c)(3) organization devoted to using legal tools to address California's housing crisis. We are writing regarding the project at issue in Case No. DIR-2023-5803-TOC-HCA-1A. The City's approval of this project is governed by the Housing Accountability Act, Government Code Section 65589.5. For the purposes of Government Code Section 65589.5(k)(2), this letter constitutes our written comments on the project.

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The City is subject to strict timing requirements under the Act. If the City desires to find that a project is inconsistent with any of its land use standards, it must issue written findings to that effect within 30 to 60 days after the application to develop the project is determined to be complete. Gov. Code § 65589.5(j)(2)(A). If the City fails to do so, the project is deemed consistent with those standards. Gov. Code § 65589.5(j)(2)(B).

If the City determines that a project is consistent with its objective standards, or a project is deemed consistent with such standards, but the City nevertheless proposes to reject it, it must make written findings, supported by a preponderance of the evidence, that the project would have a "specific, adverse impact upon the public health or safety," meaning that the project would have



“a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” Gov. Code § 65589.5(j)(1)(A); *see* Gov. Code § 65589.5(k)(1)(A)(i)(II). Once again, “objective” means “involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” Gov. Code § 65589.5(h)(8).

Even if the City identifies legally sufficient health and safety concerns about a project, it may only reject the project if “[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact . . . other than the disapproval of the housing development project . . .” Gov. Code § 65589.5(j)(1)(B). Thus, before rejecting a project, the City must consider all reasonable measures that could be used to mitigate the impact at issue.

These provisions apply to the full range of housing types, including single-family homes, market-rate multifamily projects, and mixed-use developments. Gov. Code § 65589.5(h)(2); *see Honchariw v. Cty. of Stanislaus*, 200 Cal. App. 4th 1066, 1074-76 (2011). And the Legislature has directed that the Act be “interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” Gov. Code § 65589.5(a)(2)(L).

When a locality rejects or downsizes a housing development project without complying with the rules described above, the action may be challenged in court in a writ under Code of Civil Procedure Section 1094.5. Gov. Code § 65589.5(m). The legislature has significantly reformed this process over the last few years in an effort to increase compliance. Today, the law provides a private right of action to non-profit organizations like Californians for Homeownership. Gov. Code § 65589.5(k). A non-profit organization can sue without the involvement or approval of the project applicant, to protect the public’s interest in the development of new housing. A locality that is sued to enforce Section 65589.5 must prepare the administrative record itself, at its own expense, within 30 days after service of the petition. Gov. Code § 65589.5(m). And if an enforcement lawsuit brought by a non-profit organization is successful, the locality must pay the organization’s attorneys’ fees. Gov. Code § 65589.5(k)(2). In certain cases, the court will also impose fines that start at \$10,000 per proposed housing unit. Gov. Code § 65589.5(k)(1)(B)(i).

In recent years, there have been a number of successful lawsuits to enforce these rules:

- In *Eden Housing, Inc. v. Town of Los Gatos*, Santa Clara County Superior Court Case No. 16CV300733, the court determined that Los Gatos had improperly denied a subdivision application based on subjective factors. The court found that the factors cited by the town, such as the quality of the site design, the unit mix, and the anticipated cost of the units, were not objective because they did not refer to specific, mandatory criteria to which the applicant could conform.
- *San Francisco Bay Area Renters Federation v. Berkeley City Council*, Alameda County Superior Court Case No. RG16834448, was the final in a series of cases

relating to Berkeley's denial of an application to build three single family homes and its pretextual denial of a demolition permit to enable the project. The Court ordered the city to approve the project and to pay \$44,000 in attorneys' fees.

- In *40 Main Street Offices v. City of Los Altos*, Santa Clara County Superior Court Consolidated Case Nos. 19CV349845 & 19CV350422, the court determined that the Los Altos violated the Housing Accountability Act, among other state housing laws, by failing to identify objective land use criteria to justify denying a mixed-use residential and commercial project. The City was ultimately forced to pay approximately \$1 million in delay compensation and attorneys' fees in the case.
- In *Californians for Homeownership v. City of Huntington Beach*, Orange County Superior Court Case No. 30-2019-01107760-CU-WM-CJC, a case brought by our organization, the court ruled that Huntington Beach violated the Housing Accountability Act when it rejected a 48-unit condominium project based on vague concerns about health and safety, including traffic concerns similar to those raised by comments on the project you are considering. Following the decision, the City agreed to pay \$600,000 in attorneys' fees to our organization and two other plaintiffs.

Based on the above legal framework, state law requires the City to approve this project. We have also considered the City's environmental review for the project and determined that it complied with state law. We urge you to approve the project.

Sincerely,



Matthew Gelfand



Nov 15, 2024

**City of Los Angeles
City Planning Commission
Los Angeles City Hall
200 North Spring Street, Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 1032 – 1044 North Manzanita Street;
DIR-2023-5803-TOC-HCA-1A**

By email: cpc@lacity.org

**Cc: David Woon, Planning Assistant, david.woon@lacity.org; City Clerk's Office,
clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org**

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 50-unit housing development project at 1032 – 1044 North Manzanita Street, which includes 5 units for very low-income households. These laws include the Housing Accountability Act (“HAA”) and California Environmental Quality Act (“CEQA”) Guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. The Commission must therefore approve the project unless it makes written findings regarding health and safety as mentioned above – which it cannot do since the preponderance of the evidence in the record does not support such findings. (*Id.* at subd. (j).)

Additionally, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to § 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and

**360 Grand Ave #323, Oakland 94610
www.calhdf.org**

regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

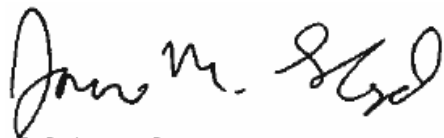
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will bring new customers to local businesses; it will grow the City's tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations



November 18, 2024

VIA EMAIL

City Planning Commission
City of Los Angeles
Email: cpc@lacity.org

RE: 1459 South Hi Point Street
Agenda Item 9., No. DIR-2023-4996-TOC-HCA-1A

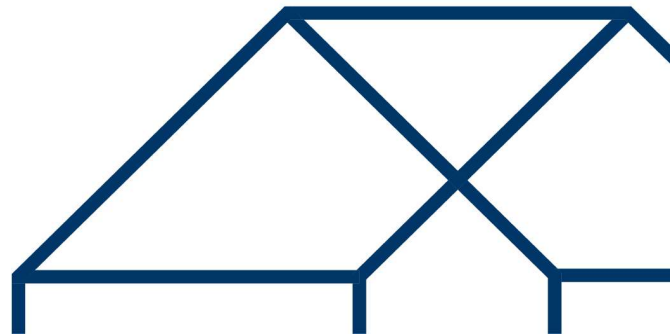
To the City Planning Commission:

Californians for Homeownership is a 501(c)(3) organization devoted to using legal tools to address California's housing crisis. We are writing regarding the project at issue in Case No. DIR-2023-4996-TOC-HCA-1A. The City's approval of this project is governed by the Housing Accountability Act, Government Code Section 65589.5. For the purposes of Government Code Section 65589.5(k)(2), this letter constitutes our written comments on the project.

The Housing Accountability Act generally requires the City to approve a housing development project unless the project fails to comply with "applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete." Gov. Code § 65589.5(j)(1). To count as "objective," a standard must "involve[e] no personal or subjective judgment by a public official and be[] uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." Gov. Code § 65589.5(h)(8). In making this determination, the City must approve the project if the evidence "would allow a reasonable person to conclude" that the project met the relevant standard. Gov. Code § 65589.5(f)(4). Projects subject to modified standards pursuant to a density bonus are judged against the City's standards as modified. Gov. Code § 65589.5(j)(3).

The City is subject to strict timing requirements under the Act. If the City desires to find that a project is inconsistent with any of its land use standards, it must issue written findings to that effect within 30 to 60 days after the application to develop the project is determined to be complete. Gov. Code § 65589.5(j)(2)(A). If the City fails to do so, the project is deemed consistent with those standards. Gov. Code § 65589.5(j)(2)(B).

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Sincerely,



Matthew Gelfand

November 18, 2024

Los Angeles City Planning Commission
Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012
E-Mail: cpc@lacity.org

Re: 1459 Hi Point, LLC's Responses to Appeal of
Case Nos. DIR-2023-4996-TOC-HCA; ENV-2023-4997-CE
1459 S. Hi Point Street

Dear Commission President Lawshe, Vice-President Zamora and Commission Members:

Our office represents 1459 Hi Point, LLC (the "Applicant"), which owns the real property commonly known as 1459 S. Hi Point Street within the City of Los Angeles (the "Property"). Applicant is the applicant for City of Los Angeles Department of City Planning (the "Department") Case Nos. DIR-2023-4996-TOC-HCA and ENV-2023-4997-CE (collectively, the "Entitlements") to permit a well-designed, 5-story, 19-unit housing project, including affordable units, in the Faircrest Heights neighborhood (the "Project"). The Entitlements were approved by the Department's Director Determination letter, dated May 8, 2024 (the "Determination Letter").

This letter supplements the letter previously submitted on November 12, 2024. Specifically, our November 12th Letter enclosed the bus schedule for Metro Rapid Line 217 ("Line 217") that was effective as of June 23, 2024. However, as noted in the Appeal Recommendation Report for the Project, the City uses the bus schedule in effect on the date the TOC referral was issued – here, June 5, 2023.

Accordingly, we enclose as Attachments 1 through 3, the remaining bus schedules in effect from the period of the TOC Referral to the date of the appeal hearing. Specifically, Attachment 1 is the bus schedule in place from December 11, 2022 through June 25, 2023. This schedule shows that Line 217 has 42 northbound peak trip and 45 southbound peak trips.

Similarly, Attachment 2 is the bus schedule in place from June 25, 2023 through December 9, 2023. Again, this schedule shows that Line 217 has 42 northbound peak trip and 45 southbound peak trips.

For good measure, we also enclose as Attachment 3 the bus schedule in place from December 10, 2023 to June 22, 2024. Again, this schedule shows that Line 217 has 42 northbound peak trip and 45 southbound peak trips.

Accordingly, from the date the TOC Project was submitted to the date of this appeal hearing, Line 217 has constituted a Rapid Bus for purposes of the TOC Guidelines that qualifies the Project for Tier 3 since the line has service interval of less than 15 minutes during peak hours

Very truly yours,



ERNEST J. GUADIANA
Elkins Kalt Weintraub Reuben Gartside LLP

EJG:ejg

Attachments

Attachment 1

Monday through Friday

Effective Dec 11 2022

217

Northbound <i>Al Norte</i> (Approximate Times)						Southbound <i>Al Sur</i> (Approximate Times / <i>Tiempos Aproximados</i>)						
LOS ANGELES		WEST HOLLYWOOD	HOLLYWOOD			HOLLYWOOD		WEST HOLLYWOOD	LOS ANGELES			
1	2	4	5	6	8	8	7	6	5	4	3	1
La Cienega / Jefferson E Line (Expo) Station	Fairfax & Olympic	Fairfax & Santa Monica	Hollywood / Vine B Line (Red) Station	Hollywood / Western B Line (Red) Station	Vermont / Sunset B Line (Red) Station	Vermont / Sunset B Line (Red) Station	Hollywood / New Hampshire	Hollywood / Western B Line (Red) Station	Hollywood / Vine B Line (Red) Station	Fairfax & Santa Monica	Fairfax & San Vicente	La Cienega / Jefferson E Line (Expo) Station
—	3:13A	3:22A	3:35A	3:39A	3:43A	4:30A	4:31A	4:35A	4:39A	4:50A	4:58A	5:09A
4:01A	4:10	4:19	4:32	4:36	4:44	—	5:05	5:09	5:13	5:26	5:35	5:46
4:46	4:55	5:04	5:17	5:21	5:29	—	5:24	5:28	5:32	5:45	5:54	6:05
5:16	5:25	5:34	5:47	5:51	5:59	—	5:35	5:39	5:43	5:56	6:06	6:18
5:36	5:45	5:54	6:07	6:11	6:19	—	5:45	5:49	5:53	6:07	6:17	6:29
5:46	5:55	6:04	6:17	6:21	6:29	—	5:55	5:59	6:03	6:17	6:27	6:40
5:55	6:04	6:14	6:27	6:31	6:40	—	6:05	6:09	6:13	6:27	6:38	6:51
6:03	6:14	6:24	6:37	6:41	6:50	—	6:14	6:18	6:22	6:37	6:48	7:01
6:12	6:23	6:34	6:47	6:51	7:00	—	6:24	6:28	6:32	6:47	6:58	7:13
6:22	6:33	6:44	6:57	7:01	7:10	—	6:34	6:38	6:42	6:57	7:09	7:24
6:31	6:43	6:54	7:07	7:11	7:20	—	6:44	6:48	6:52	7:07	7:19	7:34
6:41	6:53	7:04	7:17	7:21	7:30	—	6:52	6:56	7:00	7:16	7:28	7:44
6:50	7:02	7:14	7:27	7:31	7:40	—	7:01	7:05	7:10	7:26	7:39	7:55
6:58	7:12	7:24	7:38	7:43	7:52	—	7:10	7:14	7:19	7:36	7:50	8:06
7:08	7:22	7:34	7:48	7:53	8:02	—	7:21	7:25	7:30	7:47	8:01	8:17
7:16	7:30	7:44	7:58	8:03	8:12	—	7:31	7:35	7:40	7:57	8:11	8:27
7:24	7:40	7:54	8:09	8:14	8:23	—	7:40	7:44	7:49	8:07	8:21	8:37
7:34	7:50	8:04	8:19	8:24	8:33	—	7:50	7:54	7:59	8:18	8:32	8:47
7:44	8:00	8:14	8:29	8:34	8:43	—	8:00	8:04	8:10	8:29	8:43	8:58
7:54	8:10	8:24	8:39	8:44	8:53	—	8:10	8:14	8:20	8:39	8:53	9:08
8:04	8:20	8:34	8:49	8:54	9:03	—	8:19	8:23	8:29	8:49	9:03	9:18
8:15	8:31	8:44	8:59	9:04	9:13	—	8:29	8:33	8:39	8:59	9:13	9:28
8:25	8:41	8:54	9:10	9:15	9:24	—	8:38	8:42	8:48	9:08	9:22	9:37
8:35	8:51	9:04	9:20	9:25	9:34	—	8:47	8:51	8:57	9:17	9:31	9:46
8:45	9:01	9:14	9:30	9:35	9:44	—	8:57	9:01	9:07	9:27	9:41	9:56
8:55	9:11	9:24	9:41	9:46	9:55	—	9:07	9:11	9:17	9:36	9:50	10:05
9:05	9:21	9:34	9:52	9:57	10:07	—	9:17	9:21	9:27	9:46	10:00	10:15
9:14	9:30	9:44	10:02	10:08	10:18	—	9:27	9:31	9:37	9:56	10:10	10:25
9:23	9:40	9:54	10:12	10:18	10:28	—	9:37	9:41	9:47	10:06	10:20	10:35
9:33	9:50	10:04	10:22	10:28	10:38	—	9:47	9:51	9:57	10:16	10:30	10:45
9:43	10:00	10:14	10:32	10:38	10:48	—	9:57	10:01	10:07	10:26	10:40	10:55
9:53	10:10	10:24	10:43	10:49	10:59	—	10:07	10:11	10:17	10:36	10:50	11:05
10:03	10:20	10:34	10:54	11:00	11:11	—	10:16	10:20	10:26	10:45	10:59	11:14
10:12	10:29	10:44	11:04	11:10	11:21	—	10:26	10:30	10:36	10:55	11:09	11:24
10:22	10:39	10:54	11:14	11:20	11:31	—	10:36	10:40	10:46	11:05	11:19	11:34
10:32	10:49	11:04	11:24	11:30	11:41	—	10:46	10:50	10:56	11:15	11:29	11:45
10:42	10:59	11:14	11:34	11:40	11:51	—	10:56	11:00	11:06	11:25	11:40	11:56
10:52	11:09	11:24	11:45	11:51	12:03P	—	11:06	11:10	11:16	11:35	11:50	12:06P
11:02	11:19	11:34	11:55	12:01P	12:14	—	11:16	11:20	11:26	11:45	11:59	12:16
11:11	11:28	11:44	12:05P	12:11	12:24	—	11:26	11:30	11:36	11:55	12:11P	12:27
11:21	11:38	11:54	12:15	12:21	12:34	—	11:35	11:39	11:45	12:05P	12:21	12:37
11:31	11:48	12:04P	12:25	12:31	12:44	—	11:45	11:49	11:55	12:15	12:31	12:47
11:40	11:57	12:14	12:35	12:41	12:54	—	11:54	11:58	12:04P	12:24	12:40	12:56
11:50	12:07P	12:24	12:45	12:51	1:04	—	12:03P	12:07P	12:13	12:33	12:49	1:05
11:59	12:17	12:34	12:55	1:01	1:14	—	12:13	12:17	12:23	12:43	12:59	1:16
12:10P	12:27	12:44	1:05	1:11	1:24	—	12:23	12:27	12:33	12:53	1:09	1:26
12:20	12:37	12:54	1:15	1:21	1:34	—	12:33	12:37	12:43	1:03	1:19	1:36
12:30	12:47	1:04	1:25	1:31	1:44	—	12:43	12:47	12:53	1:13	1:29	1:46
12:40	12:57	1:14	1:35	1:42	1:55	—	—	—	—	—	1:30	—
12:50	1:07	1:24	1:46	1:53	2:05	—	—	—	—	—	1:33	—
1:00	1:17	1:34	1:56	2:03	2:15	—	12:53	12:57	1:03	1:24	1:40	1:57
1:10	1:27	1:44	2:06	2:13	2:25	—	1:03	1:07	1:13	1:34	1:50	2:07
1:20	1:37	1:54	2:17	2:24	2:36	—	1:13	1:17	1:23	1:44	2:00	2:17
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2:28	2:46	3:04	3:27	3:34	3:46	—	2:02	2:06	2:12	2:34	2:51	3:10
2:38	2:56	3:14	3:37	3:44	3:56	—	—	—	—	—	3:00	—
2:48	3:06	3:24	3:47	3:54	4:06	—	2:12	2:16	2:22	2:44	3:01	3:21
2:57	3:16	3:34	3:57	4:05	4:17	—	—	—	—	—	3:02	—
3:07	3:26	3:44	4:07	4:15	4:27	—	2:22	2:26	2:32	2:54	3:11	3:31
3:18	3:36	3:54	4:17	4:25	4:36	—	2:31	2:35	2:42	3:04	3:21	3:42
3:28	3:46	4:04	4:27	4:35	4:46	—	2:41	2:45	2:52	3:15	3:32	3:53
3:38	3:56	4:14	4:37	4:45	4:56	—	2:50	2:54	3:01	3:24	3:41	4:02
3:48	4:06	4:24	4:47	4:55	5:06	—	3:00	3:04	3:11	3:34	3:51	4:12
3:58	4:16	4:34	4:57	5:05	5:16	—	3:10	3:14	3:21	3:44	4:01	4:22
4:08	4:26	4:44	5:07	5:15	5:26	—	—	—	—	—	4:03	—
4:18	4:36	4:54	5:17	5:25	5:36	—	—	—	—	—	4:07	4:28
4:28	4:46	5:04	5:27	5:35	5:46	—	3:20	3:24	3:31	3:54	4:11	4:32
4:38	4:56	5:14	5:37	5:45	5:56	—	—	—	—	—	4:12	—
4:48	5:06	5:24	5:47	5:55	6:05	—	3:30	3:34	3:41	4:04	4:21	4:42
4:58	5:16	5:34	5:57	6:05	6:15	—	3:40	3:44	3:51	4:14	4:31	4:52
5:08	5:26	5:44	6:07	6:15	6:25	—	3:50	3:54	4:01	4:24	4:41	5:02
5:18	5:36	5:54	6:17	6:25	6:35	—	4:00	4:04	4:11	4:34	4:51	5:12
5:28	5:46	6:04	6:26	6:34	6:44	—	4:10	4:14	4:21	4:44	5:01	5:22
5:41	5:59	6:16	6:38	6:45	6:55	—	4:20	4:24	4:31	4:54	5:11	5:32
5:51	6:09	6:26	6:48	6:55	7:05	—	4:30	4:34	4:41	5:04	5:21	5:42
6:01	6:19	6:36	6:58	7:05	7:15	—	4:40	4:44	4:51	5:14	5:31	5:52
6:11	6:29	6:46	7:08	7:15	7:24	—	4:50	4:54	5:01	5:24	5:40	6:00
6:22	6:39	6:56	7:17	7:24	7:33	—	5:00	5:04	5:11	5:34	5:50	6:10
6:33	6:50	7:06	7:27	7:33	7:42	—	5:11	5:15	5:22	5:44	6:00	6:18
6:46	7:03	7:18	7:39	7:45	7:54	—	5:21	5:25	5:32	5:54	6:09	6:27
7:02	7:18	7:33	7:53	7:59	8:08	—	5:31	5:35	5:42	6:04	6:19	6:36
7:17	7:33	7:48	8:08	8:14	8:23	—	5:41	5:45	5:52	6:14	6:29	6:46
7:35	7:50	8:04	8:24	8:30	8:39	—	5:51	5:55	6:02	6:24	6:39	6:56
7:52	8:06	8:20	8:40	8:45	8:54	—	6:01	6:05	6:12	6:34	6:49	7:06
8:13	8:26	8:40	8:59	9:04	9:13	—	6:11	6:15	6:22	6:44	6:59	7:15
8:38	8:50	9:04	9:23	9:28	9:37	—	6:21	6:25	6:32	6:54	7:08	7:22
9:07	9:19	9:32	9:50	9:55	10:01	—	6:32	6:36	6:43	7:05	7:19	7:33
9:40	9:51	10:02	10:20	10:25	10:30	—	6:46	6:50	6:57	7:18	7:32	7:46
10:10	10:21	10:32	10:49	10:54	10:59	—	7:05	7:09	7:16	7:36	7:49	8:03
10:47	10:57	11:07	11:23	11:28	11:32	—	7:26	7:30	7:37	7:56	8:08	8:22
11:18	11:28	11:38	11:54	11:59	12:03A	—	7:46	7:50	7:57	8:16	8:28	8:42
11:54	12:03A	12:13A	12:28A	12:32A	12:36	—	8:06	8:10	8:16	8:35	8:47	9:01
12:28A	12:37	12:46	1:00	1:04	1:08	—	8:30	8:34	8:40	8:59	9:10	9:23
12:58	1:07	1:16	1:30									

Attachment 2

Monday through Friday

Effective Jun 25 2023

217

Northbound Al Norte (Approximate Times)

LOS ANGELES	WEST HOLLYWOOD	HOLLYWOOD			
1	2	4	5	6	8
La Cienega / Jefferson E Line Station	Fairfax & Olympic	Fairfax & Santa Monica	Hollywood / Vine B Line Station	Hollywood / Western B Line Station	Vermont / Sunset B Line Station
—	13:13A	3:22A	3:36A	3:40A	13:44A
4:01A	4:10	4:19	4:33	4:37	4:45
4:45	4:55	5:04	5:18	5:22	5:30
5:15	5:25	5:34	5:48	5:52	6:00
5:35	5:45	5:54	6:08	6:12	6:20
5:45	5:55	6:04	6:18	6:22	6:30
5:54	6:04	6:14	6:28	6:32	6:41
6:03	6:14	6:24	6:38	6:42	6:51
6:12	6:23	6:34	6:48	6:52	7:01
6:22	6:33	6:44	6:58	7:02	7:11
6:31	6:43	6:54	7:08	7:12	7:21
6:41	6:53	7:04	7:18	7:22	7:31
6:50	7:02	7:14	7:28	7:33	7:42
6:58	7:12	7:24	7:39	7:44	7:53
7:08	7:22	7:34	7:49	7:54	8:03
7:16	7:30	7:44	7:59	8:04	8:13
7:24	7:40	7:54	8:10	8:15	8:24
7:34	7:50	8:04	8:20	8:25	8:34
7:44	8:00	8:14	8:30	8:35	8:44
7:54	8:10	8:24	8:40	8:45	8:54
8:04	8:20	8:34	8:50	8:55	9:04
8:14	8:30	8:44	9:00	9:05	9:14
8:23	8:40	8:54	9:11	9:16	9:25
8:33	8:50	9:04	9:21	9:26	9:35
8:43	9:00	9:14	9:31	9:36	9:45
8:53	9:10	9:24	9:42	9:47	9:56
9:03	9:20	9:34	9:52	9:57	10:07
9:13	9:30	9:44	10:02	10:08	10:18
9:23	9:40	9:54	10:12	10:18	10:28
9:33	9:50	10:04	10:22	10:28	10:38
9:43	10:00	10:14	10:32	10:38	10:48
9:53	10:10	10:24	10:43	10:49	10:59
10:03	10:20	10:34	10:53	10:59	11:10
10:13	10:30	10:44	11:03	11:09	11:20
10:23	10:40	10:54	11:14	11:20	11:31
10:33	10:50	11:04	11:24	11:30	11:41
10:42	10:59	11:14	11:34	11:40	11:51
10:52	11:09	11:24	11:45	11:51	12:03P
11:02	11:19	11:34	11:55	12:01P	12:14
11:12	11:29	11:44	12:05P	12:11	12:24
11:22	11:39	11:54	12:16	12:22	12:35
11:32	11:49	12:04P	12:26	12:32	12:45
11:41	11:58	12:14	12:36	12:42	12:55
11:51	12:08P	12:24	12:46	12:52	1:05
12:01P	12:18	12:34	12:56	1:02	1:15
12:10	12:27	12:44	1:06	1:12	1:25
12:19	12:36	12:54	1:16	1:22	1:35
12:29	12:46	1:04	1:26	1:32	1:45
12:39	12:56	1:14	1:36	1:43	1:56
12:49	1:06	1:24	1:46	1:53	2:05
12:59	1:16	1:34	1:56	2:03	2:15
1:10	1:27	1:44	2:07	2:14	2:26
1:19	1:36	1:53	2:16	2:23	2:35
1:29	1:46	2:04	2:28	2:35	2:47
1:39	1:56	2:14	2:38	2:45	2:57
1:49	2:06	2:24	2:48	2:55	3:07
1:59	2:16	2:34	2:58	3:05	3:17
2:09	2:26	2:44	3:08	3:15	3:27
2:19	2:36	2:54	3:18	3:25	3:37
2:28	2:46	3:04	3:28	3:35	3:47
2:38	2:56	3:14	3:38	3:45	3:57
2:48	3:06	3:24	3:48	3:55	4:07
2:57	3:16	3:34	3:58	4:06	4:18
3:07	3:26	3:44	4:08	4:16	4:28
3:17	3:36	3:54	4:18	4:26	4:37
3:26	3:45	4:04	4:28	4:36	4:47
3:36	3:55	4:14	4:38	4:46	4:57
3:46	4:05	4:24	4:48	4:56	5:07
3:56	4:15	4:34	4:58	5:06	5:17
4:06	4:25	4:44	5:08	5:16	5:27
4:16	4:35	4:54	5:18	5:26	5:37
4:26	4:45	5:04	5:28	5:36	5:47
4:36	4:55	5:14	5:38	5:46	5:57
4:46	5:05	5:24	5:48	5:56	6:06
4:56	5:15	5:34	5:58	6:06	6:16
5:07	5:26	5:44	6:08	6:16	6:26
5:17	5:36	5:54	6:17	6:25	6:35
5:28	5:47	6:05	6:27	6:34	6:44
5:40	5:59	6:16	6:38	6:45	6:55
5:50	6:09	6:26	6:48	6:55	7:04
6:00	6:19	6:36	6:58	7:05	7:14
6:10	6:29	6:46	7:08	7:15	7:24
6:20	6:39	6:56	7:17	7:24	7:33
6:36	6:54	7:10	7:31	7:37	7:46
7:13	7:29	7:44	8:04	8:10	8:19
7:33	7:48	8:02	8:22	8:28	8:37
7:53	8:07	8:20	8:40	8:46	8:55
8:14	8:27	8:40	8:59	9:04	9:13
8:38	8:51	9:04	9:23	9:28	9:37
9:06	9:19	9:31	9:50	9:55	10:01
9:38	9:50	10:01	10:20	10:25	10:30
10:09	10:21	10:32	10:50	10:55	11:00
10:46	10:57	11:07	11:23	11:28	11:32
11:17	11:28	11:38	11:54	11:59	12:03A
11:55	12:04A	12:13A	12:29A	12:33A	12:37
12:28A	12:37	12:46	1:00	1:04	1:08
12:58	1:07	1:16	1:30	1:34	1:38
—	12:13	2:22	2:36	2:39	2:44

Southbound Al Sur (Approximate Times / Tiempos Aproximados)

HOLLYWOOD				WEST HOLLYWOOD	LOS ANGELES	
8	7	6	5	4	3	1
Vermont / Sunset B Line Station	Hollywood / New Hampshire	Hollywood / Western B Line Station	Hollywood / Vine B Line Station	Fairfax & Santa Monica	Fairfax & San Vicente	La Cienega / Jefferson E Line Station
12:4:30A	4:31A	4:35A	4:39A	4:50A	4:58A	5:09A
—	5:05	5:09	5:13	5:26	5:35	5:46
—	5:24	5:28	5:32	5:45	5:54	6:05
—	5:35	5:39	5:43	5:56	6:06	6:17
—	5:45	5:49	5:53	6:07	6:17	6:28
—	5:55	5:59	6:03	6:17	6:27	6:39
—	6:05	6:09	6:13	6:27	6:38	6:51
—	6:14	6:18	6:22	6:37	6:48	7:01
—	6:24	6:28	6:32	6:47	6:58	7:13
—	6:34	6:38	6:42	6:57	7:10	7:25
—	6:44	6:48	6:52	7:07	7:20	7:35
—	6:52	6:56	7:00	7:17	7:30	7:46
—	7:01	7:05	7:10	7:27	7:41	7:57
—	7:10	7:14	7:19	7:37	7:51	8:07
—	7:21	7:25	7:30	7:49	8:03	8:19
—	7:31	7:35	7:40	7:59	8:14	8:30
—	7:40	7:44	7:49	8:09	8:24	8:40
—	7:50	7:54	7:59	8:20	8:35	8:50
—	7:59	8:03	8:09	8:30	8:45	9:00
—	8:09	8:13	8:19	8:40	8:55	9:10
—	8:19	8:23	8:29	8:50	9:05	9:20
—	8:28	8:32	8:38	8:59	9:13	9:28
—	8:37	8:41	8:47	9:08	9:22	9:37
—	8:47	8:51	8:57	9:17	9:31	9:46
—	8:57	9:01	9:07	9:27	9:41	9:56
—	9:07	9:11	9:17	9:36	9:50	10:05
—	9:17	9:21	9:27	9:46	10:00	10:15
—	9:27	9:31	9:37	9:56	10:10	10:25
—	9:37	9:41	9:47	10:06	10:20	10:35
—	9:47	9:51	9:57	10:16	10:30	10:45
—	9:57	10:01	10:07	10:26	10:40	10:55
—	10:07	10:11	10:17	10:36	10:50	11:05
—	10:16	10:20	10:26	10:45	10:59	11:14
—	10:26	10:30	10:36	10:55	11:09	11:24
—	10:36	10:40	10:46	11:05	11:19	11:34
—	10:46	10:50	10:56	11:16	11:30	11:46
—	10:56	11:00	11:06	11:26	11:41	11:57
—	11:06	11:10	11:16	11:36	11:51	12:07P
—	11:16	11:20	11:26	11:46	12:01P	12:17
—	11:26	11:30	11:36	11:56	12:12	12:28
—	11:35	11:39	11:45	12:05P	12:21	12:37
—	11:45	11:49	11:55	12:15	12:31	12:47
—	11:54	11:58	12:04P	12:24	12:40	12:56
—	12:03P	12:07P	12:13	12:33	12:49	1:05
—	12:13	12:17	12:23	12:43	12:59	1:16
—	12:23	12:27	12:33	12:53	1:09	1:26
—	12:33	12:37	12:43	1:03	1:19	1:36
—	12:43	12:47	12:53	1:13	1:29	1:46
—	—	—	—	—	1:30	—
—	—	—	—	—	1:33	—
—	12:53	12:57	1:03	1:24	1:40	1:57
—	1:03	1:07	1:13	1:34	1:50	2:07
—	1:13	1:17	1:23	1:44	2:00	2:17
—	1:23	1:27	1:33	1:54	2:11	2:28
—	1:33	1:37	1:43	2:04	2:21	2:38
—	1:43	1:47	1:53	2:14	2:31	2:50
—	—	—	—	—	2:40	—
—	1:53	1:57	2:04	2:25	2:42	3:01
—	—	—	—	—	2:42	—
—	2:02	2:06	2:13	2:34	2:51	3:10
—	—	—	—	—	3:00	—
—	2:12	2:16	2:23	2:44	3:01	3:21
—	—	—	—	—	3:02	—
—	2:22	2:26	2:33	2:54	3:11	3:31
—	2:32	2:36	2:43	3:04	3:21	3:42
—	2:41	2:45	2:52	3:14	3:31	3:52
—	2:51	2:55	3:02	3:24	3:41	4:02
—	3:00	3:04	3:12	3:34	3:51	4:12
—	3:10	3:14	3:22	3:44	4:01	4:22
—	—	—	—	—	4:03	—
—	—	—	—	—	4:07	4:28
—	3:20	3:24	3:32	3:54	4:12	4:33
—	—	—	—	—	4:12	—
—	3:30	3:34	3:42	4:04	4:22	4:43
—	3:40	3:44	3:52	4:14	4:32	4:53
—	3:50	3:54	4:02	4:24	4:42	5:03
—	4:00	4:04	4:12	4:34	4:52	5:13
—	4:10	4:14	4:22	4:44	5:02	5:23
—	4:20	4:24	4:32	4:54	5:12	5:33
—	4:30	4:34	4:42	5:04	5:22	5:43
—	4:40	4:44	4:52	5:14	5:32	5:53
—	4:50	4:54	5:02	5:24	5:41	6:02
—	5:00	5:04	5:12	5:34	5:50	6:10
—	5:11	5:15	5:23	5:44	6:00	6:18
—	5:21	5:25	5:33	5:54	6:09	6:27
—	5:31	5:35	5:43	6:04	6:19	6:36
—	5:41	5:45	5:53	6:14	6:29	6:46
—	5:51	5:55	6:03	6:24	6:39	6:56
—	6:02	6:06	6:14	6:35	6:50	7:06
—	6:14	6:18	6:26	6:47	7:02	7:17
—	6:26	6:30	6:38	6:59	7:13	7:28
—	6:42	6:46	6:54	7:15	7:29	7:43
—	7:04	7:08	7:15	7:35	7:48	8:02
—	7:25	7:29	7:36	7:55	8:07	8:21
—	7:45	7:49	7:56	8:15	8:27	8:41
—	8:06	8:10	8:16	8:35	8:47	9:01
—	8:30	8:34	8:40	8:59	9:10	9:23
—	8:55	8:59	9:05	9:24	9:35	9:48
—	9:25	9:29	9:35	9:52	10:02	10:15
—	9:52	9:56	10:02	10:19	10:29	10:41
12:10:25P	10:26	10:31	10:35	10:48	10:57	11:08
12:10:55	10:56	11:01	11:05	11:17	11:26	11:37
12:11:25	11:26	11:31	11:35	11:47	11:56	12:07A
12:11:58	11:59	12:03A	12:06A	12:17A	12:25A	12:36
12:12:35A	12:36A	12:40	12:43	12:54	1:02	1:13
12:13:35	1:36	1:39	1:43	1:54	2:02	—
12:13:34	2:35	2:38	2:42	2:53	3:01	—
12:13:30	3:31	3:35	3:38	3:49	3:57	—

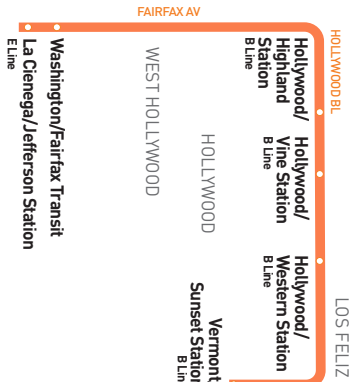
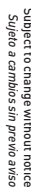
Attachment 3

Effective Dec 10 2023

Northbound Al Norte (Approximate Times)						Southbound Al Sur (Approximate Times / Tiempos Aproximados)					
LOS ANGELES		WEST HOLLYWOOD		HOLLYWOOD		HOLLYWOOD		WEST HOLLYWOOD		LOS ANGELES	
1		2		4		5		6		8	
La Cienega / Jefferson E Line Station		Fairfax & Olympic		Fairfax & Santa Monica		Hollywood / Vine B Line Station		Hollywood / Western B Line Station		Vermont / Sunset B Line Station	
—		3:13A		3:22A		3:36A		3:40A		3:44A	
4:01A	4:10	4:19	4:33	4:37	4:45	—	5:05	5:09	5:13	5:26	5:35
4:45	4:55	5:04	5:18	5:22	5:30	—	5:24	5:28	5:32	5:45	5:54
5:15	5:25	5:34	5:48	5:52	6:00	—	5:35	5:39	5:43	5:56	6:06
5:35	5:45	5:54	6:08	6:12	6:20	—	5:45	5:49	5:53	6:07	6:17
5:45	5:55	6:04	6:18	6:22	6:30	—	5:55	5:59	6:03	6:17	6:27
5:54	6:04	6:14	6:28	6:32	6:41	—	6:05	6:09	6:13	6:27	6:38
6:03	6:14	6:24	6:38	6:42	6:51	—	6:14	6:18	6:22	6:37	6:48
6:12	6:23	6:34	6:48	6:52	7:01	—	6:24	6:28	6:32	6:47	6:58
6:22	6:33	6:44	6:58	7:02	7:11	—	6:34	6:38	6:42	6:57	7:10
6:31	6:43	6:54	7:08	7:12	7:21	—	6:44	6:48	6:52	7:07	7:20
6:41	6:53	7:04	7:18	7:22	7:31	—	6:52	6:56	7:00	7:17	7:30
6:50	7:02	7:14	7:28	7:33	7:42	—	7:01	7:05	7:10	7:27	7:41
6:58	7:12	7:24	7:39	7:44	7:53	—	7:10	7:14	7:19	7:37	7:51
7:08	7:22	7:34	7:49	7:54	8:03	—	7:21	7:25	7:30	7:49	8:03
7:16	7:30	7:44	7:59	8:04	8:13	—	7:31	7:35	7:40	7:59	8:14
7:24	7:40	7:54	8:10	8:15	8:24	—	7:40	7:44	7:49	8:09	8:24
7:34	7:50	8:04	8:20	8:25	8:34	—	7:50	7:54	7:59	8:20	8:35
7:44	8:00	8:14	8:30	8:35	8:44	—	7:59	8:03	8:09	8:30	8:45
7:54	8:10	8:24	8:40	8:45	8:54	—	8:09	8:13	8:19	8:40	8:55
8:04	8:20	8:34	8:50	8:55	9:04	—	8:19	8:23	8:29	8:50	9:05
8:14	8:30	8:44	9:00	9:05	9:14	—	8:28	8:32	8:38	8:59	9:13
8:23	8:40	8:54	9:11	9:16	9:25	—	8:37	8:41	8:47	9:08	9:22
8:33	8:50	9:04	9:21	9:26	9:35	—	8:47	8:51	8:57	9:17	9:31
8:43	9:00	9:14	9:31	9:36	9:45	—	8:57	9:01	9:07	9:27	9:41
8:53	9:10	9:24	9:42	9:47	9:56	—	9:07	9:11	9:17	9:36	9:50
9:03	9:20	9:34	9:52	9:57	10:07	—	9:17	9:21	9:27	9:46	10:00
9:13	9:30	9:44	10:02	10:08	10:18	—	9:27	9:31	9:37	9:56	10:10
9:23	9:40	9:54	10:12	10:18	10:28	—	9:37	9:41	9:47	10:06	10:20
9:33	9:50	10:04	10:22	10:28	10:38	—	9:47	9:51	9:57	10:16	10:30
9:43	10:00	10:14	10:32	10:38	10:48	—	9:57	10:01	10:07	10:26	10:40
9:53	10:10	10:24	10:43	10:49	10:59	—	10:07	10:11	10:17	10:36	10:50
10:03	10:20	10:34	10:53	10:59	11:10	—	10:16	10:20	10:26	10:45	10:59
10:13	10:30	10:44	11:03	11:09	11:20	—	10:26	10:30	10:36	10:55	11:09
10:23	10:40	10:54	11:14	11:20	11:31	—	10:36	10:40			

Horarios de sábado, domingo y días feriados en efecto para año nuevo, día conmemorativo, cuatro de julio, día del trabajo, día de acción de gracias, y Navidad.

- B** Los viajes se originan en Santa Monica/Vermont 2 minutos antes de la hora mostrada. Los pasajeros que necesitan viajar con rumbo al oeste en Sunset deben transferirse a la línea 2 en Sunset y Vermont.
- C** Viaje comienza en Fairfax y Melrose 13 minutos antes de la hora mostrada en Fairfax y San Vicente. Opera los días de escuela solamente, menos los días de despido temprano de escuela. Llame a Metro por información sobre los días exactos de operación
- D** Viaje tarde de la noche termina en Santa Monica y Vermont 6 minutos después de la hora mostrada.
- E** Viaje comienza en Washington/Fairfax Transit Hub 6-8 minutos antes de la hora mostrada.
- F** Viaje termina en Washington/Fairfax Transit Hub 6-7 minutos después de la hora mostrada.
- G** Viaje comienza en Fairfax y Melrose 13 minutos antes de la hora mostrada en Fairfax y San Vicente y termina en Washington/Fairfax Transit Hub 12 minutos después de la hora mostrada. Opera los días de escuela solamente.
- H** Operación en días de despidida escolar temprano. El viaje comienza en Fairfax y Melrose 13 minutos antes de la hora que se muestra en Fairfax Y San Vicente y termina en Washington/Fairfax Transit Hub 13 minutos después de la hora mostrada. Llame a metro por información sobre los días exactos de operación.



Northbound to Vermont/Sunset Station
Southbound to La Cienega/Jefferson Station
via Hollywood Bl, Fairfax Av & La Cienega Bl

Metro Local

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Effective Dec 10 2023



Nov 15, 2024

**City of Los Angeles
City Planning Commission
Los Angeles City Hall
200 North Spring Street, Los Angeles, CA 90012**

**Re: Proposed Housing Development Project at 1459 South Hi Point Street;
DIR-2023-4996-TOC-HCA-1A**

By email: cpc@lacity.org

Cc: Heather Bleemers, Senior City Planner, heather.bleemers@lacity.org; City Clerk's Office, clerk.cps@lacity.org; City Attorney's Office, cityatty.help@lacity.org

Dear Los Angeles City Planning Commission,

The California Housing Defense Fund ("CalHDF") submits this letter to remind the Commission of its obligation to abide by all relevant state laws when evaluating the proposed 19-unit housing development project at 1459 South Hi Point St, which includes 2 units for extremely low-income households. These laws include the Housing Accountability Act ("HAA") and California Environmental Quality Act ("CEQA") Guidelines.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would render the project infeasible unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA's ambit, and it complies with local zoning code and the City's general plan. The Commission must therefore approve the project unless it makes written findings regarding health and safety as mentioned above – which it cannot do since the preponderance of the evidence in the record does not support such findings. (*Id.* at subd. (j).)

Additionally, the project is exempt from state environmental review under the Class 32 CEQA categorical exemption (In-Fill Development Projects) pursuant to § 15332 of the CEQA Guidelines, as the project is consistent with the applicable general plan designation and all applicable general plan policies as well as the applicable zoning designation and

**360 Grand Ave #323, Oakland 94610
www.calhdf.org**

regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. And recent caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

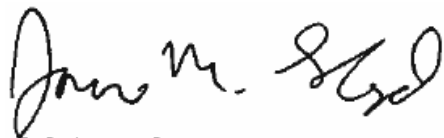
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: by providing affordable housing, it will mitigate the state's homelessness crisis; it will bring new customers to local businesses; it will grow the City's tax base; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the Commission to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,



Dylan Casey
CalHDF Executive Director



James M. Lloyd
CalHDF Director of Planning and Investigations

DAY OF HEARING SUBMISSIONS