



DEPARTMENT OF CITY PLANNING

RECOMMENDATION REPORT

City Planning Commission

Date: December 12, 2019
Time: after 8:30 a.m.
Place: Los Angeles City Hall
Council Chambers
200 North Spring Street, Room 340
Los Angeles, CA 90012

Public Hearing: November 22, 2019
Appeal Status: General Plan Amendment is not appealable. Zone Change and CPIO Amendment is appealable only by the applicant to City Council if disapproved in whole or in part. Site Plan Review is appealable to the City Council by any party

Expiration Date: February 19, 2020

Multiple Approval Yes

Case No.: CPC-2019-4649-GPAJ-ZCJ-SPR-CPIO

CEQA No.: ENV-2019-4650-MND

Incidental Cases None

Related Cases: None

Council No.: 9 – Price, Jr.

Plan Area: Southeast Los Angeles

Specific Plan: Southeast Los Angeles Community Plan Implementation Overlay; South Los Angeles Alcohol Sales South Central

Certified NC:

Existing GPLU: Limited Industrial
Proposed Neighborhood Commercial

GPLU:

Existing Zone: M1-1-CPIO

Proposed Zone: C2-1-CPIO

Applicant: Parkview Affordable Housing, LP

Representative: Dana Sayles, ThreeSixty

PROJECT LOCATION: **4020 South Compton Avenue and 1351-1377 East 41st Street**
(legally described as Lot PT SEC 9 T2S R13W, Block None, Tract None)

PROPOSED PROJECT: The project is the construction, use, and maintenance of a 3-story, 45-foot tall, multi-family residential development containing 127 dwelling units (100 percent affordable, exclusive of a market-rate manager's unit, including 7 Extremely Low Income units and 119 Low Income units). The project comprises three buildings totaling approximately 134,492 square feet with a total Floor Area Ratio ("FAR") of 1.0:1. The project will provide 130 parking spaces at grade level, and will provide 89 long-term and nine short-term bicycle parking spaces. The site is currently vacant and undeveloped but paved, and was previously occupied by a food processing and packaging facility which has been demolished. The project will involve the net export of approximately 2,000 cubic yards of soil, and the removal of four (4) non-protected trees from the subject site.

REQUESTED ACTION:

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-4650-MND ("Mitigated Negative Declaration"), all comments received, that there is no substantial evidence that the project will have a significant effect on the environment; FIND the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; and ADOPT the Mitigated Negative Declaration.
2. Pursuant to Charter Section 555 and Los Angeles Municipal Code ("LAMC") Section 11.5.6, a General Plan Amendment to the Southeast Los Angeles Community Plan to re-designate the land use of the Project Site from Limited Industrial to Neighborhood Commercial.

3. Pursuant to LAMC Section 12.32 Q and F, a Zone Change from M1-1-CPIO to C2-1-CPIO, and pursuant to LAMC Section 11.5.11(e), two (2) Developer Incentives to permit:
 - a. A reduction of parking to permit 130 parking spaces in lieu of the 213 spaces otherwise required by LAMC Section 12.21 A.4.
 - b. An 11-foot Ground Floor Height in lieu of the 14-foot Ground Floor Height, as measured from the finished floor to the underside of the structural floor above as otherwise required by the Southeast Los Angeles Community Plan Implementation Overlay ("CPIO") Section II-2.A.1(a).
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates, or results in an increase of, 50 or more dwelling units.
5. Pursuant to LAMC Sections 13.14 and 12.32, a CPIO Amendment to the Southeast Los Angeles CPIO from Subarea K (Compatible Industrial) to Subarea A (Neighborhood-Serving Corridor).

RECOMMENDED ACTIONS:

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

VINCENT P. BERTONI, AICP
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ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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PROJECT ANALYSIS

PROJECT SUMMARY

The project is the construction, use, and maintenance of a 3-story, 45-foot tall, multi-family residential development containing 127 dwelling units (100 percent affordable, exclusive of a market-rate manager's unit, including 7 Extremely Low Income units and 119 Low Income units). The project will provide 7 studios, 54 one-bedroom units, 34 two-bedroom units, and 32 three-bedroom units. The project comprises three buildings totaling approximately 134,492 square feet with a total Floor Area Ratio ("FAR") of 1.0:1. The project will provide 130 parking spaces at grade level, and will provide 89 long-term and nine short-term bicycle parking spaces. The site is currently vacant and undeveloped but paved, and was previously occupied by a food processing and packaging facility which has been demolished. The project will involve the net export of approximately 2,000 cubic yards of soil, and the removal of four (4) non-protected trees from the subject site.

BACKGROUND

Subject Property

The subject site is a relatively flat, trapezoidal-shaped, approximately 134,941 square-foot lot located to the northeast of the intersection of Compton Avenue and 41st Street in the Southeast Los Angeles Community Plan. The site has a frontage of approximately 434 feet along the east side of Compton Avenue, and frontage of approximately 322 feet along the north side of 41st Street. The site is currently vacant and undeveloped but paved, and was previously occupied by a food processing and packaging facility which was fire damaged in 2017 and subsequently demolished in 2019.

The subject site is designated by the Southeast Los Angeles Community Plan for Limited Industrial land uses and is zoned M1-1-CPIO. The site is also subject to the Southeast Los Angeles Community Plan Implementation Overlay ("CPIO") (Ordinance No. 185,925 and Zoning Information "ZI" File No. 2483), South Los Angeles Alcohol Sales Specific Plan (Ordinance No. 171,681 and ZI-1231), Council District 9 Redevelopment Area (ZI-2488), and Los Angeles State Enterprise Zone (ZI-2374). The site is located within an Active Park Zone (500 feet of Ross Snyder Recreation Center), an Active School Zone (NAVA College Preparatory Academy and Thomas Jefferson High School), and is approximately 0.83 kilometers of the Puente Hills Blind Thrust Fault Zone. The site is not within a designated hillside, airport hazard, coastal zone, farmland, fire hazard severity zone, hazardous waste site, special grading area, landslide, liquefaction, fault rupture, or tsunami inundation zone.

Zoning and Land Use Designation

The site is located within the Southeast Los Angeles Community Plan. The site is currently designated for Limited Industrial land uses, and is zoned M1-1-CPIO with Height District No. 1. The existing M1 zone permits limited industrial and manufacturing uses under the MR1 zone, however residential uses are not permitted. Height District No. 1 permits unlimited building height and Floor Area Ratio of 1.5:1. The site is also located within the Southeast Los Angeles CPIO within Subarea K (Compatible Industrial), which prohibits residential uses.

The applicant has requested a General Plan Amendment, Zone Change, and CPIO Amendment to Neighborhood Commercial land use, C2-1-CPIO zone, and Subarea A (Neighborhood-Serving Corridor) to allow the proposed project. The proposed zone CPIO subarea would allow residential

development at a rate of one dwelling unit per 800 square feet of lot area, for a maximum of 169 dwelling units on-site, with the proposed zoning, land use, and CPIO designations.

As permitted by Measure JJJ and LAMC Section 11.5.6, the applicant has requested two (2) Developer Incentives for: 1) reduced parking for 130 parking spaces in lieu of the 213 spaces otherwise required by LAMC Section 12.21 A.4, and 2) an 11-foot Ground Floor Height in lieu of the 14-foot Ground Floor Height otherwise required by the CPIO.

The proposed project would be comprised of 127 residential dwelling units, and have a maximum building height of 45 feet and 3 stories, and have a FAR of 1.0:1. The proposed density, height, and floor area are within the proposed land use and zoning designation under the General Plan Amendment, Zone Change, and CPIO Amendment herein.

Surrounding Uses

The site is located to the northeast of the intersection of Compton Avenue and 41st Street in the Southeast Los Angeles Community Plan area, approximately 1 mile to the south of the 10 Freeway and approximately 1.7 miles to the east of the 110 Freeway.

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

Streets and Circulation

Compton Avenue is designated as a Local Street – Standard with a designated right-of-way width of 60 feet and designated roadway width of 36 feet. The dedicated right-of-way is approximately 60 feet and dedicated roadway is approximately 40 feet and includes a curb.

41st Street is designated as a Collector Street with a designated right-of-way width of 66 feet and roadway width of 40 feet. The dedicated right-of-way is approximately 80 feet and dedicated roadway is approximately 40 feet.

Public Transit

The intersection of Compton Avenue and 41st Street is directly served by the Los Angeles County Metropolitan Transit Authority (“Metro”) 55 bus line. In addition, the project is within one-half mile of the Metro Blue Line Vernon station at the corner of Vernon Avenue and Long Beach Avenue, and is served by several bus lines including the Metro 53, 55, 102, 105, 611, 705 bus lines, and LADOT DASH Southeast and Pueblo Del Rio bus lines.

Relevant Cases and Building Permits

Subject Site:

Case No. CPC-2008-1553-CPU: On September 1, 2017, the City Planning Commission recommended approval of the Southeast Los Angeles Community Plan Update. As part of the Southeast Los Angeles Community Plan Update Process, Councilmember Curren D. Price, Jr. introduced a motion through Council File No. 17-1053, Item No. 5, which instructed the Department of City Planning to allow mixed-used development adjacent to

the Ross Snyder Recreation Center and Thomas Jefferson High School; prepare and present a Zone Change and General Plan Amendment from Limited Industrial (M1-1-CPIO) to Neighborhood Commercial (C2-1-CPIO) for those industrial zoned properties fronting Compton Avenue between 41st Street and Martin Luther King Jr. Boulevard. The aforementioned requested zone change was initially a part of the Southeast Los Angeles CPIO; however, due to the late introduction of this motion, the Planning and Land Use Management (PLUM) committee was unable to adopt said change and resorted to instructing that the zone change be initiated by the Department of City Planning. The Community Plan Update subsequently became effective on November 22, 2017. The related Community Plan Implementation Overlay ("CPIO") became effective on December 29, 2018 under Ordinance No. 185,925.

Demolition Permit No. 19019-20000-01274: On April 9, 2019, the Department of Building and Safety issued demolition permits for the previous 2-story concrete industrial/manufacturing building per clam shell wrecking method. The demolition permit was finalized on August 20, 2019.

Surrounding Sites:

None.

REQUESTED ACTIONS

General Plan Amendment

As part of the Southeast Los Angeles Community Plan Update Process, Councilmember Curren D. Price, Jr. introduced a motion through Council File No. 17-1053, Item No. 5, which instructed the Department of City Planning to allow mixed-used development adjacent to the Ross Snyder Recreation Center and Thomas Jefferson High School; prepare and present a Zone Change and General Plan Amendment from Limited Industrial (M1-1-CPIO) to Neighborhood Commercial (C2-1-CPIO) for those industrial zoned properties fronting Compton Avenue between 41st Street and Martin Luther King Jr. Boulevard. The aforementioned requested zone change was initially a part of the Southeast Los Angeles CPIO; however, due to the late introduction of this motion, the Planning and Land Use Management (PLUM) committee was unable to adopt said change and resorted to instructing that the zone change be initiated by the Department of City Planning (see Exhibit D).

The subject application was submitted to the Department of City Planning on August 6, 2019 and includes a request for a General Plan Amendment and Zone Change which would result in an increase of the allowable residential floor area and density. As provided in the Department of City Planning Memorandum dated December 13, 2016, the project is subject to the provisions of Ballot Measure JJJ because the application was submitted after December 13, 2016. As a development project that 1) results in ten or more dwelling units and 2) requires a General Plan Amendment, Zone Change, and/or Height District Change that requires an increased allowable residential floor area, density, height, or allows a residential use where previously not allowed, the project is subject to the provisions of Ballot Measure JJJ and shall comply with all the housing, labor, and wage requirements as codified in LAMC Sections 11.5.6 and 11.5.11.

The applicant has requested a General Plan Amendment to amend the land use designation of the subject site from Limited Industrial to Neighborhood Commercial. The amendment was initiated by the Director of Planning on July 31, 2019.

Zone Change and Developer Incentives

In conjunction with the requested General Plan Amendment, the applicant has also requested a Zone Change to change the site's zoning designation from M1-1-CPIO to C2-1-CPIO. No change in Height District is requested at this time.

Pursuant to LAMC Section 11.5.11(e), "a Project that provides affordable housing consistent with this Section shall also be entitled to three incentives or concessions specified in California Government Code Section 65915(k) or the applicable Affordable Housing Incentive Program." As the Project proposes to provide affordable housing consistent with the provisions of LAMC Section 11.5.11, the applicant has requested two (2) Developer Incentives that are generally consistent with incentives for projects which provide affordable housing under Density Bonus and Government Code Section 65915. The recommended approach is the most consistent with the intent of Measure JJJ. The two (2) Developer Incentives requested include:

- A reduction of parking to permit 130 parking spaces in lieu of the 213 spaces otherwise required by LAMC Section 12.21 A.4.
- An 11-foot Ground Floor Height in lieu of the 14-foot Ground Floor Height, as measured from the finished floor to the underside of the structural floor above as otherwise required by the Southeast Los Angeles Community Plan Implementation Overlay ("CPIO") Section II-2.A.1(a).

Site Plan Review

In accordance with LAMC Section 16.05, the applicant has requested Site Plan Review for a development project that creates or results in an increase of 50 or more dwelling units. As the site is currently vacant with zero (0) existing dwelling units and the proposed construction of 127 dwelling units, the project results in a net increase of 127 dwelling units on the subject site.

CPIO Amendment

The site is located within Subarea K (Compatible Industrial) of the Southeast Los Angeles CPIO. Pursuant to LAMC Sections 13.14 and 12.32, the applicant also requests a CPIO Amendment to the Southeast Los Angeles CPIO from Subarea K (Compatible Industrial) to Subarea A (Neighborhood-Serving Corridor) to allow the proposed project.

ISSUES

Land Use and Zoning

The site is located within the Southeast Los Angeles Community Plan. The site is currently designated for Limited Industrial land uses, and is zoned M1-1-CPIO with Height District No. 1. The existing M1 zone permits limited industrial and manufacturing uses under the MR1 zone, however residential uses are not permitted. Height District No. 1 permits unlimited building height and Floor Area Ratio of 1.5:1. The site is also located within the Southeast Los Angeles CPIO within Subarea K (Compatible Industrial), which prohibits residential uses.

The proposed project is not consistent with the current zoning, land use, or CPIO designation for the site. The applicant has requested a General Plan Amendment, Zone Change, and CPIO Amendment to Neighborhood Commercial land use, C2-1-CPIO zone, and Subarea A (Neighborhood-Serving Corridor) to permit the proposed project. The proposed project would be comprised of 127 residential dwelling units, and have an FAR of 1.0:1. The proposed zone and

CPIO subarea would allow residential development at a rate of one dwelling unit per 800 square feet of lot area, for a maximum of 169 dwelling units on-site with the proposed zoning, land use, and CPIO designations. The proposed project would conform to the allowable land uses pursuant to the Los Angeles Municipal Code in combination with the General Plan Amendment and Zone Change requests

Comments in opposition of the project stated that the proposed land use and zoning changes would erode the industrial uses in the area, and that the project will expose future residents to risk of ammonia due to its proximity to the industrial neighbor to the north ("Don Lee Farms" at 4010 South Compton Avenue). However, the project site is immediately surrounded by primarily residential, educational, recreational, and commercial uses. The neighboring property to the north is the only other industrially zoned property in the surrounding area. Therefore, the proposed project will not introduce uses that are incompatible with the existing development pattern in the community, and would not be displacing or eliminating an existing manufacturing or industrial use since the site is currently vacant. Furthermore, according to the Southeast Los Angeles Community Plan, industrial land uses comprise approximately 1,068 acres or 15 percent of the Community Plan area, and is concentrated in the northerly portion of the Community Plan Area with a smaller concentration near the center of the Community Plan, neither of which are adjacent to the subject site. Therefore, the amendment will not compromise the industrial base of the Community Plan.

Furthermore, the project is designed with a substantial setback from the northerly property line to serve as a buffer from the neighboring industrial property to the north. As shown in Exhibit "A", the project provides a surface parking lot and driveway along the northern property line, so that the closest residential units on-site will be approximately 50 to 70 feet away from the property line. In addition, the project will provide shade trees along the parking areas as required by the CPIO, and will provide a 6-foot tall perimeter wall with vines along the property line. Therefore, the project will be adequately buffered from the industrial property to the north.

Compliance with Ballot Measure JJJ

Ballot Measure JJJ was approved and passed by voters in the City of Los Angeles on November 8, 2016, and was certified by City Council action on December 13, 2016. The Ballot Measure imposes minimum affordable housing requirements and labor regulations on certain development projects requiring General Plan Amendments, Zone Changes, and Height District Changes, among other provisions. As a development project that 1) results in ten or more dwelling units and 2) requires a General Plan Amendment, Zone Change, and/or Height District Change that requires an increased allowable residential floor area, density, height, or allows a residential use where previously not allowed, the project is subject to the provisions of Ballot Measure JJJ and shall comply with all the housing, labor, and wage requirements as codified in LAMC Sections 11.5.6 and 11.5.11.

In accordance with LAMC Section 11.5.11(a)(3), as a project involving a General Plan Amendment, Zone Change, or Height District Change for a rental project that allows a residential use where previously not allowed, the project shall provide no less than 5 percent of the total units at rents affordable to Extremely Low Income households, and either 11 percent of the total units at rents affordable to Very Low Income households or 20 percent of the total units at rents affordable to Lower Income households.

The project will provide 5 percent (7 units) of the 127 dwelling units set aside for Extremely Low Income households, and 20 percent (26 units) set aside for Low Income households, for a total of 33 affordable units. Therefore, the project is compliant with the affordable housing provisions of Measure JJJ.

The project, as conditioned herein, is also subject to the labor regulations of Ballot Measure JJJ, to the satisfaction of the Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance.

Therefore, as a project that is compliant with the provisions of Ballot Measure JJJ and in accordance with LAMC Section 11.5.6, the project is eligible for and the applicant has requested two (2) Developer Incentives for: 1) reduced parking for 130 parking spaces in lieu of the 213 spaces otherwise required by LAMC Section 12.21 A.4, and 2) an 11-foot Ground Floor Height in lieu of the 14-foot Ground Floor Height otherwise required by the CPIO.

Project Design (Urban Design Studio / Professional Volunteer Program)

The project was presented to the Urban Design Studio on September 11, 2019 and the Professional Volunteer Program on September 17, 2019. The following comments were made on the project design:

- The proposed drop-off area along the sidewalk is questionable. It is too close to the intersection and would affect circulation around the site – would the applicant provide an easement? Should be able to accommodate drop-off in the parking lot on-site without having to modify the curb or public right-of-way.
- Driveway along 41st Street is too close to the adjacent driveway for the neighboring recreation center. Verify with LADOT that the proposed driveway location is appropriate.
- Reduce the width of both driveway apron widths to the minimum allowed by code, and provide landscaping where it exceeds 20 feet in width. Provide special paving for the Compton Avenue driveway entrance similar to 41st Street.
- Will the applicant enhance the bus stop at the corner? It currently does not have shade structure or seating. How does the project integrate transit access?
- Provide more buffer for the northerly ground floor units that overlook the parking area and neighboring industrial use. Should either shift the building or units inwards, reconfigure to a one-way driveway, or provide a low wall to provide more of a buffer and to enhance privacy.
- Too many parking spaces are left unshaded. Provide more shade trees for open parking areas, at minimum of 1 tree per 4 parking spaces. Consider providing photovoltaic shade structures over surface parking areas to maximize shade and sustainability features.
- Provide balconies along upper levels of street-facing facades to provide more activation and shade along the south/western facades.
- Verify the stormwater infiltration plan. Although the open space area looks well-programmed and usable, the sizeable lawns will require watering. Provide low-water accent trees (MWELo) where possible.
- Should shade the playground area with an overhead trellis or plant materials (similar to other shaded lawn areas).

- Should create semi-private spaces along the periphery of the open space areas to activate their use.
- Verify with LAFD that the project will meet all travel distancing requirements from interior areas.
- Consider providing a direct connection to the neighboring recreation center if possible.
- What is the purpose/intent of the parcel map? Should be developed as one project.

On October 22, 2019, the Applicant submitted revised project plans incorporating and in response to the design comments from the UDS and PVP. Specifically, the revisions to the project design include:

- Reduced the driveway width to 24 feet in accordance with minimum LADOT requirements.
- Added a pedestrian gate at the southeastern edge of the site at 41st Street to be accessible to project residents.
- Removed parcel map from project scope.

The Applicant noted that LADOT and LAFD have reviewed the proposed drop-off area, driveways, and travel distancing requirements. The drop-off area is intended as a centralized entrance for residents and visitors. The applicant also noted that the northerly ground-floor units are buffered by a perimeter wall, trees, hedge landscaping, and recesses. The project complies with CPIO tree planting requirements, and will provide permeable pavers to reduce a “heat island” effect. Recessed terraces and balconies are provided to allow residential privacy and activate street frontages. The applicant confirmed that the landscape plan incorporates stormwater infiltration through a rain garden, and utilizes drought-tolerant and low-water accent trees. The playground area is located to take advantage of shade from surrounding structures, and the project features five semi-private courtyards and bench seating to activate use of the central open space area.

Parking

In accordance with Measure JJJ and LAMC Section 11.5.11(e), the Applicant has requested a Developer’s Incentive to provide 130 parking spaces in lieu of the 213 parking spaces otherwise required by LAMC Section 12.21 A.4.

The proposed 130 parking spaces is consistent with the parking provisions of Assembly Bill (“AB”) 744 and California Government Section 65915(p)(2). AB 744 permits reduced parking for mixed-income projects consisting of the maximum number of Very Low or Low Income units at a ratio of 0.5 parking space per bedroom. The project is within one-half mile of the Metro Blue Line Vernon station at the corner of Vernon Avenue and Long Beach Avenue, and is served by several bus lines including the Metro 53, 55, 102, 105, 611, 705 bus lines, and LADOT DASH Southeast and Pueblo Del Rio bus lines. For the 127 dwelling units and 225 bedrooms proposed, a total of 113 parking spaces are required by AB 744. The applicant is proposing 130 parking spaces, and is therefore consistent with the parking requirements of AB 744.

Height

The project will be 3 stories and 45 feet tall, which is consistent with the maximum building height allowed under the site’s zoning and CPIO restrictions. The applicant has requested a Developer’s Incentive for reduced Ground Floor Height from CPIO requirements. Section II-2.A.1(a) requires

a 14-foot Ground Floor Height as measured from the finished floor to the underside of the structural floor above, however the applicant proposes an 11-foot Ground Floor Height. Given the overall building height will not exceed the maximum allowable building height by the zone and CPIO, the project will be compatible with the adjacent allowable building heights.

Air Quality

Air quality emissions during project construction and operation were analyzed in a memorandum prepared by Urban Crossroads dated August 23, 2019 (see Exhibit G). The air quality analysis accounted for construction activities including site preparation, grading, building construction, paving, and architectural coating, as well as operational emissions including area source, energy source, and mobile source emissions. The air quality analysis indicated that pollutant threshold for NO_x would be exceeded during the site preparation construction phase, and that the following mitigation measure would reduce NO_x emissions to less than significant levels. The mitigation measure MM-AQ-1 requires all construction equipment comply with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emission standards, which was included in the Mitigated Negative Declaration published on October 31, 2019. The MND comment period ended on November 20, 2019.

The South Coast Air Quality Management District ("SCAQMD") submitted a comment letter dated November 12, 2019, requesting clarification and modification of the mitigation measure to require off-road diesel construction equipment that complies with EPA/CARB Tier 4 Final emissions.

However, as indicated above, the air quality analysis provides substantial evidence that Tier 3 emission standards adequately mitigate NO_x emissions to a less than significant level. There is no substantial evidence in the record that Tier 3 emission standards are required. Therefore, the project is conditioned per the MND to Tier 3 emission standards.

CONCLUSION

The proposed project will develop a vacant site to provide 127 affordable residential units, and will provide much-needed affordable housing in the Southeast Los Angeles community. The project will be compliant with Ballot Measure JJJ by providing affordable housing and related labor and prevailing wage requirements.

[Q] QUALIFIED CONDITIONS OF APPROVAL

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the West/South/Coastal Project Planning Bureau of the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Affordable Housing.** Prior to the issuance of a permit, projects of ten or more dwelling units shall submit proof of compliance with the Affordable Housing provisions of Los Angeles Municipal Code ("LAMC") Section 11.5.11.
3. **Use.**
 - a. The project shall be limited to a maximum density of 127 residential units.
 - b. Floor Area shall be limited to 134,941 square feet and a Floor Area Ratio of 1.0:1.
4. **Labor Requirement.** Pursuant to Los Angeles Municipal Code Section 11.5.11, certified by City Council on December 13, 2017 and codified as Section 5.522 of the Administrative Code, the applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:
 - a) A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:
 - i) **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.
 - ii) **Local Hire.** At least 30% of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.
 - iii) **Wages.** The project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.

- iv) **Training.** At least 60% of construction workforces employed on the project will be:
 - a. Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.
 - b. Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.
 - c. Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally-approved apprenticeship program.
- v) **Bond.** A Bond may be required to ensure compliance.
- b) After the project has completed construction, and prior to any Certificate of Occupancy, a signed report from the Bureau of Contract Administration that indicates compliance with the above licenses, local hire, wages and training requirements shall be added to the case file.

CONDITIONS FOR EFFECTUATING (T) TENTATIVE CLASSIFICATION REMOVAL

Pursuant to Section 12.32 G of the Municipal Code, the (T) Tentative Classification shall be removed by the recordation of a final parcel or tract map or by posting of guarantees through the B-permit process of the City Engineer to secure the following without expense to the City of Los Angeles, with copies of any approval or guarantees provided to the Department of City Planning for attachment to the subject planning case file.

1. Dedications and Improvements. Prior to the issuance of any building permits, public improvements and dedications for streets and other rights-of-way adjoining the subject property shall be guaranteed to the satisfaction of the Bureau of Engineering, Department of Transportation, Fire Department (and other responsible City, regional, and Federal government agencies as may be necessary).

A. Responsibilities/Guarantees:

- 1) As part of early consultation, plan review, and/or project permit review, the applicant/developer shall contact the responsible agencies to ensure that any necessary dedications and improvements are specifically acknowledged by the applicant/developer.
- 2) Prior to the issuance of sign-offs for final site plan approval and/or project permits by the Department of City Planning, the applicant/developer shall provide written verification to the Department of City Planning from the responsible agency acknowledging the agency's consultation with the applicant/developer. The required dedications and improvements may necessitate redesign of the project. Any changes to the project design required by a public agency shall be documented in writing and submitted for review by the Department of City Planning.

B. Dedication Required:

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

C. Improvement Required:

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

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

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

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

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

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information at (213) 847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

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

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

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

- 3) Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk or through curb drains connected to the catch basins.
- 4) Sewer lines exist in 41st Street and Compton Avenue. All Sewer Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit at (213) 482-7030.
- 5) An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering (213) 482-7030.
- 6) Obtain a Revocable Permit from the Bureau of Engineering Central District Office for any wall, fence, landscaping, and non-standard concrete, pavers, and irrigation system to remain in the dedicated right-of-way (213) 482-7030.
- 7) Submit parking area and driveway plan to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

2. Department of Transportation. Suitable arrangements shall be made with the Department of Transportation to assure that a parking area and driveway plan be submitted to the Citywide Planning Coordination Section of the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Transportation approvals are conducted at 201 N. Figueroa Street Suite 400, Station 3. For an appointment, call (213) 482-7024
3. Street Lighting. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on 41st Street.
4. Urban Forestry – Street Trees.
 - A. Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the subdivider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

Note: Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: (213) 847-3077 for permit information. CEQA document must address parkway tree removals.
5. Department of Building and Safety, Grading Division. Comply with any requirements with the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit.
6. Fire Department. Prior to the issuance of a building permit, a plot plan shall be submitted to the Fire Department for approval.

Notice: If conditions dictate, connections to the public sewer system may be postponed until adequate capacity is available.

Notice: Certificates of Occupancy for the subject property will not be issued by the City until the construction of all the public improvements (streets, sewers, storm drains, etc.) as required herein, are completed to the satisfaction of the City Engineer.

CONDITIONS OF APPROVAL

Pursuant to Section 11.5.11(e) and 16.05 of the Los Angeles Municipal Code, the following conditions are hereby imposed upon the use of the subject property:

Development Conditions

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the West/South/Coastal Project Planning Bureau of the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Use.**
 - a. The project shall be limited to a maximum density of 127 residential units.
 - b. Floor Area shall be limited to 134,941 square feet and a Floor Area Ratio of 1.0:1.
3. **Affordable Units.** A minimum of 7 units shall be designated as Restricted Affordable Units and reserved for Extremely Low Income households, and a minimum of 26 units shall be designated as Restricted Affordable Units for Low Income households, as defined by LAMC Section 11.5.11. An additional 93 units shall be reserved for Lower Income Households as determined by either the California Department of Housing and Community Development ("HCD") or the U.S. Department of Housing and Urban Development ("HUD").
4. **Changes in Restricted Units.** Deviations that change the composition of units shall be consistent with LAMC Section 11.5.11(a)(3).
5. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 7 units for Extremely Low Income Households and 26 units for Low Income Households for sale or rental as determined to be affordable to such households by HCIDLA for a period of 55 years. An additional 93 units shall be reserved for Lower Income Households as determined by either the HCD or HUD for a period of 55 years. Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The Applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the HCIDLA.
6. **Developer's Incentives.**
 - a. **Parking.** 130 parking spaces shall be provided in lieu of the 213 spaces otherwise required by LAMC Section 12.21 A.4.
 - b. **Ground Floor Height.** The project shall provide a minimum 11-foot Ground Floor Height, as measured from the finished floor to the underside of the structural floor above.

7. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16.
8. **Community Plan Implementation Overlay.** Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the Southeast Los Angeles Community Plan Implementation Overlay ("CPIO") Subarea A (Neighborhood-Serving Corridor) requirements pursuant to Ordinance No. 185,925.
9. **Mechanical Equipment.** All exterior mechanical equipment, including heating, ventilation and air conditioning (HVAC) equipment, satellite dishes, and cellular antennas, shall be screened from public view through the use of architectural elements such as parapets. The transformer, located along 38th Street, shall be screened with landscaping per Exhibit "A".
10. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
11. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.
12. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50% of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.
13. **Electric Vehicle Parking.** The project shall include at least 20 percent of the total provided parking spaces capable of supporting future electric vehicle supply equipment, (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Of the twenty percent EV Ready parking, five percent of the total provided parking spaces shall be further provided with EV chargers to immediately accommodate electric vehicles within the parking areas. When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.
14. **Landscape Plan.** Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit "A," and shall incorporate any modifications required as a result of this grant.

15. **Tree Wells.** The minimum depth of tree wells and planters on the rooftop, any above grade open space, and above a subterranean structure shall be as follows:
 - a. Minimum depth for trees shall be 42 inches.
 - b. Minimum depth for shrubs shall be 30 inches.
 - c. Minimum depth for herbaceous plantings and ground cover shall be 18 inches
 - d. Minimum depth for an extensive green roof shall be 3 inches.The minimum amount of soil volume for tree wells on the rooftop or any above grade open spaces shall be based on the size of the tree at maturity:
 - e. 600 cubic feet for a small tree (less than 25 feet tall at maturity).
 - f. 900 cubic feet for a medium tree (25-40 feet tall at maturity).
 - g. 1,200 cubic feet for a large tree (more than 40 feet tall at maturity)
16. **Street Trees.** New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.
17. **Greywater.** The project shall be constructed with an operable recycled water pipe system for onsite greywater use, to be served from onsite non-potable water sources such as showers, washbasins, or laundry and to be used as untreated subsurface irrigation for vegetation or for cooling equipment. The system specifics shall be required as determined feasible by the Department of Water and Power in consultation with the Department of City Planning.
18. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.
19. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
20. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
21. **Solar Panels.** A minimum 7,815 square feet (15 percent) of solar panels shall be installed on the building rooftop as shown on the roof plan provided as a part of an operational photovoltaic system to be maintained for the life of the project. The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
22. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.
23. **Tribal Cultural Resource Inadvertent Discovery.** In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:
 - a. Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all

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

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

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

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

- b. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).
 - c. The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
 - d. The most likely descendent has 48 hours to make recommendations to the Applicant, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - e. If the Applicant does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.
25. **Archaeological Resources Inadvertent Discovery.** In the event that any subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.
26. **Paleontological Resources Inadvertent Discovery.** In the event that any prehistoric subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.

Environmental Conditions

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

Administrative Conditions of Approval

28. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
29. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
30. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any

subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.

31. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
32. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
33. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
34. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
35. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

General Plan/Charter Findings

1. **General Plan Land Use Designation.** The Project Site, 4020 Compton Avenue, is located within the Southeast Los Angeles Community Plan, which was last updated by the City Council on November 22, 2017. The site is a trapezoidal-shaped site comprised of two (2) lots and 134,941 square feet of lot area. The Community Plan designates the site with a land use designation of Limited Industrial, which lists MR2 and M1 as corresponding zones.

As recommended, the amendment would re-designate the Project Site to the Neighborhood Commercial land use designation, which lists the following corresponding zones: CR, C1, C1.5, C2, C4, RAS3, and R3. The recommended change to the Zone to C2-1-CPIO and CPIO Amendment to Subarea A (Neighborhood-Serving Corridor) for the site would be consistent with the adoption of the recommended Plan Amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Southeast Los Angeles Community Plan, as further discussed in Finding Nos. 3 and 5 through 8.

2. **Charter Finding – City Charter Finding 555.** The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity.

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

3. **Charter Finding – City Charter Finding 556.** When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The Project Site is located within the Southeast Los Angeles Community Plan area, which is one of 35 community plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the site with a land use designation of Limited Industrial, which lists MR2 and M1 as corresponding zones. The site is presently zoned M1-1-CPIO, which is consistent with the existing land use designation.

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

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

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

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

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

Public Necessity, Convenience, and General Welfare

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

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

On April 8, 2015, Mayor Eric Garcetti released the Sustainable City pLAN, a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth a goal of creating 100,000 new housing units by 2021. The plan highlights the need to minimize the loss of affordable housing and the need to increase the production of affordable housing. The amendment would allow the site to be developed and to provide 127 additional units to the housing market. The

Project would be an infill development within an area of the City that is developed with a mixture of residential, commercial, open space, and light manufacturing uses. The amendment would not only introduce new housing, but would allow for housing to be provided in new construction, which has not occurred in the area. Additionally, due to the unique nature of the surrounding area, the Project would place housing within close proximity to neighborhood-serving uses including a recreation center, school, commercial uses, and light manufacturing jobs. Additionally, the Project has been designed to provide a central open space amenity area, which would improve the livability and general welfare of the future residents of the development.

Good Zoning Practice

The Project Site is designated by the Community Plan for Limited Industrial land uses and is zoned M1-1-CPIO. As zoned, it is consistent with the existing land use designation.

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

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

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

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

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

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

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

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

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

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

6. **Framework Element.** The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the instant request:

- | | |
|----------------|--|
| Goal 3C: | Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents. |
| Objective 3.1: | Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors. |
| Policy 3.1.2: | Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses within the patterns of use established in the community plans as guided by the Framework Citywide Long- Range Land Use Diagram. |
| Policy 3.1.7: | Allow for development in accordance with the policies, standards, and programs of specific plans in areas in which they have been adopted. In accordance with Policy 3.1.6, consider amending these plans when new transit routes and stations are confirmed and funding is secured. |
| Objective 3.2: | Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution. |
| Policy 3.2.2: | Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of |

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

- Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.
- Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.
- Objective 3.4: Encourage new multifamily residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.
- Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.
- Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.
- Policy 3.7.1: Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.
- Policy 3.7.4: Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element.
- Goal 7G: A range of housing opportunities in the City.
- Objective 7.9: Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.
- Policy 7.9.1: Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City's fiscal structure.

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

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

- Goal 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.
- Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.
- Policy 1.1.2: Expand affordable rental housing for all income groups that need assistance.
- Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.
- Policy 1.1.4: Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts, and Mixed-Use Boulevards
- Policy 1.3.5: Provide sufficient land use and density to accommodate an adequate supply of housing units within the City to meet the projections of housing needs
- Goal 2: A City in which housing helps to create safe, livable and sustainable neighborhoods.
- Objective 2.1: Promote safety and health within neighborhoods.
- Policy 2.1.2 Establish development standards and other measures that promote and implement positive health outcomes.
- Policy 2.2.1. Provide incentives to encourage the integration of housing with other compatible land uses.
- Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.
- Policy 2.2.2: Provide incentives and flexibility to generate new multi-family housing near transit and centers, in accordance with the General Plan Framework element, as reflected in Map ES.1.

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

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

8. **Mobility Element.** The Mobility Element of the General Plan is not likely to be affected by the recommended action herein. The proposed project, with the requested General Plan Amendment and Zone Change, proposes to construct a new three-story residential building at the intersection of Compton Avenue and 41st Street. Compton Avenue is designated as a Local Street - Standard and is currently dedicated to a right-of-way width of approximately 60 feet with a 40-foot roadway. 41st Street is designated as a Collector Street and is currently dedicated to a right-of-way width of 80 feet with a 40-foot roadway. The project will be required to dedicate and improve the public right-of-way to the satisfaction of the Bureau of Engineering. In addition to providing dedications to meet the established Street Standards, the project is also consistent with the following policies of the Mobility Element:

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

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

bus lines including the Metro 53, 55, 102, 105, 611, 705 bus lines, and LADOT DASH Southeast and Pueblo Del Rio bus lines. The Project has been conditioned to require that 20 percent of the parking spaces are to be wired for the installation of future EV chargers, and that 5 percent of the provided parking be installed with EV chargers.

Entitlement Findings

9. Zone Change Findings.

- a. **Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity, Convenience, and General Welfare

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

The existing M1-1-CPIO Zone would prohibit the development of the Project Site with a new Project containing 127 residential dwelling units as proposed. As discussed under Finding No. 4, the Sustainable City pLAn issued by the Mayor establishes a goal to create 100,000 dwelling units by the year 2021. Additionally, the plan indicates a need to not only enable the production of additional housing, but to encourage the production of affordable housing. The Zone Change would permit the development of the site with a 100 percent affordable project that includes a combination of Extremely Low Income units, Low Income units, and 1 market-rate manager's unit.

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

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

Good Zoning Practice

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

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

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

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

- b. **Pursuant to Section 12.32-G and Q of the Municipal Code "T" and "Q" Classification Findings.** The current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary "T" and permanent "Q" Classification in order to ensure consistency with the amendment to the land use designation from Limited Industrial to Neighborhood Commercial. The "T" Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public's needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The "Q" conditions that limit the scale and scope of future development on the site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

10. Site Plan Review Findings.

- a. **The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.**

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

- b. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

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

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

Height

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

Bulk/Massing

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

Building Materials

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

Entrances

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

Setbacks

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

Parking/Loading

The project will provide a total of 130 parking spaces for the proposed residential uses, which would be provided at grade level. Vehicular access will be taken off of two (2) driveways along Compton Avenue and 41st Street. The parking areas include trees and permeable paving to reduce the heat island effect. The Project has been conditioned to require that 20 percent of the parking spaces are to be wired for the installation of future EV chargers, and that 5 percent of the provided parking be installed with EV chargers. A vehicular drop-off area is proposed along the curb of 41st Street and is subject to review and approval by the Department of Transportation and Bureau of Engineering.

Lighting

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

Landscaping / Open Space

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

Trash Collection

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

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

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

11. CPIO Amendment Findings

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

Public Necessity, Convenience, and General Welfare

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

The existing M1-1-CPIO Zone would prohibit the development of the Project Site with a new Project containing 127 residential dwelling units as proposed. As discussed under Finding No. 4, the Sustainable City pLAN issued by the Mayor establishes a goal to create 100,000 dwelling units by the year 2021. Additionally, the plan indicates a need to not only enable the production of additional housing, but to encourage the production of affordable housing. The Zone Change would permit the development of the site with a 100 percent affordable project that includes a combination of Extremely Low Income units, Low Income units, and 1 market-rate manager's unit.

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

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

Good Zoning Practice

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

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

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

Environmental Findings

12. **Mitigated Negative Declaration.** A Mitigated Negative Declaration (ENV-2019-4650-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Project Planning Division of the Planning Department in Room 721, 200 North Spring Street.
13. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in an area of minimal flood hazard.

PUBLIC HEARING AND COMMUNICATIONS

PUBLIC HEARING

The public hearing was held on November 22, 2019 at approximately 10:00 a.m. at Los Angeles City Hall, 200 North Spring Street, Room 1020, Los Angeles, CA 90012. The hearing was conducted by the Hearing Officer, Connie Chauv, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2019-4649-GPAJ-ZCJ-SPR-CPIO and ENV-2019-4650-MND. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental impact analysis was among the matters to be considered at the hearing.

The public hearing was attended by the applicant's representative (Dana Sayles) and approximately six (6) other members from the applicant team, and two (2) members from the community. One (1) speaker card were submitted and spoke in opposition at the hearing. A representative from the Council District 8 Office (Sherilyn Correa) was also present and spoke in support of the project.

Applicant Presentation. The applicant's representative described the site location, project description, and requested entitlements.

- Thomas Safran and Associates has 40 years of experience with 6,000 units in southern California and over 1,000 currently in pipeline in affordable and supportive housing.
- The project will develop underutilized, vacant, previously industrial property into affordable housing.
- The area has a combination of low-intensity land uses including residential, commercial, and industrial, the Ross Snyder Recreation Center and Thomas Jefferson High School. The project will be consistent with the existing lower-intensity residential and neighborhood-serving uses in the area.
- The neighboring industrial property to the north is the last remaining industrial property in the area. It is not part of the subject property or add-area.
- Councilmember Price introduced a motion under Council File 17-1053 instructing the Planning Department to allow mixed-use development at the subject property which requires a General Plan Amendment and Zone Change. The zone change was initially part of the CPIO but was not adopted due to the late introduction of the council motion.
- The applicant is proposing to implement the legislative action initiated by Council to provide affordable housing.
- The project will provide 7 studios, 54 one-bedrooms, 34 two-bedroom units, and 32 three-bedroom units.
- The project is designed to create sense of internal community. There will provide double the amount of required open space, for use by families and children. The amenities will include two central lawns, community room, outdoor patios, playground, fitness room, community kitchen.
- Tenants will be selected through a lottery system. The applicant will publicize timing and availability of units through local community outreach, so that applicants are from surrounding area.
- Parking areas will provide a physical buffer of 70 feet from industrial uses to north.
- The project will comply with transitional height requirements.
- The project will provide 5% of parking spaces (7 spaces) with EV chargers, 20% will be conduit-ready.

- Street frontages oriented towards public with pergola to complement corner at Thomas Jefferson High School.
- Loading zone and rideshare vehicles, near lobby for residents and visitors
- Units along street will have front doors facing street.
- The project is designed to respect the historic character of the Thomas Jefferson High School, and will provide open space and pergola at the corner to complement the high school corner.

Comments in Opposition of the Project:

- The neighboring industrial property to the north (Don Lee Farms) objects to the project's rezoning. This will result in creeping up of residential uses near the site, and the slow erosion of industrial uses in the area. This would be the last remaining active industrial property.
- Don Lee Farms has a refrigeration equipment with ammonia and operates 24 hours a day, 7 days a week. Bringing additional residences will create conflicts and safety risks.
- Don Lee Farms does not oppose affordable housing, but objects to this location.

Council District 9 Representative:

- Council Office is in support of the project and will submit a formal letter.
- The site was previously a meat manufacturing facility before that caught on fire, and fumes and smells from the fire affected the community for several miles and several weeks.
- The applicant came in to purchase the site afterwards.
- Welcome change of use because manufacturing uses have become obsolete with surrounding area.
- Council Office initiated the change of use from manufacturing to neighborhood-serving use for the area.
- The site is right across the street from a well-known high school and recreation center. Both are focal points. The recreation center is undergoing investment.
- The change of use is more in alignment with the direction of the community.
- The area is planned to receive surrounding infrastructure and streetscape improvements through affordable housing and sustainable communities grant. It may include pedestrian amenities, community-serving amenities, bicycle improvements, bus shelters, and help provide safe routes to schools.
- The project is inclusive of family affordable units for families, which is a high priority for the Council Office.
- The applicant will work with the community to get local constituents housed in the project.

Applicant's Response to Comments:

- The neighboring industrial property will still be on-going as an industrial property. There is no intention to stop their operation or use. That property is not part of the rezoning area.
- The project will provide a 70 foot buffer between the industrial facility and proposed project.
- There are existing homes and other sensitive uses right next to the industrial property. There are thousands of children at the school and playing field. The project is not introducing a new circumstance.
- Other areas like Arts District and Frogtown show that heavy industrial and multi-family residential uses can coexist.
- There are design measures and environmental protection measures in place that acknowledge it is an urban area.
- The project may also provide place to live for the industrial employees.
- The applicant is implementing a city-initiated the General Plan Amendment.
- The project will provide housing for and is open to families, children, seniors, special needs. Open space areas are designed for children.

- The applicant will work with LAUSD to prioritize early notification to school families for housing.
- LAUSD proposed measures that are standard for construction, traffic control, pedestrian safety. Majority of children walk to school. LAUSD is undergoing renovation, and the applicant agreed to coordinate construction activities to make sure there are no conflicts.
- The drop-off area is off-site and within the dedication area. There were objections to the original configuration of the drop-zone at the corner which impeded the sidewalk, so the applicant re-designed it to the proposed configuration. It will have a continuous sidewalk and be designed for three car lengths and meet distancing requirements from the corner. It is intended to serve deliveries and visitor drop off. The drop-off area was reviewed with Metro Office at LADOT and would be processed by the district office, and was reviewed by BOE highway dedication B-Permit staff and case management. The location is conceptual.
- There was a fire at the previous meat packing facility in 2016. The property sat vacant for a year and a half. The applicant acquired the property end of 2018 and demolished it in spring 2019. There was an Order to Comply from LADBS because of the danger of the fire-damaged building. The property is now clean.
- The project will provide 20% of total parking spaces (27 spaces) that are EV-ready with one-inch conduit. 5% (7 spaces) will have EV chargers installed.
- The project will provide 15% of the roof exclusive of projections to be for solar.
- Open space amenities will not be open to public. However, some community rooms may be open to community meetings.
- The site will not be fenced or gated.
- The applicant reached out to the Neighborhood Council but it does not meet regularly.
- The applicant engaged in community outreach to the Best Start community group with parents in the area.
- The project will provide a pergola and shade structures on-site near the bus stop. The intent is to provide bus stop improvements through future funding/grant programs, which may include a bus shelter and seating depending on funding.
- The air quality analysis in the MND shows that the proposed mitigation measures using Tier 3 requirements is sufficient to reduce NOx to less than significant levels. There is no evidence that the AQMD recommendation for Tier 4 is needed since Tier 3 will already mitigate to less than significant levels.

WRITTEN CORRESPONDENCE

Planning Staff received two (2) letters in opposition and one (1) letter in support of the project, as follows:

Comments in Opposition of the Project:

- The project will increase the number of residents in or near industrial and manufacturing areas will jeopardize its longevity by making conflicts with residents and increasing likelihood of safety risks.
- Don Lee Farms maintains a refrigeration unit containing 3,500 pounds of anhydrous ammonia which is required to run the refrigeration equipment. The equipment must run 24 hours per day, seven days per week. A potential catastrophic event such as an earthquake could release ammonia into the air and put the new project residents at risk of ammonia exposure.
- The project will slowly erode areas zoned for industrial and manufacturing activities.
- The project will only provide limited parking, will increase traffic, increase noise, and lacks a physical barrier between the site and Don Lee Farms.

Comments in Support of the Project:

- The greater Los Angeles region is facing a severe housing shortage, and this project will provide much needed affordable housing. By creating new housing in this neighborhood, it will help to reduce issues of displacement.
- The project is close to transit options. It is one block away from Metro Line 55/355, which runs between Compton and Downtown LA, with connections to the Metro Blue and Green Lines, and stops at Martin Luther King Jr. Community Hospital and Los Angeles Trade Technical College. It is also across the street from the DASH Southeast, and is blocks from an elementary, middle, and high school. The project is across the street from a recreation center, and 0.7 miles from a Mother's Nutrition Center, and close to other markets as well.

EXHIBIT A

PROJECT PLANS

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



PARKVIEW

4020 SOUTH COMPTON AVENUE
LOS ANGELES, CALIFORNIA

THOMAS SAFRAN AND ASSOCIATES

ENTITLEMENT SUBMITTAL

OCTOBER 21, 2019
REVISION 4 WITH PLANNING CORRECTIONS
ANAND DEVARAJAN ARCHITECTURE INC

SEGAL SHUART
LANDSCAPE ARCHITECTS

ARCHITECTURAL DRAWING INDEX

SHEET #	SHEET TITLE	SCALE	PRELIMINARY ENTITLEMENT SUBMITTAL MAY 24, 2019		
			ENTITLEMENT SUBMITTAL JULY 23, 2019		
			ENTITLEMENT SUBMITTAL CORRECTIONS SEPT 18, 2019		

A0-1.00	COVER SHEET AND PROJECT IMAGE	NTS	•	•	•
A0-1.01	DRAWING INDEX	NTS	•	•	•
A0-1.02	VICINITY MAP AND SITE PHOTOGRAPHS	NTS		•	•
A0-1.03	PROJECT OPEN SPACE AREA CALCULATION DIAGRAMS	1" = 40'-0"		•	•
A0-1.04	GLAZING CALCULATION AND SITE CIRCULATION	AS NOTED			•
A0-2.01	MODEL PHOTOGRAPHS	NTS	•	•	•
A0-2.02	AXONOMETRIC VIEWS	NTS		•	•
A1-1.01	PROJECT INFORMATION AND PLOT PLAN	1/32" = 1'-0"	•	•	•
A2-1.01	GROUND FLOOR PLAN	1/16" = 1'-0"	•	•	•
A2-1.02	LEVEL 2 PLAN	1/16" = 1'-0"	•	•	•
A2-1.03	LEVEL 3 PLAN	1/16" = 1'-0"	•	•	•
A2-1.04	ROOF PLAN	1/16" = 1'-0"	•	•	•
A3-1.01	OVERALL ELEVATIONS	1/16" = 1'-0"		•	•
A3-1.11	PARTIAL ELEVATIONS	1/8" = 1'-0"	•		
A3-2.01	OVERALL SECTIONS	1/16" = 1'-0"		•	•
A4-1.01	PRELIMINARY PROJECT MATERIALS	NTS		•	•
A5-1.01	UNIT PLANS	1/16" = 1'-0"		•	•
A6-1.01	PROJECT RENDERING	NTS		•	•
A6-1.02	PROJECT RENDERING	NTS		•	•
A6-1.03	PROJECT RENDERING	NTS		•	•

ALTA SURVEY

SHEET #	SHEET NAME				

1 OF 2	ALTA SURVEY	AS NOTED		•	•
2 OF 2	ALTA SURVEY	AS NOTED		•	•

LANDSCAPE DRAWING INDEX

SHEET #	SHEET NAME				

L1	PRELIMINARY LANDSCAPE PLAN	AS NOTED		•	•
L2	LANDSCAPE PLAN ENLARGEMENT	AS NOTED		•	•
L3	PLANT PALETTE AND NOTES	NTS		•	•
L4	LANDSCAPE CHARACTER IMAGERY	NTS		•	•

CIVIL DRAWING INDEX

SHEET #	SHEET NAME				

C1	PRELIMINARY GRADING AND DRAINAGE PLAN	AS NOTED		•	•

ANAND
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SUITE 103 CULVER CITY
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CLIENT:
**THOMAS SAFRAN
& ASSOCIATES**

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CONSULTANTS:

SEGAL SHUART
LANDSCAPE ARCHITECTS

13261 MOORPARK STREET SUITE 106
SHERMAN OAKS CALIFORNIA 91423

ENTITLEMENT
SUBMITTAL
OCTOBER 21, 2019

PARKVIEW

4020 SOUTH COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE

DRAWING INDEX

PROJECT NUMBER
2019-04

DATE
OCTOBER 21, 2019

SCALE
NTS

SHEET NUMBER
A0-1.01

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ARCHITECTURE INC.



COMPTON AVENUE AND 41ST STREET INTERSECTION (VIEW LOOKING WEST)



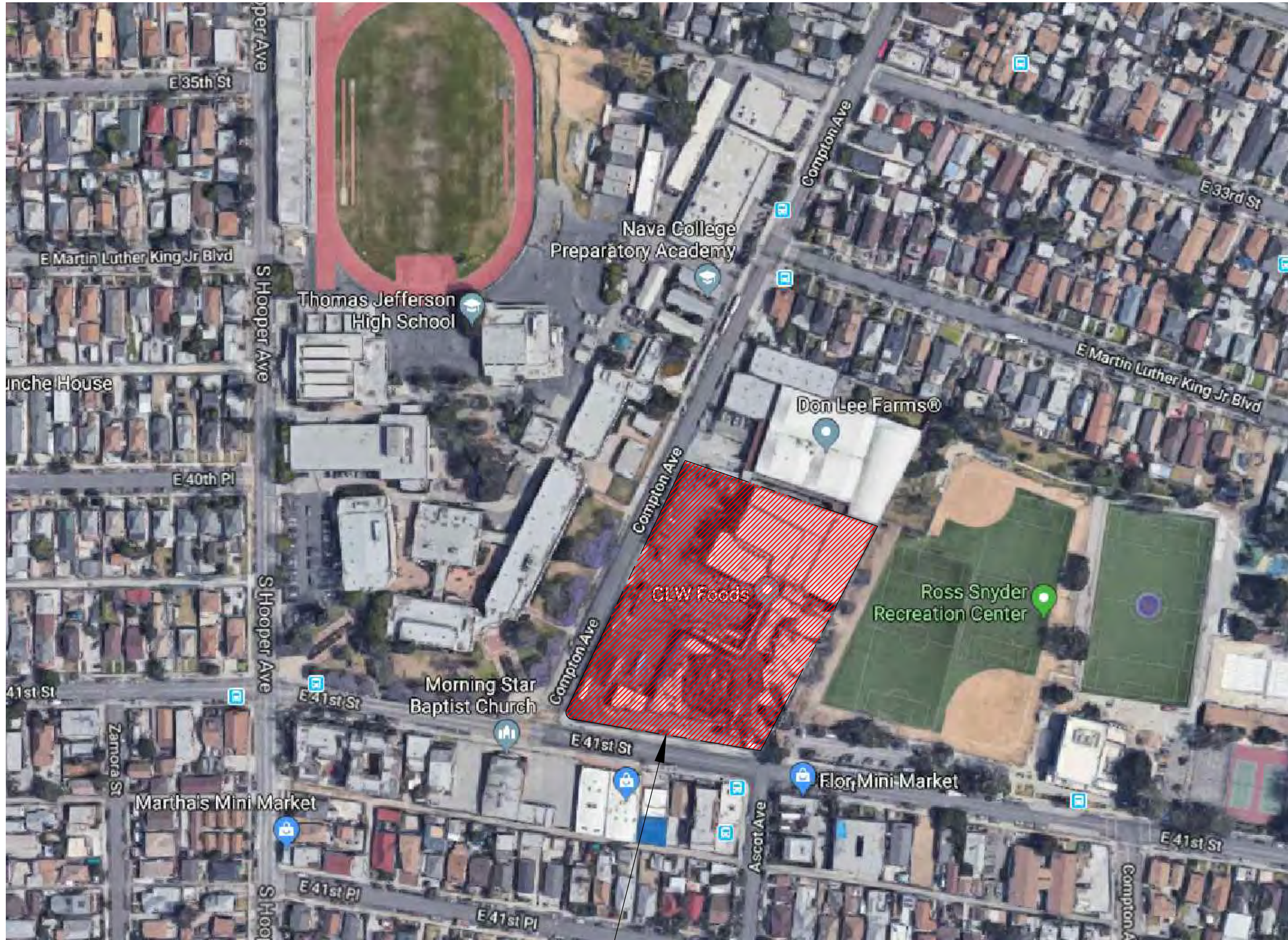
COMPTON AVENUE STREET (VIEW LOOKING NORTHWEST)



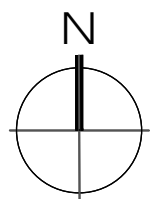
41 ST STREET (VIEW LOOKING NORTH EAST)



41 ST STREET (VIEW LOOKING SOUTH)



PROJECT SITE



2

EXISTING SITE
NTS

1

VICINITY MAP
NTS

**ANAND
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**ENTITLEMENT
SUBMITTAL
OCTOBER 21, 2019**

PARKVIEW

4020 SOUTH COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE

**VICINITY MAP
AND SITE
PHOTOGRAPHS**

PROJECT NUMBER
2019-04

DATE
OCTOBER 21, 2019

SCALE
NTS

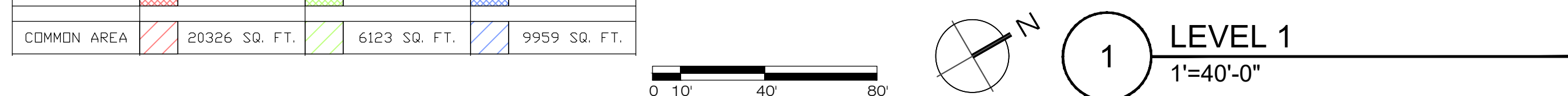
SHEET NUMBER
A0-1.02

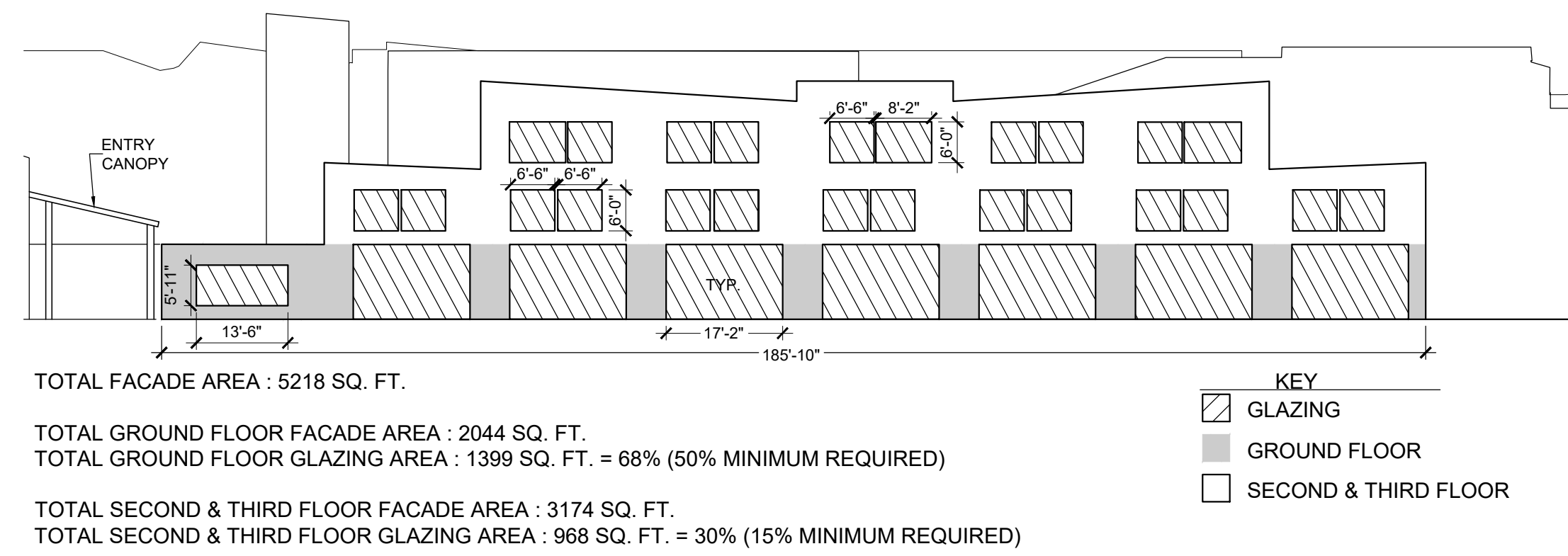
© ANAND DEVARAJAN
ARCHITECTURE INC.

OPEN SPACE					
BUILDING	1		2		3
PRIVATE SPACE		505 SQ. FT.		506 SQ. FT.	 852 SQ. FT.

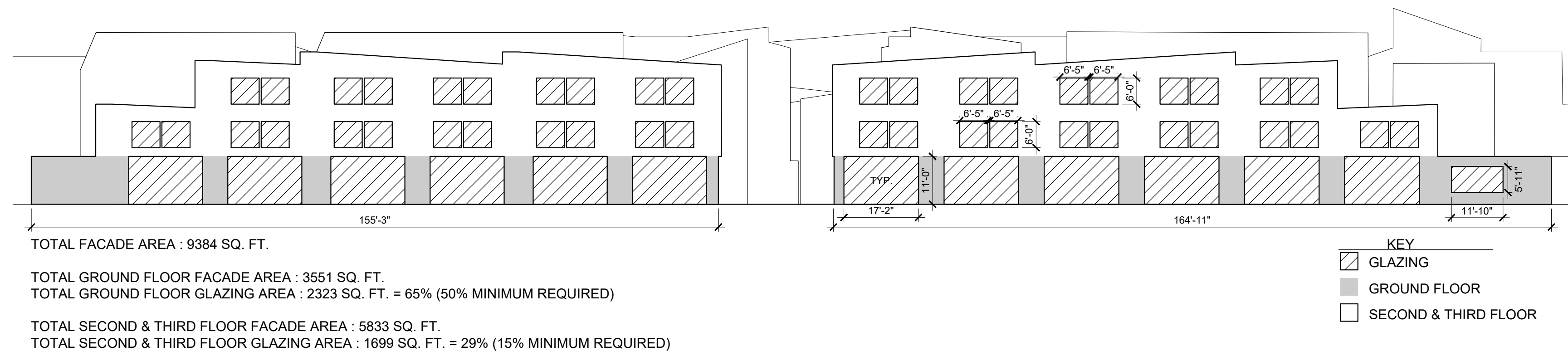
[illegible]

OPEN SPACE			
BUILDING	1	2	3
PRIVATE SPACE	1696 SQ. FT.	488 SQ. FT.	1313 SQ. FT.
COMMON AREA	20326 SQ. FT.	6123 SQ. FT.	9959 SQ. FT.

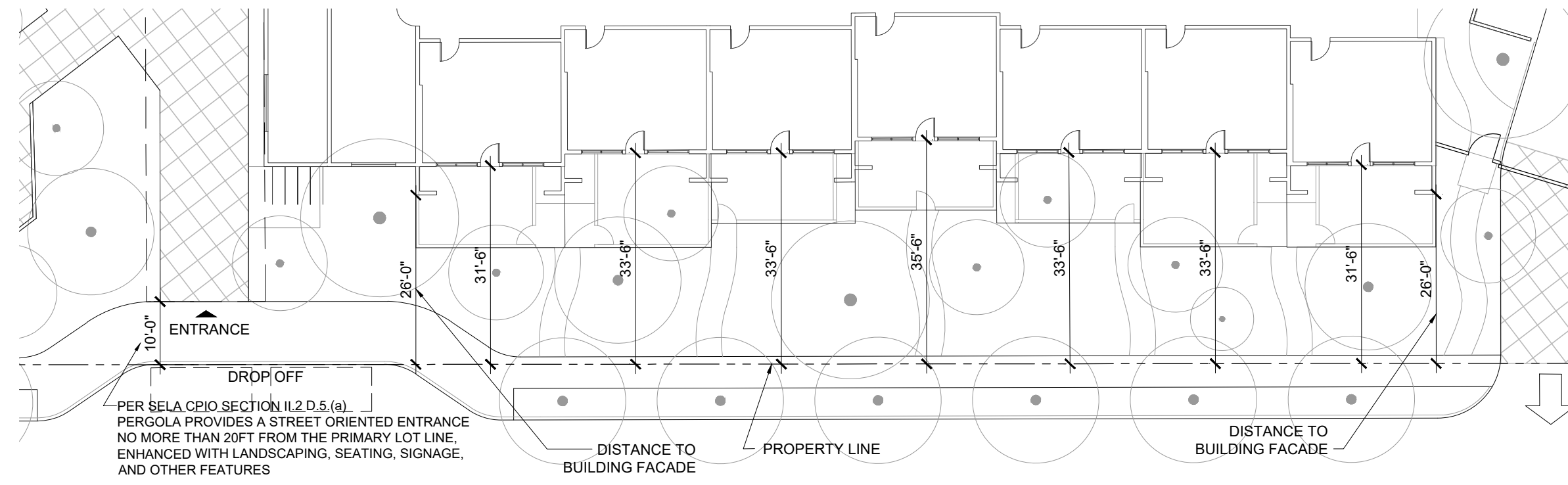




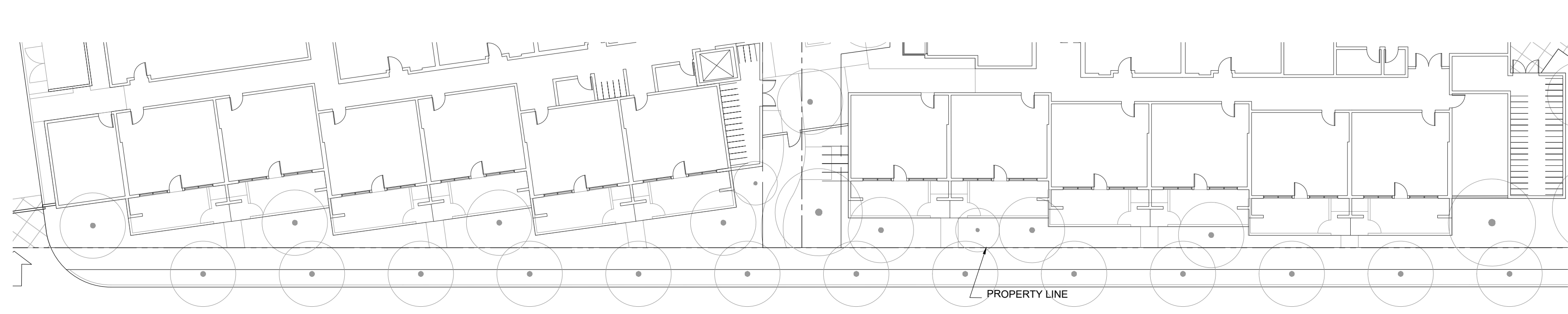
5 41ST STREET
PRIMARY ELEVATION
1" = 20'-0"



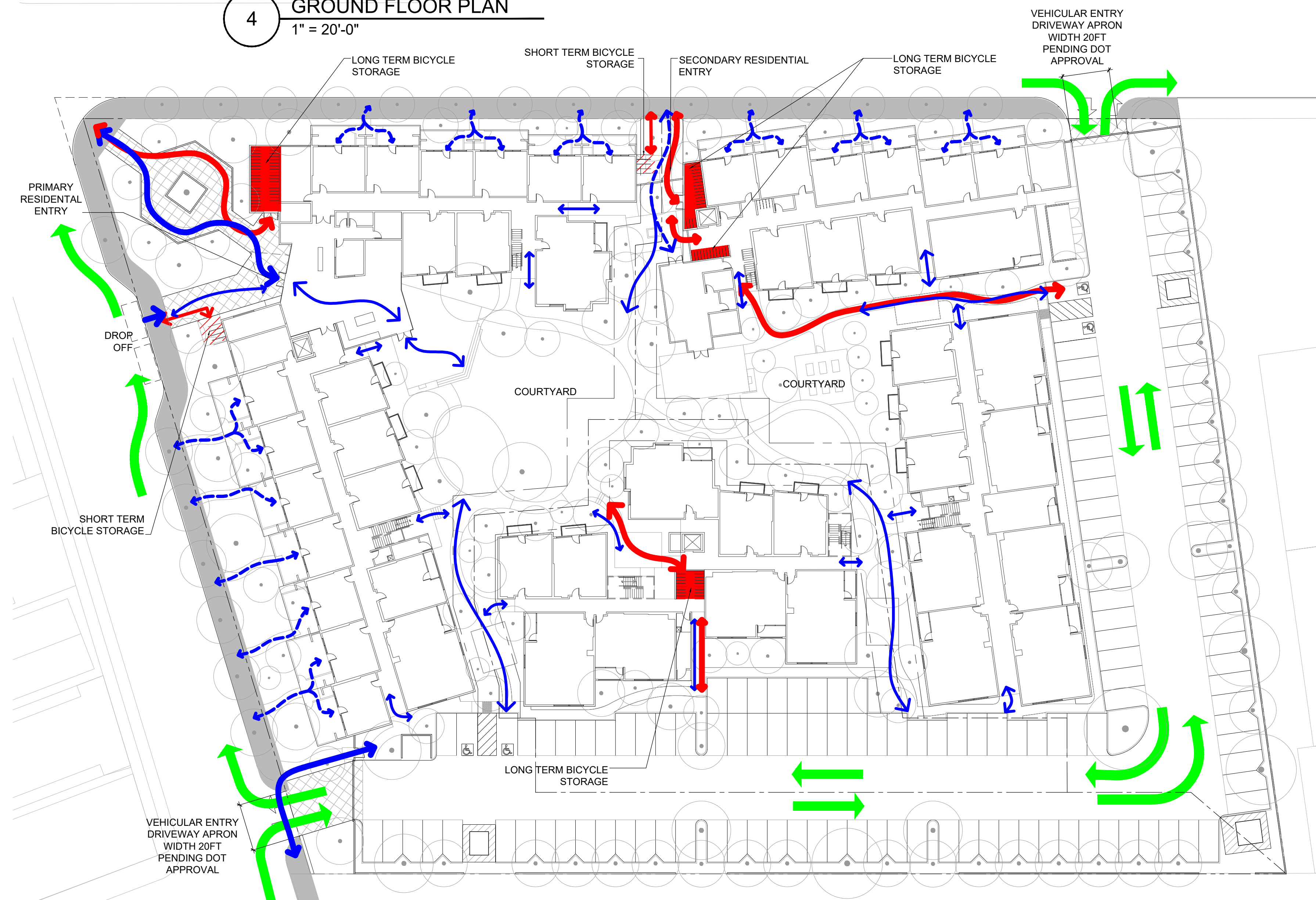
3 COMPTON AVENUE
PRIMARY ELEVATION
1" = 20'-0"



41ST STREET
GROUND FLOOR PLAN
1" = 20'-0"



2 COMPTON AVENUE
GROUND FLOOR PLAN
1" = 20'-0"



LEGEND

SIDEWALKS

 PUBLIC RIGHT OF WAY (SIDEWALK)

SITE PEDESTRIAN CIRCULATION

 PRIMARY
 SECONDARY
 SITE INTERIOR

SITE BICYCLE CIRCULATION

-  SHORT TERM
-  LONG TERM
-  SHORT TERM STORAGE
-  LONG TERM STORAGE

SITE VEHICULAR CIRCULATION

 **VEHICULAR CIRCULATION**

1 CIRCULATION DIAGRAM
1" = 30'-0"



AERIAL VIEW LOOKING WEST



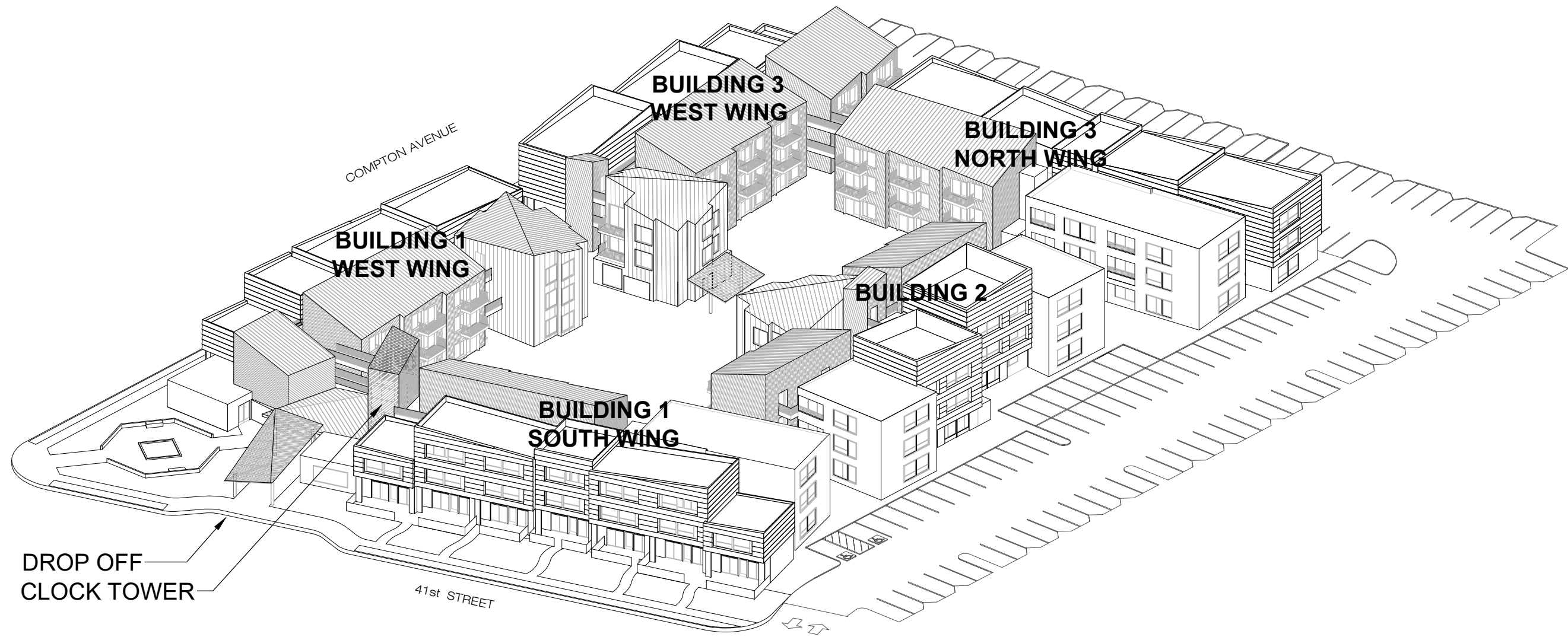
AERIAL VIEW LOOKING NORTH



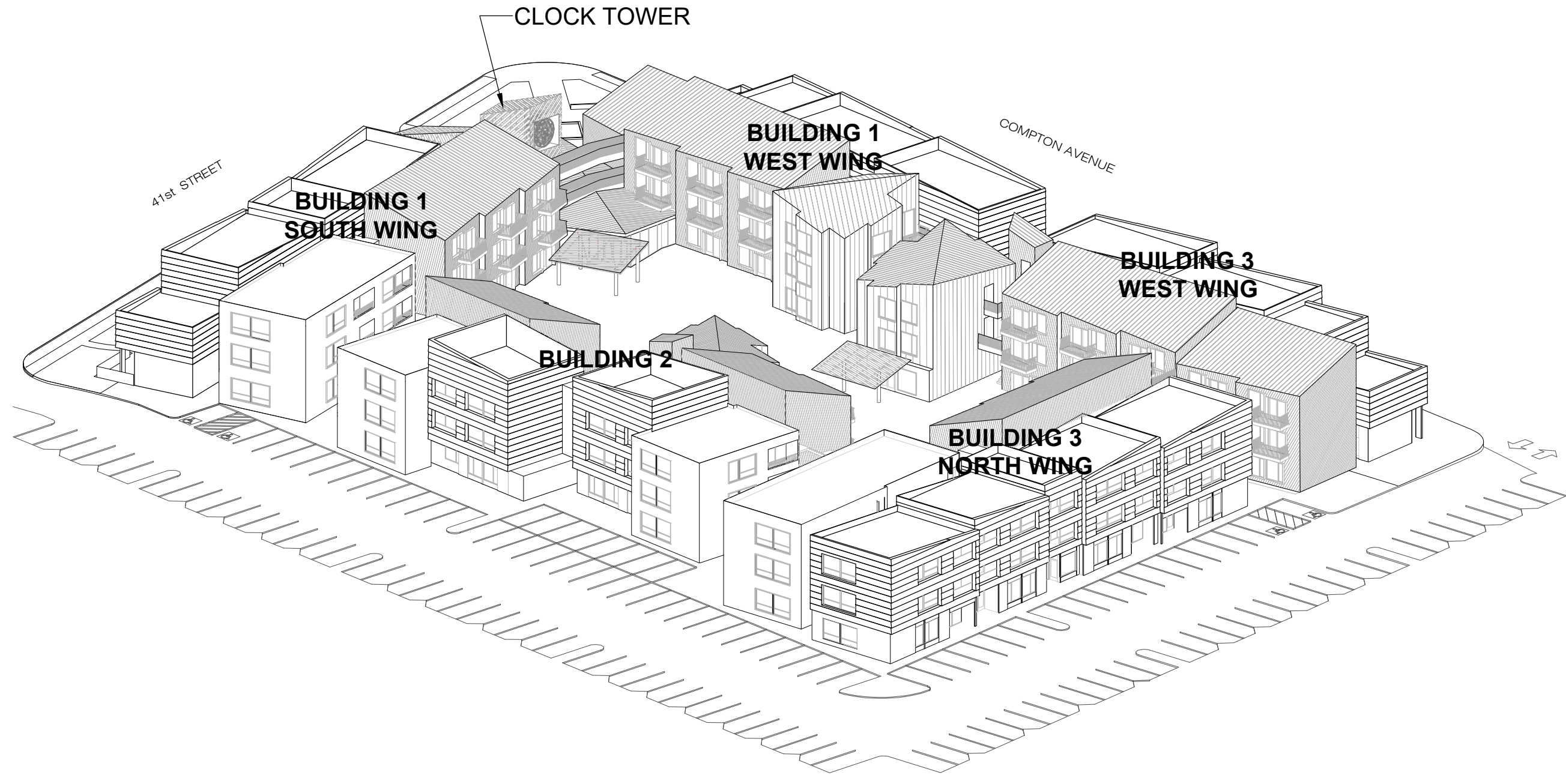
AERIAL VIEW LOOKING SOUTH



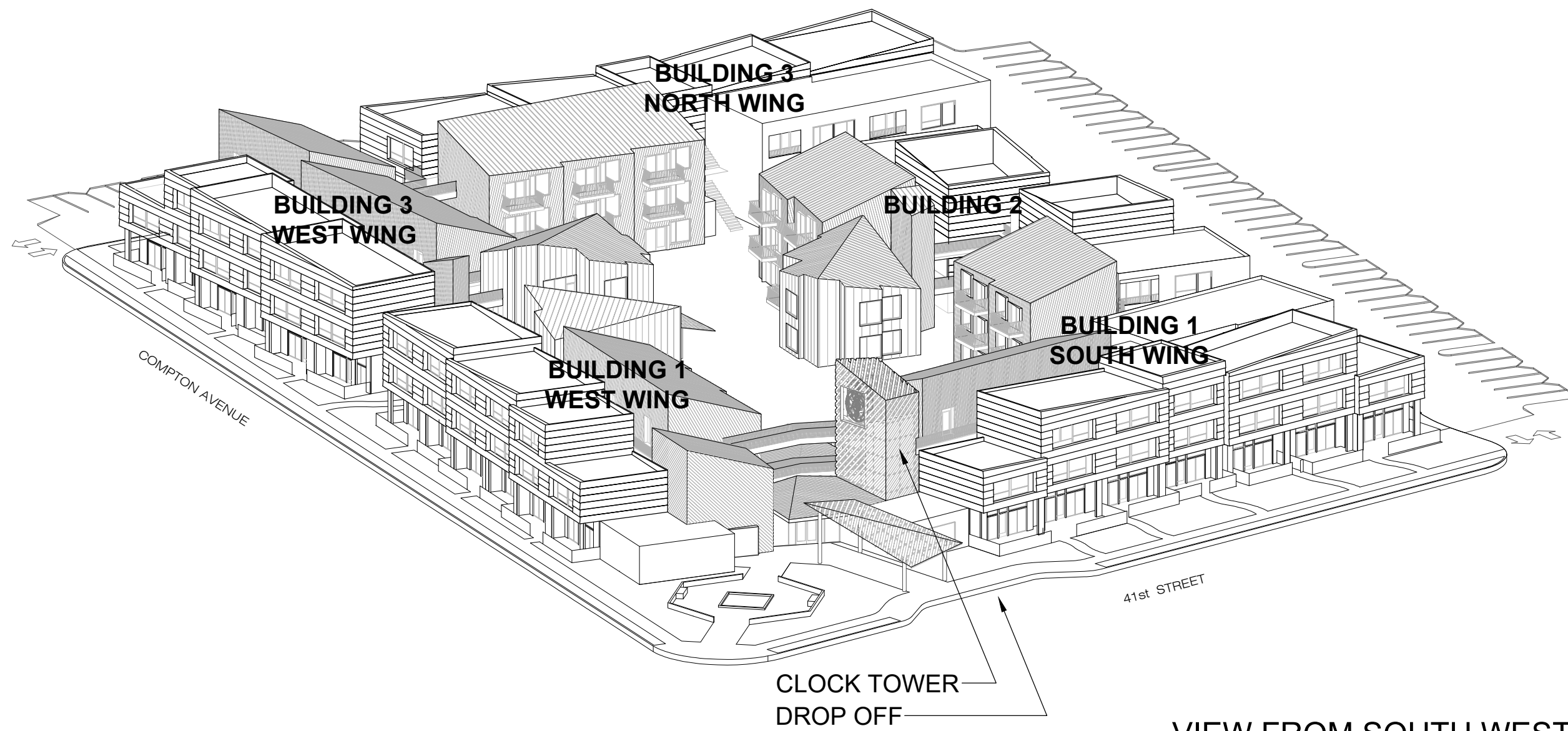
AERIAL VIEW LOOKING EAST



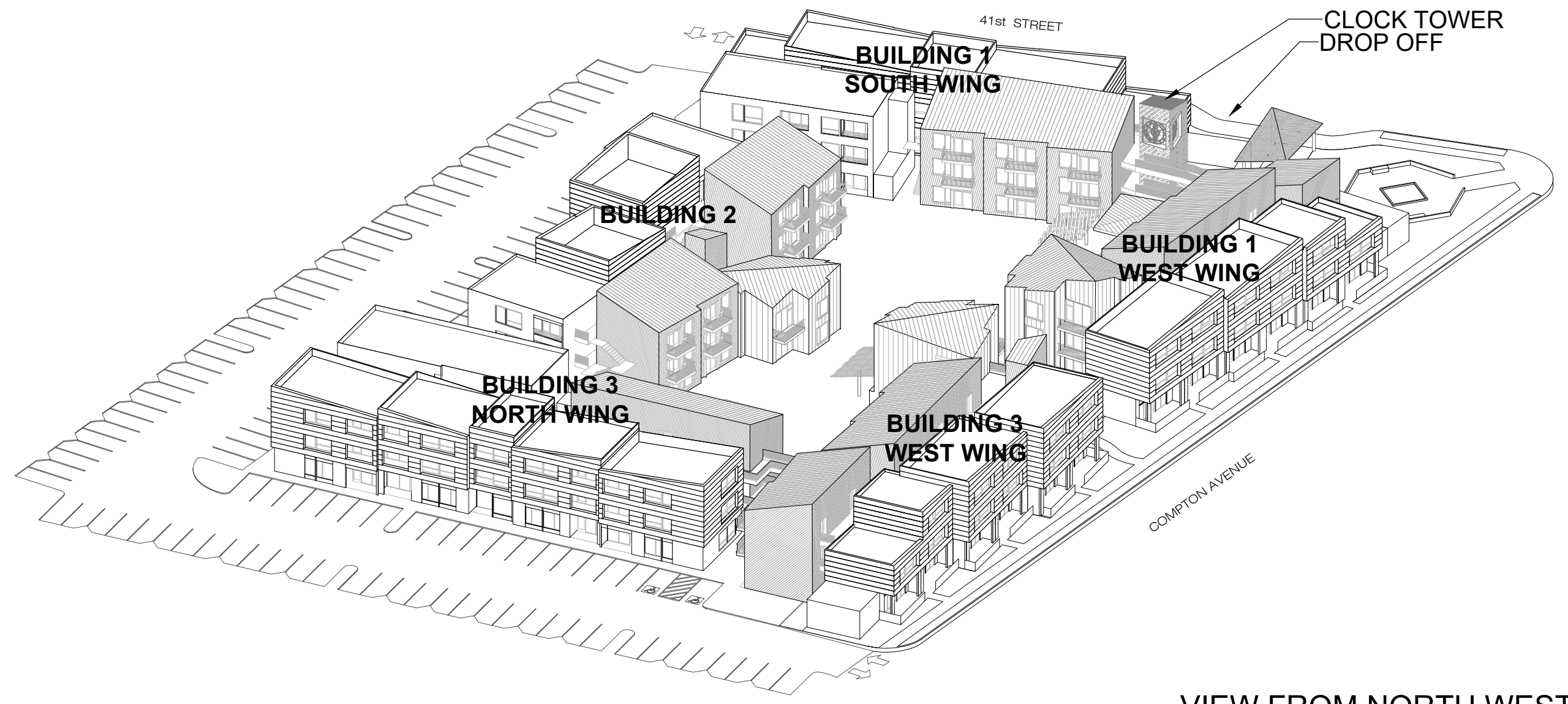
VIEW FROM SOUTH EAST



VIEW FROM NORTH EAST



VIEW FROM SOUTH WEST



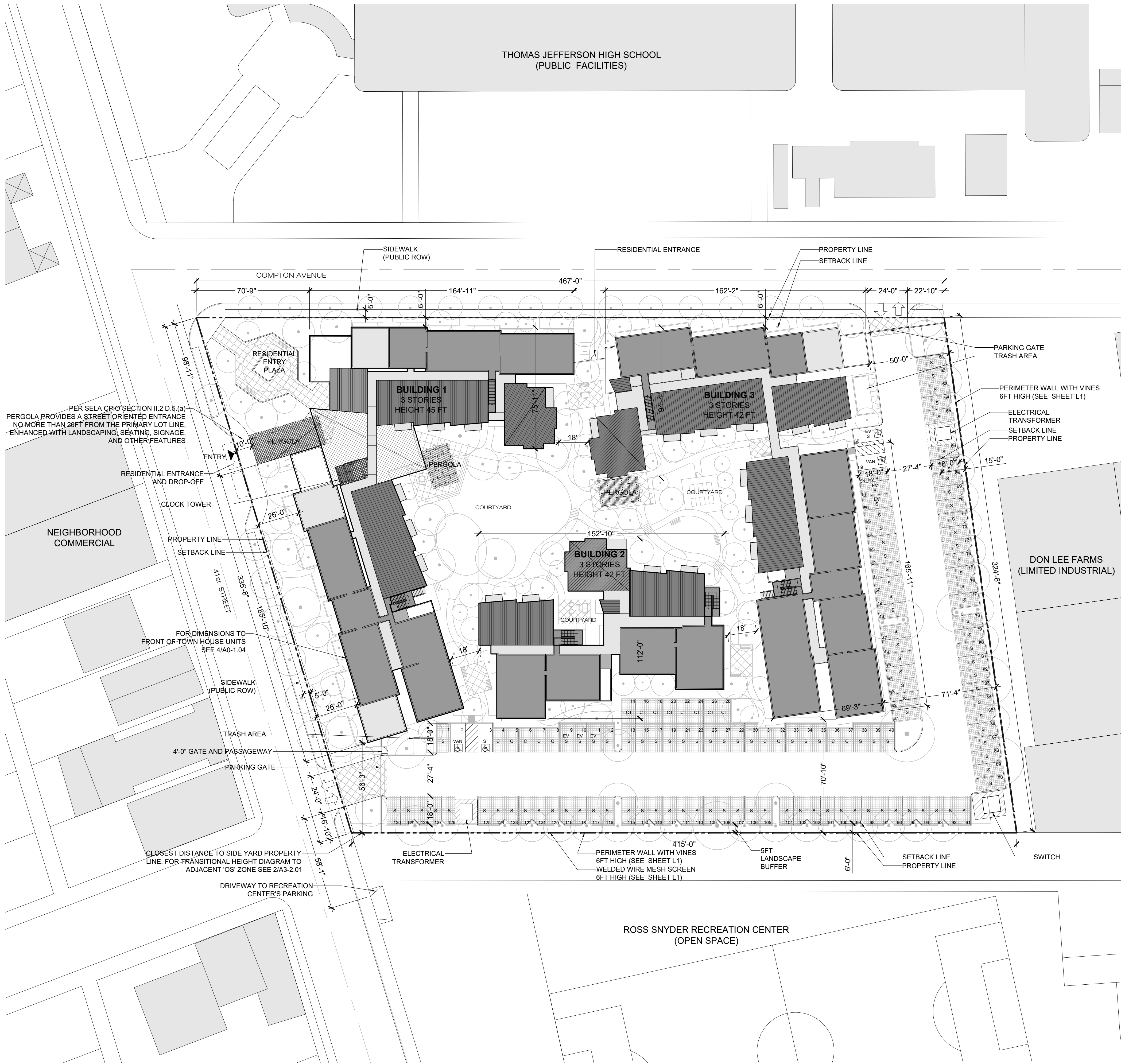
VIEW FROM NORTH WEST

ENTITLEMENT
SUBMITTAL
OCTOBER 21, 2019

PARKVIEW

4020 SOUTH COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE
**AXONOMETRIC
VIEWS**



PROJECT SUMMARY				
ADDRESS	4020 S. COMPTON AVENUE, 1351-1377 E. 41ST STREET LOS ANGELES CALIFORNIA 90011			
ACCESSOR'S PARCEL NUMBER	5117-013-006 5117-013-007			
JURISDICTION	COMMUNITY PLAN AREA COUNCIL DISTRICT 9		SOUTHEAST LOS ANGELES CURREN D. PRICE, JR	
ZONING INFORMATION	Z1-2476 SOUTHEAST LOS ANGELES COMMUNITY PLAN ADOPTION Z1-2412 FAST FOOD ESTABLISHMENTS Z1-1941 COUNCIL DISTRICT 9 REDEVELOPMENT PROJECT Z1-2374 LOS ANGELES STATE ENTERPRISE ZONE Z1-1231 SOUTH LOS ANGELES ALCOHOL SALES			
PROJECT TYPE	RESIDENTIAL- 100% AFFORDABLE			
CURRENT GP LAND USE	LIMITED INDUSTRIAL			
PROPOSED GP LAND USE	NEIGHBORHOOD COMMERCIAL			
CURRENT ZONING	M1-1-CPIO, SUBAREA K (COMPATIBLE INDUSTRIAL)			
PROPOSED ZONING	C2-1-CPIO, SUBAREA A (NEIGHBORHOOD-SERVING CORRIDOR)			
TYPE OF CONSTRUCTION	3 STORY TYPE III ON GRADE			
LOT AREA	141,762 SF GROSS 134,942 SF NET			
TOTAL FLOOR AREA	141,762 SF GROSS 134,942 SF NET			
FLOOR AREA BY BUILDING	BUILDING 1	52,168 SF GROSS 49,658 SF NET		
	BUILDING 2	28,778 SF GROSS 27,393 SF NET		
	BUILDING 3	60,816 SF GROSS 57,890 SF NET		
PERMITTED FAR	1.5 : 1			
PROPOSED FAR	1.0 : 1			
PERMITTED DENSITY	(C2-1-CPIO)	168 UNITS	1DU/ 800SF	
PROPOSED DENSITY		127 UNITS		
	STUDIO	7	5.5%	
	1 BEDROOM	54	42.5%	
	2 BEDROOM	34	26.8%	
	3 BEDROOM	32	25.2%	
DWELLING UNITS BY BUILDING	BUILDING 1	46		
	STUDIO	3	6.5%	
	1 BEDROOM	20	43.5%	
	2 BEDROOM	13	28.3%	
	3 BEDROOM	10	21.7%	
	BUILDING 2	26		
	STUDIO	0	0.0%	
	1 BEDROOM	12	46.2%	
	2 BEDROOM	6	23.1%	
	3 BEDROOM	8	30.8%	
	BUILDING 3	55		
	STUDIO	4	7.3%	
	1 BEDROOM	22	40.0%	
	2 BEDROOM	15	27.3%	
	3 BEDROOM	14	25.5%	
PERMITTED HEIGHT/STORIES	UNLIMITED			
PROPOSED HEIGHT/STORIES	45 FT/ 3 STORIES			
SETBACKS	FRONT SETBACK (41ST STREET)	MIN REQUIRED	0 FT.	
		PROVIDED	26 FT	
	SIDE SETBACK (COMPTON AVENUE)	MIN REQUIRED	6 FT	
		PROPOSED	6 FT	
	SIDE SETBACK (EAST PL)	MIN REQUIRED	6 FT	
		PROPOSED	56 FT	
	REAR SETBACK (NORTH PL)	MIN REQUIRED	15 FT	
		PROPOSED	50 FT	
OPEN SPACE REQUIRED			15,950 SF	
	STUDIO	100 SF X 7 UNITS	700 SF	
	1 BEDROOM	100 SF X 54 UNITS	5,400 SF	
	2 BEDROOM	125 SF X 34 UNITS	4,250 SF	
	3 BEDROOM	175 SF X 32 UNITS	5,600 SF	
OPEN SPACE PROVIDED			37,358 SF	
	COMMON OPEN SPACE		36,408 SF	
	PRIVATE OPEN SPACE		950 SF	
	SEE OPEN SPACE DETAIL ON SHEET A0-1.03			
PARKING REQUIRED	113 SPACES	PER AB 744 (0.5 SPACES PER BEDROOM)		
	30.5 SPACES	61 BEDROOMS (STUDIO AND 1 BEDROOM UNITS)		
	34 SPACES	68 BEDROOMS (2 BEDROOM UNITS)		
	48 SPACES	96 BEDROOMS (3 BEDROOM UNITS)		
PARKING PROVIDED	130 SPACES			
	109 STANDARD +4 DISABLED +9 COMPACT +8 COMPACT TANDEM			
ELECTRIC VEHICLE CHARGING STATIONS	INSTALLED	7 SPACES (5%)		
	READY	27 SPACES (20%)		
BICYCLE PARKING REQUIRED	9 SHORT TERM + 89 LONG TERM (FOR 127 DWELLING UNITS)			
	SHORT TERM	2.5 (25 UNITS)	1-25 DU (1 PER 10)	
		5 (75 UNITS)	26-100 DU (1 PER 15)	
		1.35 (27 UNITS)	101-200 DU (1 PER 20)	
	LONG TERM	25 (25 UNITS)	1-25 DU (1 PER UNIT)	
		50 (75 UNITS)	26-100 DU (1 PER 1.5 UNITS)	
		13.5 (27 UNITS)	101-200 DU (1 PER 2 UNITS)	
BICYCLE PARKING PROVIDED	9 SHORT TERM + 89 LONG TERM			
	BUILDING 1			
	5 SHORT TERM + 37 LONG TERM + 100SF WORKSHOP			
	BUILDING 2			
	0 SHORT TERM + 18 LONG TERM			
	BUILDING 3			
	4 SHORT TERM + 34 LONG TERM			
SOLAR PROVIDED	15% OF ROOF AREA SEE SHEET A2-1.04			

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ENTITLEMENT
SUBMITTAL
OCTOBER 21, 2019

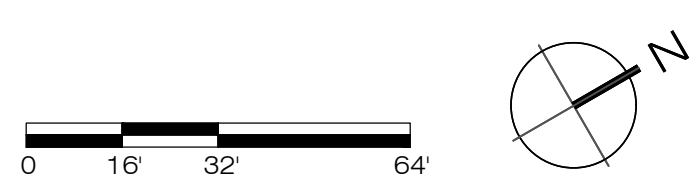
PARKVIEW

4020 SOUTH COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE
PROJECT
INFORMATION
AND PLOT PLAN

PROJECT NUMBER
2019-04
DATE
OCTOBER 21, 2019
SCALE
1/32" = 1'-0"

SHEET NUMBER
A1-1.01
© ANAND DEVARAJAN
ARCHITECTURE INC.



2 PLOT PLAN
1/32" = 1'-0"

1 PROJECT INFORMATION
NTS

COMPTON AVENUE



ANAND
DEVARAJAN
ARCHITECTURE INC.

4200 SEPULVEDA BOULEVARD
SUITE 103 CULVER CITY
CALIFORNIA 90230

CLIENT:
**THOMAS SAFRAN
& ASSOCIATES**

11812 SAN VICENTE BOULEVARD
LOS ANGELES CALIFORNIA 90049

CONSULTANTS:
SEGAL SHUART
LANDSCAPE ARCHITECTS

13261 MOORPARK STREET SUITE 106
SHERMAN OAKS CALIFORNIA 91423

ENTITLEMENT
SUBMITTAL
OCTOBER 21, 2019

PARKVIEW

4020 SOUTH COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE
**GROUND FLOOR
PLAN**
EL. 202' (0'-0")

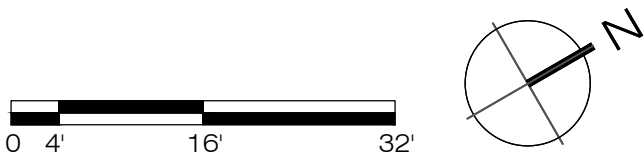
PROJECT NUMBER
2019-04

DATE
OCTOBER 21, 2019

SCALE
1/16" = 1'-0"

SHEET NUMBER
A2-1.01

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ARCHITECTURE INC.



1 GROUND FLOOR PLAN
1/16" = 1'-0"





**ENTITLEMENT
SUBMITTAL
OCTOBER 21, 2019**

PARKVIEW

4020 SOUTH COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE

ROOF PLAN

PROJECT NUMBER
2019-04

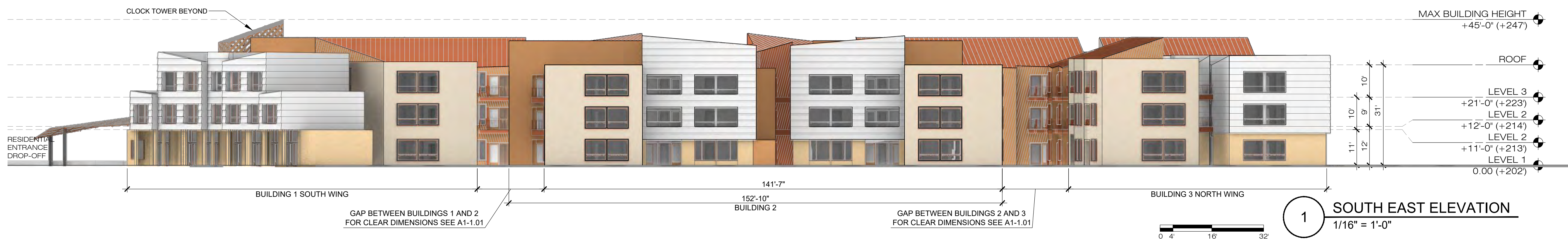
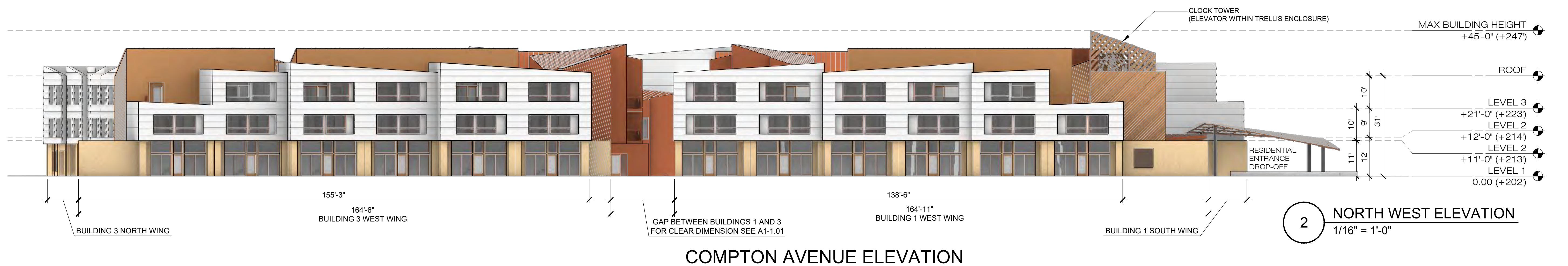
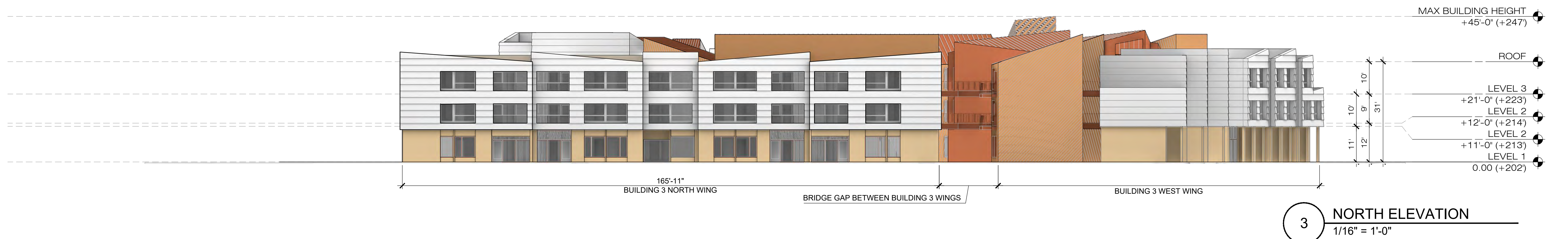
DATE
OCTOBER 21, 2019

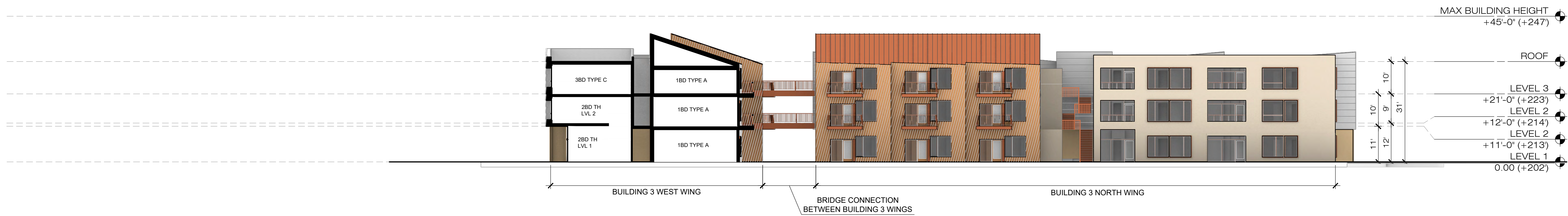
SCALE
1/16" = 1'-0"

SHEET NUMBER
A2-1.04

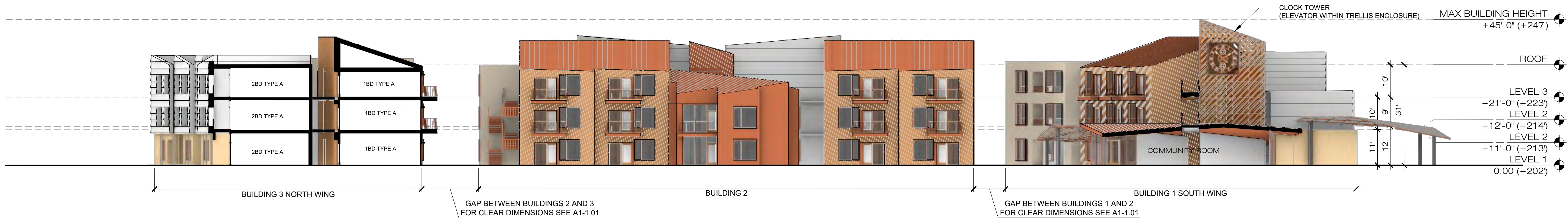
© ANAND DEVARAJAN
ARCHITECTURE INC.



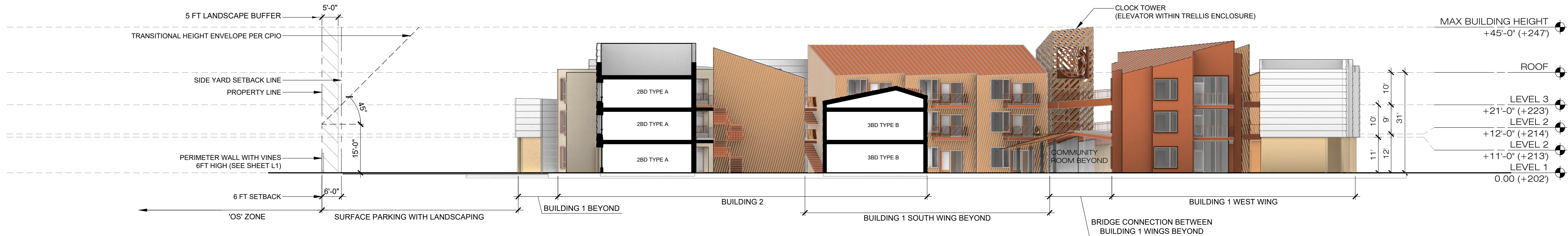




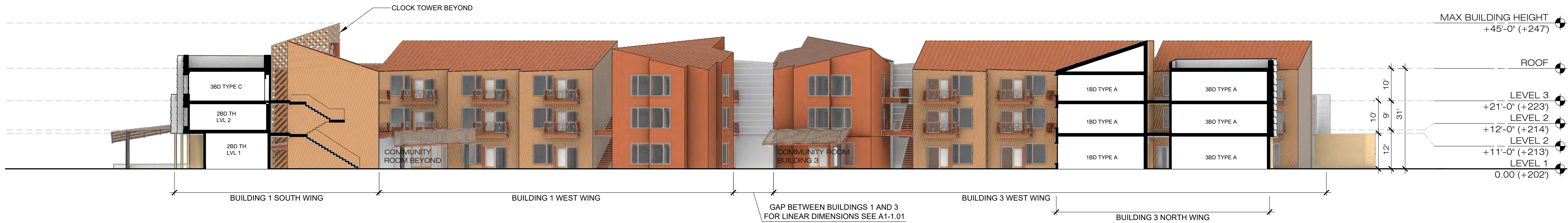
4 SECTION 4
1/16" = 1'-0"



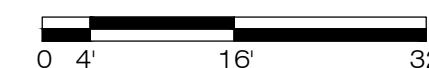
3 SECTION 3
1/16" = 1'-0"



2 SECTION 2
1/16" = 1'-0"



1 SECTION 1
1/16" = 1'-0"



ANAND
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SHERMAN OAKS CALIFORNIA 91423

ENTITLEMENT
SUBMITTAL
OCTOBER 21, 2019

PARKVIEW

4020 SOUTH COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE
SECTIONS

PROJECT NUMBER
2019-04
SHEET NUMBER
A3-2.01

DATE
OCTOBER 21, 2019

SCALE
1/16" = 1'-0"
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ARCHITECTURE INC.



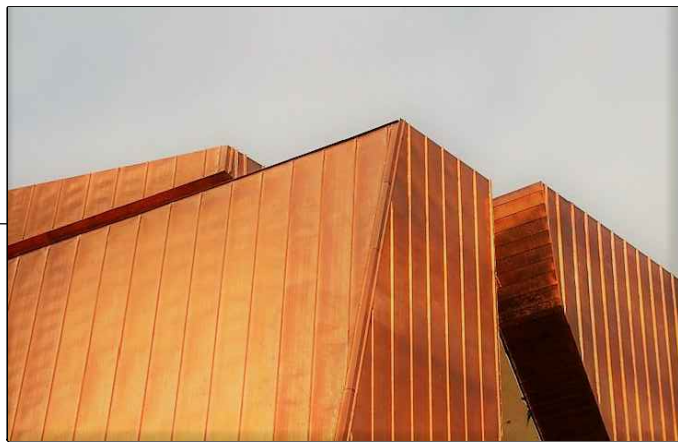
COPPER COLORED STANDING SEAM
ROOF



COURTYARD BALCONIES AND
WINDOW TRIM- PAINTED COPPER
COLOR

FEATURE FACADE ELEMENT IN COURTYARD

PREFERRED

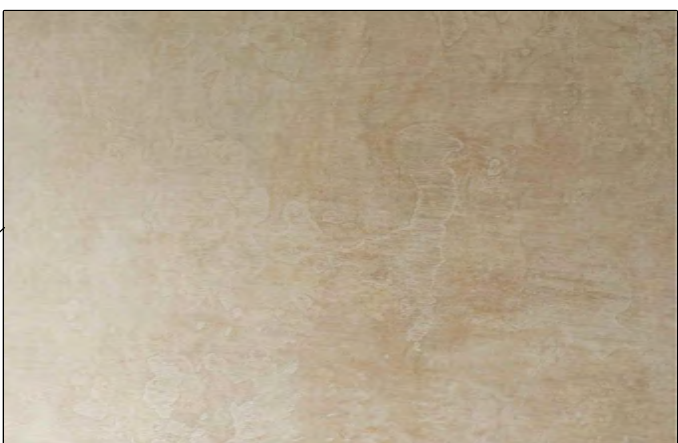
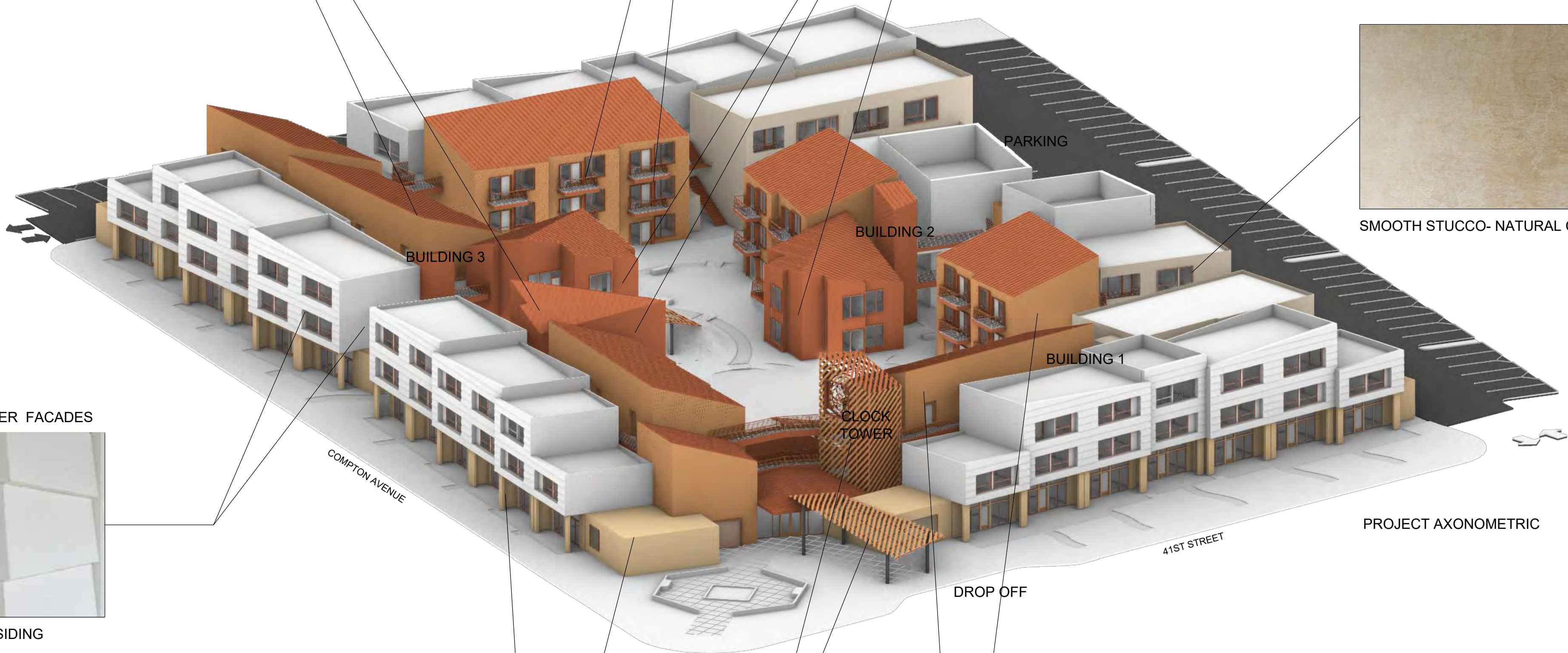


COPPER COLORED METAL SIDING

ALTERNATE



REDWOOD SIDING



SMOOTH STUCCO- NATURAL COLOR

LEVEL 2 & 3 OF PERIMETER FACADES



SHINGLED COMPOSITE SIDING
PAINTED WHITE

BUILDING BASE OF PERIMETER FACADES

ALTERNATE



LIGHT COLOR PINE SIDING

PREFERRED



GREEN BRICK



REDWOOD AND METAL TRELLIS

COURTYARD FACADES

PREFERRED



REDWOOD SIDING

ALTERNATE



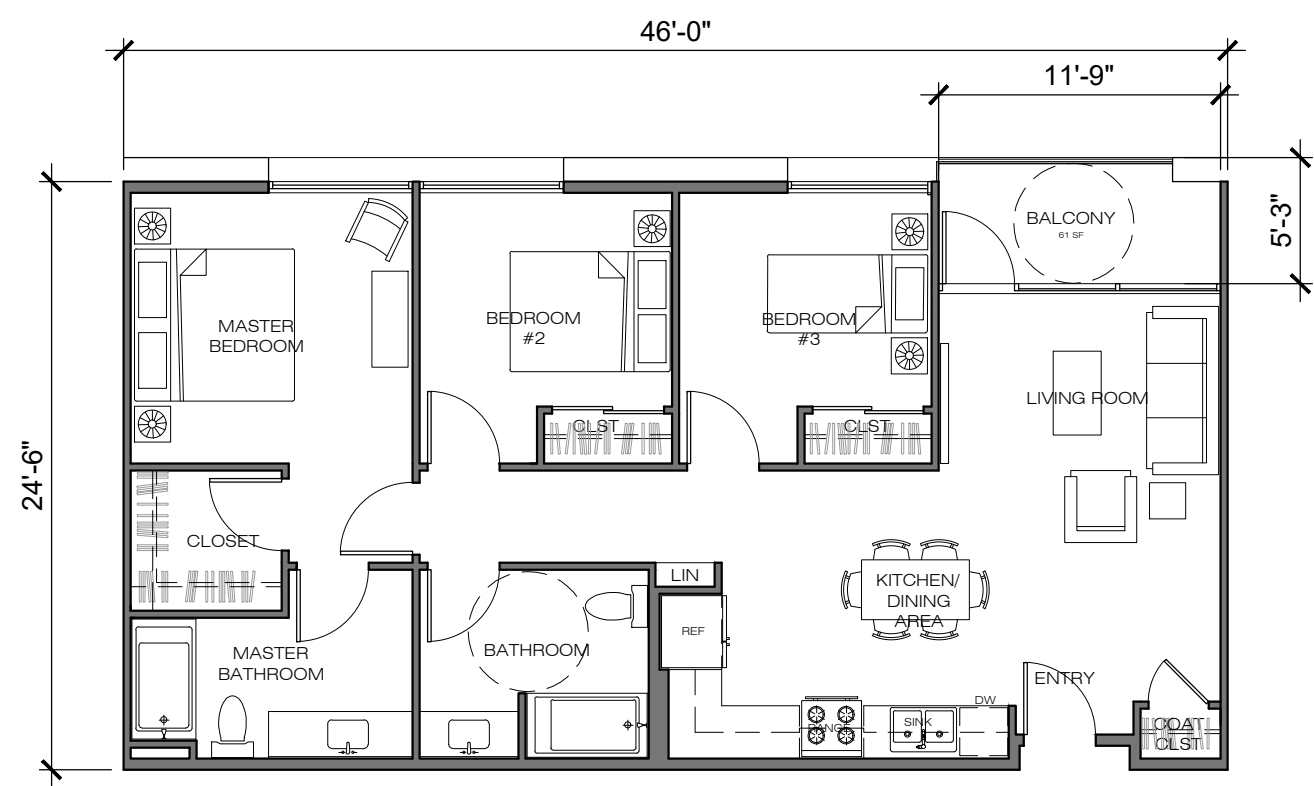
REDISH BROWN PLASTER

ENTITLEMENT
SUBMITTAL
OCTOBER 21, 2019

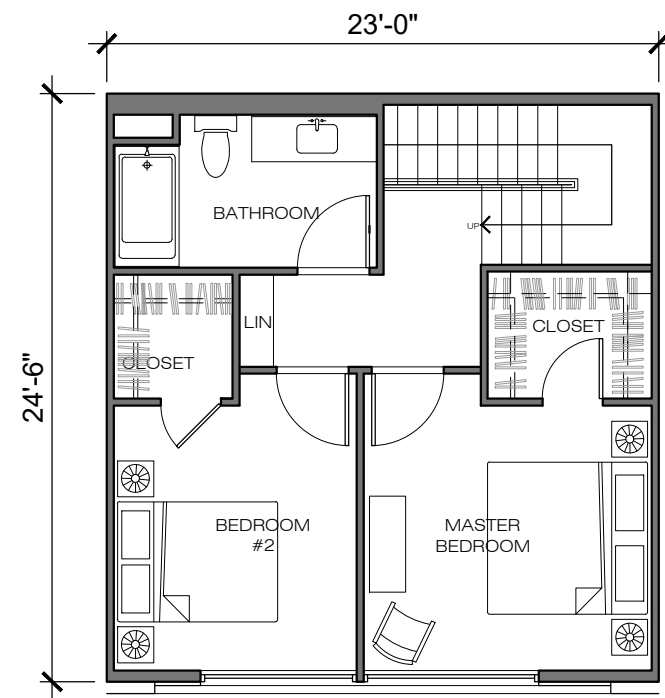
PARKVIEW

4020 SOUTH COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

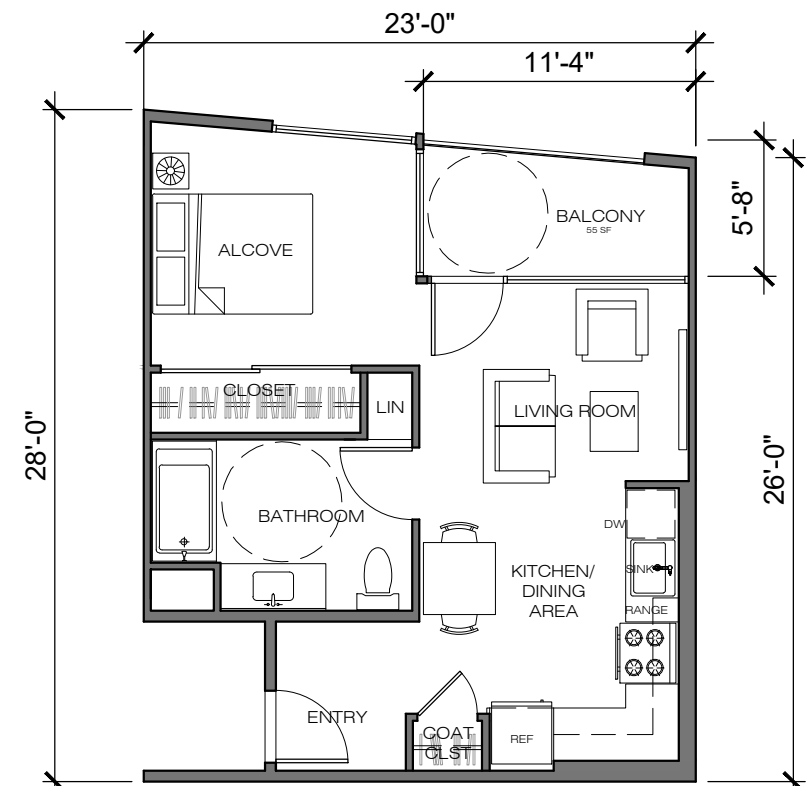
TITLE
**PRELIMINARY
PROJECT
MATERIALS**



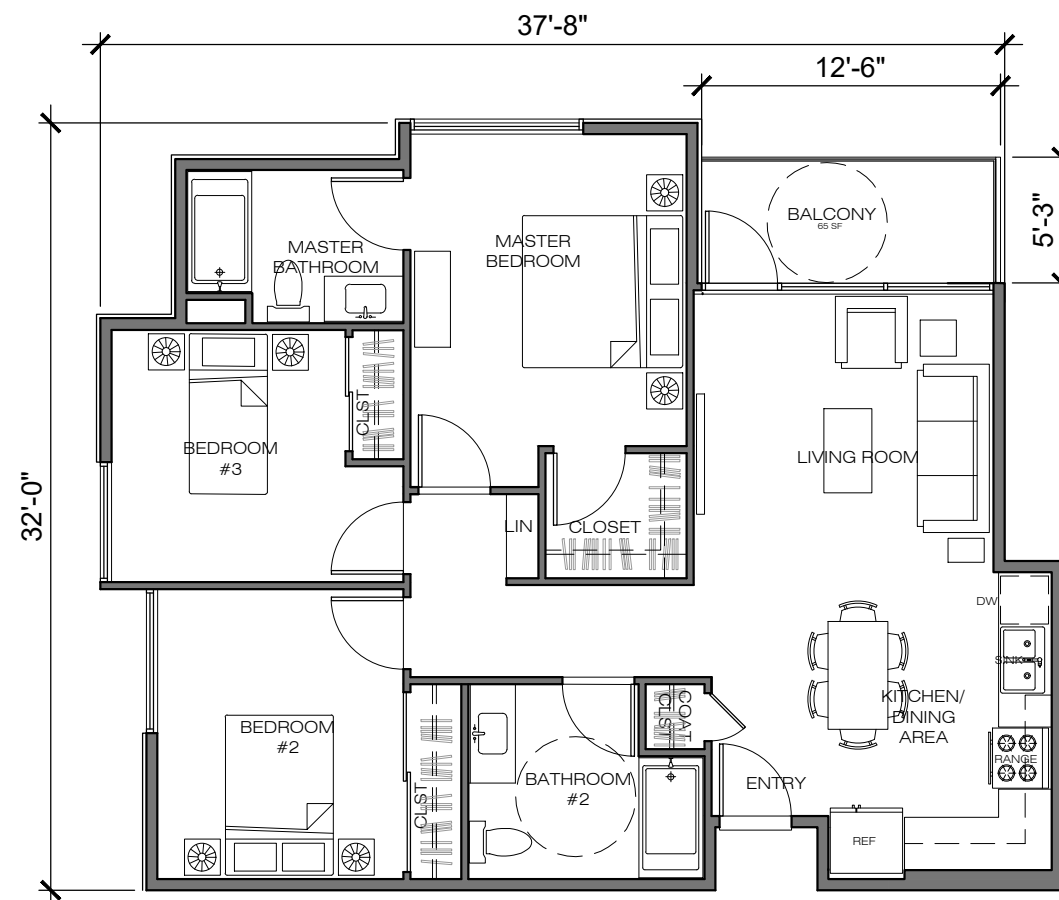
PLAN 3C
GROSS AREA: 1,071 S.F.
NET AREA: 1,015 S.F.



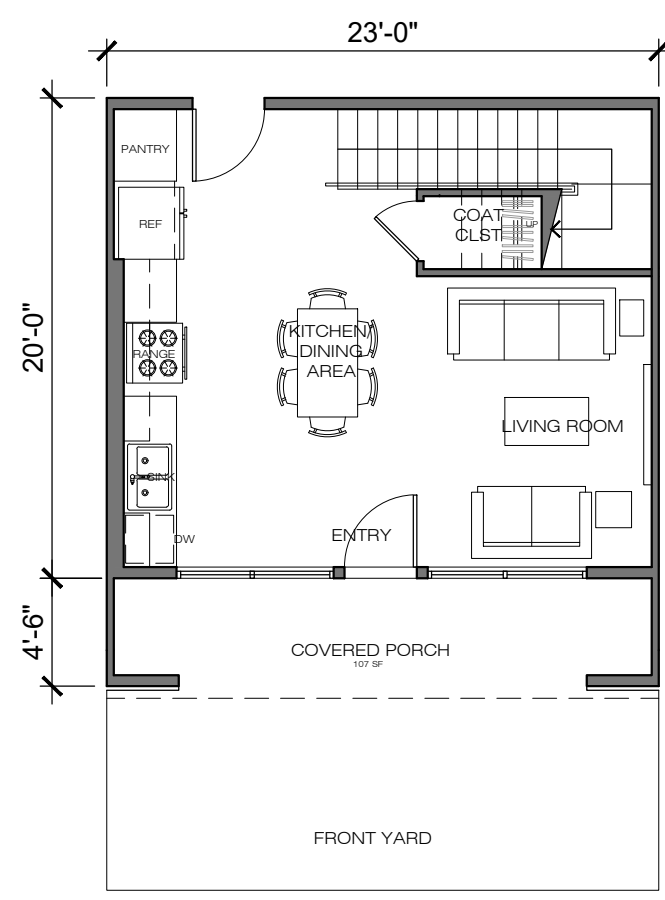
SECOND LEVEL
GROSS AREA: 563 S.F.
NET AREA: 478 S.F.



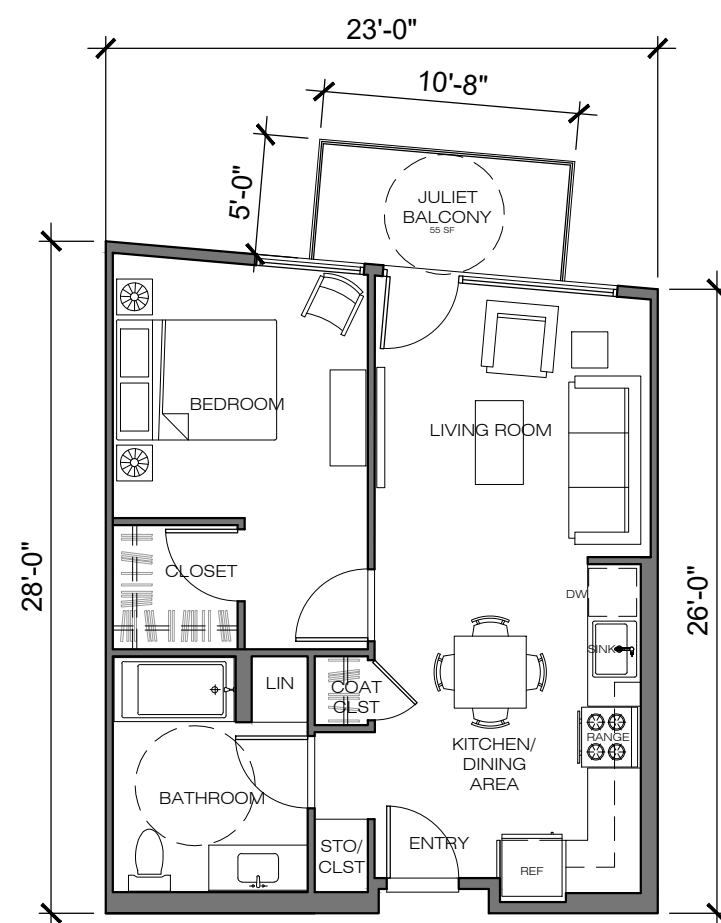
UNIT S-C
GROSS AREA: 528 S.F.
NET AREA: 478 S.F.



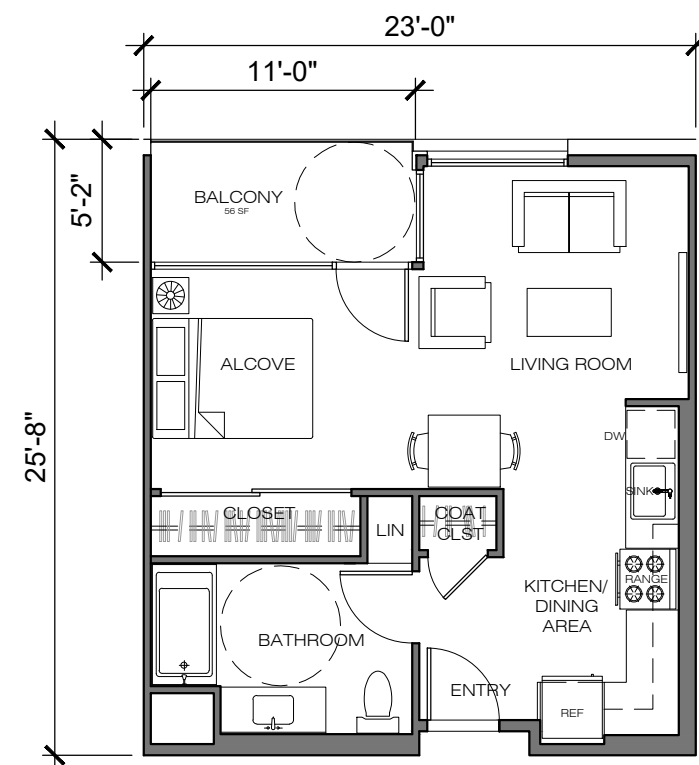
PLAN 3B
GROSS AREA: 1,073 S.F.
NET AREA: 1,008 S.F.



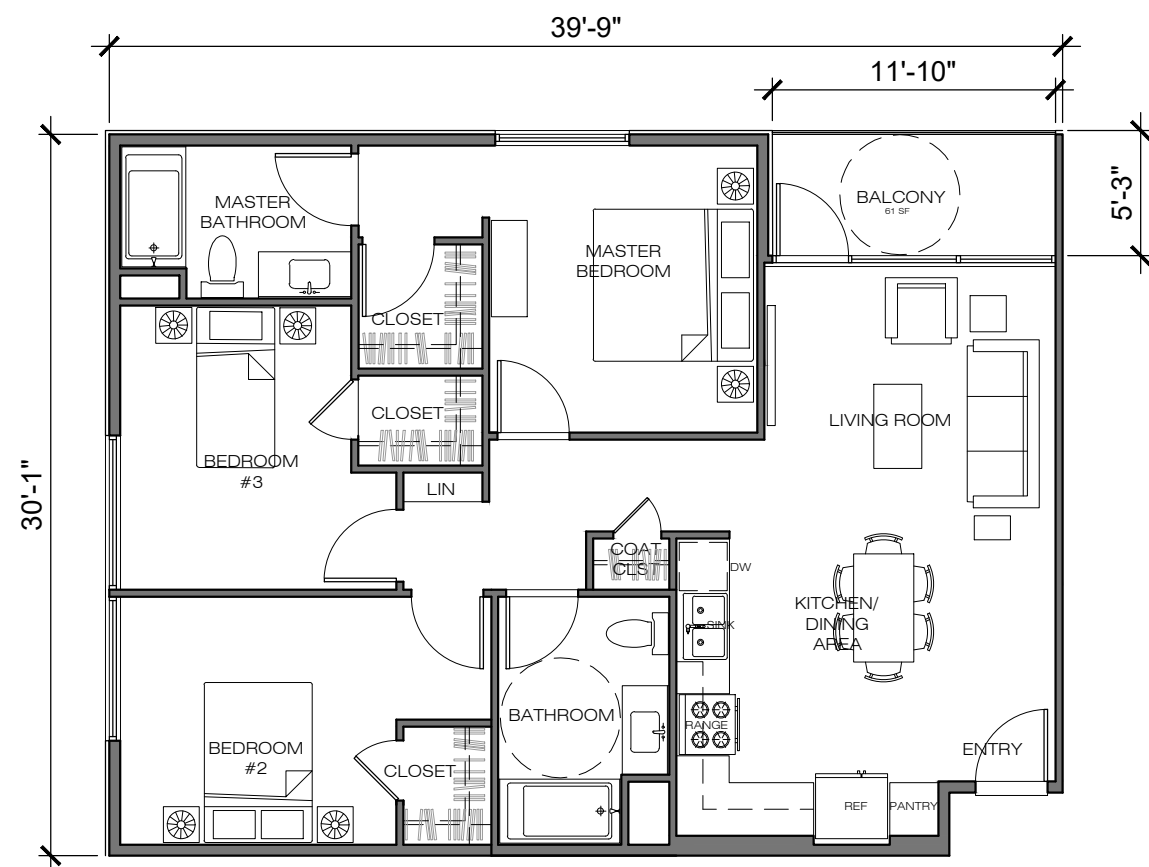
FIRST LEVEL
GROSS AREA: 460 S.F.
NET AREA: 463 S.F.



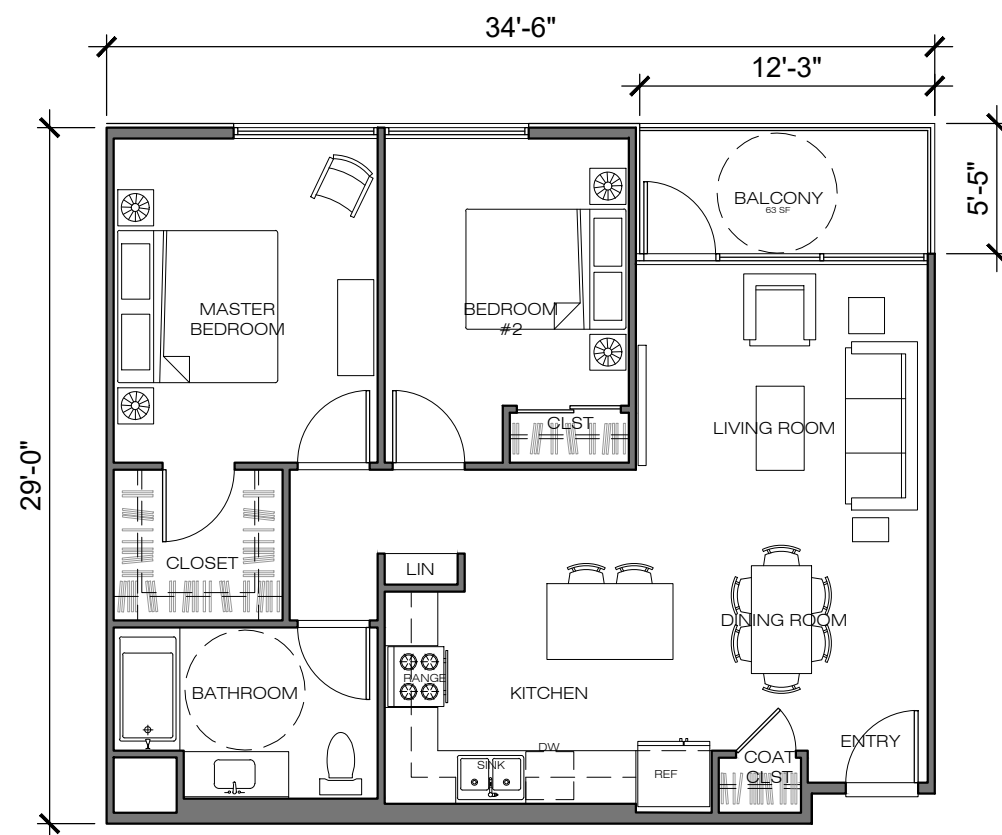
UNIT 1C
GROSS AREA: 616 S.F.
NET AREA: 563 S.F.



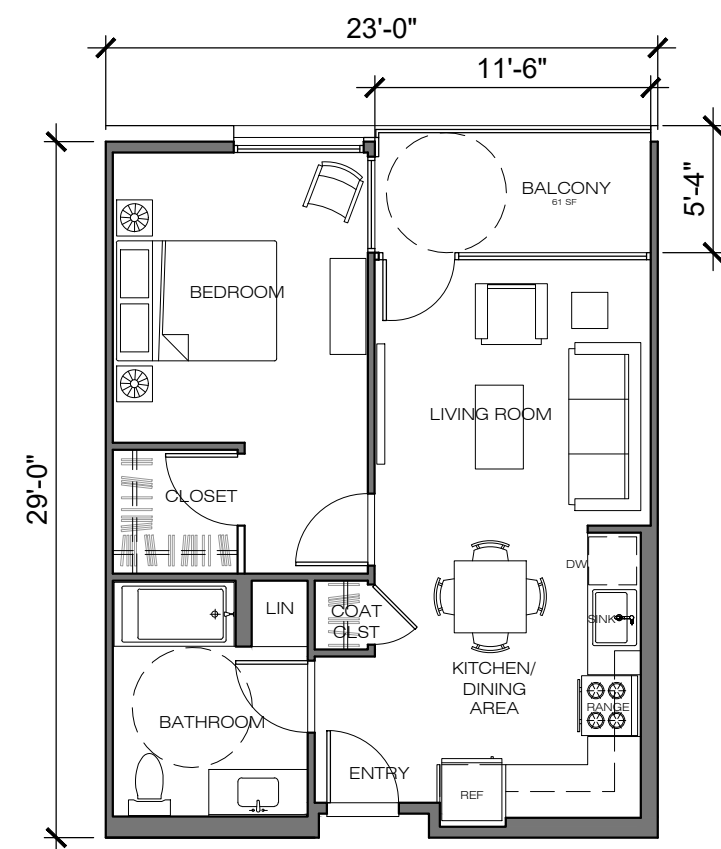
UNIT S-B
GROSS AREA: 520 S.F.
NET AREA: 470 S.F.



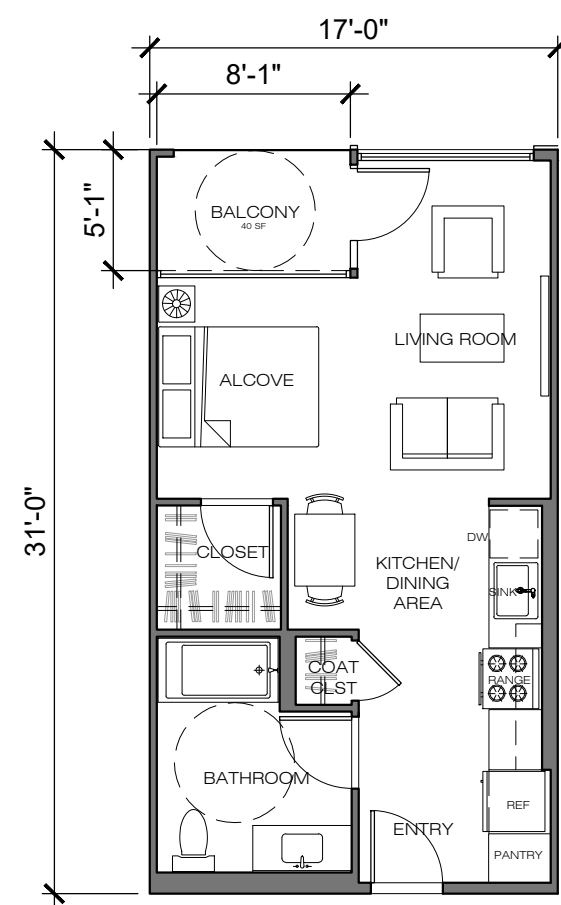
PLAN 3A
GROSS AREA: 1,119 S.F.
NET AREA: 1,000 S.F.



PLAN 2A
GROSS AREA: 929 S.F.
NET AREA: 865 S.F.



UNIT 1A
GROSS AREA: 608 S.F.
NET AREA: 561 S.F.



UNIT S-A
GROSS AREA: 488 S.F.
NET AREA: 446 S.F.

3 BEDROOM + 2 BATHROOM

2 BEDROOM + 1 BATHROOM

1 BEDROOM + 1 BATHROOM

STUDIO
ALCOVE + 1 BATHROOM

ENTITLEMENT
SUBMITTAL
OCTOBER 21, 2019

PARKVIEW

4020 SOUTH COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE
UNIT PLANS



ANAND
DEVARAJAN
ARCHITECTURE INC.

4200 SEPULVEDA BOULEVARD
SUITE 103 CULVER CITY
CALIFORNIA 90230

CLIENT:
**THOMAS SAFRAN
& ASSOCIATES**

11812 SAN VICENTE BOULEVARD
LOS ANGELES CALIFORNIA 90049

CONSULTANTS:
SEGAL SHUART
LANDSCAPE ARCHITECTS
13261 MOORPARK STREET SUITE 106
SHERMAN OAKS CALIFORNIA 91423

**ENTITLEMENT
SUBMITTAL**
OCTOBER 21, 2019

PARKVIEW
4020 SOUTH COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE
**PROJECT
RENDERING
EXTERIOR**

PROJECT NUMBER 2019-04	SHEET NUMBER A6-1.01
DATE OCTOBER 21, 2019	
SCALE NTS	© ANAND DEVARAJAN ARCHITECTURE INC.



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ARCHITECTURE INC.

4200 SEPULVEDA BOULEVARD
SUITE 103 CULVER CITY
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LANDSCAPE ARCHITECTS
13261 MOORPARK STREET SUITE 106
SHERMAN OAKS CALIFORNIA 91423

**ENTITLEMENT
SUBMITTAL**
OCTOBER 21, 2019

PARKVIEW
4020 SOUTH COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE
**PROJECT
RENDERING
COURTYARD VIEW 1**



ANAND
DEVARAJAN
ARCHITECTURE INC.

4200 SEPULVEDA BOULEVARD
SUITE 103 CULVER CITY
CALIFORNIA 90049

CLIENT:
**THOMAS SAFRAN
& ASSOCIATES**

11812 SAN VICENTE BOULEVARD
LOS ANGELES CALIFORNIA 90049

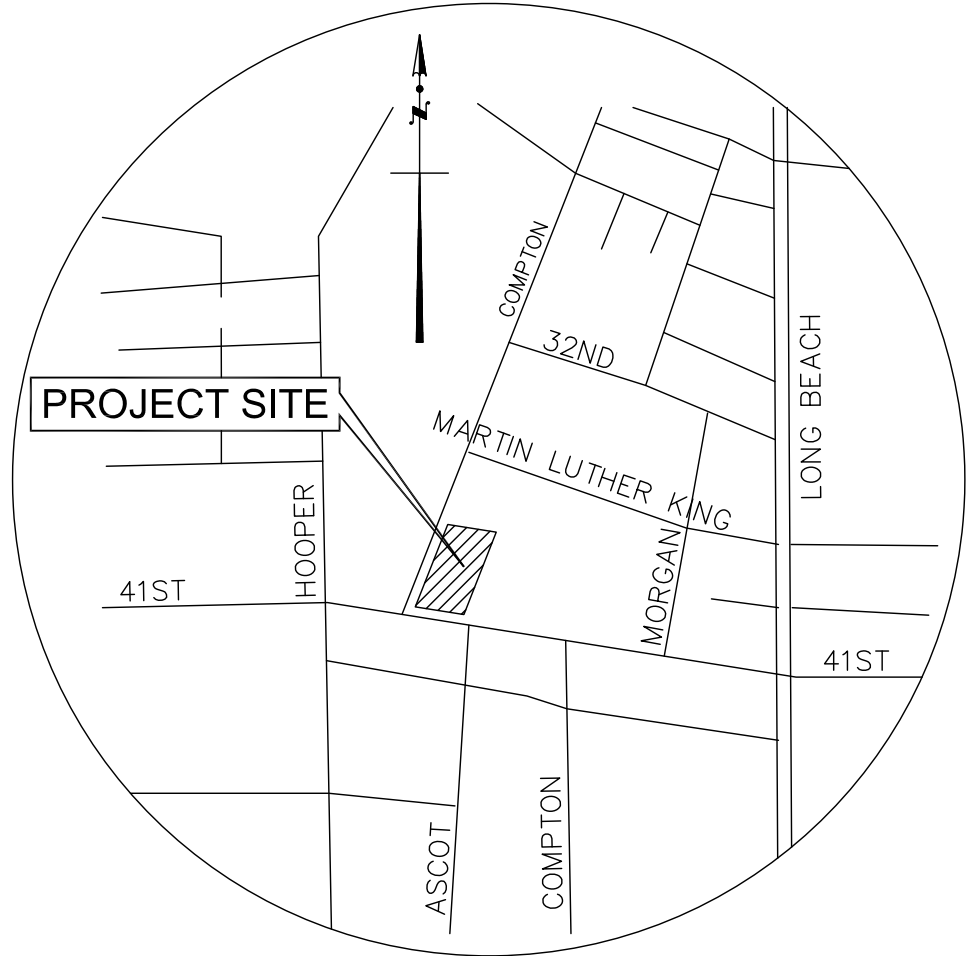
CONSULTANTS:
SEGAL SHUART
LANDSCAPE ARCHITECTS
13261 MOORPARK STREET SUITE 106
SHERMAN OAKS CALIFORNIA 91423

**ENTITLEMENT
SUBMITTAL**
OCTOBER 21, 2019

PARKVIEW
4020 SOUTH COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE
**PROJECT
RENDERING
COURTYARD VIEW 2**

PROJECT NUMBER 2019-04	SHEET NUMBER A6-1.03
DATE OCTOBER 21, 2019	
SCALE NTS	© ANAND DEVARAJAN ARCHITECTURE INC.



VICINITY MAP
TGP 674-F3

TITLE DIGEST - EXCEPTIONS TO COVERAGE

THIS SUMMARY OF ITEMS IN THE POLICY IS PREPARED FOR THE CONVENIENCE OF THOSE PERSONS USING THIS SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

ITEM NO.	DESCRIPTION
----------	-------------

- | | |
|-----|--|
| 1. | GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019-2020, A LIEN NOT YET DUE OR PAYABLE. |
| 2. | GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019.
FIRST INSTALLMENT: \$53,186.43, PAID PENALTY: \$0.00
SECOND INSTALLMENT: \$53,186.42, DELINQUENT PENALTY: \$5,328.64
TAX RATE AREA: 06659
A. P. NO.: 5117-013-006 (AFFECTS PARCEL 1) |
| 3. | AN EASEMENT FOR PUBLIC OR STREET HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 27, 1970 AS INSTRUMENT NO. 2354 OF OFFICIAL RECORDS.
SAID OFFER WAS ACCEPTED FOR PUBLIC USE BY A RESOLUTION
EXECUTED BY: (NOT SHOWN)
RECORDED: JANUARY 20, 1971 AS INSTRUMENT NO. 1657, OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. |
| 5. | AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED AUGUST 06, 1986 AS INSTRUMENT NO. 86-1011055 OF OFFICIAL RECORDS. |
| 6. | AN OFFER OF DEDICATION FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED AUGUST 19, 1986 AS INSTRUMENT NO. 86-1076553 OF OFFICIAL RECORDS.
TO: CITY OF LOS ANGELES
SAID OFFER WAS ACCEPTED FOR PUBLIC USE BY A RESOLUTION
EXECUTED BY: (NOT SHOWN)
RECORDED: SEPTEMBER 22, 1988 AS INSTRUMENT NO. 88-1524448 OF OFFICIAL RECORDS. |
| 7. | THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING" RECORDED FEBRUARY 20, 1987 AS INSTRUMENT NO. 87-257363 OF OFFICIAL RECORDS. |
| 8. | AN EASEMENT FOR PIPE, VAULTS AND MANHOLES, TOGETHER WITH APPURTENANT STRUCTURES AND EQUIPMENT, FOR THE PURPOSE OF CONVEYING AND DISTRIBUTING WATER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 7, 1988 AS INSTRUMENT NO. 88-20819 OF OFFICIAL RECORDS. |
| 9. | A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED OCTOBER 12, 1989 AS INSTRUMENT NO. 89-1643067 OF OFFICIAL RECORDS. |
| 10. | THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "WAIVER OF DAMAGES, INDEMNIFICATION AGREEMENT AND RIGHT OF INGRESS AND EGRESS - COVENANT TO RUN WITH THE LAND" RECORDED OCTOBER 12, 1989 AS INSTRUMENT NO. 89-1643067 OF OFFICIAL RECORDS. |
| 11. | A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$7,790,000.00 RECORDED JULY 10, 2018 AS INSTRUMENT NO. 20180687997 OF OFFICIAL RECORDS.
TO: JUNE 26, 2018
TRUSTOR: GARDENS ON FOURTH LP, A CALIFORNIA LIMITED PARTNERSHIP
TRUSTEE: CENTURY AFFORDABLE DEVELOPMENT, INC. A CALIFORNIA CORPORATION
BENEFICIARY: CENTURY HOUSING CORPORATION, A CALIFORNIA NONPROFIT CORPORATION |
| 12. | THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "REGULATORY AGREEMENT" RECORDED JULY 10, 2018 AS INSTRUMENT NO. 2018-687992 OF OFFICIAL RECORDS. |
| 13. | RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET AND/OR HIGHWAY. |
| 14. | ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. |
| 15. | RIGHTS OF PARTIES IN POSSESSION. |
- * NOT A SURVEY MATTER

COMMENTS:

BOUNDARY LINES: WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

LEGAL DESCRIPTION: THE PROPERTY DESCRIBED HERON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. NCS-959658-ONT1 WITH AN EFFECTIVE DATE APRIL 26, 2019 AT 7:30 A.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE REPORT APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

◻ = INDICATES PLOTTED EXCEPTION ITEM NO.

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF COMPTON AVENUE BEING N 26°03'00" W PER DEEBLE TRACT M.B. 9-188, RECORDS OF LOS ANGELES COUNTY.

AREA: PARCEL 1 = 131,988 SQ.FT.; 3.0300 ACRES
PARCEL 2 = 9,774 SQ. FT.; 0.2244 ACRES
TOTAL GROSS AREA= 141,762 SQ. FT.; 3.2544 ACRES
TOTAL NET AREA = 134,941 SQ. FT.; 3.0978 ACRES

ASSESSOR PARCEL NO.: APN: 5117-013-006(AFFECTS PARCEL 1) AND 5117-013-007(AFFECTS PARCEL 2)

PROPERTY ADDRESS: 4020 COMPTON AVE., LOS ANGELES CA 90011

PARKING COUNT: NONE-SITE UNDER CONSTRUCTION

FLOOD ZONE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED), AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 06037C1620F, PANEL NO. 1620 WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD ZONE X (UNSHADED) WAS PREVIOUSLY FLOOD ZONE C PRIOR TO SEPTEMBER 26, 2008.

UTILITIES: SURFACE UTILITIES ARE PLOTTED BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY DOES NOT SHOW THE LOCATION OF UNDERGROUND UTILITIES BASED ON PLANS PROVIDED BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES.

ZONING/BUILDING SETBACK: ZONING AND BUILDING SETBACK DATA SHOWN BELOW HAVE BEEN OBTAINED FROM THE CITY OF LOS ANGELES ZONE INFORMATION & MAP ACCESS SYSTEM (ZIMAS), AT ZIMAS.LACITY.ORG. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE CITY OF LOS ANGELES PLANNING DEPT. DIRECTLY AT CITYPLANNING.LACITY.ORG OR (213) 482-7077.

ZONE: M1-1
LIMITED MANUFACTURING
FRONT YARD: NONE
REAR YARD: NONE FOR COMMERCIAL USES¹
SIDE YARD: NONE FOR COMMERCIAL USES¹
BUILDING HEIGHT: NO LIMIT
FLOOR AREA RATIO: 1.5:1
¹ SAME AS R4 ZONE FOR RESIDENTIAL USES AT LOWEST RESIDENTIAL STORY
² A BUILDING DESIGNED AND USED ENTIRELY FOR RESIDENTIAL PURPOSES SHALL ONLY BE LIMITED TO THE NUMBER OF FEET IN HEIGHT.

PROPERTY FURTHER QUALIFIED BY AND SUBJECT TO THE FOLLOWING:
DEVELOPMENT LIMITATION WHICH RESTRICTS HEIGHTS, FLOOR AREA RATIO, PERCENT OF LOT COVERAGE, BUILDING SETBACKS
Z1-1941 COUNCIL DISTRICT 9 REDEVELOPMENT PROJECT
Z1-2414 FAST FOOD ESTABLISHMENTS
Z1-2374 LOS ANGELES STATE ENTERPRISE ZONE

STREET DEDICATION: STREET DEDICATIONS SHOWN HEREON ARE FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE CITY OF LOS ANGELES STREET CENTERLINES REPORT, NAVIGATELA, AT NAVIGATELA.LACITY.ORG. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE CITY OF LOS ANGELES BUREAU OF ENGINEERING AT ENG.LACITY.ORG/INDEX.CFM OR (213) 482-7030.

COMPTON AVENUE:
LOCAL STREET STANDARD
R.O.W. WIDTH = 60 FT.
ROADWAY WIDTH = 36 FT.

41ST STREET:
COLLECTOR STREET
R.O.W. WIDTH = 66 FT.
ROADWAY WIDTH = 40 FT.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 22, 1868, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF 38TH STREET, NOW 41ST STREET, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS ESTABLISHED BY DECREE IN CASE NO. 74965, SUPERIOR COURT, WITH THE EASTERLY LINE OF COMPTON AVENUE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF 38TH STREET, 335.63 FEET TO THE WESTERLY LINE OF RIGHT OF WAY GRANTED TO LOS ANGELES RAILWAY COMPANY, A CORPORATION, BY DEED OF ELLEN HEADE, A WIDOW, RECORDED IN BOOK 1969 PAGE 230 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY, NORTH 26° 03' EAST (THE RECORD COURSE BEING NORTH 26° 08' 30" EAST) 638.20 FEET TO THE SOUTHERLY LINE OF THE DEEBLE TRACT, RECORDED IN BOOK 9 PAGE 188 OF MAPS, RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, NORTH 71° 54' 45" WEST (THE RECORD COURSE BEING NORTH 71° 55' WEST) 324.61 FEET TO THE EASTERLY LINE OF SAID COMPTON AVENUE AND THENCE, SOUTHWESTERLY ALONG THE LAST MENTIONED LINE SOUTH 26° 03' WEST 689.88 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 50 FEET THEREOF, MEASURED ALONG THE EASTERLY LINE OF COMPTON AVENUE, 60 FEET WIDE.

ALSO EXCEPT THAT PORTION OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF 38TH STREET, NOW 41ST STREET, CASE NO. 74965 WITH THE EASTERLY LINE OF COMPTON AVENUE, 60 FEET WIDE; THENCE ALONG SAID EASTERLY LINE, NORTH 26° 03' 00" EAST 137.00 FEET; THENCE SOUTH 80° 41' 15" EAST 60.00 FEET; THENCE SOUTH 13° 52' 20" WEST 131.60 FEET TO A POINT IN THE NORTHERLY LINE OF 41ST STREET, SAID POINT BEING SOUTH 80° 41' 15" EAST 89.00 FEET FROM THE ABOVE INTERSECTION OF 41ST STREET AND COMPTON AVENUE; THENCE NORTH 80° 41' 15" WEST 89.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 2 OF THE DEEBLE TRACT, AS SHOWN ON MAP RECORDED IN BOOK 9 PAGE 188 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF COMPTON AVENUE, 60 FEET WIDE, SOUTH 26° 03' WEST 50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 26° 03' WEST 172.86 FEET; THENCE SOUTH 71° 13' EAST 324.54 FEET TO THE WESTERLY LINE OF THE RIGHT OF WAY GRANTED TO LOS ANGELES RAILWAY COMPANY, BY DEED RECORDED IN BOOK 1969 PAGE 230 OF DEEDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE, NORTH 26° 03' EAST 173.03 FEET TO A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID DEEBLE TRACT WHICH PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE ALONG SAID PARALLEL LINE, NORTH 71° 54' 45" WEST 324.56 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 13 WEST, SAN BERNARDINO MERIDIAN,

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF 38TH STREET, NOW 41ST STREET, IN SAID CITY OF LOS ANGELES, AS ESTABLISHED BY THE DECREE OF THE SUPERIOR COURT OF SAID LOS ANGELES COUNTY, IN CASE NO. 74965 OF SAID COURT WITH THE EASTERLY LINE OF COMPTON AVENUE, 60 FEET WIDE; THENCE ALONG SAID EASTERLY LINE, NORTH 26° 03' 00" EAST 137.00 FEET; THENCE SOUTH 80° 41' 15" EAST 60.00 FEET; THENCE SOUTH 13° 52' 20" WEST 131.60 FEET TO A POINT IN THE NORTHERLY LINE OF 41ST STREET, SAID POINT BEING SOUTH 80° 41' 15" EAST 89.00 FEET FROM THE ABOVE DESCRIBED INTERSECTION OF 41ST STREET AND COMPTON AVENUE; THENCE NORTH 80° 41' 15" WEST 89.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
- INFORMATION PERTAINING TO UNDERGROUND PUBLIC UTILITIES, FLOOD ZONE DATA, ZONING AND SETBACK DATA, IF SHOWN HEREIN, HAVE BEEN OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH THIS COMPANY. NO GUARANTY, WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.
- ALL STREETS SHOWN HEREON ARE PUBLIC STREETS UNLESS OTHERWISE NOTED.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO COMPTON AVENUE AND 41ST STREET, DEDICATED PUBLIC STREETS OR HIGHWAY.
- THIS SURVEY IS AN UPDATE OF OUR PREVIOUS SURVEYS JOB NO. LA17568, LA20013 AND LA20194 DATED MARCH 16, 2006.
- THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF WETLAND AREAS ON THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE:

TO THOMAS SAFRAN & ASSOCIATES, THEIR SUCCESSORS AND/OR ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 15, 2019.

Gregory D. Hindson

GREGORY D. HINDSON, P.L.S. 5670
GHINDSON@MOLLENHAUERGROUPO.COM

2019/08/20
DATE



NOTE: SECTION 8770.8 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATE BY A LICENSED SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DISPOSITIONS OR OTHER SURVEYING DOCUMENTS, ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



CIVIL ENGINEERING
SURVEYING+MAPPING
LAND DEVELOPMENT

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919 W. GLENOAKS BLVD 2ND FL
GLENDALE CALIFORNIA 91202
WWW.MOLLENHAUERGROUPO.COM

DATE	REVISION
2019/08/21	SURVEYOR'S CERTIFICATE
2019/05/23	AIDED WORKFRAME BLUE EXTENSION
2019/09/20	PIR. SITE UPDATE

ALTA/NSPS LAND TITLE SURVEY
SHOWING
PORTION OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 13 WEST, S.B.B. & M.
OFFICIAL PLAT FILED APRIL 22, 1868
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

© 2019 MOLLENHAUER GROUP ALL RIGHTS RESERVED	
SCALE: N/A	CAD FILE: LA21106.dwg
DRAFTED: MK	CHECKED: GDH
SURVEY PREPARED FOR: THOMAS SAFRAN & ASSOCIATES 11812 SAN VINCENTE BLVD., SUITE 600 LOS ANGELES, CA 90049	
PROJECT ADDRESS: 4020 COMPTON AVE LOS ANGELES CA 90011	
SHEET NO. 1 OF 2 SHEETS	
FIELD WORK DATE: AUGUST 15, 2019	JOB NO. LA21106

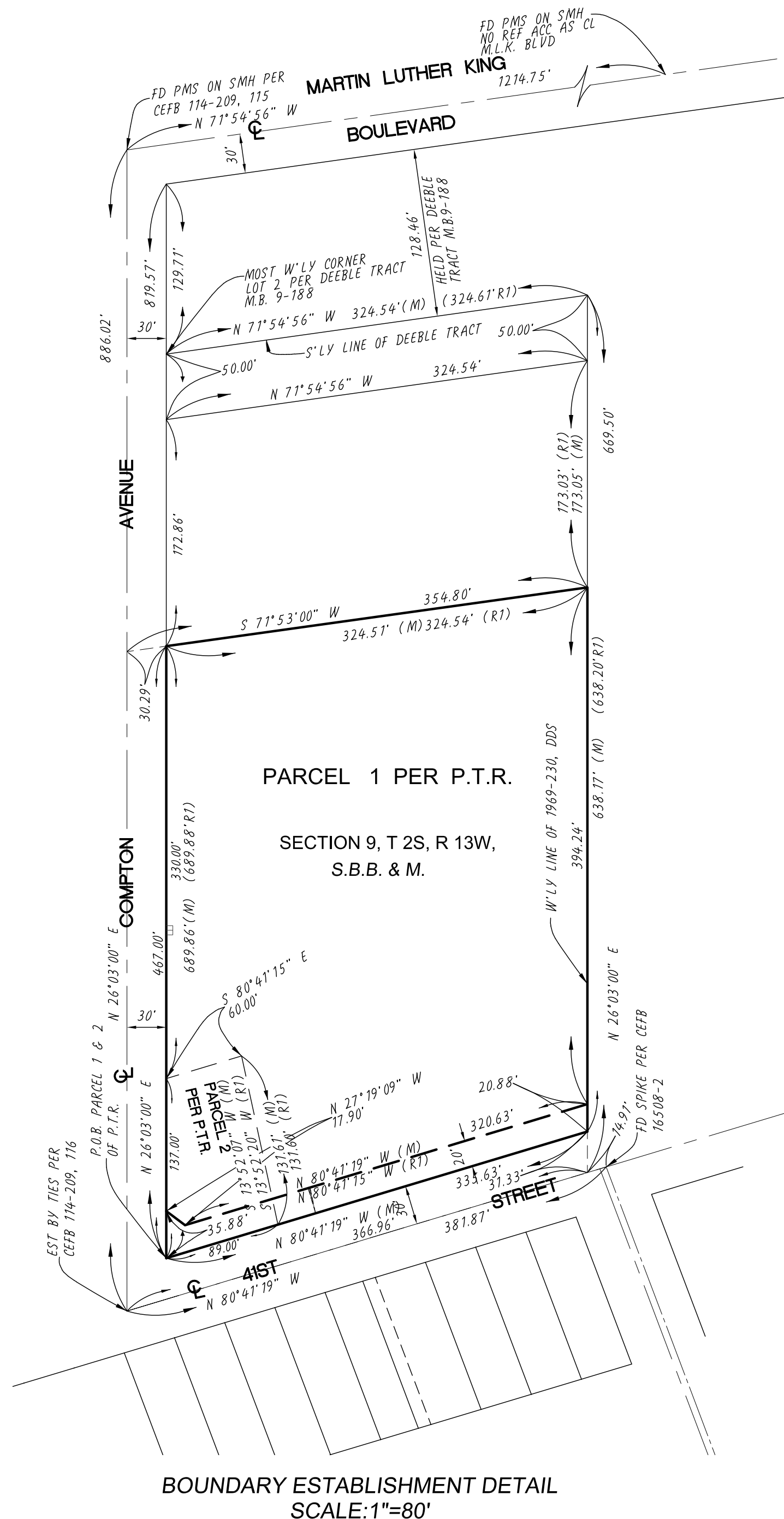
PARCEL 1 PER P.T.R.

SECTION 9, T 2S, R 13W,
S.B.B. & M.

SITE UNDER CONSTRUCTION

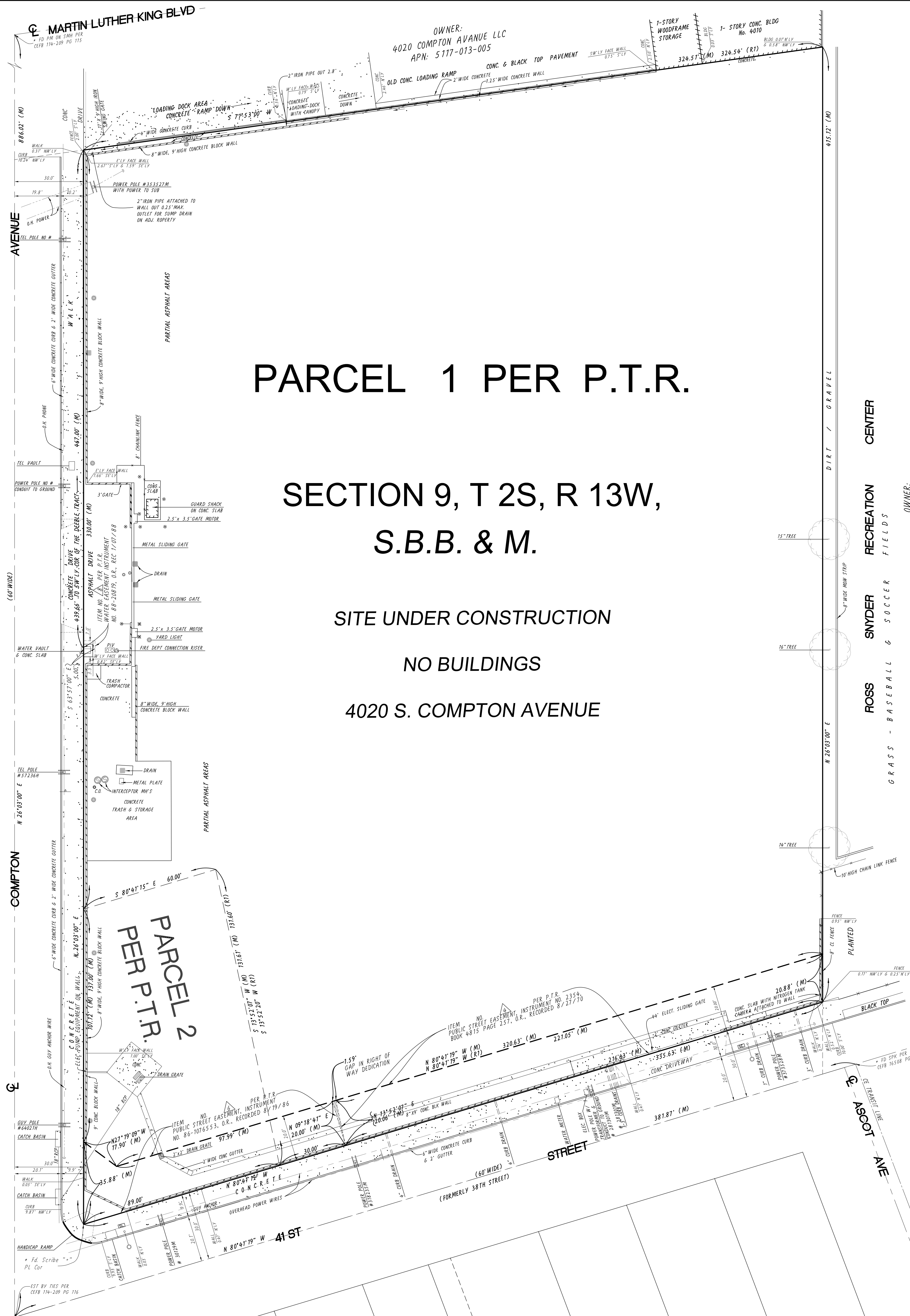
NO BUILDINGS

4020 S. COMPTON AVENUE



- LEGEND:**
- ANCHOR GUY
 - CLEAN OUT
 - DRAIN GRATE
 - FLOOD LIGHT
 - FENCE POST
 - GUARD POST
 - IRRIGATION VALVE
 - SEWER MAN HOLE
 - SIGN
 - TREE
 - POWER POLE
 - PALM TREE
 - POST INDICATOR VALVE
 - STREET LIGHT
 - WATER VALVE
 - BLACKTOP
 - BUILDING LINE
 - CHAINLINK FENCE
 - WALL LINE
 - WROUGHT IRON FENCE

- LEGEND:**
- FOUND MONUMENT AS DESCRIBED
 - M. MEASURED DISTANCE
 - RT. LEGAL DESCRIPTION PER TITLE REPORT



OWNER:
LA CITY
APN: 5177-013-900



NOTES

- | | | | | | |
|----|---|----|---|----|---------------------------------------|
| 1 | NEW 5'W CONCRETE SIDEWALK PER CITY STD | 12 | PEDESTRIAN GATE (6'H) w/ ACCESS CONTROL | 23 | LAWN AREA (DEPRESSED) |
| 2 | PEDESTRIAN WALKWAY, STD CONCRETE w/ SAND FINISH (4'W MIN) | 13 | PERIMETER WALL (6'H) w/ VINES | 24 | PLAYGROUND AREA w/ ADJACENT SEAT WALL |
| 3 | ENTRY PROMENADE – SPECIAL PAVING w/ BENCHES | 14 | WELDED WIRE MESH SCREEN (6'H) w/VINES | 25 | PILASTER/LIGHT COLUMN |
| 4 | DROP-OFF ZONE | 15 | PRIVATE PATIO w/ GARDEN WALL (42"H MAX) | 26 | ELECTRICAL TRANSFORMER |
| 5 | COURTYARD A – SPECIAL PAVING + SEATING | 16 | CONCRETE STEPS | 27 | CITRUS GROVE |
| 6 | COURTYARD B – SPECIAL PAVING + WATER FEATURE | 17 | BUILT-IN GRILL ISLAND | 28 | SHORT TERM BICYCLE PARKING (9 TOTAL) |
| 7 | COURTYARD C – SPECIAL PAVING + FIRE PIT | 18 | SHADE CANOPY (ABOVE) | 29 | TRASH ENCLOSURE |
| 8 | COMMUNITY ROOM PATIO – SPECIAL PAVING + TABLE/CHAIRS | 19 | GARDEN AREA w/ RAISED VEGETABLE BEDS | 30 | SLIDING VEHICULAR GATE |
| 9 | VEHICULAR DRIVEWAY – ASPHALT OR CONCRETE | 20 | WOOD PEDESTRIAN BRIDGE | 31 | LOW GARDEN WALL W/ VINES |
| 10 | PARKING STALLS – PERMEABLE PAVERS | 21 | PLANTED SWALE/DRY STREAM BED | 32 | PEDESTRIAN GATE (6'H) |
| 11 | DRIVEWAY ENTRANCE – SPECIAL PAVING | 22 | LAWN AREA (AT GRADE) | 33 | EXISTING BUS STOP |

LANDSCAPE AREA

OPEN SPACE PROVIDED (REFER TO SHEET A1-1.01):	37,358 SF
COMMON OPEN SPACE PROVIDED (REFER TO SHEET A1-1.01):	36,408 SF
REQUIRED LANDSCAPE AREA (25% OF COMMON OPEN SPACE):	9,102 SF
LANDSCAPE AREA PROVIDED (WITHIN COMMON OPEN SPACE):	22,581 SF

TREE CALCULATIONS (ENTIRE PROJECT)

NON-PROTECTED TREES TO BE REMOVED:	4
PROTECTED TREES TO BE REMOVED:	0
STREET TREES TO BE REMOVED:	0
REQUIRED TREES (1 TREE PER 4 UNITS):	32
PROVIDED TREES - 24" BOX MIN. (ON-SITE):	141
PROVIDED TREES - 24" BOX MIN. (PARKWAYS):	22
TOTAL TREES PROVIDED IN EXCESS OF REQUIREMENT:	131



NOTES

- 1

NEW 5'W CONCRETE SIDEWALK PER CITY STD
- 2

PEDESTRIAN WALKWAY, STD CONCRETE w/ SAND FINISH (4'W MIN)
- 3

ENTRY PROMENADE – SPECIAL PAVING w/ BENCHES
- 4

DROP–OFF ZONE
- 5

COURTYARD A – SPECIAL PAVING + SEATING
- 6

COURTYARD B – SPECIAL PAVING + WATER FEATURE
- 7

COURTYARD C – SPECIAL PAVING + FIRE PIT
- 8

COMMUNITY ROOM PATIO – SPECIAL PAVING + TABLE/CHAIRS
- 9

VEHICULAR DRIVEWAY – ASPHALT OR CONCRETE
- 10

PARKING STALLS – PERMEABLE PAVERS
- 11

DRIVEWAY ENTRANCE – SPECIAL PAVING
- 12

PEDESTRIAN GATE (6'H) w/ ACCESS CONTROL
- 13

PERIMETER WALL (6'H) w/ VINES
- 14

WELDED WIRE MESH SCREEN (6'H) w/VINES
- 15

PRIVATE PATIO w/ GARDEN WALL (42"H MAX)
- 16

CONCRETE STEPS
- 17

BUILT–IN GRILL ISLAND
- 18

SHADE CANOPY (ABOVE)
- 19

GARDEN AREA w/ RAISED VEGETABLE BEDS
- 20

WOOD PEDESTRIAN BRIDGE
- 21

PLANTED SWALE/DRY STREAM BED
- 22

LAWN AREA (AT GRADE)
- 23

LAWN AREA (DEPRESSED)
- 24

PLAYGROUND AREA w/ ADJACENT SEAT WALL
- 25

PILASTER/LIGHT COLUMN
- 26

ELECTRICAL TRANSFORMER
- 27

CITRUS GROVE
- 28

SHORT TERM BICYCLE PARKING (9 TOTAL)
- 29

TRASH ENCLOSURE
- 30

SLIDING VEHICULAR GATE
- 31

LOW GARDEN WALL W/ VINES
- 32

PEDESTRIAN GATE (6'H)
- 33

EXISTING BUS STOP

PLANTING (REFER TO PALETTE ON SHEET L3)

- 

ARBUTUS MARINA
STRAWBERRY TREE
or similar
- 

JACARANDA MIMOSIFOLIA
JACARANDA
or similar
- 

ULMUS PARVIFLORA
CHINESE ELM
- 

EXISTING TREE TO BE REMOVED
No protected trees to be removed
- 

ASSORTED SHRUBS
Refer to plant palette on sheet L3

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SUITE 103 CULVER CITY
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CLIENT:
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11812 SAN VICENTE BOULEVARD
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CONSULTANTS:
SEGAL SHUART
LANDSCAPE ARCHITECTS
13261 MOORPARK STREET SUITE 106
SHERMAN OAKS CALIFORNIA 91423

ENTITLEMENT
SUBMITTAL
JULY 23, 2019

PARKVIEW

4020 COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE
LANDSCAPE PLAN
ENLARGEMENT

PROJECT NUMBER
2019-04

DATE
OCTOBER 21, 2019

SCALE

SHEET NUMBER
L2

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TREES



PEPPERMINT TREE



Arbutus marina
MARINA STRAWBERRY TREE



Cotinus coggygia
SMOKE TREE



Jacaranda mimosifolia
JACARANDA



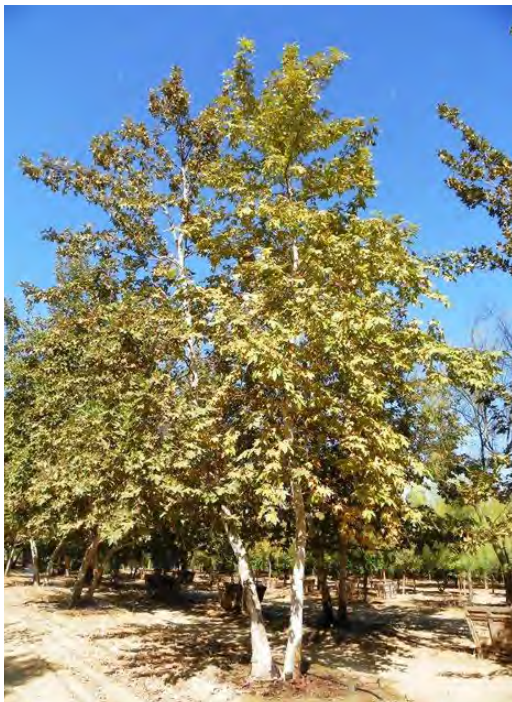
Lagerstroemia indica 'Natchez'
WHITE CRAPE MYRTLE



DWARF SOUTHERN MAGNOLIA



Olea europaea 'Swan Hill'
OLIVE



Platanus racemosa
CALIFORNIA SYCAMORE



Prunus Cerasifera
PURPLE LEAF PLUM



Quercus agrifolia
COAST LIVE OAK



Ulmus parvifolia
CHINESE EVERGREEN ELM



W
CALIFORNIA FAN PALM

SHRUBS + GROUNDCOVER + VINES



Arbutus unedo compacta
DWARF STRAWBERRY TREE



ROCK PURSLANE



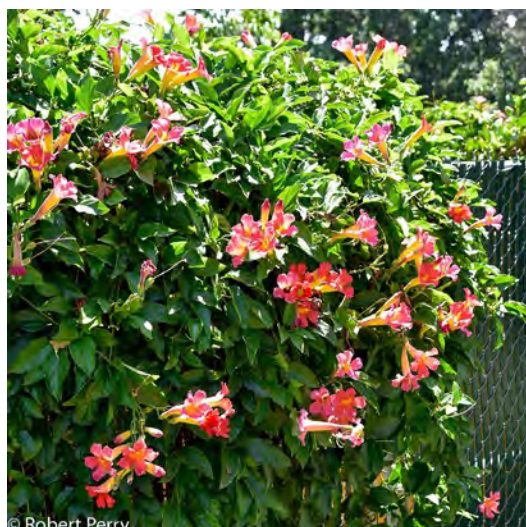
Convolvulus cneorum
SILVERBUSH



Dalea gregii
TRAILING INDIGO BUSH



Dianella tasmanica 'Variegata'
VARIEGATED FLAX LILY



Distictis buccinatoria
RED TRUMPET VINE



FORTNIGHT LILY



Feijoa sellowiana
PINAPPLE GUAVA



Festuca mairei
ATLAS FESCUE



Lantana montevidensis
TRAILING LANTANA



Olea europaea 'Little Ollie'
LITTLE OLLIE DWARF OLIVE



Gaura lindheimeri
GAURA



Grevillea 'Moonlight'
GREVILLEA



Trachelospermum jasminoides
STAR JASMINE



Pennisetum orientale
CHINESE FOUNTAIN GRASS



Phormium tenax
NEW ZEALAND FLAX



Rosa-Flowers Carpet white
WHITE FLOWER CARPET ROSE



Salvia leucantha 'Santa Barbara'
COMPACT MEXICAN BUSH SAGE



Westringia fruticosa 'Smokey'
SMOKEY COAST ROSEMARY



Bulbine frutescens
ORANGE BULBINE



Pittosporum crassifolium 'Nana'
DWARF KARO

PRELIMINARY PLANT PALETTE

THE PROJECT'S PLANT PALETTE CONSISTS PRIMARILY OF DROUGHT-TOLERANT PLANT SPECIES, AND HAS BEEN ASSEMBLED TO SUPPORT THE CHARACTER OF THE PROPOSED BUILDINGS WHILE MEETING CITY OF LA'S MWEO REQUIREMENTS.

ALL PLANTING AREAS WILL BE IRRIGATED (SEE IRRIGATION DESCRIPTION BELOW) AND COVERED WITH A 3" LAYER OF MULCH. ALL TREES WILL BE STAKED, AND ROOT BARRIERS WILL BE USED FOR TREES WITHIN 5' OF HARDSCAPE. THE PLANT PALETTE IS INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE PLANTING AND IS PRELIMINARY; AS SUCH MAY BE AMENDED AS DESIGN PROGRESSES.

TREES + HEDGES				
BOTANICAL NAME	COMMON NAME	SIZE	LOCATION*	WATER USE**
Agonis flexuosa	PEPPERMINT TREE	24" box	I	L
Arbutus marina	MARINA STRAWBERRY TREE	24" box	I, P	L
Cofinus coggygia	SMOKE TREE	24" box	I	L
Jacaranda mimosifolia	JACARANDA	24" box	C	M
Lagerstroemia indica 'Natchez'	WHITE CRAPE MYRTLE	24" box	P	M
Magnolia grandiflora 'Little Gem'	DWARF SOUTHERN MAGNOLIA	24" box	I, P	M
Olea europaea 'Swan Hill'	OLIVE TREE	36" box	I, P	L
Platanus racemosa	CALIFORNIA SYCAMORE	36" box	I	M
Prunus cerasifera	PURPLE LEAF PLUM	24" box	I	M
Quercus agrifolia	COAST LIVE OAK	48" box	P	VL
Ulmus parvifolia	CHINESE EVERGREEN ELM	36" box	C, I, P	M
Washingtonia filifera	CALIFORNIA FAN PALM	15' BTH	I	M

SHRUBS + GROUNDCOVER + VINES				
BOTANICAL NAME	COMMON NAME	SIZE + SPACING	LOCATION*	WATER USE**
Arbutus unedo 'Compacta'	DWARF STRAWBERRY TREE	15 gal @ 4' O.C.	I, P	L
Bulbine frutescens	ORANGE BULBINE	5 gal @ 4' O.C.	C, I, P	L
Cisthante grandiflora	ROCK PURSLANE	5 gal @ 4' O.C.	I, P	L
Convolvulus cneorum	SILVERBUSH	5 gal @ 4' O.C.	C, P	L
Dalea gregii	TRAILING INDIGO BUSH	5 gal @ 3' O.C.	C	L
Dianella tasmanica 'variegata'	VARIEGATED FLAX LILY	5 gal @ 4' O.C.	I	M
Dietes grandiflora	FORTNIGHT LILY	5 gal @ 3' O.C.	I, P	L
Distictis buccinatoria	RED TRUMPET VINE	5 gal @ 3' O.C.	I, P	M
Lantana montevidensis	TRAILING LANTANA	5 gal @ 4' O.C.	C	L
Olea europaea 'Little Ollie'	LITTLE OLLIE DWARF OLIVE	5 gal @ 3' O.C.	I, P	L
Feijoa sellowiana	PINAPPLE GUAVA	15 gal @ 4' O.C.	I, P	L
Festuca mairei	MAIRE'S FESCUE	5 gal @ 2' O.C.	C, I, P	L
Gaura lindheimeri	GAURA	1 gal @ 2' O.C.	I, P	L
Grevillea 'Moonlight'	MOONLIGHT GREVILLEA	5 gal @ 4' O.C.	I, P	L
Pennisetum orientale	CHINESE FOUNTAIN GRASS	5 gal @ 3' O.C.	I, P	L
Pittosporum crassifolium 'Nana'	DWARF KARO	5 gal @ 2' O.C.	I, P	M
Phormium tenax	NEW ZEALAND FLAX	15 gal @ 5' O.C.	I, P	L
Rosa x 'Noaschnee'	WHITE FLOWER CARPET ROSE	5 gal @ 3' O.C.	I	M
Salvia leucantha 'Santa Barbara'	COMPACT MEXICAN BUSH SAGE	5 gal @ 2' O.C.	I, P	L
Trachelospermum jasminoides	STAR JASMINE	5 gal @ 6' O.C.	I, P	M
Westringia fruticosa 'Smokey'	SMOKEY COAST ROSEMARY	5 gal @ 3' O.C.	I, P	L

* C = CITY PARKWAY, P = PROJECT PERIPHERY, I = PROJECT INTERIOR

** PER WUCOLS CLASSIFICATION

IRRIGATION SYSTEM GENERAL DESCPTION

LANDSCAPE SHRUB AREAS ARE TO BE IRRIGATED BY SUBTERRANEAN DRIPLINE EMITTER TUBING. VINES AND LARGE SHRUB PLANT MATERIAL ARE TO BE IRRIGATED WITH SUPPLEMENTAL EMITTERS CONNECTED TO RELATED DRIPLINE SYSTEM(S). TURF AREAS ARE TO BE IRRIGATED WITH SPRAY HEADS. TREES ARE IRRIGATED WITH LOW-FLOW DRIP BASIN SYSTEMS AND ARE ASSIGNED TO DEDICATED CONTROL VALVES.

THE IRRIGATION SYSTEM IS TO BE SUPPLIED BY DOMESTIC WATER. A NEW SUB-METER IS INSTALLED WITH THE IRRIGATION SYSTEM, AND A REDUCED PRESSURE-TYPE (RP) BACKFLOW PREVENTER PROTECTS THE DOMESTIC SUPPLY FROM CONTAMINATION.

A WEATHER-DRIVEN IRRIGATION SMART CONTROLLER IS TO BE USED, WHICH INCLUDES AN ON-SITE "SOLAR SYNC" SENSOR UNIT THAT AUTOMATICALLY ADJUSTS THE IRRIGATION WATERING SCHEDULE ON A DAILY BASIS BASED ON WEATHER CONDITIONS. THE SOLAR SENSOR ALSO INCLUDES A RAIN SENSOR.

THE IRRIGATION CONTROLLER OPERATES A MASTER VALVE AND FLOW SENSOR TO SHUT DOWN THE WATER PRESSURE IN THE MAIN LINE DURING NON-OPERATIONAL HOURS, AND TO PROVIDE HIGH-FLOW SHUT DOWN CAPABILITY BASED ON "LEARNED" FLOWS OF EVERY VALVE STATION.

QUICK COUPLING VALVE CONNECTORS ARE TO BE INSTALLED THROUGHOUT THE LANDSCAPE FOR INCIDENTAL WATERING OF TREES AND SHRUBS.

IRRIGATION WILL BE DESIGNED TO CONFORM TO CITY OF LOS ANGELES WATER CONSERVATION REQUIREMENTS.

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4200 SEPULVEDA BOULEVARD
SUITE 103 CULVER CITY
CALIFORNIA 90230

CLIENT:

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CONSULTANTS:

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SHERMAN OAKS CALIFORNIA 91423

ENTITLEMENT
SUBMITTAL
JULY 23, 2019

PARKVIEW

4020 COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE

PLANT PALETTE
AND NOTES

PROJECT NUMBER
2019-04

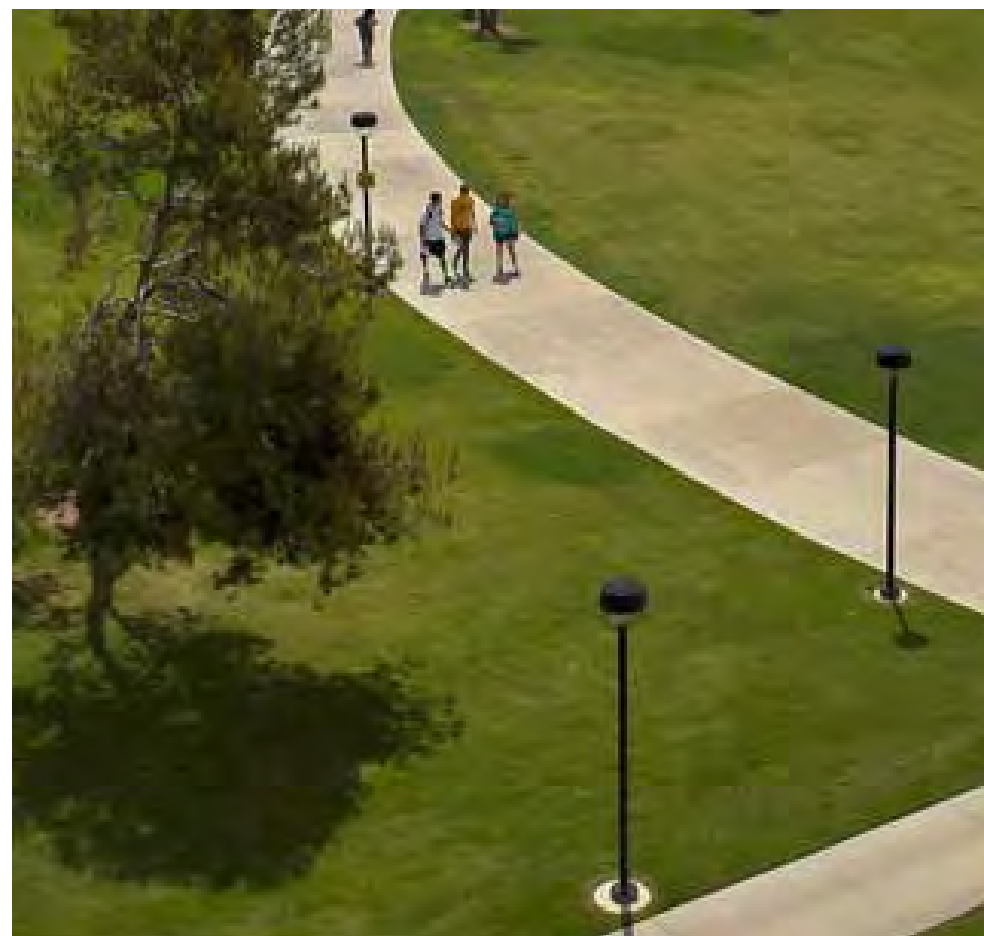
DATE
OCTOBER 21, 2019

SCALE

SHEET NUMBER

L3

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4200 SEPULVEDA BOULEVARD
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**ENTITLEMENT
SUBMITTAL**
JULY 23, 2019

PARKVIEW

4020 COMPTON AVENUE
LOS ANGELES CALIFORNIA 90011

TITLE
**LANDSCAPE
CHARACTER
IMAGERY**

PROJECT NUMBER
2019-04

DATE
OCTOBER 21, 2019

SCALE

SHEET NUMBER

L4

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PROJECT NUMBER	SHEET NUMBER
2019-04	C1
DATE	
AUGUST 2, 2019	
SCALE	© ANAND DEVARAJAN ARCHITECTURE INC.

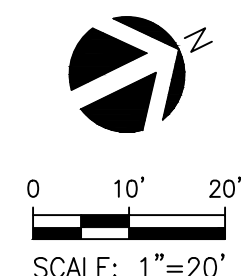


EXHIBIT B

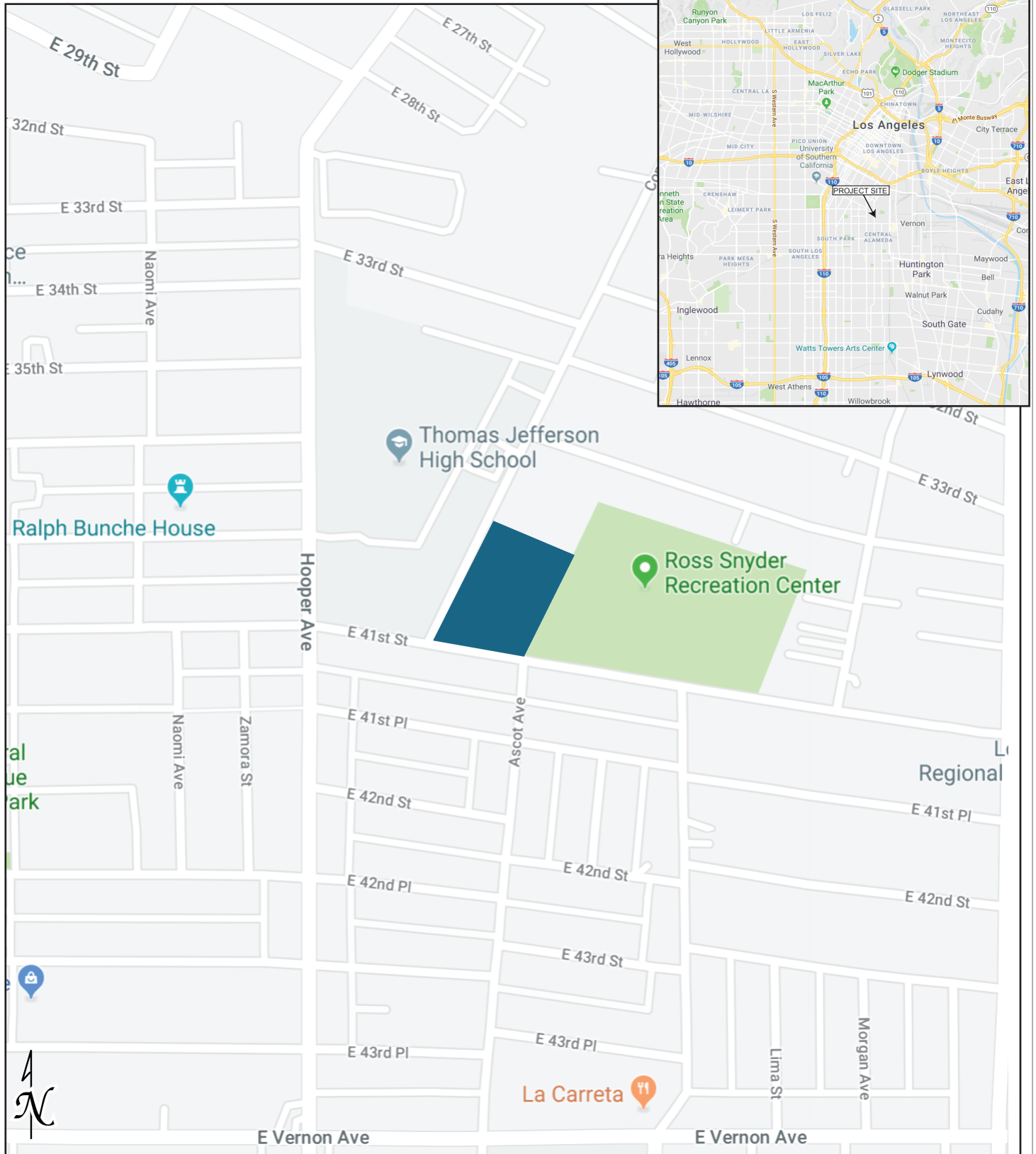
MAPS

B1 – Vicinity Map

B2 – Radius Map

B3 – ZIMAS Parcel Profile Report

B4 – Aerial Map



■ Project Site

Source: Google Earth, September 2019.

Figure 1
Regional Vicinity and Project Location Map

AVE.

AVE.

BLVD.

MARTIN LUTHER KING JR

COMPTON

PF-1

ZA-190X-342
CPC-7242-CU
CPC-2008-1553-CPU
CPC-1996-398
CPC-1990-346-CA
CPC-1986-827-GPC
CPC-1983-506

HIGH SCHOOL

FOOD PLANT-WAREHOUSE

M1-1-CPIO

FOOD PLANT-WAREHOUSE

OS-1XL

RECREATION CENTER

41 ST

HOOPER

MARKET

27

24

23

22

21

20

19

18

17

16

15

14

13

12

11

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EXISTING SOUTHEAST LOS ANGELES COMMUNITY PLAN



LIMITED INDUSTRIAL
MR1, M1



NEIGHBORHOOD COMMERCIAL
CR, C1, C1.5, C2, C4, RAS3, R3



OPEN SPACE
OS, A1



LOW MEDIUM I RESIDENTIAL
R2, RD3



LOW MEDIUM II MULTI RESIDENTIAL
RD1.5, RD2, RZ2.5



PUBLIC FACILITIES
PF



Quality Mapping Service

PHONE: (818) 997-7949

DATE: 06-26-19

QMS 19-307

NORTH



PROPOSED SOUTHEAST LOS ANGELES COMMUNITY PLAN

 LIMITED INDUSTRIAL MR1, M1	 NEIGHBORHOOD COMMERCIAL CR, C1, C1.5, C2, C4, RAS3, R3	 OPEN SPACE OS, A1
 LOW MEDIUM I RESIDENTIAL R2, RD3	 LOW MEDIUM II MULTI RESIDENTIAL RD1.5, RD2, RD2.5	 PUBLIC FACILITIES PF



Quality Mapping Service

PHONE: (818) 997-7949

DATE: 06-26-19

QMS 19-307

NORTH



City of Los Angeles Department of City Planning

5/29/2019 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4020 S COMPTON AVE
1361 E 41ST ST
1377 E 41ST ST

ZIP CODES

90011

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2010-2278-GPA
CPC-2008-1553-CPU
CPC-2007-3827-ICO
CPC-1990-346-CA
CPC-1983-506
CASE-653
ORD-185924-SA1110
ORD-180103
ORD-171682
ORD-171681
ORD-162128
ORD-112930
ENV-2013-3392-CE
ENV-2010-2279-CE
ENV-2008-1780-EIR
OB-15481
OB-10560
AFF-62622
AFF-61394
PRIOR-07/29/1962

Address/Legal Information

PIN Number	115-5A211 172
Lot/Parcel Area (Calculated)	126,760.9 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID F2 PAGE 674 - GRID F3
Assessor Parcel No. (APN)	5117013006
Tract	None
Map Reference	SE 1/4 SEC 9 T2S R13W
Block	None
Lot	PT SEC 9 T2S R13W
Arb (Lot Cut Reference)	29
Map Sheet	115-5A211

Jurisdictional Information

Community Plan Area	Southeast Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	South Central
Council District	CD 9 - Curren D. Price, Jr.
Census Tract #	2281.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	ZI-2476 Southeast Los Angeles Community Plan Adoption
Zoning	M1-1-CPIO
Zoning Information (ZI)	ZI-1231 South Los Angeles Alcohol Sales ZI-2476 Southeast Los Angeles Community Plan Adoption ZI-2483 Southeast Los Angeles Community Plan Implementation Overlay (CPIO) ZI-1941 Council District 9 Redevelopment Project ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	Limited Manufacturing
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	South Los Angeles Alcohol Sales
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Southeast Los Angeles
Subarea	Compatible Industrial
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Exempt
Transit Oriented Communities (TOC)	Tier 3
CRA - Community Redevelopment Agency	Council District 9 Redevelopment Project
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Thomas Jefferson Senior High School Active: NAVA College Preparatory Academy
500 Ft Park Zone	Active: Ross Snyder Recreation Center
Assessor Information	
Assessor Parcel No. (APN)	5117013006
APN Area (Co. Public Works)*	2.930 (ac)
Use Code	3400 - Industrial - Food Processing Plant - Meat - One Story
Assessed Land Val.	\$6,245,447
Assessed Improvement Val.	\$2,180,428
Last Owner Change	07/10/2018
Last Sale Amount	\$8,200,082
Tax Rate Area	6659
Deed Ref No. (City Clerk)	6-157
	362239-40
	1759471
	1652264
	1434155
	1309649
	1151888
	1067640
Building 1	
Year Built	1987
Building Class	C6
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	70,821.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Special Grading Area (BOE Basic Grid Map A-13372) No

Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.83567016
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

Economic Development Areas

Business Improvement District None

Opportunity Zone No

Promise Zone South Los Angeles Transit Empowerment Zone

Renewal Community No

Revitalization Zone Central City

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Targeted Neighborhood Initiative None

Housing

Direct all Inquiries to Housing+Community Investment Department

Telephone (866) 557-7368

Website <http://hcidla.lacity.org>

Rent Stabilization Ordinance (RSO) No

Ellis Act Property No

Public Safety

Police Information

Bureau Central

Division / Station Newton

Reporting District 1347

Fire Information

Bureau Central

Battalion 1

District / Fire Station 14

Red Flag Restricted Parking No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2010-2278-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	CPC-2008-1553-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE
Case Number:	CPC-2007-3827-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ESTABLISHMENT OF AN ICO TO TEMPORARILY PROHIBIT THE ISSUANCE OF ALL PERMITS RELATED TO THE ESTABLISHMENT OF NEW FAST-FOOD RESTAURANTS LOCATED IN WHOLE OR IN PART WITHIN THE PROPOSED ICO BOUNDARY.
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Descriptions(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2010-2279-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	GENERAL PLAN AMENDMENT FOR EXISTING FAST FOOD INTERIM CONTROL ORDINANCE (ICO) TO CREATE A GENERAL PLANT FOOTNOTE FOR THE PROHIBITION OF CERTAIN PROJECTS.
Case Number:	ENV-2008-1780-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	SOUTHEAST LOS ANGELES COMMUNITY PLAN UPDATE

DATA NOT AVAILABLE

CASE-653
ORD-185924-SA1110
ORD-180103
ORD-171682
ORD-171681
ORD-162128
ORD-112930
OB-15481
OB-10560
AFF-62622
AFF-61394
PRIOR-07/29/1962





Address: 4020 S COMPTON AVE

APN: 5117013006

PIN #: 115-5A211 172

Tract: None

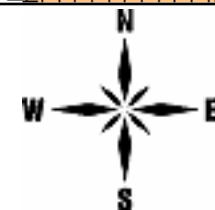
Block: None

Lot: PT SEC 9 T2S R13W

Arb: 29

Zoning: M1-1-CPIO

General Plan: Limited Manufacturing





Address: 4020 S COMPTON AVE

APN: 5117013006

PIN #: 115-5A211 172

Tract: None

Block: None

Lot: PT SEC 9 T2S R13W

Arb: 29

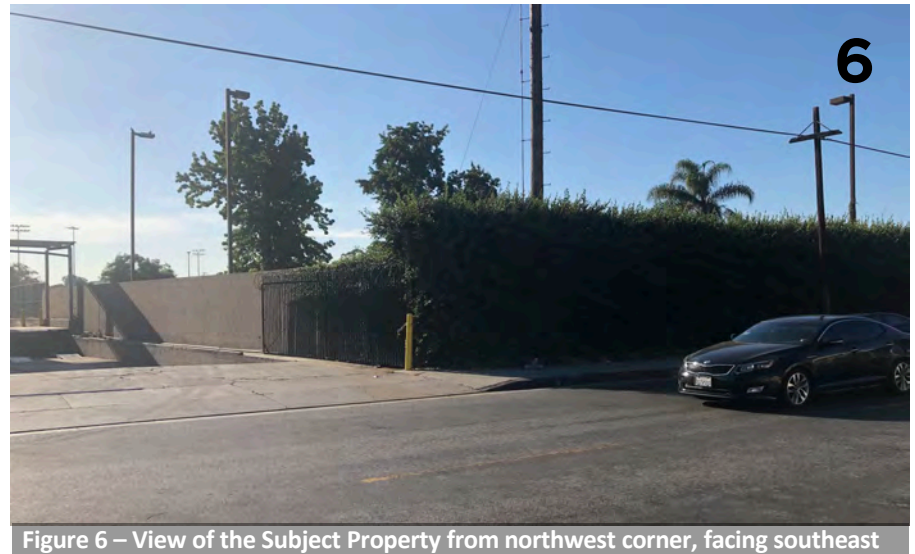
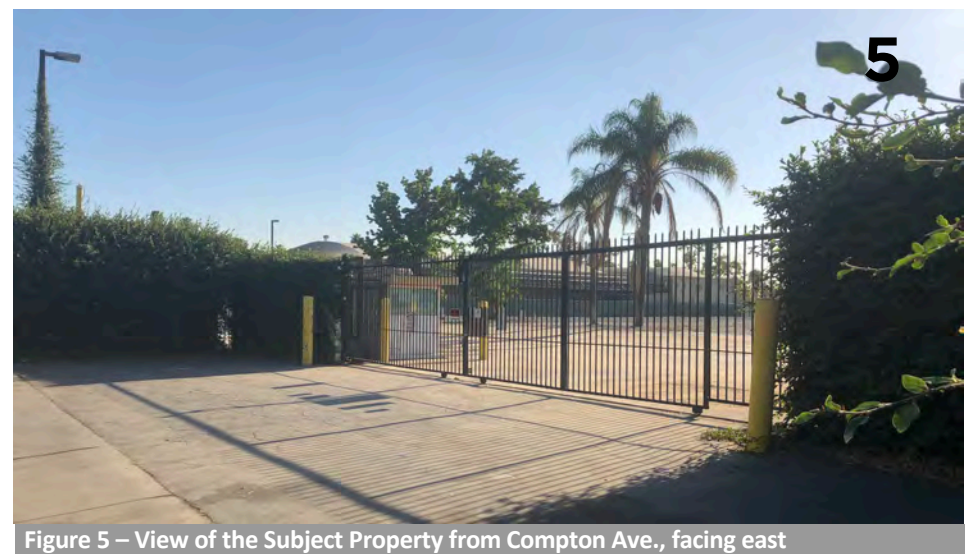
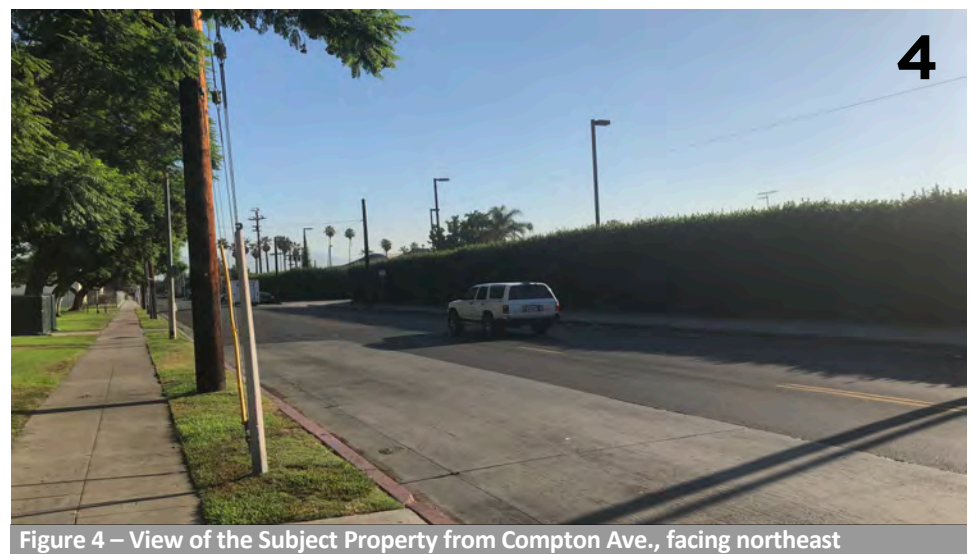
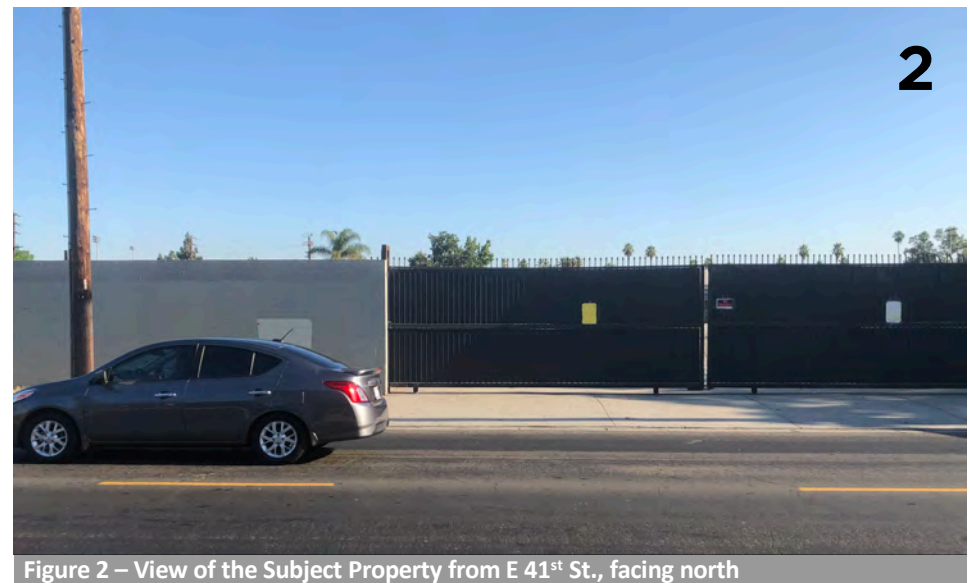
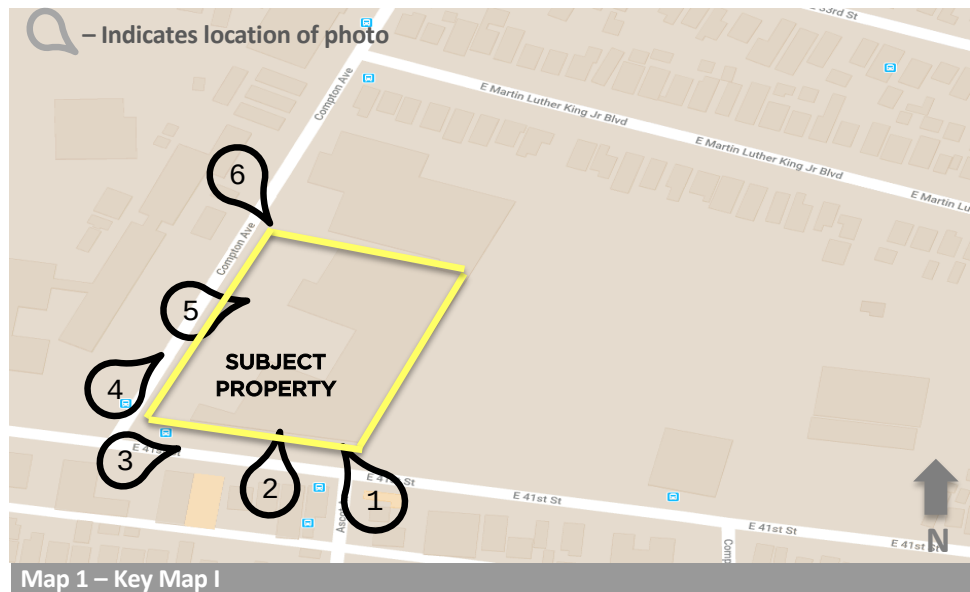
Zoning: M1-1-CPIO

General Plan: Limited Manufacturing



EXHIBIT C

SITE PHOTOS



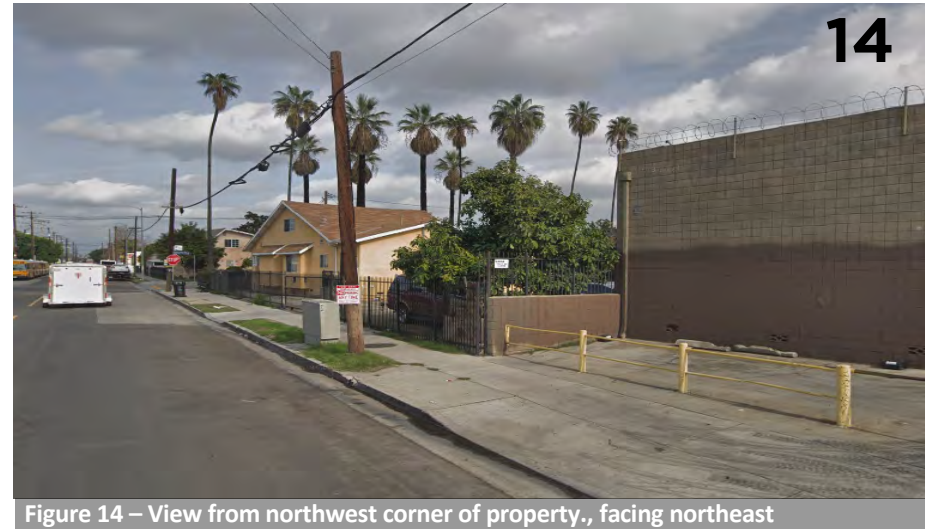
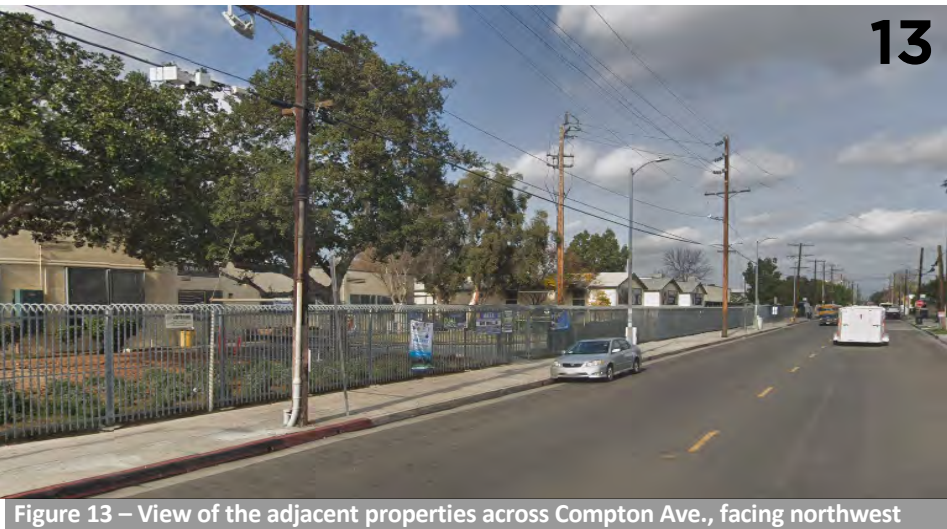
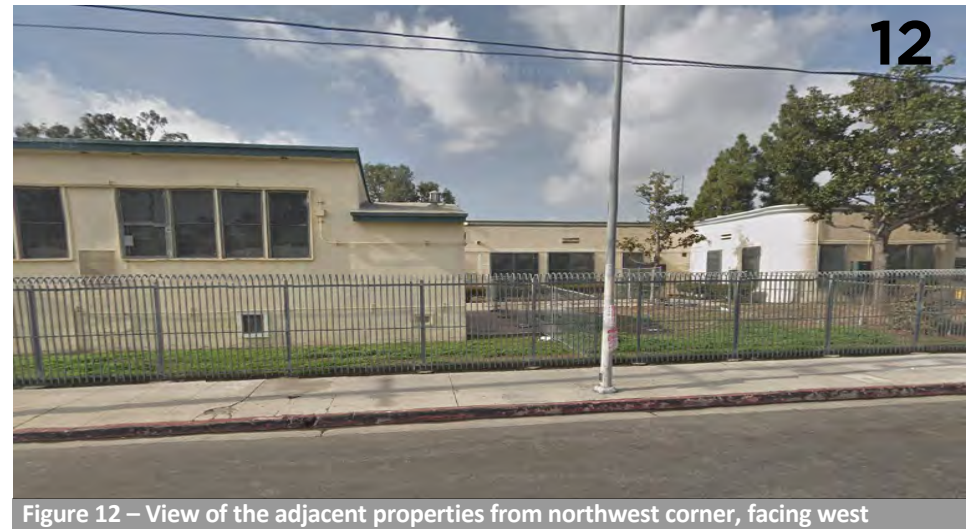
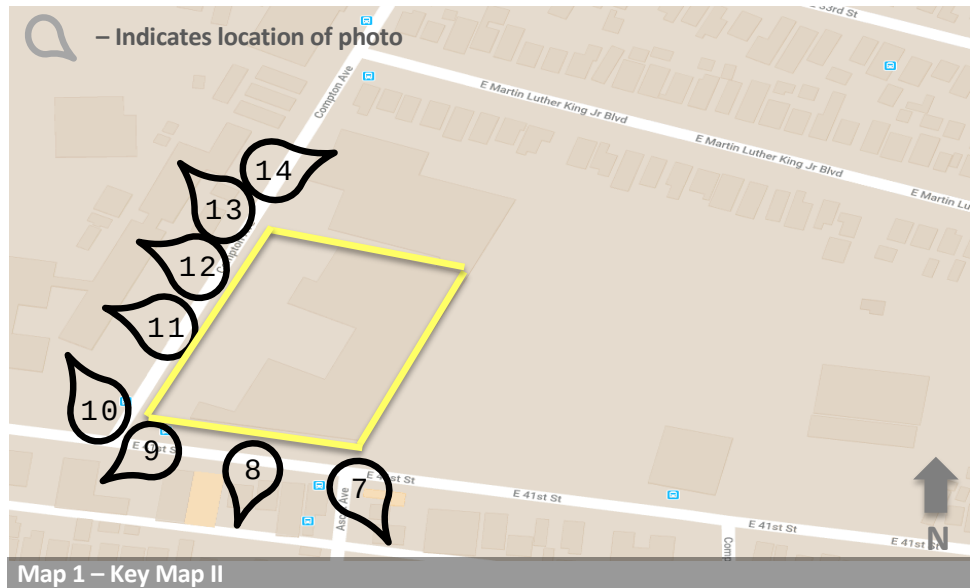


EXHIBIT D

COUNCIL FILE MOTION

CF 17-1053

ENVIRONMENTAL IMPACT REPORT (EIR), STATEMENT OF OVERRIDING CONSIDERATIONS, MITIGATION MONITORING PROGRAM, PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT, and ORDINANCES FIRST CONSIDERATION effectuating Zone and Height District Changes in the Southeast Los Angeles Community Plan area, and establishing the Southeast Los Angeles Community Plan Implementation Overlay (CPIO) District for the project area generally bounded by the Interstate 10 (Santa Monica) Freeway on the north, 120th Street and Imperial Highway on the south, Figueroa and Broadway on the west, and the Alameda Corridor and Central Avenue on the east (other Community Plan areas and various jurisdictions that are adjacent to the Southeast Los Angeles Community Plan Area [CPA] include: the South Los Angeles CPA to the west; the Central City CPA to the north; the Central City North CPA, the City of Vernon, unincorporated County of Los Angeles [Florence], the City of South Gate and the City of Lynwood to the east; and, unincorporated County of Los Angeles [Willowbrook] to the south).

Recommendations for Council action, SUBJECT TO THE APPROVAL OF THE MAYOR:

1. FIND, based on its independent judgment, that the project was assessed in No. ENV-2008-1780-EIR, State Clearinghouse No. 2008101097, certified by Council on November 22, 2017; and, FIND, based upon its independent judgment, that pursuant to Public Resources Code Section 21166 and California Environmental Quality Act Guidelines Section 15162, based on the whole of the administrative record, that no subsequent EIR or Negative Declaration is required for approval of the Ordinance necessary to adopt and implement the Southeast Los Angeles CPIO District.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission (LACPC) as the Findings of Council.
3. PRESENT and ADOPT the accompanying ORDINANCE dated November 20, 2018, approved by the Director of Planning on behalf of the LAPCP, establishing the Southeast Los Angeles CPIO District for the Southeast Los Angeles Community Plan Area.
4. PRESENT and ADOPT the accompanying ORDINANCE dated June 22, 2017, effectuating Zone and Height District Changes in the Southeast Los Angeles Community Plan Area.
5. INSTRUCT the Department of City Planning (DCP) to allow mixed-use development adjacent to the Ross Synder Recreation Center and Thomas Jefferson High School; prepare and present a Zone Change and General Plan Amendment from Limited Industrial M1-1-CPIO to Neighborhood Commercial C2-1-CPIO for those industrial zoned properties fronting Compton Avenue between 41st Street and Martin Luther King Jr. Boulevard.

Applicant: City of Los Angeles

Case No. CPC-2008-1553-CPU

Fiscal Impact Statement: None submitted by the LACPC. Neither the City Administrative

Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

TIME LIMIT FILE - FEBRUARY 13, 2019

(LAST DAY FOR COUNCIL ACTION - FEBRUARY 13, 2019)

URGENCY CLAUSE - 12 VOTES REQUIRED ON SECOND READING

Summary:

At a regular meeting held on December 11, 2018, the PLUM Committee considered reports from the City Attorney and Department of City Planning, and Ordinances for the Southeast Los Angeles Community Plan Areas. Staff from the DCP provided an overview of the project. Councilmember Price presented a further instruction to the DCP. After an opportunity for public comment, the Committee recommended to approve the Ordinances and Councilmember Price's additional instruction. This matter is now submitted to the Council for consideration.

Respectfully Submitted,



PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
ENGLANDER	ABSENT
PRICE	YES
BLUMENFIELD	YES
CEDILLO	ABSENT

SD

-NOT OFFICIAL UNTIL COUNCIL ACTS-

EXHIBIT E

AGENCY CORRESPONDENCE

E1 – DCP Affordable Housing Referral Form

E2 – HCIDLA AB 2556 Determination

E3 – Bureau of Engineering

E4 – Bureau of Street Lighting

E5 – Urban Forestry Division

REFERRAL FORMS:

AFFORDABLE HOUSING REFERRAL FORM
LOS ANGELES CITY PLANNING DEPARTMENT



This form is to serve as a referral to the Department of City Planning Development Services for case filing purposes (in addition to the required Department of City Planning Application and supporting documentation) and as a referral to HCIDLA, CRA, LA County, or other City agency for project review and need purposes. This form shall be completed by the applicant and reviewed and signed by Department of City Planning staff prior to case filing. Any modifications to the content(s) of this form after its authorization by the Department of City Planning staff is prohibited.

CITY STAFF USE ONLY

Referral To:

☒ Planning DSC - Filing ☐ HCIDLA Funding ☐ CRA ☐ LA County ☐ Other: _____

NOTES:

Revision. JJJ-Zone Change

Planning Staff Name and Title

Planning Staff Signature

Date

Aida Karapetian / Planning Assistant *[Signature]* *9/27/2019*

(The Department of City Planning reserves the right to require an updated AHRF for the project if more than 180 days have transpired since the above date, or as necessary, to reflect project modifications, policy changes and/or amendments to the LAMC, local laws, and State laws.)

I. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 4020 S. Compton Avenue / 1351-1377 E. 41st Street, Los Angeles CA 90011

Project Name: Parkview Affordable Housing

Applicant Name and Phone/Email: Parkview Affordable Housing LP (Rep. olivia@eka360.net / 424-999-2858)

Assessor Parcel Number(s): 5117-013-006, 5117-013-007

Community Plan: Southeast Los Angeles Number of Lots: 2 Lot Size: 134,941 (survey) s.f.

Existing Zone: M1-1-CPIO Land Use Designation: Limited Industrial

☐ Specific Plan ☐ HPOZ ☐ DRB ☐ Enterprise Zone ☐ CRA

☐ Q-condition/ D-limitation/ T-classification (please specify): _____

☒ Other pertinent zoning information (please specify): Southeast Los Angeles CPIO

☒ Location of Major Transportation Stop or Intersection (please specify): 41st Street/Compton Avenue

2. DESCRIPTION OF PROPOSED PROJECT

Construction of three (3) new residential buildings, 3 stories and 45-feet in height containing

127 rental dwelling units (20% or 26 units Low Income and 5% or 7 units Extremely Low Income

per HCIDLA, 73% or 93 units per HUD, 1 manager's unit) and 135 parking spaces.

Entitlements include: General Plan Amendment and Zone Change from Limited Industrial to Neighborhood

Commercial and M1-1-CPIO to C2-1-CPIO, respectively; CPIO Amendment from Subarea K to Subarea A;

Site Plan Review

¹ Per AB 744, A Major Transit Stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan. Per Sec 12.22.A.25(b) of LAMC, the definition of Transit Stop/Major Employment Center includes: (1) a station stop for a fixed transit guideway or fixed rail system, (2) a Metro Rapid Bus stop or route, (3) the boundaries of three major economic activity areas, and (4) the boundaries of a college or university campus with an enrollment exceeding 10,000 students.

3. EXISTING USE

A. Describe Existing Development: Site was formerly developed with industrial food processing plant (CLW Foods); Site is now vacant/not used.

Characteristic of existing use Dwelling Unit (DU), Commercial/ Industrial, or Other	Existing		To Be Demolished	Proposed ²	
	No. of DU or Guest Rooms	Approximate sq. ft./ea.		No. of DU or Guest Rooms	Approximate sq. ft./ea.
Guest Rooms					
Studio				7	500
One Bedroom				54	700
Two Bedrooms				34	1100
Three Bedrooms				32	1500
_____ Bedroom					
Commercial / Industrial					
Other:					

B. Previous Cases Filed

	(1)	(2)	(3)
Case Number(s):			
Date Filed:			
Date Approved:			
End of Appeal Period:			
Environmental No.			

4. TYPE OF APPLICATION

- ☐ Density Bonus (per LAMC Sec. 12.22.A.25) with **no** incentives filed in conjunction with a discretionary approval. If no entitlement case is requested, please contact the Los Angeles Department of Building and Safety (LADBS) at ladbs.org or call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside of the City of Los Angeles.
- ☐ Density Bonus per LAMC Sec. 12.22.A.25 **with incentives on the menu** (please specify): _____
- ☐ Density Bonus per LAMC Sec. 12.22.A.25 **with incentives off menu** (please specify): _____
- ☐ Density Bonus per LAMC Sec. 12.22.A.25 **with on and off menu incentives** (please specify): _____
- ☐ Greater Downtown Housing Incentive Area per LAMC Sec. 12.22.A.29, Ordinance 179,076 (Sections 7 and 9 through 11 of this form do not apply)
- ☐ Public Benefit Project per LAMC Sec. 14.00.A.2
- ☐ Unapproved Dwelling Unit per LAMC Sec. 14.00.A.10
- ☐ Agreement for Partnered Housing Between Commercial and Housing Developer:
- ☐ 30% or more of total units provided for low income housing
 - ☐ 15% or more of total units provided for very low income housing
- ☒ General Plan Amendment per LAMC Sec. 11.5.6. Request: Limited Industrial to Neighborhood Commercial
- ☒ Zone/Height District Change per LAMC Sec. 12.32. Request: M1-1-CPIO to C2-1-CPIO
- ☐ Conditional Use per LAMC Sec. 12.22.U.26
- ☒ Site Plan Review per LAMC Sec. 16.05
- ☐ Specific Plan Project Permit Compliance per LAMC Sec. 11.5.7.C
- ☐ Community Design Overlay per LAMC Sec. 13.08
- ☐ Coastal Development Permit per LAMC Sec. 12.20.2 or 12.20.2.1
- ☐ Tract or Parcel Map per LAMC Sec. 17.00 or 17.50
- ☒ Other discretionary incentives requested (please specify): Community Plan Implementation Overlay (CPIO) Amendment from Subarea K to Subarea A per LAMC Sec. 12.32.

² Replacement units, per AB 2556, shall be equivalent to the number of units, size, and number of bedrooms of the existing development.

5. ENVIRONMENTAL REVIEW

- ☐ Environmental Review Not Required – Project is Ministerial.³ Please explain: _____
- ☐ Not filed (please contact the Department of City Planning Development Services Center for more information)
- ☒ Filed (indicate case number): ENV-2019-4650-EAF

6. HOUSING DEVELOPMENT PROJECT TYPE (please check all that apply):

- | | | |
|--|---|---|
| ☐ For Sale | ☐ Moderate Income | ☐ Transitional Foster Youth |
| ☒ For Rent | ☒ Market Rate | ☐ Disabled Veteran |
| ☒ Extremely Low Income | ☐ Mixed Use Project | ☐ Homeless |
| ☐ Very Low Income | ☐ Senior | ☐ Special Needs (please describe): _____ |
| ☒ Low Income | ☐ Residential Hotel | |

7. DENSITY CALCULATION

A. Base Density: Maximum density allowable per zoning

Lot size	<u>134,941</u>	s.f. (a) lot area per survey	
Density allowable by zone	<u>800</u>	units/s.f. of lot area (b)	<i>Proposed zone C2-1-CPIO (Subarea A of the SELA CPIO), permits R3 base density</i>
Units allowed by right (Base Density)	<u>169</u>	units (c) [c = a/b, including fraction and round up to the next whole number]	

B. Maximum Allowable Density Bonus: N/A units (d) [d = c x 1.35, include fraction and round up to whole number]

C. Proposed Project: Please indicate total number of Units requested as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org.⁴

	Total	HCD (State)	HUD (TCAC)
Market Rate		N/A	N/A
Managers Unit(s) - Market Rate	<u>1</u>	N/A	N/A
Extremely Low Income	<u>7</u>	<u>7</u>	<u>--</u>
Very Low Income			
Low Income	<u>119</u>	<u>26</u>	<u>93</u>
Moderate Income			N/A
Seniors- Market Rate		N/A	N/A
Seniors- Very Low Income			
Seniors- Low Income			
Seniors - Moderate Income			
Transitional Foster Youth-Very Low Income*			
Disabled Veterans - Very Low Income*			
Homeless - Very Low Income*			
Total # of Units per Category	<u>127</u>	<u>7 ELI/26 LI (e)</u>	<u>93 LI* (f)</u>
Percent of Affordable Units by Category	<u>5% ELI/20% LI</u>	<u>5% ELI/20% LI (g)</u>	<u>73% LI* (h)</u>
	73% LI per HUD(TCAC) [g = e/c or e/i, whichever is less, c or i] [h = f/c or f/i, whichever is less, c or i]		
TOTAL # of Units Proposed	<u>127 (i)</u>		
Number of Density Bonus Units	<u>N/A (j) [If i>c, then j=i-c; if i<c, then j= 0]</u>		
Percent Density Bonus Requested	<u>N/A (k) [k= j/c]</u>		
Percent of Affordable Set Aside	<u>5% ELI/20% LI (c) x % of affordable housing units provided</u>		
	<u>73% LI per HUD(TCAC)</u>		

* Per AB 2442, a 10% setaside with Very Low Income units at 20% Density Bonus.

³ Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.

⁴ HCD (State) = Published affordability levels per California Department of Housing and Community Development. HUD (TCAC) = Published affordability levels per the United States Department of Housing and Urban Development.

8. **SITE PLAN REVIEW CALCULATION** An application for Site Plan Review may be required for projects that meet any of the Site Plan Review thresholds as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formula provided below to determine if the project meets the Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's DSC Housing Unit.

127 (Proposed)
 127 units allowed by right (permitted by LAMC) – 0 existing units = 127 units

- A.R.* ☒ **YES, Site Plan Review is required**, if Proposed Base Density units minus existing units is equal to or greater than 50⁵
- ☐ NO, Site Plan Review is not required, if Base Density units minus existing units is less than 50
 - ☐ NO, Site Plan Review is not required if Proposed Project is not utilizing a Density Bonus and total Project is less than 50
 - ☐ Exempt (please specify): _____

II. DENSITY BONUS (LAMC Sec.12.22.A.25, Ordinance 179,681)

9. DENSITY BONUS OPTIONS (Please check all that apply)

- ☐ Land Donation
- ☐ Child Care
- ☐ Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- ☐ Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- ☐ Condominium Conversion

☒ **Parking (Please choose only one of the following options):**

- ☐ **Parking Option 1:** Based on # of bedrooms, inclusive of Handicapped and Guest parking. Fractional numbers are rounded down.

	# of Units	Spaces/Unit	Parking Required	Parking Provided
0-1 Bedroom		1		
2-3 Bedrooms		2		
4 or more Bedrooms		2.5		
TOTALS				

- ☐ **Parking Option 2:** Reduced only for Restricted Affordable Units: up to 40% of required parking for Restricted Affordable Units may be compact stalls. Fractional numbers are rounded down.

	# of Units	Spaces/Unit	Parking Required	Parking Provided
Market Rate (Including Senior Market Rate)		Per code		
Restricted Affordable		1		
Very Low/ Low Income Senior or Disabled		.5		
Restricted Affordable in Residential Hotel		.25		
TOTALS				

- ☒ **Parking Option 3:** AB 744 - Applies to two types of projects: (A) 100% affordable developments consisting solely of rental units, exclusive of a manager's unit or units, with an affordable housing cost to lower income families; or (B) mixed-income developments consisting of the maximum number of very low- or low income units, which is 11% and 20% set aside, respectively.

⁵ Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in Sec. 16.05 of the LAMC.

☐ **A) 100% Affordable Rental Projects**

	# of Units	Spaces/Unit	Parking Required	Parking Provided
Located within ½ mile of major transit stop		0.5		
Senior having either paratransit service or unobstructed access within ½ mile to fixed bus route service that operates at least 8 times/day		0.5		
Special needs having either paratransit service or unobstructed access within ½ mile to fixed bus route service that operates at least 8 times/day		0.3		

☒ **B) Mixed Income Projects consisting of the maximum number of very low- or low income units, which is 11% and 20% set aside, respectively**

	# of Bedrooms	Spaces/Bedroom	Parking Required	Parking Provided
Located within ½ mile of major transit stop with unobstructed access to project	225	0.5	113	135

APPLICABLE TO PARKING OPTION 3 – AB744 ONLY: (1) **Major transit stop** means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan. (2) The maximum ½ mile distance to a major transit stop is measured in a straight line ("as the crow flies"). (3) Tandem or uncovered parking is permitted. (4) Fractional numbers are rounded up.

10. INCENTIVES

- ☐ Please check if you are requesting an incentive from AB 2501 "Development Bonuses From a Mixed Use Development". (*See MLUA for explanation of requested Developer's Incentives, per Measure JJJ.*)

A. Project Zoning Compliance & Incentives (Please check all that apply)

	<u>Required/ Allowable</u>	<u>Proposed</u>	<u>ON Menu</u>	<u>OFF Menu</u>
☐ (1) Yard/Setback (each yard counts as 1 incentive)				
☐ Front			☐	☐
☐ Rear			☐	☐
☐ Side(s)			☐	☐
☐ (2) Lot Coverage			☐	☐
☐ (3) Lot Width			☐	☐
☐ (4) Floor Area Ratio ⁶			☐	☐
☐ (5) Height/ # of Stories ⁷			☐	☐
☐ (6) Open Space			☐	☐
☐ (7) Density Calculation			☐	☐
☐ (8) Averaging (all count as 1 incentive)			☐	☐
FAR			-	-
Density			-	-
Parking			-	-
OS			-	-
Vehicular Access			-	-
☐ Other (please specify):			☐	☐
☐			☐	☐
☐			☐	☐
☐			☐	☐
☐			☐	☐

TOTAL # of Incentives Requested:

0 0

⁶ If applicable, provide vicinity map showing 50% of commercially zoned parcel is within 1,500 feet from Transit Stop or Major Employment Center.

⁷ See Sec. 12.22.A.25(f) 5 for additional requirements.

B. Qualification for Incentives On the Menu: (Please check only one)

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	☐ 5% to <10%	☐ 10% to <20%	☐ 10% to <20%
Two	☐ 10% to <15%	☐ 20% to <30%	☐ 20% to <30%
Three	☐ 15% or greater	☒ 30% or greater	☐ 30% or greater
3+	☐ (Specify):	☐ (Specify):	☐ (Specify):

11. COVENANT:

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. Please contact the Housing and Community Investment Department of Los Angeles (HCIDLA) at (213) 808-8843 or hcidla.lacity.org

12. REPLACEMENT UNITS:

AB 2222 requires that density bonus eligible projects replace any pre-existing affordable housing units on the project site. Replacement units include the following: (Answer the following with yes or no.)

- A. Units subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income? NO
- B. Units occupied by lower or very low income households below 80% AMI per California Department of Housing and Community Development Department levels not already listed above? NO
- C. Units subject to the Rent Stabilization Ordinance not already listed above? NO
- D. Units that have been vacated or demolished in the last 5 years? NO
- E. Per AB 2556, are the number of replacement units, size and number of bedrooms equivalent to that being demolished (as shown on Existing Development Table on page 2 above)? N/A

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

13. GREATER DOWNTOWN HOUSING INCENTIVE AREA (LAMC SEC. 12.22.A.29, Ordinance 179,076)

A. ELIGIBILITY FOR FLOOR AREA BONUS

NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

- ☐ (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- ☐ (2) One of the following shall be provided:
 - o 10% of the total number of dwelling units for Low Income households; or
 - o 15% of the total number of dwelling units for Moderate Income households; or
 - o 20% of the total number of dwelling units for Workforce Income households, and
- ☐ (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

B. INCENTIVES (Please check all that apply)

NOTE: Must meet all 3 eligibility requirements from above and provide a Covenant & Agreement (#11).

- ☐ (1) A 35% increase in total floor area.
- ☐ (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- ☐ (3) No parking required for units for households earning less than 50% AMI.
- ☐ (4) No more than one parking space required for each dwelling unit.

C. ADDITIONAL INCENTIVES TO PRODUCE HOUSING IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA

- ☐ (a) No yard requirements except as required by the Urban Design Standards and Guidelines
- ☐ (b) Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- ☐ (c) Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.
- ☐ (d) No prescribed percentage of the required open space that must be provided as either common open space or private open space.



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

DATE: June 26, 2019

TO: Parkview Affordable Housing LP, a California limited partnership, Owner

FROM: Marites Cunanan, Senior Management Analyst I 
Los Angeles Housing and Community Investment Department

SUBJECT: **AB 2556 (JJJ) Determination for
4020 South Compton Avenue, Los Angeles, CA 90011**

Based on the Affordable Unit Determination Application submitted by Andrew Gross (President) on behalf of Parkview Affordable Housing LP, a California limited partnership (Owner), the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that no units are subject to replacement under AB 2556 (formerly AB 2222).

Information about the existing property for the five years prior to the date of the application is required in order to make a determination. HCIDLA received the Affordable Unit Determination on or about June 14, 2019, so HCIDLA must collect data from June 2014 to June 2019.

Parkview Affordable Housing LP, a California limited partnership (Owner) acquired the property commonly known as: 4020 S. Compton Ave under APN # 5117-013-006, Lot PT SEC 9 T2S R13W, Arb 29 on July 10, 2018 per Grant Deed. 1351 E. 41st St under APN#5117-013-007, Lot PT SEC 9 T2S R13W, Arb 79 on July 10, 2018 per Grant Deed.

Per Google Earth images, Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), First American Data Tree, Billing Information Management System (BIMS) database, Code, Compliance and Rent Information System (CRIS) database, Property Shark, and the Rent Stabilization Ordinance Unit (RSO), the property commonly known as 4020 S. Compton Ave has a use code of "3400 – Industrial – Food Processing Plant – Meat – One Story".

Per Google Earth images, Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), First American Data Tree, Billing Information Management System (BIMS) database, Code, Compliance and Rent Information System (CRIS) database, Property Shark, and the Rent Stabilization Ordinance Unit (RSO), the property commonly known as 1351 E 41st St has a use code of "3800 – Parking Lot - Industrial Use".

The Los Angeles Department of Building and Safety database indicates that the Owner has not applied for a Building Permit for the project. The Los Angeles Department of Building and Safety database indicates that Owner has applied for a Demolition Permit #19019-20000-01274, issued on April 9, 2019 for the project.

Per statement received by HCIDLA on June 14, 2019 the Owner plans to construct a three-story, one hundred twenty seven (127) unit residential apartment development, pursuant to Measure JJJ guidelines.

HCIDLA has determined that there were no residential units built and demolished on the property, which currently has a vacant industrial plant and parking lot. Therefore, no AB 2556 replacement affordable units are

required. **Please note that this AB 2556 determination will also apply if the proposed project is Density Bonus (DB) and Transit Oriented Communities (TOC) projects.**

Note: This determination is provisional and subject to verification by HCIDLA's Rent Division.

****WARNING****

LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT

ISSUE:	Is a LOT TIE required for the NEW project?
IF NO:	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the SAME as above.
IF YES:	Owner's existing RSO replacement obligation, if any, will INCREASE by one and the new project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

cc: Los Angeles Housing and Community Investment Department File
Parkview Affordable Housing LP, a California limited partnership, Owner
Ulises Gonzalez, Case Management Section, City Planning Department

MAC:ew

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: October 2, 2019

To: Mr. Vince Bertoni, Director
Department of City Planning
Attn: Jason Hernandez (City Planning Associate)

From: 
Edmond Yew, Division Engineer
Land Development and GIS Division
Bureau of Engineering

Subject: **Case No. CPC 2019-4649 (GPAJ/ZCJ/SPR): 4020 South Compton Avenue and 1351-1377 East 41st Street**

The following recommendations identifying the infrastructure deficiencies adjacent to the application site are submitted for your use for the approval of a General Plan Amendment, Zone Change and Site Plan Review adjoining the area involved:

1. Dedication Required:

41st Street (Collector Street) – None.

Compton Avenue (Local Street) – None.

2. Improvements Required:

41st Street – Repair and or replace all broken, and off-grade concrete curb, gutter and sidewalk. Close all unused driveways with full height curb, gutter and sidewalk. Reconstruct access ramp at the northeast corner of the intersection with Compton Avenue to comply with ADA requirements.

Compton Avenue – Repair and or replace all broken, off-grade or bad order concrete curb, gutter, existing sidewalk and roadway pavement. Close all unused driveways with full height curb, gutter and sidewalk or construct new driveways per ADA requirements.

Note: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

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

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

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 847-1551.

Department of Transportation may have additional requirements for dedication and improvements.

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

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

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

3. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk or through curb drains connected to the catch basins.
4. Sewer lines exist 41st Street and Compton Avenue. All Sewer Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit at (213) 482-7030.
5. An investigation by the Bureau of Engineering Central District Office Sewer Counter may be necessary to determine the capacity of the existing public sewers to accommodate the proposed development. Submit a request to the Central District Office of the Bureau of Engineering at (213) 482-7030.
6. Obtain a Revocable Permit from the Bureau of Engineering Central District Office for any wall, fence, landscaping and non-standard concrete, pavers and irrigation system to remain in the dedicated right-of-way (213) 482-7030.
7. Submit parking area and driveway plans to the Central District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

Any questions regarding this report may be directed to Quyen M. Phan of my staff at (213) 808-8604.

cc: Dana A. Sayles
Central District Office

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: 9/3/2019

To: Charlie Rausch, Senior City Planner
Department of City Planning
200 N. Spring St., 6th Floor MS-395

From: Jay Wong, Manager
Private Development Division
Bureau of Street Lighting

SUBJECT: STREET LIGHTING REQUIREMENTS FOR DISCRETIONARY ACTIONS

CITY PLANNING CASE No.: CPC 2019-4649 GPA ZCJ SPR
4020 S. Compton Ave.

The Bureau of Street Lighting's recommended condition of approval for the subject city planning case is as follows: (Improvement condition added to S-3 (c) where applicable.)

IMPROVEMENT CONDITION: No street lighting improvements if no street widening per BOE improvement conditions. Otherwise relocate and upgrade street lights; two (2) on 41st St.

NOTES:

The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan, 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: November 3, 2019

TO: Kevin S. Golden, Deputy Advisory Agency
Department of City Planning

FROM: *ATT* Timothy Tyson, Chief Forester
Bureau of Street Services, Urban Forestry Division

SUBJECT: CPC-2019-4649-GPAJ-ZCJ-SPR. 4020 S Compton Ave

In regard to your request for review of this case regarding Urban Forestry requirements. It is our recommendation that:

Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree plantings, the sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction to expedite tree planting.

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

EXHIBIT F

PUBLIC CORRESPONDENCE



Connie Chauv <connie.chauv@lacity.org>

Support for 4020 S. Compton Ave

1 message

tami@abundanthousingla.org <tami@abundanthousingla.org>

Wed, Oct 30, 2019 at 12:33 PM

To: connie.chauv@lacity.org

Please see our attached support letter for 4020 S. Compton Ave, scheduled for a public hearing on November 22.

Thank you,

Tami Kagan-Abrams, Projects Director

Abundant Housing [Los Angeles](#)



4020 South Compton Avenue (100% Affordable).pdf

92K

October 30, 2019

Connie Chauv, City Planner
200 North Spring Street, Room 720/721
Los Angeles, CA, 90012
connie.chauv@lacity.org

To whom it may concern,

We are writing to you in support of the proposed affordable 127-unit project (exclusive of a market-rate manager's unit), including 7 Extremely Low Income units and 119 Low Income units, at 4020 South Compton Avenue, CPC-2019-4649-GPAJ-ZCJ-SPR-CPIO/ENV-2019-4650-MND. We urge the city to find the project Categorically Exempt from the provisions of CEQ and approve the project with these Affordable Housing Incentives:

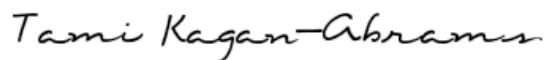
- Re-designate the land use of the Project Site from Limited Industrial to Neighborhood Commercial
- Approve a Zone Change from M1-1-CPIO to C2-1-CPIO to allow 130 parking spaces in lieu of the 213 spaces otherwise required and an 11-foot Ground Floor Height in lieu of the 14-foot Ground Floor Height otherwise required

The greater Los Angeles region is facing a severe housing shortage, and this project will provide much needed affordable housing. By creating new housing in this neighborhood, it will help to reduce issues of displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is close to transit options. It is one block away from Metro Line 55/355, which runs between Compton and Downtown LA, with connections to the Metro Blue and Green lines, and stops at Martin Luther King Jr. Community Hospital and Los Angeles Trade Technical College. It is also across the street from the Dash Southeast, and is blocks from an elementary, middle, and high school. The project is across the street from a recreation center, and .7 miles from a Mother's Nutrition Center, and close to other markets as well.

It is great to see the developer using Affordable Housing Incentives to bring badly needed affordable housing to the city. This project is a good project for Los Angeles and for the region. Again, we urge the city to approve the zoning changes and incentives, and find the project Categorically Exempt from the provisions of CEQA.

Best Regards,



Tami Kagan-Abrams
Abundant Housing LA Projects Director



Connie Chauv <connie.chauv@lacity.org>

Correspondence re: 11/22/19 Public Hearing - Zoning Change - 4020 S. Compton Ave and 1351-1377 East 41st Street [IWOV-HOBPR.FID360207]

Michelle Perez <perez@huntortmann.com>

Thu, Nov 21, 2019 at 11:53 AM

To: "connie.chauv@lacity.org" <connie.chauv@lacity.org>

Cc: Omel Nieves <nieves@huntortmann.com>, Jennifer Tung <tung@huntortmann.com>

Dear Ms. Chauv,

Attached please see the correspondence from Omel Nieves regarding the November 22, 2019, 10:00 a.m., public hearing in reference to the above mentioned project sites. Please contact Mr. Nieves directly should you have any questions.

Thank you,



Hunt Ortmann Palffy Nieves Darling & Mah, Inc.

301 North Lake Avenue, 7th Floor
Pasadena, CA 91101-1807

Michelle Perez, CCLS

p: 626-440-5200 www.huntortmann.com

Legal Secretary

f: 626-796-0107 [Download v-Card](#)

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11.21.19 Ltr to Connie Chauv re Public Hearing.pdf
267K

November 21, 2019

VIA ELECTRONIC MAIL ONLY

connie.chauv@lacity.org

Connie Chauv, City Planner
City of Los Angeles
Department of City Planning
200 N. Spring Street
Room 720/721
Los Angeles, California 90012

Re: 4020 S. Compton Ave., 1351-1377 East 41st Street
November 22, 2019, 10:00 a.m., Public Hearing

Dear Ms. Chauv:

Our firm represents Goodman Food Products, Inc., dba Don Lee Farms ("Don Lee") with respect to the above-referenced matter. As you know, Don Lee has been a corporate citizen of the City of Los Angeles ("City" or "Los Angeles") for 35 years. It has created thousands of jobs, and generated hundreds of thousands of tax income dollars throughout its many years as a longtime resident of the City.

Don Lee objects to Parkview Affordable Housing, LP's application ("Application") to change the zone for real property located at 4020 S. Compton Avenue, 1351-1377 East 41st Street ("Proposed Area") from M1-1-CPIO (Limited Industrial Zone) to C2-1-CPIO (Commercial). As a neighbor to the Proposed Area, my client is incredibly concerned that increasing the number of residents in or near industrial and manufacturing areas will jeopardize its longevity in Los Angeles by making conflicts with, and safety risks to, residents more likely.

As the City and the Department of City Planning ("Department") are aware, the Don Lee facility maintains a refrigeration system containing approximately 3,500 pounds of anhydrous ammonia. This is required to run the refrigeration equipment at the facility. The equipment must operate continuously for 24 hours per day, seven days per week, in order to sufficiently cool the food products Don Lee prepares.

While my client's operations satisfy regulatory health and safety requirements to operate an ammonia system, a potential catastrophic event such as an earthquake could release ammonia into the atmosphere. As such, it is concerned that increasing the number of people living in close

proximity to the facility will put a greater number of people at risk of ammonia exposure. Ammonia exposure in high concentrations in the air causes immediate burning of the eyes, nose, throat and respiratory tract, and can result in blindness, lung damage, or death. Inhalations of lower concentrations can cause coughing and nose and throat irritation. For the Department's convenience, I have included a copy of Figure 4-1 from Don Lee's March 27, 2017 Hazard Assessment, showing the worst and alternate case release scenarios for ammonia.

In addition to the ammonia hazard, Don Lee does not wish to find itself in the middle of a dispute like the one between Huy Fong Foods and the City of Irwindale and its residents over odors resulting from the manufacture of the popular Sriracha sauce. Don Lee Farms' facility is in operation 24 hours per day.

Don Lee is further concerned that, should the Department grant the Application, it would simply be the first of many changes that will slowly erode areas zoned for industrial and manufacturing activities, including the area where its facility is currently located. Given the trending shift towards increasing housing near transit hubs, approving the Application may take Los Angeles down a slippery slope path to a future where no areas will remain zoned for industrial uses, like those needed for my client's facility.

In light of the points raised in this letter, Don Lee respectfully asks the Department to reject the application to change the zone for real property located at 4020 S. Compton Avenue, 1351-1377 East 41st Street ("Proposed Area") from M1-1-CPIO (Limited Industrial Zone) to C2-1-CPIO (Commercial). Please do not hesitate to contact me if you wish to discuss this further.

Very truly yours,

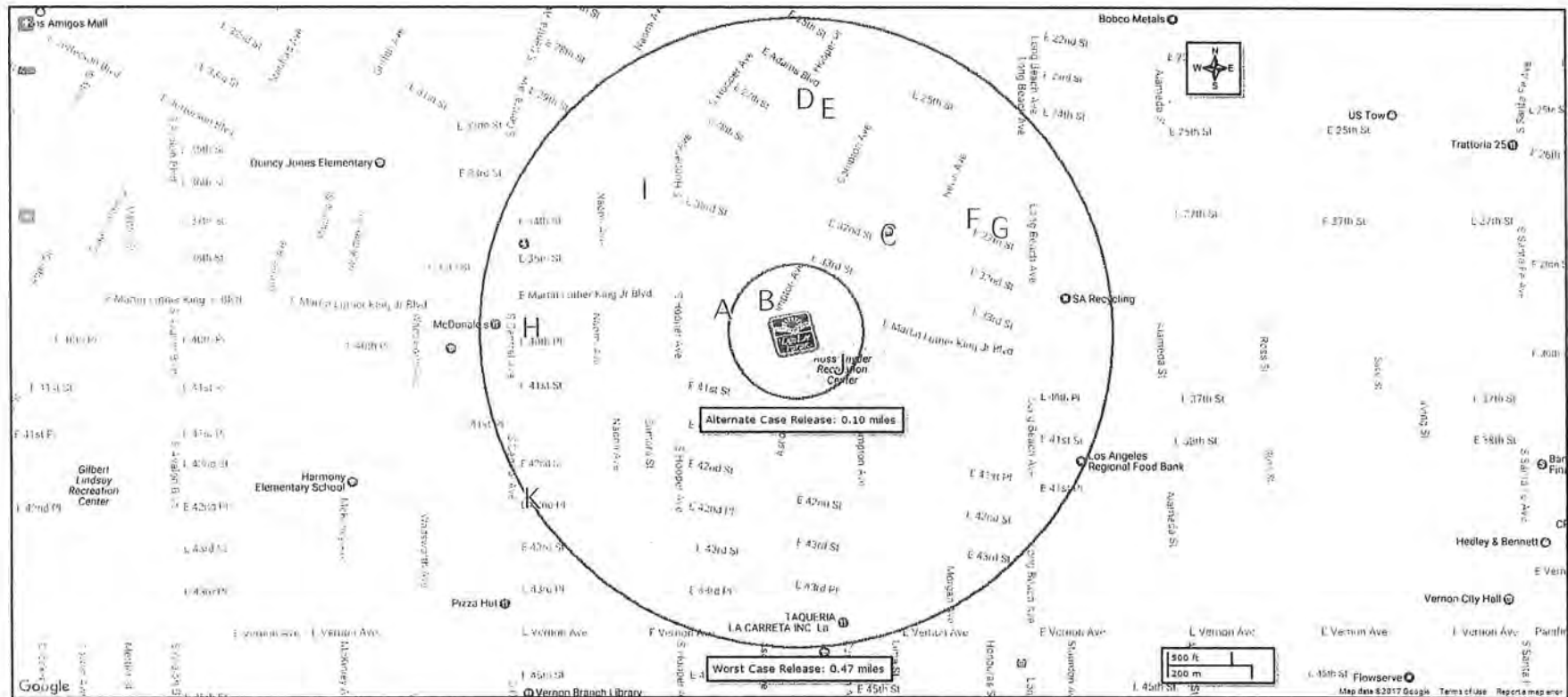


Omel A. Nieves

OAN:jt

Encl.: Figure 4-1 Worst and Alternate Case Release Scenarios

FIGURE 4-1 Worst Case and Alternate Case Release Scenarios (Distance to 200 ppm – 0.47 & 0.10 Miles)^[10]





Connie Chauv <connie.chauv@lacity.org>

4020 S. Compton Ave., 1351-1377 East 41st Street [IWOV-HOBPR.FID360207]

Michelle Perez <perez@huntortmann.com>

Tue, Nov 26, 2019 at 3:17 PM

To: "connie.chauv@lacity.org" <connie.chauv@lacity.org>

Cc: Omel Nieves <nieves@huntortmann.com>, Jennifer Tung <tung@huntortmann.com>

Dear Ms. Chauv,

Attached please find Mr. Nieves' letter of today, November 26, 2019 regarding the above-referenced properties. Please contact Mr. Nieves directly should you have any questions.

Thank you,



Hunt Ortman Palffy Nieves Darling & Mah, Inc.

301 North Lake Avenue, 7th Floor
Pasadena, CA 91101-1807

Michelle Perez, CCLS

Legal Secretary

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11.26.19 Ltr to Connie Chauv.pdf
1394K

November 26, 2019

VIA ELECTRONIC MAIL ONLY

connie.chauv@lacity.org

Connie Chauv, City Planner
City of Los Angeles
Department of City Planning
200 N. Spring Street
Room 720/721
Los Angeles, California 90012

Re: 4020 S. Compton Ave., 1351-1377 East 41st Street
Case No.: CPC-2019-4649-GPAJ-ZCJ-SPR-CPIO

Dear Ms. Chauv:

As you are aware my law firm represents Goodman Food Products, Inc., dba Don Lee Farms ("Don Lee") with respect to the above-referenced matter. At the November 22, 2019 Public Hearing ("Hearing"), on behalf of Don Lee, I objected to Parkview Affordable Housing, LP's proposed construction of a 3-story, 45-foot tall, multi-family residential development ("Project") and its application ("Application") to change the zone for real property located at 4020 S. Compton Avenue, 1351-1377 East 41st Street from M1-1-CPIO (Limited Industrial Zone) to C2-1-CPIO (Commercial).

I reiterated at the Hearing that, while my client's operations satisfy regulatory health and safety requirements to operate an ammonia system, a potential catastrophic event such as an earthquake could release ammonia into the atmosphere. As such, it is concerned that increasing the number of people living in close proximity to the facility will put a greater number of people at risk of ammonia exposure. Ammonia exposure in high concentrations in the air causes immediate burning of the eyes, nose, throat and respiratory tract, and can result in blindness, lung damage, or death. Inhalations of lower concentrations can cause coughing and nose and throat irritation.

At the Hearing, I noted that I would provide the Planning Department with a complete copy of Don Lee's March 27, 2017 Hazard Assessment ("Hazard Assessment Report"), which confirms Don Lee's safety concerns. Accordingly, attached hereto for your convenience is a complete copy of the Hazard Assessment Report.

Connie Chauv
November 26, 2019
Page 2

Further, Don Lee objects to the Project and Application due the issues associated with limited parking, increased traffic on 41st Street, increased noise, and the lack of a physical barrier between the Don Lee Farms facility and the Project.

Don Lee respectfully asks the Department to reject the Application to change the zone for real property located at 4020 S. Compton Avenue, 1351-1377 East 41st Street ("Proposed Area") from M1-1-CPIO (Limited Industrial Zone) to C2-1-CPIO (Commercial), and to build a 3-story, 45-foot tall, multi-family residential development. Please do not hesitate to contact me if you wish to discuss this further.

Very truly yours,



Omel A. Nieves

OAN:jt

Encl.: March 27, 2017 Hazard Assessment for Don Lee Farms

March 27, 2017

HAZARD ASSESSMENT

for

DON LEE FARMS
4010 Compton Ave
Los Angeles, CA 90021

Prepared By:

SCS TRACER ENVIRONMENTAL
5963 La Place Court, Suite 207
Carlsbad, CA 92008
(760) 744-9611
www.scsengineers.com

Project No. 24216157.00

HAZARD ASSESSMENT COMPLIANCE MATRIX

Compliance Element	Corresponding Fed-EPA 40 CFR Section	Corresponding CalARP CCR Chapter 4.5 Section	Document Section
The owner or operator of a stationary source subject to this part shall prepare a worst-case release scenario analysis as provided below and complete the five-year accident history as provided. The owner or operator of a Program 2 and 3 process must comply with all sections below in this subpart for these processes.	§68.20	§2750.1	2,4
Offsite consequence analysis parameters: Endpoints.	§68.22(a)	§2750.2(a)	1
Toxics.	§68.22(a)(1)	§2750.2(a)(1-3)	1
Flammables.	§68.22(a)(2)	§2750.2(a)(4)	N/A
Explosion.	§68.22(a)(2)(i)	§2750.2(a)(4)(A)	N/A
Radiant heat/exposure time.	§68.22(a)(2)(ii)	§2750.2(a)(4)(B)	N/A
Lower flammability limit.	§68.22(a)(2)(iii)	§2750.2(a)(4)(C)	N/A
Wind speed/atmospheric stability class.	§68.22(b)	§2750.2(b)	4
Ambient temperature/humidity.	§69.22(c)	§2750.2(c)	4
Height of release.	§68.22(d)	§2750.2(d)	N/A
Surface roughness.	§68.22(e)	§2750.2(e)	4
Dense or neutrally buoyant gases.	§68.22(f)	§2750.2(f)	N/A
Temperature of released substance.	§68.22(g)	§2750.2(g)	4
Worst-case release scenario analysis: The owner or operator shall analyze and report in the RMP:	§68.25(a)	§2750.3(a)	2
For Program 1 processes: One worst-case release scenario for each Program 1 process.	§68.25(a)(1)	§2750.3(a)(1)	N/A
For Program 2 and 3 processes: One worst-case release scenario that is estimated to create the greatest distance in any direction to an endpoint as previously defined resulting from an accidental release of regulated toxic substances from covered processes under previously defined worst-case conditions.	§68.25(a)(2) (i-ii)	§2750.3(a)(2) (A-B)	4

Compliance Element	Corresponding Fed-EPA 40 CFR Section	Corresponding CalARP CCR Chapter 4.5 Section	Document Section
Additional worst-case release scenarios for a hazard class if a worst-case release from another covered process at the stationary source potentially affects public receptors different from those potentially affected by the worst-case release scenario developed previously.	§68.25(a)(2)(iii)	§2750.3(a)(2)(C)	N/A
Determination of worst-case release quantity. The worst-case release shall be the greater of the following:	§68.25(b)	§2750.3(b)	2
For substances in a vessel, the greatest amount held in a single vessel, taking into account administrative controls that limit the maximum quantity	§68.25(b)(1)	§2750.3(b)(1)	4
For substances in pipes, the greatest amount in a pipe, taking into account administrative controls that limit the maximum quantity.	§68.25(b)(2)	§2750.3(b)(2)	N/A
Worst-case release scenario toxic gases.	§68.25(c)	§2750.3(c)	4
For regulated toxic substances that are normally gases at ambient temperature and handled as a gas or as a liquid under pressure, the owner or operator shall assume that the quantity in the vessel or pipe, as previously determined, is released as a gas over 10 minutes. The release rate shall be assumed to be the total quantity divided by 10 unless passive mitigation systems are in place.	§68.25(c)(1)	§2750.3(c)(1)	4
For gases handled as refrigerated liquids at ambient temperature: If the released substance is not contained by passive mitigation systems or if the contained pool would have a depth of 1 cm or less, the owner or operator shall assume that the substance is released as a gas in 10 minutes.	§68.25(c)(2)(i)	§2750.3(c)(2)(A)	N/A
If the released substance is contained by passive mitigation systems in a pool with a depth greater than 1 cm, the owner or operator may assume that the quantity in the vessel or pipe, as determined previously, is spilled instantaneously to form a liquid pool. The volatilization rate (release rate) shall be calculated at the boiling point of the substance and at the conditions previously specified.	§68.25(c)(2)(ii)	§2750.3(c)(2)(B)	N/A
Worst-case release scenario toxic liquids.	§68.25(d)	§2750.3(d)	N/A
For regulated toxic substances that are normally liquids at ambient temperature, the owner or operator shall assume that the quantity in the vessel or pipe, as previously determined, is spilled instantaneously to form a liquid pool.	§68.25(d)(1)	§2750.3(d)(1)	N/A

Compliance Element	Corresponding Fed-EPA 40 CFR Section	Corresponding CalARP CCR Chapter 4.5 Section	Document Section
The surface area of the pool shall be determined by assuming that the liquid spreads to 1 centimeter deep unless passive mitigation systems are in place that serve to contain the spill and limit the surface area. Where passive mitigation is in place, the surface area of the contained liquid shall be used to calculate the volatilization rate.	§68.25(d)(1)(i)	§2750.3(d)(1)(A)	N/A
If the release would occur onto a surface that is not paved or smooth, the owner or operator may take into account the actual surface characteristics.	§68.25(d)(1)(ii)	§2750.3(d)(1)(B)	N/A
The volatilization rate shall account for the highest daily maximum temperature occurring in the past three years, the temperature of the substance in the vessel, and the concentration of the substance if the liquid spilled is a mixture or solution.	§68.25(d)(2)	§2750.3(d)(2)	N/A
The rate of release to air shall be determined from the volatilization rate of the liquid pool.	§68.25(d)(3)	§2750.3(d)(3)	N/A
Worst-case release scenario flammables.	§68.25(e)	§2750.3(e)	N/A
Parameters to be applied.	§68.25(f)	§2750.3(f)	N/A
Consideration of passive mitigation.	§68.25(g)	§2750.3(g)	4
Factors in selecting a worst-case scenario:	§68.25(h)	§2750.3(h)	4
Smaller quantities handled at higher process temperature.	§68.25(h)(1)	§2750.3(h)(1)	N/A
Proximity to the boundary of the stationary source.	§68.25(h)(2)	§2750.3(h)(2)	N/A
Solids.	N/A	§2750.3(i)	N/A
Alternative release scenario analysis: The number of scenarios.	§68.28(a)	§2750.4(a)	4
Scenarios to consider.	§68.28(b)	§2750.4(b)	4
For each scenario required under the first part of this section, the owner or operator shall select a scenario:	§68.28(b)(1)	§2750.4(b)(1)	4
That is more likely to occur than the worst-case release scenario.	§68.28(b)(1)(i)	§2750.4(b)(1)(A)	4
That will reach an endpoint off-site, unless no scenario exists.	§68.28(b)(1)(ii)	§2750.4(b)(1)(B)	4
Release scenarios considered should include, but are not limited to, the following, where applicable:	§68.28(b)(2)	§2750.4(b)(2)	4
Transfer hose releases due to splits or sudden hose uncoupling.	§68.28(b)(2)(i)	§2750.4(b)(2)(A)	N/A

Compliance Element	Corresponding Fed-EPA 40 CFR Section	Corresponding CalARP CCR Chapter 4.5 Section	Document Section
Process piping releases from failures at flanges, joints, welds, valves and valve seals, and drains or bleeds.	§68.28(b)(2)(ii)	§2750.4(b)(2)(B)	4
Process vessel or pump releases due to cracks, seal failure, or drain, bleed, or plug failure.	§68.28(b)(2)(iii)	§2750.4(b)(2)(C)	N/A
Vessel overfilling and spill, or over-pressurization and venting through relief valves or rupture discs.	§68.28(b)(2)(iv)	§2750.4(b)(2)(D)	N/A
Shipping container mishandling and breakage or puncturing leading to a spill.	§68.28(b)(2)(v)	§2750.4(b)(2)(E)	N/A
Parameters to be applied.	§68.28(c)	§2750.4(c)	4
Consideration of mitigation.	§68.28(d)	§2750.4(d)	4
Factors in selecting scenarios.	§68.28(e)	§2750.4(e)	4
The five-year accident history as provided.	§68.28(e)(1)	§2750.4(e)(1)	1
Failure scenarios as identified.	§68.28(e)(2)	§2750.4(e)(2)	4
Defining off-site impacts population: The owner or operator shall estimate in the RMP the population within a circle with its center at the point of the release and a radius determined by the distance to the endpoint previously defined.	§68.30(a)	§2750.5(a)	1,3,4
Population to be defined.	§68.30(b)	§2750.5(b)	1,3,4
Data sources acceptable.	§68.30(c)	§2750.5(c)	3
Level of accuracy.	§68.30(d)	§2750.5(d)	4
Defining off-site impacts environment: The owner or operator shall list in the RMP environmental receptors within a circle with its center at the point of release and a radius determined by the distance to the endpoint previously defined.	§68.33(a)	§2750.6(a)	3
Data sources acceptable.	§68.33(b)	§2750.6(b)	3
Review and update: The owner or operator shall review and update the off-site consequence analyses at least once every five years.	§68.36(a)	§2750.7(a)	N/A
If changes in processes, quantities stored or handled, or any other aspect of the stationary source might reasonably be expected to increase or decrease the distance to the endpoint by a factor of two or more, the owner or operator shall complete a revised analysis within six months of the change and submit a revised risk management plan.	§68.36(b)	§2750.7(b)	N/A

Compliance Element	Corresponding Fed-EPA 40 CFR Section	Corresponding CalARP CCR Chapter 4.5 Section	Document Section
Documentation: The owner or operator shall maintain the following records on the off-site consequence analysis:	§68.39	§2750.8	4
For worst-case scenarios, a description of the vessel or pipeline and substance selected as worst-case, assumptions and parameters used, and the rationale for selection; assumptions shall include use of any administrative controls and any passive mitigation that were assumed to limit the quantity that could be released. Documentation shall include the anticipated effect of the control and mitigation on the release quantity and rate.	§68.39(a)	§2750.8(a)	4
For alternative release scenarios, a description of the scenarios identified, assumptions and parameters used, and the rationale for the selection of specific scenarios; assumptions shall include use of any administrative controls and any mitigation that were assumed to limit the quantity that could be released. Documentation shall include the effect of the controls and mitigation on the release quantity and rate.	§68.39(b)	§2750.8(b)	4
Documentation of estimated quantity released, release rate, and duration of release.	§68.39(c)	§2750.8(c)	4
Methodology used to determine distance to endpoints.	§68.39(d)	§2750.8(d)	4
Data used to estimate population and environmental receptors potentially affected.	§68.39(e)	§2750.8(e)	3
Five-year accident history: The owner or operator shall include in the five-year accident history all accidental releases from covered processes that resulted in deaths, injuries, or significant property damage on site, or known off-site deaths, injuries, evacuations, sheltering in place, property damage, or environmental damage.	§68.42(a)	§2750.9(a)	2
Data required:	§68.42(b)(1)	§2750.9(b)	N/A
Date, time, and approximate duration of the release.	§68.42(b)(2)	§2750.9(b)(1)	N/A
Chemical(s) released.	§68.42(b)(3)	§2750.9(b)(2)	N/A
Estimated quantity released in pounds.	§68.42(b)(4)	§2750.9(b)(3)	N/A
The type of release event and its source.	§68.42(b)(5)	§2750.9(b)(4)	N/A
Weather conditions, if known.	§68.42(b)(6)	§2750.9(b)(5)	N/A
On-site impacts.	§68.42(b)(7)	§2750.9(b)(6)	N/A
Known offsite impacts.	§68.42(b)(8)	§2750.9(b)(7)	N/A

Compliance Element	Corresponding Fed-EPA 40 CFR Section	Corresponding CalARP CCR Chapter 4.5 Section	Document Section
Initiating event and contributing factors if known.	§68.42(b)(8)	§2750.9(b)(8)	N/A
Whether offsite responders were notified if known	§68.42(b)(9)	§2750.9(b)(9)	N/A
Operational or process changes that resulted from investigation of the release.	§68.42(b)(10)	§2750.9(b)(10)	N/A
Level of accuracy	§68.42(c)	§2750.9(c)	N/A

N/A: Not Applicable

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1.0 OVERVIEW

1.1 EXECUTIVE SUMMARY

This technical assessment was conducted to fulfill the Hazard Assessment (Off-Site Consequence Analysis) requirements of the following regulations:

- EPA Risk Management Program (40 CFR Part 68); and
- California Accidental Release Prevention (CalARP) Program, California Code of Regulations Title 19, Division 2, Chapter 4.5, Section 2750.

This Update was prepared to supplement the previous study as follows:

- 1) Review the worst case and alternative release scenarios according to the definitions provided by the RMP Program regulation, and
- 2) Update the maps and receptor information.

The Don Lee Farms facility is located at 4010 Compton Avenue, Los Angeles, California. The facility is approximately 0.95 miles southwest of Santa Monica Highway. The area immediately surrounding the facility is **urban** respect to the surrounding area is shown in Figure 1-1.

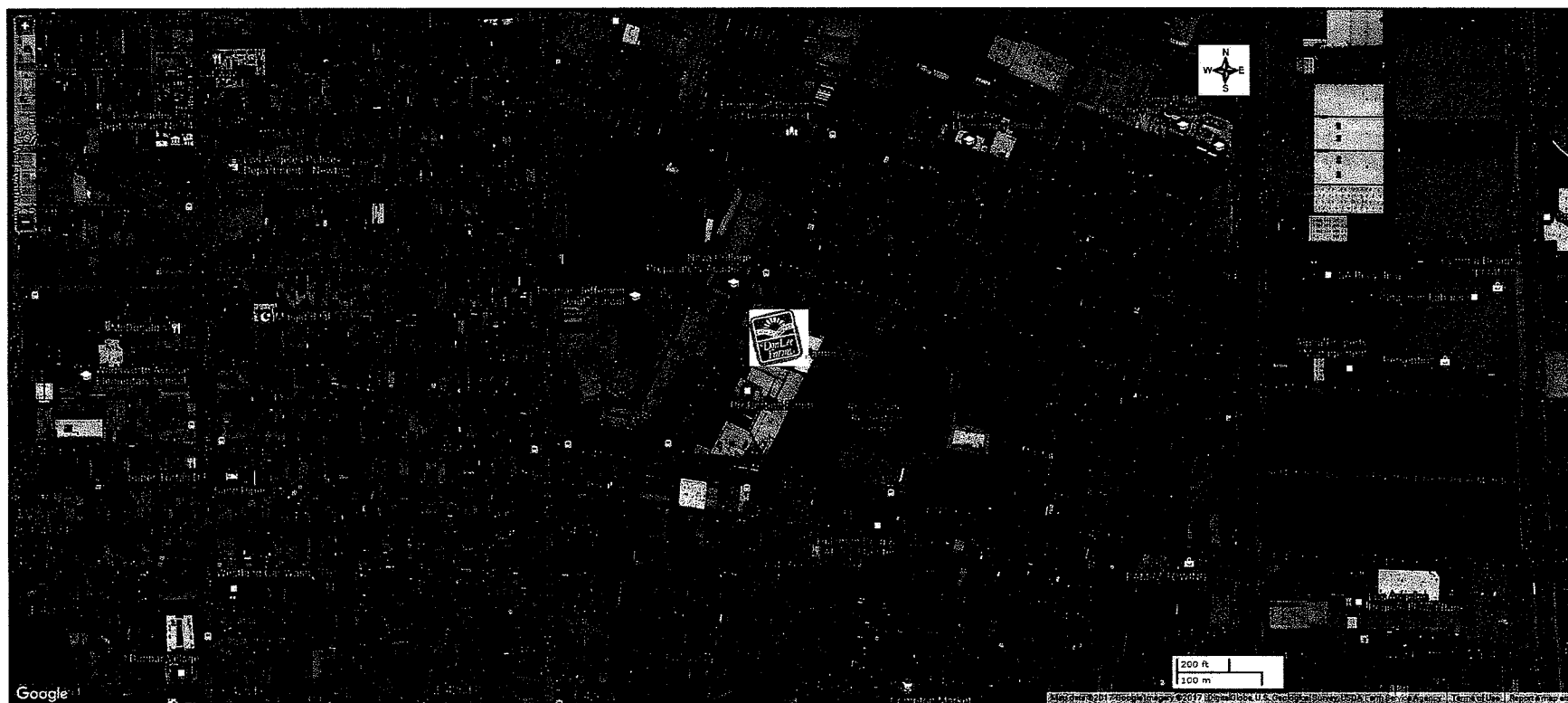
The regulated material present at the facility and the focus of this study is anhydrous ammonia. The facility uses approximately 3,500 pounds of ammonia as a refrigerant within a closed system. The system, consisting of piping, valves, and equipment, cycles ammonia through various physical states (high pressure liquid, low pressure liquid, low pressure vapor, high pressure vapor, then back to high pressure liquid) to provide refrigeration for the storage of food products.

As part of this analysis, the EPA Toxic Endpoint (TE) for ammonia, 200 ppm, was used to quantify the off-site impact for the facility. Table 1-1 summarizes the maximum downwind distances to the TE and the estimated residential populations that are at risk of being exposed to the TE concentration for each release. The residential population at-risk numbers are the estimated numbers of people living within the radius of the maximum downwind distance reached by the plume in all wind directions.

TABLE 1-1 Summary of Maximum Downwind Distances and At-Risk Populations

Release Scenario	Toxic Endpoint	Maximum Downwind Distance	Residential Population at Risk
Worst Case Release	200 ppm	0.47 Miles	14,723
Alternative Case Release	200 ppm	0.10 Miles	374

FIGURE 1-1 Facility Location ^[10]



1.2 DESCRIPTION OF CHEMICAL PROCESS AND OPERATING CONDITIONS^[12]

General Overview

The ammonia refrigeration system at the Don Lee Farms facility is a closed system that cycles the refrigerant, or ammonia, from liquid to gas and back again. The system, consisting of vessels, piping, valves, and process equipment, cycles ammonia through various physical states (high pressure liquid, low pressure liquid, low pressure vapor, high pressure vapor, then back to high pressure liquid) in order to provide refrigeration for the cooling and storage of food products.

Changes in pressure are directly related to changes in temperature: lowering the ammonia pressure lowers its temperature. Low pressure (cold) liquid ammonia provides refrigeration by removing ambient heat. Removal of ambient heat causes the liquid ammonia (contained within the system) to vaporize. Heat is later removed from the ammonia as it is condensed back into a liquid. Typical operating conditions range from approximately 5 psig on the low pressure side of the system to approximately 165 psig on the high side.

Facility Details

The refrigeration cycle begins with the transfer of liquid ammonia from the Condensers to the High Pressure Receiver. The Recirculator feeds high pressure liquid ammonia to the Recirculator via the Subcooler.

The Subcooler feeds sub-cooled liquid ammonia to the Recirculator. The Recirculator pumps liquid ammonia to evaporators in the Freezer A (AU-1 – AU-3), Freezer B (AU-4 – AU-5), and Freezer C (AU-6 – AU-8). At the evaporators, the liquid ammonia, flowing through coils in the unit, is partially boiled as it absorbs heat from the product and room. The resulting 'wet suction' (liquid/vapor mix) is returned to the Recirculator, wherein the liquid drops to the bottom of the vessel and vapor is drawn from the top of the vessel by the Compressors.

The Compressors (C1-C3) draw vapor from the Recirculator. The vapor discharged from the Compressors is routed to the Condensers.

At the Condensers (2), air (fans) and water (pumps) are used to condense the Compressor discharge into high pressure liquid, which then drains to the Recirculator to begin the refrigeration cycle again.

TABLE 1-2 Ammonia Process Equipment

Equipment	Location	State
High Pressure Receiver	Machinery Room	Liquid/Vapor
Subcooler	Machinery Room	Liquid/Vapor
Recirculator	Machinery Room	Liquid/Vapor
Associated Oil Pot	Machinery Room	Liquid/Oil
Evaporators (8)	Freezer A (3) Freezer B (2) Freezer C (3)	Liquid/Vapor
Compressors (3)	Machinery Room	Vapor
Evaporative Condensers (2)	Machinery Room Roof	Liquid/Vapor

1.3 AMMONIA CHEMICAL PROPERTIES ^[1]

Anhydrous ammonia is a colorless gas or liquid with a very strong, intensely irritating odor. It has a Department of Transportation classification as a non-flammable gas but it does have explosion potential when mixed with air and the appropriate initiator is present. This flammability range is very narrow, 16-25%. Explosions, when they occur, are usually in confined spaces and require a high energy initiator such as an electric arc. The chemical properties of ammonia are shown below in Table 1-3.

TABLE 1-3 Chemical Properties of Ammonia^[1,4]

Molecular Formula	NH ₃
CAS Number	7664-41-7
Molecular Weight	17.04
Boiling Temperature (1 atm)	239.7 K
Liquid Density	682.8 kg/m ³
Vapor Density (279.7 K @ 1 atm)	0.742 kg/m ³
Heat of Vaporization	1.367 x 10 ⁶ J/kg

1.4 ACCIDENT HISTORY

The CalARP Program defines “accident” as the following:

“An unanticipated emission of a regulated substance or other extremely hazardous substance into the ambient air from a stationary source.”

The release must have caused at least one of the following:

- On-site deaths, injuries, or significant property damage (19CCR2750.9(a)); or
- Known offsite deaths, injuries, property damage, environmental damage, evacuations, or sheltering in place (19CCR2750.9(a)).”

Based on the above definition and an investigation into the facility’s accident history conducted during the PHA Revalidation meeting on March 3, 2017, there have been no releases of ammonia that exceeded the Federal Reportable Quantity of 100 pounds or the state requirement mandating immediate reporting of any release or threatened release of a hazardous material in the past five years (March 2012 – March 2017). In addition, there have been no injuries resulting from an ammonia release, nor any releases or “near misses” that warranted an internal incident investigation.

2.0 HEALTH EFFECTS

2.1 TOXICOLOGICAL PROPERTIES AND EFFECTS ^[1]

Ammonia is not a poison. It has no cumulative toxic effects. However, it has a powerful corrosive action when in contact with tissue that causes eye, mucous membrane, and systemic irritation by inhalation. Inhalation of concentrated ammonia vapor could cause edema of the respiratory tract, spasm of the glottis, and asphyxia. Treatment must be prompt to prevent death if exposed to high concentrations. During emergency conditions, a positive pressure-demand, full face piece, self-contained breathing apparatus (SCBA) or pressure-demand supply air respirator with escape (SCBA) and a fully-encapsulated, chemical resistant suit is required for response (EPA, 1990)^[6].

TABLE 2-1 Physiological Effects of Ammonia Vapor^[2]

Health Effect	PPM Ammonia in Air by Volume
Odor Threshold (detection)	5
Odor Threshold (recognition)	50
Throat irritation	400
Cough	1700
Life Threatening	>2000

2.2 LEVELS OF CONCERN (LOCs) ^[5]

EPA has defined the Toxic Endpoint (TE) for ammonia to be 200 ppm. This concentration value is published in EPA's "General Guidance on Risk Management Programs for Chemical Accident Prevention" ^[5] (March 2009) as follows:

"The toxic endpoint for ammonia is 200 ppm (0.14 mg/L). This airborne concentration is the maximum airborne concentration below which it is believed that nearly all individuals can be exposed for up to one hour without experiencing or developing irreversible or other serious health effects or symptoms that could impair an individual's ability to take protective action."

EPA's Toxic Endpoint (TE) for ammonia (200 ppm) will be used as a toxic endpoint to quantify off-site impacts from an ammonia release. In many cases LOCs are given in units of parts per million (ppm) or grams per cubic meter (g/m³). To convert from ppm to g/m³ the following equation can be used^[7]:

$$\text{LOC}(\text{g}/\text{m}^3) = \frac{\text{LOC}(\text{ppm})}{1000} \times \frac{\text{MW}}{24.5}$$

where MW is the substance's molecular weight. For example, ammonia has an EPA TE of 200 ppm and a MW of 17, to convert to g/m^3 :

$$X \left(\frac{\text{g}}{\text{m}^3} \right) = \frac{200_{\text{ppm}}}{1,000} \times \frac{17}{24.5}$$

Solving for X, the TE of ammonia can be represented as $0.1388 \text{ g}/\text{m}^3 \approx 0.14 \text{ g}/\text{m}^3$ (or 0.14 mg/L).

3.0 OFF-SITE IMPACTS

3.1 AFFECTED POPULATION

In order to determine the impacted population around the facility, the potential for exposure to concentrations exceeding the EPA TE value for ammonia were investigated.

For ammonia, the EPA TE concentration for a one hour averaging time is 200 ppm. The furthest EPA TE distance reached by an ammonia cloud from the facility is 0.47 miles, where the entire contents of the Recirculator are released in 10 minutes. This was selected as the worst case release scenario for the facility (see Section 4.0). The alternate release scenario is a small hole (0.25") in a pipeline that reaches 0.10 miles from the facility. Figure 4-1 shows the potential off-site impacts on the community for the worst case and alternate case release scenarios.

Table 3-1 displays the estimated residential populations that are at risk of being exposed to concentrations exceeding EPA's TE for ammonia. The "at risk" population represents the number of people within the radius of the maximum downwind distance reached by the plume in all wind directions. The population was estimated using 2010 census tract data from the CAMEO – MARPLOT Version 5.0.3 Mapping Software^[10]. When calculating population densities for large areas which encompass many tracts, the accuracy is rated as good; however, for small areas that encompass only two or three partial tracts, the population data may be skewed due to the unequal distribution within the tract.

TABLE 3-1 Estimated Population Data ^[10]

Release Scenario	Toxic Endpoint	Maximum Downwind Distance	Residential Population at Risk
Worst Case Release	200 ppm	0.47 Miles	14,723
Alternative Case Release	200 ppm	0.10 Miles	374

3.2 OFF-SITE RECEPTORS^[5, 9, 10]

Population Receptors – Worst Case Release

EPA RMP requirements state that the impact from accidental releases must also be determined for public populations such as schools, hospitals, prisons, day care centers, long term health care facilities, residential areas, public use parks/recreational areas, and major commercial facilities. Sensitive receptors, including the facility itself, are located within the furthest toxic endpoint of 0.47 miles from the facility (see Table 3-2). Information regarding sensitive receptors was gathered from Google Maps^[9].

Population Receptors – Alternate Release

There are sensitive population receptors located within a 0.10 mile radius around the facility.

Environmental Receptors – Worst Case Release

The EPA RMP requires that facilities also consider “Environmental Receptors”^[5] defined as: areas such as national or state parks, forests, or monuments; wildlife sanctuaries, preserves, refuges, or areas; and federal wilderness areas. There are no “Environmental Receptors”, as defined above, located within a radius of 0.47 miles around the facility.

Environmental Receptors – Alternate Release

There are no environmental receptors within a 0.10 mile radius around the facility.

TABLE 3-2 Public Receptors

ID.	Name	Address	Telephone	Worst Case	Alternate Case
A	Thomas Jefferson High School	1319 E 41 st Street, Los Angeles, CA 90011	323-521-1200	X	
B	Nava College Preparatory Academy	4019 Compton Ave, Los Angeles, CA 90011	323-235-6800	X	X
C	Nevin Ave Elementary School	1569 E 32 nd St, Los Angeles, CA 90011	323-232-2236	X	
D	Dr. Julian Nava Learning Academy	1420 E Adams Blvd, Los Angeles, CA 90011	323-846-2203	X	
E	Synergy Kinetic Academy	1420 E Adams Blvd, Los Angeles, CA 90011	323-846-2225	X	
F	Animo Ralph Bunche High School	1655 E 27 th St, Los Angeles, CA 90011	323-232-9436	X	
G	Animo Jefferson Charter Middle School	1655 E 27 th St, Los Angeles, CA 90011	323-232-1857	X	
H	Center For Advance Learning	4016 S Central Ave, Los Angeles, CA 90011	323-232-0245	X	
I	Precious Little Heartbeat Childcare	1238 E 33 rd St, Los Angeles, CA 90011	323-609-3041	X	
J	Ross Snyder Recreation Center	1501 E 41 st St, Los Angeles, CA 90011	213-847-3255	X	X
K	Central Avenue Jazz Park	Los Angeles, CA 90011	N/A	X	
N/A	Residential Areas	Various	Various	X	X
N/A	Commercial Facilities	Various	Various	X	X

Note: The "ID" corresponds with the labeling of each receptor in Figure 4-1.

4.0 RELEASE SCENARIOS

The off-site consequence modeling consists of a worst case and an alternative case release scenario for the ammonia refrigeration system at the facility. EPA's "General Guidance on Risk Management Programs for Chemical Accident Prevention" ^[5] (March 2009) was used as the primary source to determine the downwind distances for each scenario.

4.1 WORST CASE RELEASE SCENARIO^[5]

The worst case release scenario for toxic gas releases is defined by EPA as follows:

"The largest quantity of a regulated substance from a vessel or process line failure that results in the greatest distance to a specified endpoint. For the worst-case analysis, you do not need to consider the possible causes of the worst-case release or the probability that such a release might occur; the release is simply assumed to take place."

"For the consequence analysis, a gaseous release of the total quantity is assumed to occur in 10 minutes. Passive mitigation measures (e.g., enclosure) may be taken into account in the analysis of the worst-case scenario."

"Regulated substances that are gases at ambient temperature (25°C, 77°F) should be considered gases for consequence analysis...gases liquefied under pressure should be treated as gases."

"For the analysis of the worst-case scenario, you must consider the largest quantity of a regulated substance handled on site in a single vessel at any one time. You also must consider the quantity that might be released if a pipeline were sheared."

Quantity Released

The worst case release scenario is a release of the largest quantity of a regulated substance from a vessel or process line failure that results in the greatest distance to a specified endpoint in ten (10) minutes. The ammonia refrigeration system charge consists of approximately 3,500 pounds of ammonia. Since the largest vessel in the system (Recirculator) can hold the entire ammonia charge, the entire charge was assumed to be released. The Recirculator is located inside the Engine Room.

Release Duration

Although anhydrous ammonia is normally a gas at ambient conditions, the ammonia in the system is liquefied under pressure. Therefore, as required by the EPA definition of the Worst Case Scenario, the quantity in the vessel is released as a gas over a duration of 10 minutes, since

the ammonia that is released from the vessel vaporizes fastest during the first few minutes of a spill.

Release Height

The release for the worst case scenario is assumed to take place at ground level.

Passive Mitigation Measures

If the largest vessel in the process is located inside an enclosure (building), the release rate to the outside atmosphere will be considerably less than if the vessel were located outside. When modeling a release that occurs inside a building, the building can be considered to provide passive mitigation, unless^[5]:

- The building may fail as a result of the release. This is unlikely except in the case of a large vessel in a very small room. As a rough rule of thumb, if the room volume divided by the quantity of ammonia released is less than the value of 0.1, there is a possibility that the release of ammonia will cause failures such as windows blowing out or doors blowing open.
- The Recirculator is housed inside an engine room which has the following volumetric capacity: 18,000 ft³, based on the room dimensions.

$$\frac{\text{Engine Room Volume}}{\text{Quantity of Ammonia}} = \frac{18,000 \text{ ft}^3}{3,500 \text{ pounds}} = 5.14 \text{ ft}^3/\text{pounds}$$

- The release takes place facing an opening in the building (door or windows). In this case, the door or windows will be assumed to be open, and the ammonia will be released through these openings.

Since the vessel (Recirculator) is located within a room that is not anticipated to fail as a result of a release and will have all doors normally closed, a release from the Recirculator would be mitigated by the building.

Meteorological Conditions

For the worst case scenario, a wind speed of 1.5 meters/second and stable conditions (F class stability) were used, based on EPA requirements.

Release Rate Calculations

To calculate the release rate associated with a spill from the vessel (located inside the engine room), the initial release quantity (Q) is multiplied by a mitigation factor (0.4). The mitigation factor allows for the protection provided by the room walls. This assessment assumes that the amount of airborne material in the building is four-tenths of the total inventory ($0.4Q$). Half of the airborne material is composed of vapor, while the other half is composed of liquid. Thus, the mitigated release rate is calculated as follows:

$$QR_M = \frac{FR_{10} \times 0.4Q}{10}$$

where: QR_M = Release rate to outside atmosphere (pounds/minute)
 Q = Total quantity released (pounds)
 FR_{10} = 10-minute Building Attenuation Factor

The 10-minute building attenuation factor, FR_{10} , is calculated from EPA guidelines, which incorporate room volume, quantity of vapor released, and active ventilation rate considerations. The possible values for the attenuation factor range from almost zero to one, depending on the parameters listed above. This study assumes a conservative approach by employing the maximum possible attenuation value, thus negating additional mitigation considerations provided by the enclosure.

The release rate for a mitigated release from Recirculator is thus calculated as:

$$QR_M = (FR_{10} \times 0.4Q)/10 = \frac{1.0 \times 0.4 \times 3,500}{10} = 140 \text{ lbs/min}$$

The worst case release rate is **147 pounds per minute**. This release rate can then be used to determine the potential downwind distances for the worst case release scenario.

Rural vs. Urban Topography

The local topography surrounding the facility was classified as **urban**. Urban means that there are many obstacles in the area immediately surrounding the release including skyscrapers, buildings, or trees. Rural means that there are few buildings or other obstacles in the immediate area.^[8] A facility's topography may be classified as urban by using the following guidance below:

If 50% of the landmass within a 1-mile radius can be described as indicated below, the area can be classified as urban:

- *Heavy industrial* (large chemical, other manufacturing facilities, 3-5 story building, flat roofs, grass and trees extremely rare); or
- *Light-to-moderate industrial* (rail yards, truck depots, warehouses, industrial parks, minor fabrication, 1-3 story buildings, flat roofs, limited grass and trees); or
- *Commercial* (offices and apartments, hotels 10-story heights, flat roofs, limited grass or trees); or
- *Compact residential* (single and some multiple family dwellings closely spaced, 2-story or less, alleys pitched or flat roofs, limited lawns and few old established trees, no driveways).

If none of the above apply the area is classified as rural.

Estimation of Distance to Toxic Endpoint

The following source was used to identify the distance to the toxic endpoint of 200 ppm (0.14 mg/L), which uses EPA-approved reference tables:

- EPA's "General Guidance on Risk Management Programs for Chemical Accident Prevention", March 2009, Figure F-3 and Appendix F.3.4-Log Log Equation-Anhydrous Ammonia-Worst Case ^[5]. The RMP*Comp Model developed by the National Oceanic and Atmospheric Administration and EPA was used to prepare the data in this guidance document.

The log-log equation used to calculate the distance to the Toxic Endpoint for anhydrous ammonia that produces the line on a log-log plot, Figure F-3 ^[5], in the EPA's Guidance is for a 10-minute release of 3,500 pounds of ammonia from the Recirculator, with an atmospheric stability class of "F", in an urban area, a wind speed of 1.5 meters per second, with passive mitigation effects taken into account. Because wind direction does not impact the downwind distance to the toxic endpoint in this study, the resulting plume is round. Thus,

$$D = 0.0443 (QR_M)^{0.4782} = 0.0443(140 \text{ pounds/min})^{0.4782} = 0.47 \text{ Miles}$$

Where:

D	=	Distance to the endpoint (miles)
QR _M	=	Release rate (pounds / minute)
0.0443	=	A constant of the best straight line in Figure F-3 for urban topography
0.4782	=	A constant of the exponent of the best straight line in Figure F-3 for urban topography

Table 4-1 shows the methodology and the results for the worst case release scenario described above.

TABLE 4-1 Worst Case Release Scenario Results

Reference	Input	Distance
General Guidance on Risk Management Programs for Chemical Accident Prevention, Appendix F, Figure F-3 and equation $D = 0.0443(QR)^{0.4782}$	Release Rate: 140 lbs/min	0.47 miles

The assumptions and results for this release scenario are included in Table 4-3 at the end of this section. The potentially impacted area surrounding the facility (based on the "General Guidance on Risk Management Programs for Chemical Accident Prevention" document) is shown as the pink circle in Figure 4-1.

The circle represents the potentially impacted area in all wind directions. In the event of an ammonia emergency, awareness of the predominant wind direction along with the wind sock direction may aid in facility evacuation. The wind direction does not have any impact upon the determination of the downwind distances to the toxic endpoint in this study.

4.2 ALTERNATIVE CASE RELEASE SCENARIO

The criteria for selecting an alternative release scenario are as follows:

- The alternative release scenario should be more likely to occur than the worst case release scenario; and
- The alternative release scenario should reach an endpoint offsite.

The Hazard Assessment Team selected the alternative release scenario for the ammonia system by reviewing potential scenarios and previous incidents at the facility. The Hazard Assessment Team reviewed the following examples, provided comments on each, and selected the most likely scenario to occur at the facility that would result in an offsite endpoint:

- Transfer hose release due to splits of sudden hose uncoupling?
Aside from infrequent ammonia deliveries, transfer hoses are not used at this facility.
- Process piping releases from failures at flanges, joints, welds, valves and valve seals, and drains or bleeds?
This event is possible; there is some piping associated with the condenser that is not insulated: high stage discharge and high pressure liquid return. The Hazard Review Team suggested that a small (0.25") hole leak on the high pressure liquid line (165 psig) should be selected as the alternate scenario.
- Process vessel or pump releases due to cracks, seal failure, or drain, bleed, or plug failure?
This event is possible and is similar in consequences to the scenario discussed above. To reach an offsite receptor, a small leak in an outdoor pipe was selected.
- Vessel overfilling and spill, or over pressurization and venting through relief valves or rupture disks?
Ammonia is added to the system in small quantities and there is a level column associated with the Recirculator and Standard Operating Procedures (SOPs) for charging the system; therefore, overfilling the system is unlikely.
- Shipping container mishandling and breakage or puncturing leading to a spill?
Not likely – ammonia is delivered via tanker truck. Also, bulk deliveries are infrequent.

Thus the alternative release scenario chosen for this facility is that of a 0.25 inch diameter orifice leading to an airborne release, representative of a release from process piping due to failure at flanges, joints, welds, valves, etc. It is assumed that this release is from the high side of the system, therefore at a maximum pressure of 165 psig. The release scenario is assumed to last approximately 60 minutes, resulting in a release of approximately 3,500 pounds of ammonia which does not consider the refrigeration system's emergency shutdown capabilities. Passive mitigation was not considered for the release, since the release could occur from ammonia equipment or piping located outside of building walls.

Release Height

The release for an alternative case release is assumed to take place at ground level. This ground level release assumption overestimates the consequence distance since ammonia is a buoyant gas and the assumed release point is from a high pressure liquid line which is located on the building roof.

Release Rate Calculations

For modeling the alternative release scenario, the RMP regulation allows typical meteorological conditions at the facility to be used. For the alternative release scenario, a wind speed of 3 meters/second and neutral conditions, D stability, were used. The release rate is derived using the following steps:

Area of the release orifice from a 0.25 inch diameter hole (D below) is calculated as follows:

$$HA = \frac{\pi D^2}{4} = \frac{\pi \times (0.25 \text{ in})^2}{4} = 4.91 \times 10^{-2} \text{ in}^2$$

The "General Guidance on Risk Management Programs for Chemical Accident Prevention" uses the Bernoulli equation for predicting the rate of release of liquid from a vessel. This is a very conservative equation in that it assumes that the release is on the liquid side of a vessel or a rupture of a very short pipe. This equation does not take into consideration any flashing at the orifice or pressure drop of a long pipe-run, which would reduce the rate of release. The following is a simplified version of the Bernoulli equation (based on the derivation in Appendix E of EPA's General Guidance on Risk Management Programs for Chemical Accident Prevention document referenced below), incorporating chemical-specific factors for ammonia:

$$QR_2 = HA \times (203) \times \sqrt{P_g}$$

Where:

QR_2	=	release rate (pounds per minute)
HA	=	hole area (square inches)
P_g	=	gauge pressure (psig)

$$QR_2 = (4.91 \times 10^{-2}) \times (203) \times \sqrt{165} = 128 \text{ lbs/min}$$

The alternate release rate is **128 pounds per minute**. This release rate can then be used to determine the potential downwind distances for the alternate release scenario.

Estimation of Distance to Toxic Endpoint

The following source was used to identify the distance to the toxic endpoint of 200 ppm (0.14 mg/L), which uses EPA-approved reference tables:

- EPA's "General Guidance on Risk Management Programs for Chemical Accident Prevention", March 2009, Figure F-7 and Equation located in Appendix F.3.4-Log Log Equation-Anhydrous Ammonia-Alternative ^[5]. The RMP*Comp Model developed by the National Oceanic and Atmospheric Administration and EPA was used to prepare the data in this guidance document.

Table 4-3 shows the methodology and the results of a 60-minute steady-state release of 3,500 pounds of ammonia from the refrigeration system, with an atmospheric stability class of "D", in an urban area, a wind speed of 3.0 meters per second, with no passive mitigation effects taken into account. Because wind direction does not impact the downwind distance to the toxic endpoint in this study, the resulting plume is round. The log-log equation used for the calculation of the distance to Toxic Endpoint is:

$$D = 0.0130 (QR_2)^{0.4164} = 0.0130 \left(128 \frac{\text{lbs}}{\text{min}}\right)^{0.4164} = 0.10 \text{ Miles}$$

Where:

0.0130 = A constant of the best straight line in Figure F-7 for urban topography

0.4164 = A constant of the exponent of the best straight line in Figure F-7 for urban topography

TABLE 4-2 Alternative Case Release Scenario Results

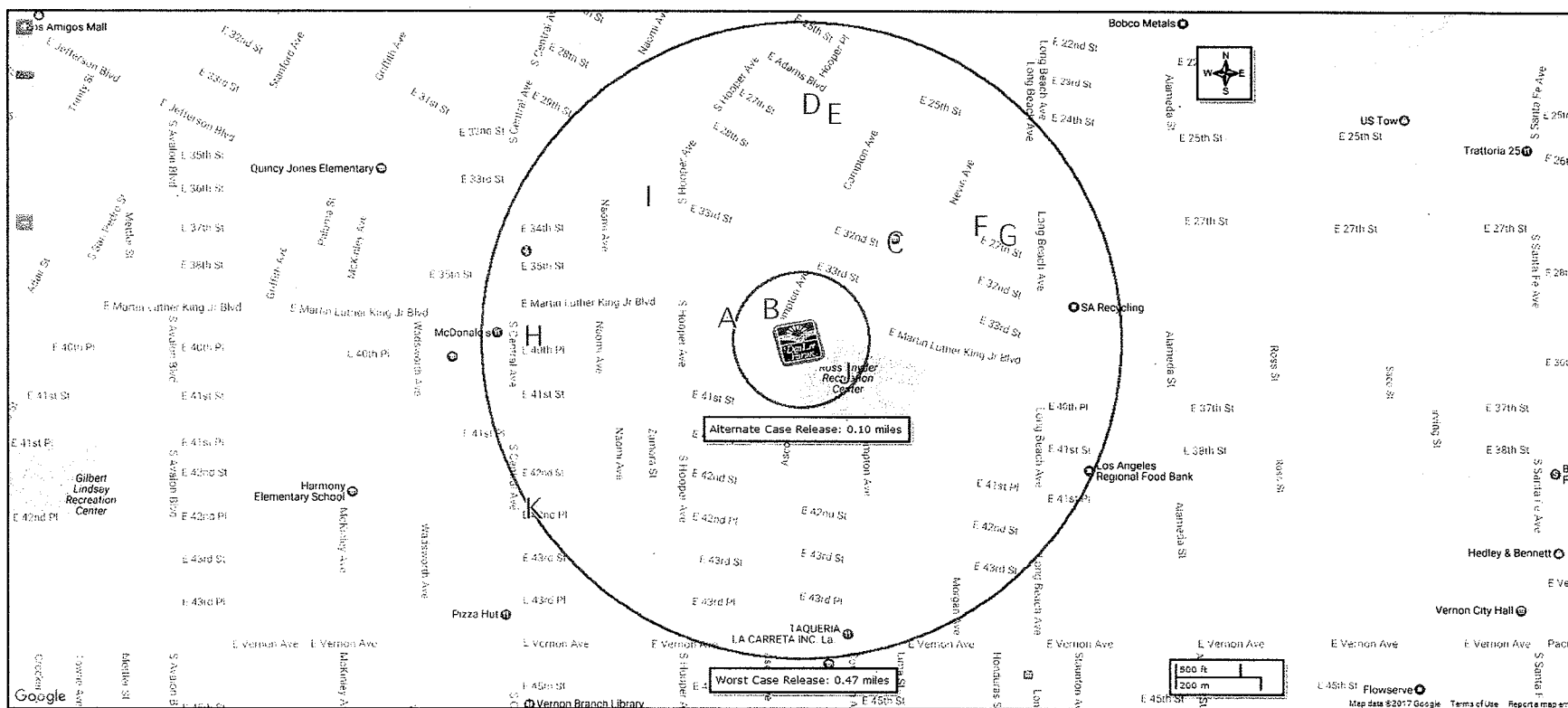
Reference	Input	Distance
General Guidance on Risk Management Programs for Chemical Accident Prevention, Appendix E, Figure F-7 and $D = 0.0130(QR)^{0.4164}$.	Release Rate: 128 lbs/min	0.10 miles

The input parameters and results for this alternative release scenario are included in Table 4-3 at the end of this section and the potentially impacted area surrounding the facility is shown as the light blue circle in Figure 4-1.

TABLE 4-3 Reference Table / Summary Sheet

	Worst-Case Scenario	Alternate Scenario
Location: 34.010399, -118.249144		
Input		
Total Release Quantity	3,500 pounds	3,500 pounds
Release Rate – total	350 lbs./min	128 lbs./min
Release Rate to Atmosphere	140 lbs./min	128 lbs./min
Release Type	Transient	Steady-State
Release Height	Ground	Ground
Release Time	10 minutes	27 minutes
Release Direction	Horizontal	Horizontal
Release Temperature (Daily Max. Temp. - WC)	100 °F	100 °F
Release Pressure	1 atm	1 atm
Ambient Temperature - Daily Max. Temp.	77 °F	77 °F
Ambient Pressure	1 atm	1 atm
Relative Humidity	50%	50%
Stability Class	F	D
Wind Speed	1.5 m/s	3.0 m/s
Surface Roughness	Urban	Urban
Averaging Time	10 minutes	60 minutes
Level of Concern	200 ppm / 0.14 mg/L	200 ppm / 0.14 mg/L
Output		
Estimated Population Affected (Marplot 5.0.3)	14,723	374
Release Rate – EPA Guidance Document	140 lbs./min	128 lbs./min
Distance at Endpoint: General Guidance on Risk Management Programs for Chemical Accident Prevention	0.47 miles	0.10 miles

FIGURE 4-1 Worst Case and Alternate Case Release Scenarios (Distance to 200 ppm – 0.47 & 0.10 Miles)^[10]

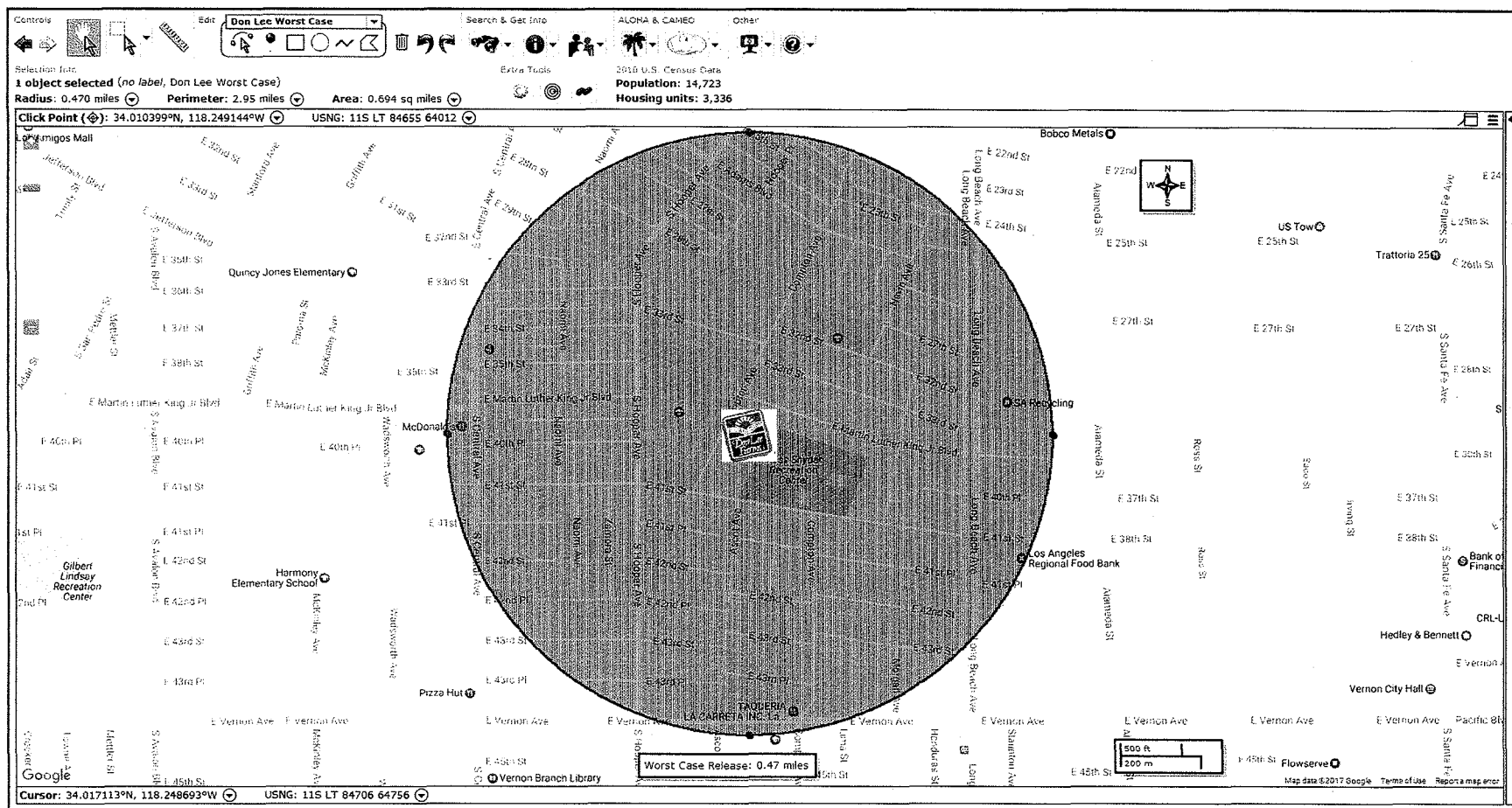


REFERENCES

1. Sax, N. I. and Lewis, Richard J., Dangerous Properties of Industrial Materials, New York, 1989.
2. Harte, John, Toxics A to Z, University of California Press, 1991.
3. RMP Offsite Consequence Analysis Guidance, EPA, March 2009.
4. Braker W., and Mossman L. A., Matheson Gas Data Book, New Jersey, 1980.
5. General Guidance on Risk Management Programs for Chemical Accident Prevention, EPA, March 2009.
6. 1990 Clean Air Act Amendments, 112(r), Risk Management Program, Environmental Protection Agency (40 CFR Part 68).
7. U.S. EPA Federal Emergency Management Agency, U.S. DOT, Technical Guidance for Hazard Analysis - Emergency Planning for Extremely Hazardous Substances, Dec 1987.
8. RMP*Submit User's Manual, EPA, March 2009.
9. <http://maps.google.com>. Google Maps Website. March 9, 2017.
10. CAMEO – MARPLOT Version 5.0.3 Mapping Software, U.S. EPA, Office of Emergency Management, and NOAA, Emergency Response Division, October 2015.
11. Information provided by facility on March 3, 2017.

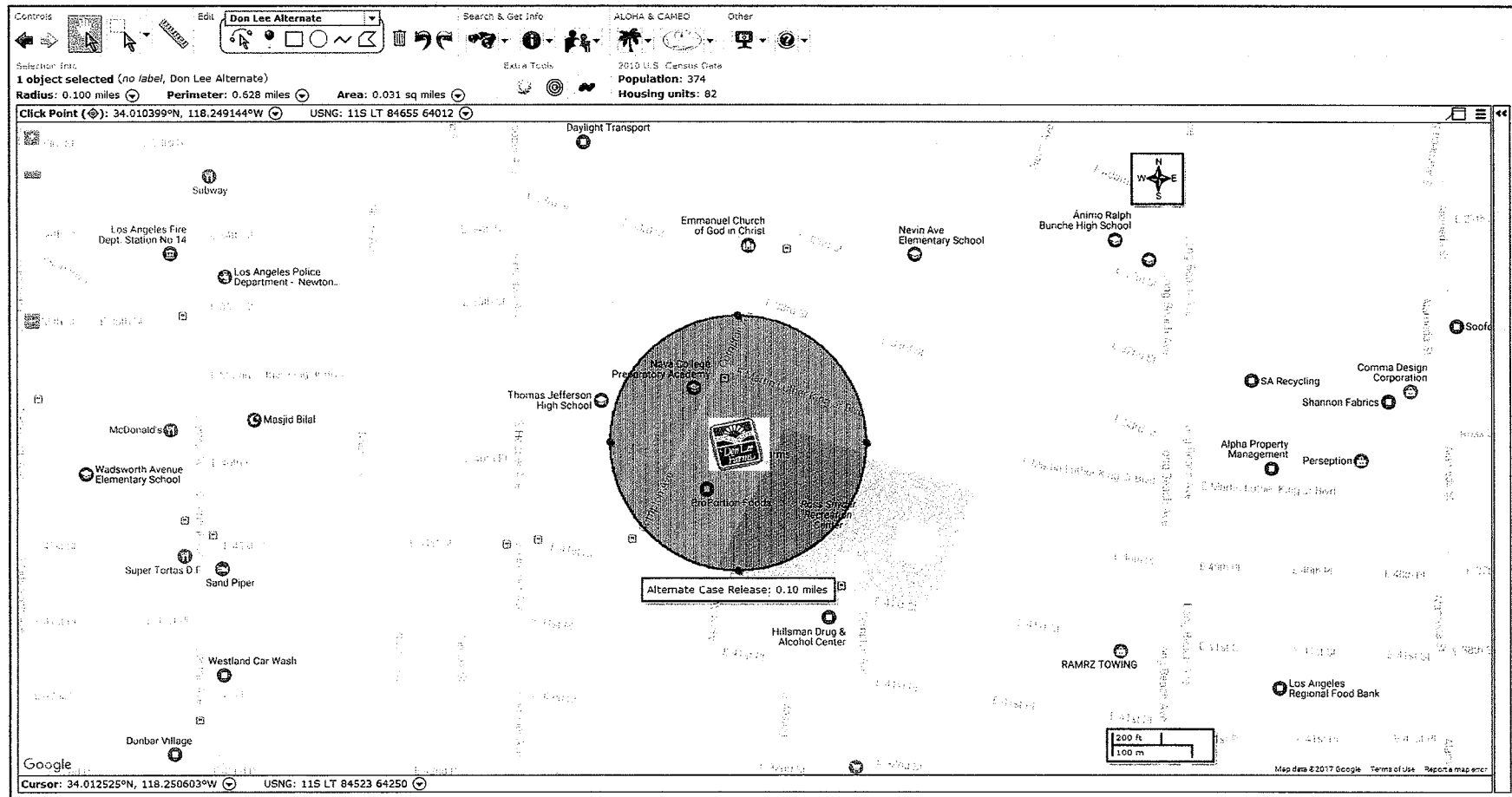
APPENDIX A
POPULATION DATA

WORST CASE RELEASE POPULATION DATA



*Note: The red shaded area indicates the zone of the population estimate.

ALTERNATE CASE RELEASE POPULATION DATA



*Note: The red shaded area indicates the zone of the population estimate.

APPENDIX B

EPA REFERENCE TABLES



United States
Environmental Protection
Agency

Office of Solid Waste
and
Emergency Response

EPA 555-B-04-001
March 2009
www.epa.gov/emergencies

GENERAL GUIDANCE ON RISK MANAGEMENT PROGRAMS FOR CHEMICAL ACCIDENT PREVENTION (40 CFR PART 68)

Office of Emergency Management

Figure F-3
Worst-Case Scenario – Estimated Distances to Toxic Endpoint for Anhydrous Ammonia
Atmospheric Stability Class F with Wind Speed 1.5 m/s

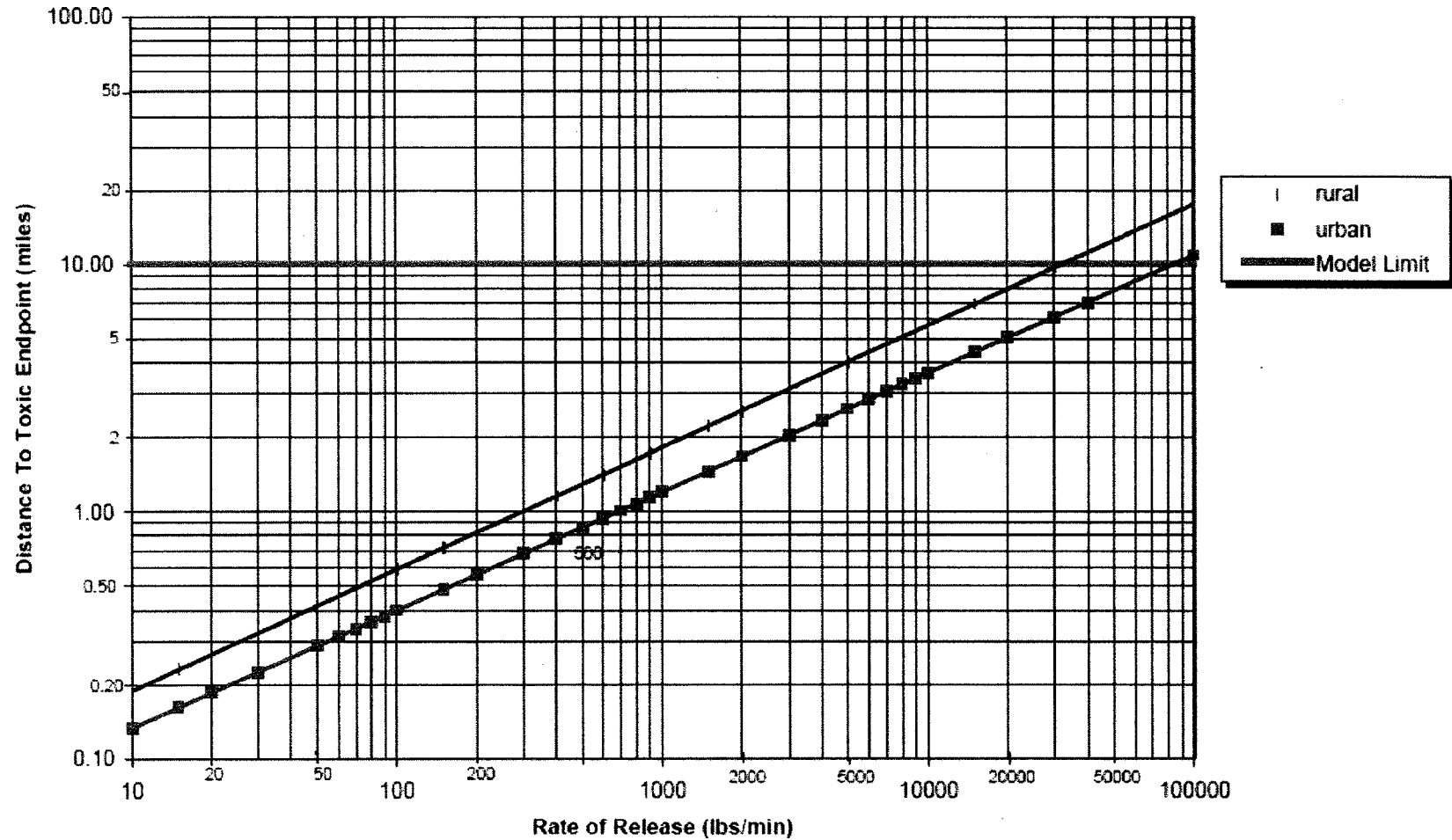
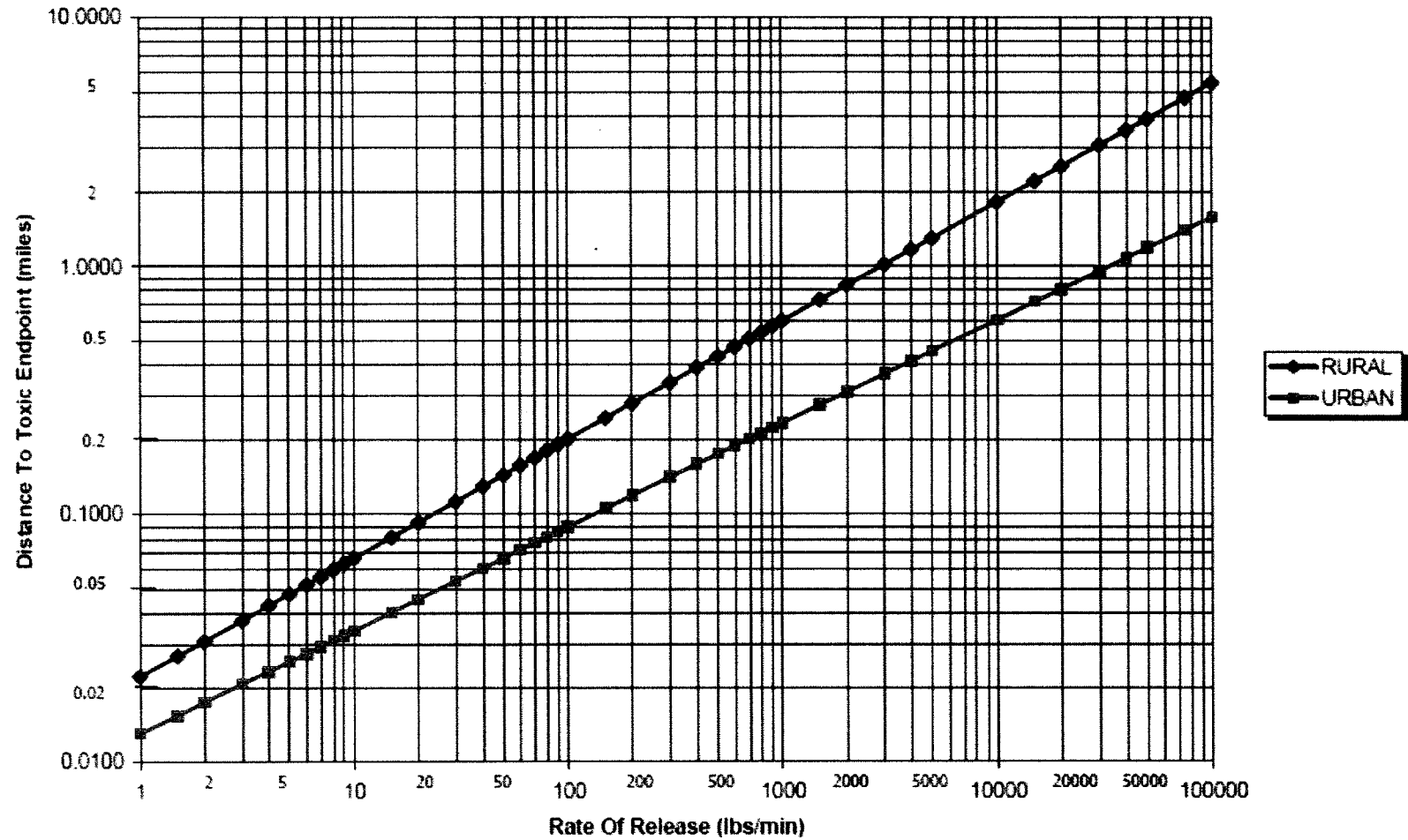


Figure F-7
Alternative Release Scenario – Estimated Distances to Toxic Endpoint for Anhydrous Ammonia
Atmospheric Stability Class D with Wind Speed 3 m/s



APPENDIX C

HAZARD ASSESSMENT VERIFICATION FORM

HAZARD ASSESSMENT VERIFICATION

The RMP regulations have requirements for specific revisions/updates at the five-year anniversary:

1. A facility must revise and update the Risk Management Plan submittal “within five years of its initial submission” (40 CFR Part 68.190).
2. A facility shall “review and update the offsite consequence analyses at least once every five years” (40 CFR Part 68.36).
3. “At least every five years after the completion of the initial PHA, the PHA shall be updated and revalidated...” (40 CFR Part 68.67(f) and 29 CFR 1910.119(e)(6)).

The RMP Program regulation requires that a facility prepare one worst case and one alternative case scenario for each process.

Worst Case: “The largest quantity of a regulated substance from a vessel or process line failure that results in the greatest distance to a specified endpoint. For the worst-case analysis, you do not need to consider the possible causes of the worst-case release or the probability that such a release might occur; the release is simply assumed to take place.”

“For the consequence analysis, a gaseous release of the total quantity is assumed to occur in 10 minutes. Passive mitigation measures (e.g., enclosure) may be taken into account in the analysis of the worst-case scenario.”

Alternative Case: The criteria for selecting an alternative release scenario are as follows: 1) the alternative release scenario should be more likely to occur than the worst case scenario; and 2) the alternative release scenario should reach an endpoint offsite.

Below are a list of questions to help define the Worst Case and Alternative Case Scenarios for the facility:

1. Verify the facility’s ammonia inventory.

3,500 lbs

2. Determine the total ammonia volume that could be stored in largest vessel.

3,500 lbs - tank volume

3. Are there administrative controls that limit the maximum amount that can be stored in the largest vessel? (For example, the total charge is less than the total volume of the largest vessel, or there are written procedures that would limit the amount of ammonia that would be transferred into the largest vessel during a pump down.)
4. Is the largest vessel stored inside an enclosure? If yes, provide the dimensions of the room (L x W x H).
No
Yes
5. If the largest vessel is stored inside a building, are there any doors or windows that are normally open? What is the location of the largest vessel to these openings?
No
6. Are there other smaller vessels located outside the engine room? If yes, review the size and total ammonia volume to determine if the release rate from the smaller vessel, located outside would have a greater offsite impact than the vessel stored inside the building.
No
7. Have there been any reportable releases of ammonia in the last five years? If yes, review.
No
8. Alternative Scenario – Review the following:
- Accident History –
 - Industry History -
 - Transfer hose release due to splits of sudden hose uncoupling?
Aside from infrequent ammonia deliveries, transfer hoses are not used at this facility.
 - Process piping releases from failures at flanges, joints, welds, valves and valve seals, and drains or bleeds?
This event is possible; there is some piping associated with the Evaporative Condenser that are not insulated: high stage discharge, high pressure liquid return, and purge line which are located on the roof. The PHA Revalidation Team suggests that a small (0.25") hole leak on the liquid purge line (165psig)
 - Process vessel or pump releases due to cracks, seal failure, or drain, bleed, or plug failure?
This event is possible and is similar in consequences to the scenario discussed above. To reach an offsite receptor, a small leak in an outdoor pipe was selected.
 - Vessel overfilling and spill, or over pressurization and venting through relief valves or rupture disks?
Ammonia is added to the system in small quantities and there is a bullseye sight glasses level column associated with the High Pressure Receiver and standard

operating procedures (SOPs) for charging the system; therefore, overfilling the system is unlikely.

- Shipping container mishandling and breakage or puncturing leading to a spill?
Not likely – ammonia is delivered via tanker truck. Also, bulk deliveries are infrequent.

9. Provide normal pressure conditions for release scenarios proposed.

Normal high pressure = 165 psig

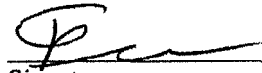
Low pressure = 5-10 psig

10. Discuss the estimated time to detect and stop the release. Provide justification.

It would take 60 minutes for facility to detect and stop the release. The release is assumed to occur from an outside source (high-pressure pipeline from the roof). Since there are no ammonia detectors on the roof, the only source of detection is if an employee smells it.

11. ~~Confirm the location of the facility as pictured on the attached map.~~

Felipe F Gonzalez
Reviewer's Name (print)


Signature

05/03/17
Date

EXHIBIT G

MITIGATED NEGATIVE DECLARATION

G1 – Hyperlinks to published MND Documents

G2 – Mitigation Monitoring Program

G3 – SCAQMD Comment Letter

G4 – LAUSD Comment Letter

EXHIBIT G1 – HYPERLINKS TO PUBLISHED MND DOCUMENTS

MITIGATED NEGATIVE DECLARATION

<https://planning.lacity.org/odocument/70edaa4e-52c0-4bdb-9960-f798e74b9dea/ENV-2019-4650.pdf>

APPENDIX A: CITY OF LOS ANGELES COUNCIL FILE NO. 17-1053

<https://planning.lacity.org/odocument/f7373439-d2e9-4be0-828c-a8696b833926/ENV-2019-4650-A.pdf>

APPENDIX B: AIR QUALITY AND GREENHOUSE GAS MEMO

<https://planning.lacity.org/odocument/8ddd2e35-9442-4128-9244-8e74dbe6b337/ENV-2019-4650-B.pdf>

APPENDIX C: TREE LETTER

<https://planning.lacity.org/odocument/95b595aa-155b-41ce-b5de-586c8ec4af0e/ENV-2019-4650-C.pdf>

APPENDIX D: ENERGY CALCULATIONS

<https://planning.lacity.org/odocument/9acd053b-f456-4c00-aa84-331993e5ce04/ENV-2019-4650-D.pdf>

APPENDIX E1: TRAFFIC REPORT

<https://planning.lacity.org/odocument/1dd99840-fa1e-4a03-a00e-bd682a8f05c8/ENV-2019-4650-E1.pdf>

APPENDIX E2: LADOT TRAFFIC IMPACT ASSESSMENT LETTER

<https://planning.lacity.org/odocument/78633bab-ac73-4739-9587-6d3bf1582518/ENV-2019-4650-E2.pdf>

APPENDIX F1: GEOTECHNICAL REPORT

<https://planning.lacity.org/odocument/238cdbac-a6e7-44bd-8268-361aab328fd9/ENV-2019-4650-F1.pdf>

APPENDIX F2: LADBS SOILS REPORT APPROVAL LETTER

<https://planning.lacity.org/odocument/7897a78f-0162-4f79-a410-bb29eb2a2c98/ENV-2019-4650-F2.pdf>

APPENDIX G: PHASE I ENVIRONMENTAL SITE ASSESSMENTS

<https://planning.lacity.org/odocument/42a349a5-6000-40c8-8f6f-91be87535f7d/ENV-2019-4650-G.pdf>

APPENDIX H: NOISE REPORT

<https://planning.lacity.org/odocument/2dce9cbc-8d44-458d-86f2-68c660767829/ENV-2019-4650-H.pdf>

APPENDIX I1: SACRED LANDS FILE SEARCH RESPONSE LETTER

<https://planning.lacity.org/odocument/701347d3-9590-4efb-965a-249f6edc8cf0/ENV-2019-4650-I1.pdf>

APPENDIX I2: CALIFORNIA HISTORICAL RECORDS INFORMATION SEARCH RESPONSE LETTER

<https://planning.lacity.org/odocument/29837110-9b57-4cad-96cd-8f438b036f83/ENV-2019-4650-I2.pdf>

APPENDIX I3: TRIBAL CORRESPONDENCE

<https://planning.lacity.org/odocument/bc479786-1058-4a25-8cbf-a3b7c3229eb8/ENV-2019-4650-I3.pdf>

APPENDIX J: BOS WASTEWATER SERVICE LETTER

<https://planning.lacity.org/odocument/2355083c-c1c0-44fa-ae67-30401635272c/ENV-2019-4650-J.pdf>

MITIGATION MONITORING PROGRAM

Section 21081.6 of the Public Resources Code requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Mitigation Monitoring Program, Section 15097 of the *CEQA Guidelines* provides additional direction on mitigation monitoring or reporting). This Mitigation Monitoring Program (MMP) has been prepared in compliance with the requirements of CEQA, Public Resources Code Section 21081.6, and Section 15097 of the CEQA Guidelines. The City of Los Angeles is the Lead Agency for this project.

A Mitigated Negative Declaration (MND) has been prepared to address the potential environmental impacts of the Project. Where appropriate, this environmental document identified Project design features, regulatory compliance measures, or recommended mitigation measures to avoid or to reduce potentially significant environmental impacts of the Proposed Project. This Mitigation Monitoring Program (MMP) is designed to monitor implementation of the mitigation measures identified for the Project.

The MMP is subject to review and approval by the City of Los Angeles as the Lead Agency as part of the approval process of the project, and adoption of project conditions. The required mitigation measures are listed and categorized by impact area, as identified in the MND.

The Project Applicant shall be responsible for implementing all mitigation measures, unless otherwise noted, and shall be obligated to provide documentation concerning implementation of the listed mitigation measures to the appropriate monitoring agency and the appropriate enforcement agency as provided for herein. All departments listed below are within the City of Los Angeles unless otherwise noted. The entity responsible for the implementation of all mitigation measures shall be the Project Applicant unless otherwise noted.

As shown on the following pages, each required mitigation measure for the proposed Project is listed and categorized by impact area, with accompanying discussion of:

Enforcement Agency – the agency with the power to enforce the Mitigation Measure.

Monitoring Agency – the agency to which reports involving feasibility, compliance, implementation and development are made, or whom physically monitors the project for compliance with mitigation measures.

Monitoring Phase – the phase of the Project during which the Mitigation Measure shall be monitored.

- Pre-Construction, including the design phase
- Construction
- Pre-Operation
- Operation (Post-construction)

Monitoring Frequency – the frequency of which the Mitigation Measure shall be monitored.

Action Indicating Compliance – the action of which the Enforcement or Monitoring Agency indicates that compliance with the required Mitigation Measure has been implemented.

The MMP performance shall be monitored annually to determine the effectiveness of the measures implemented in any given year and reevaluate the mitigation needs for the upcoming year.

It is the intent of this MMP to:

Verify compliance of the required mitigation measures of the MND;

Provide a methodology to document implementation of required mitigation;

Provide a record and status of mitigation requirements;

Identify monitoring and enforcement agencies;

Establish and clarify administrative procedures for the clearance of mitigation measures;

Establish the frequency and duration of monitoring and reporting; and

Utilize the existing agency review processes' wherever feasible.

This MMP shall be in place throughout all phases of the proposed Project. The entity responsible for implementing each mitigation measure is set forth within the text of the mitigation measure. The entity responsible for implementing the mitigation shall also be obligated to provide certification, as identified below, to the appropriate monitoring agency and the appropriate enforcement agency that compliance with the required mitigation measure has been implemented.

After review and approval of the final MMP by the Lead Agency, minor changes and modifications to the MMP are permitted, but can only be made by the Applicant or its successor subject to the approval by the City of Los Angeles through a public hearing. The Lead Agency, in conjunction with any appropriate agencies or departments, will determine the adequacy of any proposed change or modification. The flexibility is necessary in light of the proto-typical nature of the MMP, and the need to protect the environment with a workable program. No changes will be permitted unless the MMP continues to satisfy the requirements of CEQA, as determined by the Lead Agency.

MITIGATION MONITORING PROGRAM

Air Quality

MM-AQ-1: The Construction Contractor shall use off-road diesel construction equipment ≥ 150 horsepower that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 emissions standards and will ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications.

Enforcement Agency: Los Angeles Department of Building and Safety

Monitoring Agency: South Coast Air Quality Management District and Los Angeles Department of Building and Safety

Monitoring Phase: Pre-construction (Plan Check) and Construction

Monitoring Frequency: Ongoing during construction

Action Indicating Compliance: Issuance of Certificate of Occupancy or Land Use Permit

Regulatory Compliance Measures

In addition to the Mitigation Measures required of the project, and any proposed Project Design Features, the applicant shall also adhere to any applicable Regulatory Compliance Measures required by law. Listed below is a list of often required Regulatory Compliance Measures. Please note that requirements are determined on a case by case basis, and these are an example of the most often required Regulatory Compliance Measures.

AESTHETICS

- **Regulatory Compliance Measure RC-AE-1 (Hillside): Compliance with Baseline Hillside Ordinance.** To ensure consistency with the Baseline Hillside Ordinance, the project shall comply with the City's Hillside Development Guidelines, including but not limited to setback requirements, residential floor area maximums, height limits, lot coverage and grading restrictions.
- **Regulatory Compliance Measure RC-AE-2 (LA River): Compliance with provisions of the Los Angeles River Improvement Overlay District.** The project shall comply with development regulations set forth in Section 13.17.F of the Los Angeles Municipal Code as applicable, including but not necessarily limited to, landscaping, screening/fencing, and exterior site lighting.
- **Regulatory Compliance Measure RC-AE-3 (Vandalism): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with all applicable building code requirements, including the following:
 - Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
 - The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.
- **Regulatory Compliance Measure RC-AE-4 (Signage): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including on-site signage maximums and multiple temporary sign restrictions, as applicable.
- **Regulatory Compliance Measure RC-AE-5 (Signage on Construction Barriers): Compliance with provisions of the Los Angeles Building Code.** The project shall comply with the Los Angeles Municipal Code Section 91.6205, including but not limited to the following provisions:
 - The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".

- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

AGRICULTURE and FORESTRY

AIR QUALITY

- **Regulatory Compliance Measure RC-AQ-1(Demolition, Grading and Construction Activities): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:
 - All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off.
- **Regulatory Compliance Measure RC-AQ-2:** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.
- **Regulatory Compliance Measure RC-AQ-3:** In accordance with Section 93115 in Title 17 of the California Code of Regulations, operation of any stationary, diesel-fueled, compression-ignition engines shall meet specified fuel and fuel additive requirements and emission standards.
- **Regulatory Compliance Measure RC-AQ-4:** The Project shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings.

- **Regulatory Compliance Measure RC-AQ-5:** The Project shall install odor-reducing equipment in accordance with South Coast Air Quality Management District Rule 1138.
- **Regulatory Compliance Measure RC-AQ-6:** New on-site facility nitrogen oxide emissions shall be minimized through the use of emission control measures (e.g., use of best available control technology for new combustion sources such as boilers and water heaters) as required by South Coast Air Quality Management District Regulation XIII, New Source Review.
- **Regulatory Compliance Measure RC-AQ-7 (Spray Painting): Compliance with provisions of the SCAQMD District Rule 403.** The project shall comply with all applicable rules of the Southern California Air Quality Management District, including the following:
 - All spray painting shall be conducted within an SCAQMD-approved spray paint booth featuring approved ventilation and air filtration system.
 - Prior to the issuance of a building permit, use of land, or change of use to permit spray painting, certification of compliance with SCAQMD air pollution regulations shall be submitted to the Department of Building and Safety.
- **Regulatory Compliance Measure RC-AQ-8 (Wireless Facilities):** If rated higher than 50 brake horsepower (bhp), permit required in accordance with SCAQMD Rule 1470 - Requirements for Stationary Diesel-Fueled Internal Combustion and Other Compression Initial Engines and SCAQMD Rule 1110.2 - Emissions from Gaseous- and Liquid- Field Engines.

BIOLOGY

- **(Duplicate of WQ Measure) Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
 - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.
 - *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
 - *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed

Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.

CULTURAL RESOURCES

- **Regulatory Compliance Measure RC-CR-1 (Designated Historic-Cultural Resource): Compliance with United States Department of the Interior – National Park Service – Secretary of the Interior’s Standards for the Treatment of Historic Properties.** The project shall comply with the Secretary of the Interior's Standards for Historical Resources, including but not limited to the following measures:
 - Prior to the issuance of any permit, the project shall obtain clearance from the Department of Cultural Affairs for the proposed work.
 - A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.
 - Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.
 - Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.
- **Regulatory Compliance Measure RC-CR-2 (Archaeological):** If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Modified Project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
 - Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.
 - Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- **Regulatory Compliance Measure RC-CR-3 (Paleontological):** If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2.
- **Regulatory Compliance Measure CR-4 (Human Remains):** If human remains are encountered unexpectedly during construction demolition and/or grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code (PRC) Section 5097.98. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - Stop immediately and contact the County Coroner:
1104 N. Mission Road
Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (After Hours, Saturday, Sunday, and Holidays)

If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).

The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

- The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.

GEOLOGY AND SOILS

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.
- **Regulatory Compliance Measure RC-GEO-3 (Landslide Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths
 - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
 - ground stabilization
 - selection of appropriate foundation type and depths
 - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GHG-1 (Green Building Code):** In accordance with the City of Los Angeles Green Building Code (Chapter IX, Article 9, of the Los Angeles Municipal Code), the Project shall comply with all applicable mandatory provisions of the 2013 Los Angeles Green Code and as it may be subsequently amended or modified.

HAZARDS AND HAZARDOUS MATERIALS

- **Regulatory Compliance Measure RC-HAZ-1: Explosion/Release (Existing Toxic/Hazardous Construction Materials)**
 - **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
 - **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint

materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.

- **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.
- **Regulatory Compliance Measure RC-HAZ-2: Explosion/Release (Methane Zone):** As the Project Site is within a methane zone, prior to the issuance of a building permit, the Site shall be independently analyzed by a qualified engineer, as defined in Ordinance No. 175,790 and Section 91.7102 of the LAMC, hired by the Project Applicant. The engineer shall investigate and design a methane mitigation system in compliance with the LADBS Methane Mitigation Standards for the appropriate Site Design Level which will prevent or retard potential methane gas seepage into the building. The Applicant shall implement the engineer's design recommendations subject to DOGGR, LADBS and LAFD plan review and approval.
- **Regulatory Compliance Measure RC-HAZ-3: Explosion/Release (Soil Gases):** During subsurface excavation activities, including borings, trenching and grading, OSHA worker safety measures shall be implemented as required to preclude any exposure of workers to unsafe levels of soil-gases, including, but not limited to, methane.
- **Regulatory Compliance Measure RC-HAZ-4 Listed Sites (Removal of Underground Storage Tanks):** Underground Storage Tanks shall be decommissioned or removed as determined by the Los Angeles City Fire Department Underground Storage Tank Division. If any contamination is found, further remediation measures shall be developed with the assistance of the Los Angeles City Fire Department and other appropriate State agencies. Prior to issuance of a use of land or building permit, a letter certifying that remediation is complete from the appropriate agency (Department of Toxic Substance Control or the Regional Water Quality Control Board) shall be submitted to the decision maker.
- **Regulatory Compliance Measure RC-HAZ-5 (Hazardous Materials Site):** Prior to the issuance of any use of land, grading, or building permit, the applicant shall obtain a sign-off from the Fire Department indicating that all on-site hazardous materials, including contamination of the soil and groundwater, have been suitably remediated, or that the proposed project will not impede proposed or on-going remediation measures.

HYDROLOGY AND WATER QUALITY

- **Regulatory Compliance Measure RC-WQ-1: National Pollutant Discharge Elimination System General Permit.** Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System No. CAS000002) (Construction General Permit) for

Phase 1 of the proposed Modified Project. The Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan shall be prepared and implemented for the proposed Modified Project in compliance with the requirements of the Construction General Permit. The Storm Water Pollution Prevention Plan shall identify construction Best Management Practices to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

- **Regulatory Compliance Measure RC-WQ-2: Dewatering.** If required, any dewatering activities during construction shall comply with the requirements of the Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties (Order No. R4-2008-0032, National Pollutant Discharge Elimination System No. CAG994004) or subsequent permit. This will include submission of a Notice of Intent for coverage under the permit to the Los Angeles Regional Water Quality Control Board at least 45 days prior to the start of dewatering and compliance with all applicable provisions in the permit, including water sampling, analysis, and reporting of dewatering-related discharges.
- **Regulatory Compliance Measure RC-WQ-3: Low Impact Development Plan.** Prior to issuance of grading permits, the Applicant shall submit a Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan to the City of Los Angeles Bureau of Sanitation Watershed Protection Division for review and approval. The Low Impact Development Plan and/or Standard Urban Stormwater Mitigation Plan shall be prepared consistent with the requirements of the Development Best Management Practices Handbook.
- **Regulatory Compliance Measure RC-WQ-4: Development Best Management Practices.** The Best Management Practices shall be designed to retain or treat the runoff from a storm event producing 0.75 inch of rainfall in a 24-hour period, in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a licensed civil engineer or licensed architect confirming that the proposed Best Management Practices meet this numerical threshold standard shall be provided.
- **Regulatory Compliance Measure RC-WQ-5 (Alteration of a State or Federal Watercourse):** The project shall comply with the applicable sections of the federal Clean Water Act (CWA) and California's Porter Cologne Water Quality Control Act (Porter Cologne). Prior to the issuance of any grading, use of land, or building permit which may affect an existing watercourse, the applicant shall consult with the following agencies and obtain all necessary permits and/or authorizations, to the satisfaction of the Department of Building and Safety. Compliance shall be determined through written communication from each jurisdictional agency, a copy of which shall be submitted to the Environmental Review case file for reference:
 - *United States Army Corps of Engineers.* The applicant shall obtain a Jurisdictional Determination (preliminary or approved), or a letter otherwise indicating that no permit is required. Contact: Aaron O. Allen, Chief - North Coast Branch, Regulatory Division, 805-585-2148.

- *State Water Resources Control Board.* The applicant shall consult with the 401 Certification and Wetlands Unit and obtain all necessary permits and/or authorizations, or a letter otherwise indicating that no permit is required. Contact: 401 Certification and Wetlands Unit, Los Angeles Region, 320 W 4th Street, #200, Los Angeles, CA 90013, (213) 576-6600.
- *California Department of Fish and Wildlife.* The applicant shall consult with the Lake and Streambed Alteration Agreement Program and obtain a Streambed Alteration Agreement, or a letter otherwise indicating that no permit is required. Contact: LSAA Program, 4949 Viewridge Avenue, San Diego, CA 92123, (858) 636-3160.
- **Regulatory Compliance Measure RC-WQ-6 (Flooding/Tidal Waves):** The project shall comply with the requirements of the Flood Hazard Management Specific Plan, Ordinance No. 172081 effective 7/3/98.

LAND USE AND PLANNING

- **Regulatory Compliance Measure RC-LU-1 (Slope Density):** The project shall not exceed the maximum density permitted in Hillside Areas, as calculated by the formula set forth in Los Angeles Municipal Code Section 17.05-C (for tracts) or 17.50-E (for parcel maps).

MINERAL RESOURCES

NOISE

- **Regulatory Compliance Measure RC-NO-1 (Demolition, Grading, and Construction Activities):** The project shall comply with the City of Los Angeles Noise Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

POPULATION AND HOUSING

- **New Regulatory Compliance Measure RC-PH-1 (Tenant Displacement):**
 - **Apartment Converted to Condominium** - Prior to final map recordation, and pursuant to the provisions of Section 12.95.2-G and 47.06 of the Los Angeles Municipal Code (LAMC), a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
 - **Apartment Demolition** - Prior to the issuance of a demolition permit, and pursuant to the provisions of Section 47.07 of the Los Angeles Municipal Code, a tenant relocation plan shall be submitted to the Los Angeles Housing Department for review and approval.
 - **Mobile Home Park Closure or Conversion to Different Use** Prior to the issuance of any permit or recordation, and pursuant to the provisions of Section 47.08 and 47.09 of the Los Angeles Municipal Code, a tenant relocation plan and mobile home park closure impact report shall be submitted to the Los Angeles Housing Department for review and approval.

PUBLIC SERVICES**Schools**

- **Regulatory Compliance Measure RC-PS-1 (Payment of School Development Fee)** Prior to issuance of a building permit, the General Manager of the City of Los Angeles, Department of Building and Safety, or designee, shall ensure that the Applicant has paid all applicable school facility development fees in accordance with California Government Code Section 65995.

Parks

- **Regulatory Compliance Measure RC-PS-2 (Increased Demand For Parks Or Recreational Facilities):**
 - (*Subdivision*) Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.
 - (*Apartments*) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.
- **Regulatory Compliance Measure RC-PS-3 (Increase Demand For Parks Or Recreational Facilities – Zone Change)** Pursuant to Section 12.33 of the Los Angeles Municipal Code, the applicant shall pay the applicable fees for the construction of dwelling units.

RECREATION

See RC measures above under Parks.

TRANSPORTATION AND TRAFFIC

- **Regulatory Compliance Measure RC-TT-1 (Increased Vehicle Trips/Congestion - West Side Traffic Fee)** Prior to issuance of a Building Permit, the applicant shall pay a traffic impact fee to the City, based on the requirements of the West Los Angeles Traffic Improvement and Mitigation Specific Plan (WLA TIMP).

PUBLIC UTILITIES AND SERVICE SYSTEMS**Water Supply**

- **Regulatory Compliance Measure RC-WS-1 (Fire Water Flow)** The Project Applicant shall consult with the LADBS and LAFD to determine fire flow requirements for the Proposed Project, and will contact a Water Service Representative at the LADWP to order a SAR. This system hydraulic analysis will determine if existing LADWP water supply facilities can provide the proposed fire flow requirements of the Project. If water main or

infrastructure upgrades are required, the Applicant would pay for such upgrades, which would be constructed by either the Applicant or LADWP.

- **Regulatory Compliance Measure RC-WS-2 (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's water use.
- **Regulatory Compliance Measure RC-WS-3 (New Carwash):** The applicant shall incorporate a water recycling system to the satisfaction of the Department of Building and Safety.
- **Regulatory Compliance Measure RC-WS-4 (Landscape)** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

Energy

- **Regulatory Compliance Measure RC-EN-1(Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

Solid Waste

- **Regulatory Compliance Measure RC-SW-1 (Designated Recycling Area)** In compliance with Los Angeles Municipal Code, the proposed Modified Project shall provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals.
- **Regulatory Compliance Measure RC-SW-2 (Construction Waste Recycling)** In order to meet the diversion goals of the California Integrated Waste Management Act and the City of Los Angeles, which will total 70 percent by 2013, the Applicant shall salvage and recycle construction and demolition materials to ensure that a minimum of 70 percent of construction-related solid waste that can be recycled is diverted from the waste stream to be landfilled. Solid waste diversion would be accomplished through the on-site separation of materials and/or by contracting with a solid waste disposal facility that can guarantee a minimum diversion rate of 70 percent. In compliance with the Los Angeles Municipal Code, the General Contractor shall utilize solid waste haulers, contractors, and recyclers who have obtained an Assembly Bill (AB) 939 Compliance Permit from the City of Los Angeles Bureau of Sanitation.
- **Regulatory Compliance Measure RC-SW-3 (Commercial/Multifamily Mandatory Recycling)** In compliance with AB341, recycling bins shall be provided at appropriate

locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Proposed Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB341.



Connie Chauv <connie.chauv@lacity.org>

South Coast AQMD Staff's Comments on Mitigated Negative Declaration (MND) for the Proposed Parkview Project (ENV-2019-4650)

Margaret Isied <MIsied@aqmd.gov>

Tue, Nov 12, 2019 at 2:13 PM

To: "connie.chauv@lacity.org" <connie.chauv@lacity.org>

Cc: Lijin Sun <LSun@aqmd.gov>

Dear Ms. Chauv,

Attached are South Coast AQMD staff's comments on the Mitigated Negative Declaration (MND) for the Proposed Parkview Project (ENV-2019-4650) (South Coast AQMD Control Number: LAC191101-15). The original, electronically signed letter will be forwarded to your attention by regular USPS mail. South Coast AQMD staff's comments are meant as guidance for the Lead Agency and should be reviewed for incorporation into the Final MND. Please contact me if you have any questions regarding these comments.

Kind regards,

Margaret (Maggie) Isied, MPH

Assistant Air Quality Specialist, CEQA IGR

Planning, Rule Development & Area Sources

South Coast Air Quality Management District

[21865 Copley Drive, Diamond Bar, CA 91765](#)

P. (909) 396-2543

E. misied@aqmd.gov

**Please note that South Coast AQMD is closed on Mondays.*



LAC191101-15 MND 4020 South Compton Avenue Parkview Project_20191112.pdf
272K



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:

November 12, 2019

connie.chauv@lacity.org

Connie Chauv, City Planning Associate
City of Los Angeles, City Planning Department
200 North Spring Street, Room 721
Los Angeles, CA 90012

Mitigated Negative Declaration (MND) for the Proposed Parkview Project (ENV-2019-4650)

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final MND.

South Coast AQMD Staff's Summary of Project Description

The Lead Agency proposes to build 127 apartment units in three buildings totaling 134,941 square feet on a 3.25-acre vacant site (Proposed Project)¹. The Proposed Project is located on the northeast corner of Compton Avenue and East 41st Street in the community of Southeast Los Angeles. The nearest sensitive receptors to the Proposed Project include Thomas Jefferson High School and residential uses². Construction of the Proposed Project is expected to last approximately 26 months, and operation of the Proposed Project is expected in 2022³.

South Coast AQMD Staff's Summary of the Air Quality Analysis

In the Air Quality Analysis Section, the Lead Agency quantified the Proposed Project's construction and operational emissions and compared those emissions to South Coast AQMD's recommended regional and localized air quality CEQA significance thresholds. Based on the analysis, the Lead Agency found that the Proposed Project's regional construction air quality impacts would be significant for NO_x at 108.76 pounds per day (lbs/day)⁴. The Proposed Project would also result in significant localized air quality impacts for PM₁₀ at 11.33 lbs/day⁵. The Lead Agency has committed to implementing Mitigation Measure (MM)-AQ-1, which requires the use of Tier 3 off-road construction equipment⁶, to reduce the significant regional NO_x emissions and localized PM₁₀ emissions to less than significant to 72.02 lbs/day and 9.58 lbs/day, respectively.

Recommended Changes to Mitigation Measure MM-AQ-1

CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize or eliminate any significant adverse air quality impacts. While the Proposed Project's regional NO_x emissions and localized PM₁₀ emissions during construction were reduced to below South Coast AQMD's air quality CEQA significance thresholds after implementation of MM-AQ-1, South Coast AQMD staff recommends that the Lead Agency incorporate the following changes to MM-AQ-1 to further reduce the emissions in the Final MND.

¹ MND, Page 7.

² MND, Pages 52-53.

³ MND, Page 27.

⁴ MND, Page 46.

⁵ MND, Page 49.

⁶ MND, Page 47.

MM-AQ-1: The Construction Contractor shall use of off-road diesel construction equipment ~~≥150~~ 50 horsepower that complies with Environmental Protection Agency (EPA)/California Air Resources Board (CARB) Tier 3 4 Final emissions standards and will ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications. Such equipment should be outfitted with Best Available Control Technology (BACT) devices including, but not limited to, a CARB certified Level 3 Diesel Particulate Filters (DPF). Level 3 DPFs are capable of achieving at least an 85 percent reduction in particulate matter emissions⁷. A list of CARB verified DPFs are available on the CARB website.

To ensure that Tier 4 Final construction equipment or better would be used during the Proposed Project's construction, South Coast AQMD staff recommends that the Lead Agency include this requirement in applicable bid documents, purchase orders, and contracts. Successful contractor(s) must demonstrate the ability to supply the compliant construction equipment for use prior to any ground disturbing and construction activities. A copy of each unit's certified tier specification or model year specification and CARB or South Coast AQMD operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. Additionally, the Lead Agency should require periodic reporting and provision of written construction documents by construction contractor(s) to ensure compliance, and conduct regular inspections to the maximum extent feasible to ensure compliance. In the event that construction equipment cannot meet the Tier 4 Final engine certification, the Project representative or contractor must demonstrate through future study with written findings supported by substantial evidence that is approved by the Lead Agency before using other technologies/strategies. Alternative applicable strategies may include, but would not be limited to, construction equipment with Tier 4 Interim or reduction in the number and/or horsepower rating of construction equipment, and/or limiting the number of daily construction haul truck trips to and from the Proposed Project.

Conclusion

Pursuant to CEQA Guidelines Section 15074, prior to approving the Proposed Project, the Lead Agency shall consider the MND for adoption together with any comments received during the public review process. Please provide South Coast AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. When responding to issues raised in the comments, responses should provide sufficient details giving reasons why specific comments and suggestions are not accepted. There should be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information do not facilitate the purpose and goal of CEQA on public disclosure and are not meaningful, informative, or useful to decision makers and the public who are interested in the Proposed Project. Further, if the Lead Agency makes a finding that the recommended changes to the mitigation measure is not feasible, the Lead Agency should describe the specific reasons for rejecting the recommended changes to the mitigation measure in the Final MND (CEQA Guidelines Section 15074.1). South Coast AQMD staff is available to work with the Lead Agency to address any air quality questions that may arise from this comment letter. Please contact Margaret Isied, Assistant Air Quality Specialist, at misied@aqmd.gov or (909) 396-2543, should you have any questions.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS:MI

LAC191101-15

Control Number

⁷CARB. November 16-17, 2004. Diesel Off-Road Equipment Measure – Workshop. Page 17. Accessed at: https://www.arb.ca.gov/msprog/ordiesel/presentations/nov16-04_workshop.pdf.



Connie Chauv <connie.chauv@lacity.org>

4020 Compton- LAUSD Comment Letter

Lan, Yi P (Christine) <cp-y.lan@lausd.net>

Tue, Nov 19, 2019 at 5:06 PM

To: "connie.chauv@lacity.org" <connie.chauv@lacity.org>

Cc: "GODEK, GWENN" <gwenn.godek@lausd.net>, "Dang, Kyle" <kyle.dang@lausd.net>

Hi LA City Planning,

Attached please find LAUSD's comment letter for the affordable housing project at 4020 Compton, adjacent to Thomas Jefferson Senior High.

Best,

Christine Lan, AICP

Assistant CEQA Project Manager

Contract Professional

LAUSD | Office of Environmental Health & Safety

[333 S. Beaudry Avenue](#), 21st Floor

Los Angeles, CA 90017

Office: (213) 241-5637

Cell: (408) 306-4097



LAUSD Comment Letter- 4020 Compton.pdf
227K

Los Angeles Unified School District

Office of Environmental Health and Safety

AUSTIN BEUTNER
Superintendent of Schools

CARLOS A. TORRES
Director, Environmental Health and Safety

JENNIFER FLORES
Deputy Director, Environmental Health and Safety

November 19, 2019

City Planning Commission
City of Los Angeles, Department of City Planning
200 N. Spring Street, Room 1020
Los Angeles, CA, 90012

SUBJECT: PROJECT NAME: Parkview Apartments
PROJECT LOCATION: 4020 South Compton Avenue

Presented below are comments submitted on behalf of the Los Angeles Unified School District (LAUSD) to be incorporated in the conditions of approval for the haul route for the subject project. The Parkview Apartments (Project) would replace a vacant lot that was previously occupied by a food processing and package facility. The Project would offer a three-story, 100 percent affordable housing apartment complex with 127 new studio, one-bedroom, two-bedroom, and three-bedroom apartments. LAUSD appreciates the opportunity to provide comments and requests that the City continue to consider LAUSD's neighboring schools in its development to ensure that the potential environmental impacts associated with the City's projects are substantially minimized, reduced, avoided, or otherwise mitigated.

The Jefferson Senior High currently operate west of the project site. LAUSD has reviewed the proposed project description and offers the following comments.

Traffic/Transportation

LAUSD's Transportation Branch **must be contacted** at (213) 580-2950 regarding the potential impact upon existing school bus routes. The Project Manager or designee will have to notify the LAUSD Transportation Branch of the expected start and ending dates for various portions of the project that may affect traffic within nearby school areas. To ensure that effective mitigations are employed to reduce construction and operation related transportation impacts on District sites, we ask that the following language be included in the mitigation measures for traffic impacts:

- During the construction phase, truck traffic and construction vehicles may not cause traffic delays for LAUSD transported students.
- During and after construction changed traffic patterns, lane adjustment, traffic light patterns, and altered bus stops may not affect school buses' on-time performance and passenger safety.
- Construction trucks and other vehicles are required to stop when encountering school buses using red-flashing-lights must-stop-indicators per the California Vehicle Code.
- Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure vehicular safety.

333 South Beaudry Avenue, 21st Floor, Los Angeles, CA 90017 • Telephone (213) 241-3199 • Fax (213) 241-6816

*Our Mission: To ensure a safe and healthy environment for students to learn, teachers to teach, and employees to work.
Our Vision: To eliminate all environmental, health, and safety risks at schools.*

- Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing vehicle routes to school may be impacted.

Pedestrian Safety

Construction activities that include street closures, the presence of heavy equipment and increased truck trips to haul materials on and off the project site can lead to safety hazards for people walking in the vicinity of the construction site. To ensure that effective mitigations are employed to reduce construction and operation related pedestrian safety impacts on District sites, we ask that the following language be included in the mitigation measures for pedestrian safety impacts:

- Contractors must maintain ongoing communication with LAUSD school administrators, providing sufficient notice to forewarn children and parents when existing pedestrian routes to school may be impacted.
- Contractors must maintain safe and convenient pedestrian routes to all nearby schools. The District will provide School Pedestrian Route Maps upon your request.
- Contractors must install and maintain appropriate traffic controls (signs and signals) to ensure pedestrian and vehicular safety.
- Haul routes are not to pass by any school, except when school is not in session.
- No staging or parking of construction-related vehicles, including worker-transport vehicles, will occur on or adjacent to a school property.
- Funding for crossing guards at the contractor's expense is required when safety of children may be compromised by construction-related activities at impacted school crossings.
- Barriers and/or fencing must be installed to secure construction equipment and to minimize trespassing, vandalism, short-cut attractions, and attractive nuisances.
- Contractors are required to provide security patrols (at their expense) to minimize trespassing, vandalism, and short-cut attractions.

Public Services

The Project would generate temporary part-time and full-time jobs associated with construction of the Project. However, the construction workers are not anticipated to relocate their households to the Project area and, therefore, would not impact existing school facilities or contribute to a notable increase in the demand for schools in the vicinity of the Project Site.

The Project would directly generate students through the construction of 127 studio, 1-bedroom, 2-bedroom, and 3-bedroom units. The proposed Project is in the attendance boundaries of Nevin Avenue Elementary School, Dr Julian Nava Learning Academy, Santee Educational Complex, Dr. Maya Angelou Community Senior High, Nava College Preparatory Academy, and Jefferson Senior High.

- Please conduct a school enrollment study to measure if the proposed Project will have an impact on the existing local school capacity and, if needed, the associated mitigation measures.

The District's charge is to protect the health and safety of students and staff, and the integrity of the learning environment. The comments presented above identify potential environmental impacts related to the proposed project that must be addressed to ensure the welfare of the students attending the Jefferson Senior High, their teachers and the staff, as well as to assuage the concerns of the parents of these students. Therefore, the measures set forth in these comments should be adopted as conditions of project approval to offset unmitigated impacts on the affected school students and staff.

Thank you for your attention to this matter. If you have any questions or need additional information please contact me at (213) 241-5637.

Regards,



Christine Lan

Assistant CEQA Project Manager