



CITY OF LOS ANGELES  
DEPARTMENT OF CITY PLANNING  
City Hall 200 North Spring Street Los Angeles CA 90012  
**NOTICE OF PUBLIC HEARING**

**To Owners:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
☐ Abutting a Proposed Development Site

**And Occupants:** ☐ Within a 100-Foot Radius  
☒ Within a 500-Foot Radius  
**And:** ☒ Interested Parties/Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. All interested persons are invited to attend the Commission meeting where you may listen, ask questions, and/or present testimony regarding the project. The environmental document, will be among the matters considered at the meeting. The Commission may consider all the testimony presented at the meeting, written communications received prior to, or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations. **Please note that your attendance at the hearing is optional. This notice is for a second public hearing to address modifications to the project. The public hearing for July 18, 2019 will still occur as previously noticed.**

**Project Site: 4200-4208 West Pico Boulevard, 1313 South Crenshaw Boulevard**

**Case No.** CPC-2019-2946-CU-DB-SIP  
**CEQA No.** Exempt from CEQA per Senate Bill 35  
**Meeting of:** City Planning Commission  
**Date:** **August 8, 2019**  
**Time:** **after 8:30 a.m.**  
**Place:** Los Angeles City Hall  
Council Chambers, Room 340  
200 N. Spring St. Los Angeles, CA 90012  
(Please use the 201 N. Main Street entrance)  
**Staff Contact:** Connie Chauv, City Planning Associate  
200 North Spring Street, Room 721  
Los Angeles, CA, 90012  
connie.chauv@lacity.org  
(213) 978-0016

**Council No:** 10 – Wesson, Jr.  
**Related Cases:** None  
**Plan Area** West Adams – Baldwin Hills – Leimert  
**Zone:** C4-2D-O-CPIO  
**Plan Overlay:** West Adams – Baldwin Hills - Leimert Community Plan  
Implementation Overlay ("CPIO") Subarea Major  
Intersection Nodes  
**Land Use:** Community Commercial  
**Applicant:** Amani Apartments, LP  
**Representative:** Jim Ries, Craig Lawson & Co., LLC

**PROPOSED PROJECT:**

The project is the construction, use, and maintenance of a 5-story, 66-foot tall mixed-use building comprised of 54 dwelling units (100% affordable, exclusive of one market-rate manager's unit, including 7 Very Low Income and 46 Low Income units), and 2,500 square feet of at-grade commercial office space. The project will provide four (4) parking spaces at grade level, and will provide 44 long-term and 4 short-term bicycle parking spaces. The project will be 30,000 square feet in floor area with a Floor Area Ratio ("FAR") of 2.38:1. The site is currently vacant and serves as surface parking, with no trees on the subject site and four (4) trees along the public right-of-way which are proposed to remain.

**REQUESTED ACTION(S):**

1. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.24 U.26, a ministerial review of a Conditional Use for a 58 percent increase in density over the project site, for 54 dwelling units in lieu of the otherwise permitted base density of 34 dwelling units;
2. Pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of a Density Bonus Compliance Review, for a project totaling 54 dwelling units, including 7 dwelling units for Very Low Income household occupancy and 36 dwelling units for Low Income household occupancy for a period of 55 years, with the following three (3) Off-Menu Incentives:
  - a. A 2.38:1 FAR in lieu of the otherwise permitted 2.0:1 FAR by the C4-2D-O-CPIO Zone and CPIO Section III-2.B.2(b); and
  - b. A building height of 66 feet and 5 stories, in lieu of the 55 feet otherwise permitted by the C4-2D-O-CPIO Zone and CPIO Section III-2.A.1;
  - c. To waive transitional height requirements of the CPIO Section III-2.A.2.
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests the following ~~six (6)~~ **five (5)** Waivers of Development Standards:
  - a. A 5-foot rear yard in lieu of the minimum 17 foot rear yard otherwise required for a 5-story building in the C4-2D-O-CPIO Zone;
  - b. A 5-foot westerly side yard in lieu of the minimum 8 foot side yard otherwise required for a 5-story building in the C4-2D-O-CPIO Zone;
  - c. A ~~45-foot~~ **21-foot** easterly side yard **to accommodate a transformer**, in lieu of the maximum 2 foot side yard otherwise permitted for a corner lot by the CPIO Section III-2.D.1(a);
  - d. A 25 percent reduction in required open space for 4,069 square feet of open space in lieu of 5,425 square feet otherwise required by LAMC Section 12.21 G;
  - e. ~~A 20 percent reduction in required automobile parking for commercial uses for 4 parking spaces in lieu of 5 parking spaces otherwise required by LAMC Section 12.21 A.4; and~~
  - f. A waiver of loading space requirements of LAMC Section 12.21 C.6.

4. Pursuant to California Government Code ("Gov.") Section 65913.4, a ministerial review of a Streamlined Infill Project that satisfies all of the objective planning standards of Gov. Section 65913.4(a) and is therefore subject to the streamlined, ministerial approval process provided by Gov. Section 65913.4(b) and (c).
5. Pursuant to Gov. Section 65913.4 and Public Resources Code Section 21080(b)(1), determine based on the whole of the record, that the Streamlined Infill Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project.

*Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300*

## GENERAL INFORMATION

**FILE REVIEW** - The complete file is available for public inspection between the hours of 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call or email the staff identified on the front page, at least three (3) days in advance to assure that the files will be available. **Files are not available for review the day of the hearing.**

**AGENDAS AND REPORTS**- Commission agendas are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California. Commission Agendas are accessible online at [planning.lacity.org](http://planning.lacity.org), by selecting "Commissions & Hearings", the specific Area or City Planning Commission and "Agendas". Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda.

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

**TESTIMONY AND CORRESPONDENCE** - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

**REQUIREMENTS FOR SUBMISSION OF MATERIALS** - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. When required, hard copies must be presented on letter size (8 ½ " x 11") or legal size (8 ½ " x 14") paper. All oversized exhibits must be folded to fit into a legal-sized folder. Plans (i.e. site plans, floor plans, grading plans) must be presented on paper size not smaller than ledger size (11" x 17"). The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page. In addition, an **original plus six (6) copies** must be submitted to the Commission Office directly at **200 North Spring Street, Room 272, Los Angeles, CA 90012** in attention to the Commission Secretariat.
- **Secondary Submissions** - All written materials in response to a Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "*File Copy. Non-complying Submission*". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at [planning.lacity.org](http://planning.lacity.org) by selecting "Commissions & Hearings" and selecting the specific Commission.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES AND JUDICIAL REVIEW** - 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 agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**ACCOMMODATIONS** - 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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: [per.planning@lacity.org](mailto:per.planning@lacity.org). Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.