

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, AUGUST 8, 2019 after 8:30 a.m.  
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

Samantha Millman, President  
Vahid Khorsand, Vice President  
David H. Ambroz, Commissioner  
Caroline Choe, Commissioner  
Helen Leung, Commissioner  
Karen Mack, Commissioner  
Marc Mitchell, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1299

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at [https://planning.lacity.org/CPC\\_PoliciesAndAdvisoryNotices.html](https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html). All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages plus accompanying photographs. Fifteen (15) hard copies must be submitted the day of the meeting. 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 CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled 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.

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 no later than **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at [per.planning@lacity.org](mailto:per.planning@lacity.org).

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, CA, 90012. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", "Agendas" under the specific meeting date. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA, 90012 from 8:00 a.m. to 4:00 p.m. Monday through Friday.

***Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300***

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
- Presentation on the Future of Streets Los Angeles:  
Students and faculty from the Graduate School of Design, Harvard University will present their work from an academic studio proposing mobility and design options with a focus on transit orientation and the public realm at key Expo Corridor Line stations.
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – July 25, 2019

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR (5a)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

**PUBLIC HEARING** – Completed July 18, 2019

**PROJECT SITE:** 4719-4721 South Normandie Avenue, 1409-1411 West 48th Street

**PROPOSED PROJECT:**

Construction, use, and maintenance of a five-story, 67-foot tall residential building comprised of 43 dwelling units (100 percent affordable, exclusive of one market-rate manager's unit, including five Very Low Income and 37 Low Income units). The Project will provide four parking spaces at grade level, and will provide 38 long-term and six short-term bicycle parking spaces. The Project will be 28,807 square feet in floor area with a Floor Area Ratio (FAR) of 2.73:1. The site currently serves as surface parking, with no trees on the subject site or right-of-way.

**REQUESTED ACTIONS:**

1. 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);
2. Pursuant to Gov. Section 65913.4 and California 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;
3. Pursuant to Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a ministerial review of a Density Bonus Compliance Review, for a Project totaling 43 dwelling units, including five dwelling units for Very Low Income household occupancy and 37 dwelling units for Low Income household occupancy for a period of 55 years, with the following three On- and Off-Menu Incentives:
  - a. A 12-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 South Los Angeles Community Plan Implementation Overlay (CPIO) Section II-2.A.1(a);
  - b. A 2.73:1 FAR in lieu of the otherwise permitted 1.5:1 FAR for the C2-1VL-CPIO Zone; and
  - c. A building height of 67 feet and 5 stories, in lieu of the 45 feet and three stories otherwise permitted by the C2-1VL-CPIO Zone;
4. Pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following four Waivers of Development Standards:
  - a. A 15-foot rear yard in lieu of the 17 foot rear yard otherwise required for a 5-story building in the C2-1VL-CPIO Zone;
  - b. A 5-foot northerly side yard in lieu of the 8 foot side yard otherwise required for a 5-story building in the C2-1VL-CPIO Zone;
  - c. A 0-foot southerly side yard in lieu of the 8 foot side yard otherwise required for a 5-story building in the C2-1VL-CPIO Zone; and
  - d. A 30 percent reduction in required open space for 3,028 square feet of open space in lieu of 4,325 square feet otherwise required by LAMC Section 12.21 G; and
5. Pursuant to LAMC Section 12.24 U.26, a ministerial review of a Conditional Use for a 48 percent increase in density over the Project site, for 43 dwelling units in lieu of the otherwise permitted base density of 29 dwelling units.

**Applicant:** Chesterfield Apartments, LP  
Representative: Jessica Hencier, Craig Lawson & Co., LLC

**Staff:** Connie Chauv, City Planning Associate  
[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)  
(213) 978-0016

6. [CPC-2019-1010-CU-DB](#)  
CEQA: ENV-2016-4283-MND-REC1  
Plan Area: Van Nuys – North Sherman Oaks

Council District: 4 – Ryu  
Last Day to Act: 09-04-19

**PUBLIC HEARING** – Completed July 16, 2019

**PROJECT SITE:** 14534-14536 West Burbank Boulevard

**PROPOSED PROJECT:**

Demolition of an existing three-unit multi-family residence and accessory structures and the construction, use, and maintenance of a new 100 percent affordable (exclusive of one manager's unit) four-story 46-foot high residential building consisting of 55 dwelling units, of which 17 will be set aside for Very Low Income households, 37 for Low Income households, and one reserved as a manager's unit. The development will house formerly homeless seniors over the age of 62. The Project will provide 17 automobile parking spaces in one subterranean parking level.

**REQUESTED ACTIONS:**

1. Based on the whole of the administrative record, the Project was assessed in Mitigated Negative Declaration No. ENV-2016-4283-MND adopted on May 8, 2017; and pursuant to State CEQA Guidelines, Sections 15162 and 15164, as supported by the Addendum dated June 2019, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25; and
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus for a housing development project consisting of 55 dwelling units, of which 17 will be set aside for Very Low Income households, 37 for Low Income households, and one reserved as a manager's unit, with vehicular parking provided pursuant to AB 744, and requesting the following Incentives and waiver of development standards:
  - a. An On-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 3.5 to 1 in lieu of the otherwise permitted 3.0 to 1 FAR pursuant to LAMC Section 12.21.1 A;
  - b. An On-Menu Incentive to allow a maximum height of 46 feet in lieu of the otherwise permitted 35 feet pursuant to Ordinance No. 167,939 (with up to 10 additional feet in height permitted for mechanical equipment, stairways, elevator towers, etc. as permitted by LAMC Section 12.21.1 B.3);
  - c. An Off-Menu Incentive to allow 3,920 square feet of open space in lieu of the otherwise required 5,500 square feet of open space, pursuant to LAMC Section 12.21 G; and
  - d. An Off-Menu waiver to allow a 20-foot front yard before street dedications in lieu of the otherwise required 28-foot building line required before street dedications, pursuant to Ordinance No. 98921.

**Applicant:** Erika Villablanca, Mercy Housing  
Representative: Jim Ries, Craig Lawson & Co., LLC

**Staff:** More Song, Planning Assistant  
[more.song@lacity.org](mailto:more.song@lacity.org)  
(213) 978-1319

7. [CPC-2019-2946-CU-DB-SIP](#)  
CEQA: N/A  
Plan Area: West Adams – Baldwin Hills – Leimert

Council District: 10 – Wesson, Jr.  
Last Day to Act: 08-14-19

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 4200-4208 West Pico Boulevard, 1313 South Crenshaw Boulevard

### **PROPOSED PROJECT:**

Construction, use, and maintenance of a 5-story, 66-foot tall mixed-use building comprised of 54 dwelling units (100 percent 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 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 with surface parking, with no trees on the subject site and four trees along the public right-of-way which are proposed to remain.

### **REQUESTED ACTIONS:**

1. 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);
2. Pursuant to Gov. Section 65913.4 and California 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;
3. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), 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;
4. 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 46 dwelling units for Low Income household occupancy for a period of 55 years, with the following three On- and 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 West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay (CPIO) Section III-2.B.2(b);
  - 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; and
  - c. To waive transitional height requirements of the CPIO Section III-2.A.2; and
5. Pursuant to LAMC Section 12.22 A.25(g)(3), a ministerial review of the following five 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 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; and
  - e. A waiver of loading space requirements of LAMC Section 12.21 C.6.

**Applicant:** Amani Apartments, LP  
Representative: Jim Ries, Craig Lawson & Co., LLC

**Staff:** Connie Chauv, City Planning Associate  
[connie.chauv@lacity.org](mailto:connie.chauv@lacity.org)  
(213) 978-0016

8. [VTT-74568-1A](#)  
CEQA: ENV-2016-3991-EIR; SCH No. 2017051068  
Plan Area: Central City  
Related Case: CPC-2016-3990-GPA-VZC-HD-MCUP-SPR

Council District: 14 – Huizar  
Last Day to Act: 08-08-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 709–765 South Wall Street; 306–326 East 7th Street;  
750–752 South Maple Avenue

**PROPOSED PROJECT:**

Merger and re-subdivision of a 3.86-net-acre site into three ground lots and 13 airspace lots for a project to expand and redevelop the existing Flower Market facility while maintaining the existing wholesale market.

**APPEAL:**

Appeal of the June 3, 2019, Advisory Agency’s determination which:

1. Certified the Southern California Flower Market EIR, which includes the Draft EIR, No. ENV-2016-3991-EIR (SCH No. 2017051068), dated September 20, 2018, and the Final EIR, dated April 12, 2019 and adopted the Environmental Findings and the Mitigation Monitoring Program prepared for the Southern California Flower Market EIR;

**CERTIFIED** the following:

- a. The Southern California Flower Market EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The Southern California Flower Market EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The Southern California Flower Market EIR reflects the independent judgment and analysis of the lead agency.

**ADOPTED** the following:

- a. The related and prepared Southern California Flower Market Environmental Findings; and
- b. Mitigation Monitoring Program prepared for the Southern California Flower Market; and
2. Approved, pursuant to Section 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 74568, for the merger and resubdivision of a 3.86-net-acre site into three ground lots and 13 airspace lots for a project to expand and redevelop the existing Flower Market facility while maintaining the existing wholesale market.

**Applicant:** Scott Yamabe, Southern California Flower Growers, Inc.  
Representative: Joel Miller, Gensler

**Appellants:** American Florists Exchange, Ltd  
Representative: Elizabeth Watson, Greenberg Glusker Fields  
Claman & Machtinger LLP

Coalition for Responsible Equitable Economic Development (CREED LA)  
Representatives: Camille Stough, Adams Broadwell Joseph and Cardozo

**Staff:** Adam Villani, City Planner  
[adam.villani@lacity.org](mailto:adam.villani@lacity.org)  
(213) 847-3688

9. [CPC-2016-3990-GPA-VZC-HD-MCUP-SPR](#)  
CEQA: ENV-2016-3991-EIR; SCH No. 2017051068  
Plan Area: Central City  
Related Case: VTT-74568-1A

Council District: 14 – Huizar  
Last Day to Act: 08-08-19

**PUBLIC HEARING** – Completed May 8, 2019

**LIMITED PUBLIC HEARING**

**PROJECT SITE:** 709–765 South Wall Street; 306–326 East 7th Street;  
750–752 South Maple Avenue

**PROPOSED PROJECT:**

The Project includes the expansion and redevelopment of the existing Southern California Flower Market (“Flower Market”) facility between Maple Avenue and Wall Street, south of 7th Street; and maintenance of the existing wholesale market. The existing property consists of two buildings, the North Building (206,517 square feet) and the South Building (185,111 square feet), both of which include open rooftop parking. The North Building and its rooftop parking will be maintained and renovated, while the South Building will be demolished in order to allow for the development of a new mixed-use building with one level of subterranean parking.

The new mixed-use development will consist of wholesale trade, retail, restaurant, office, and residential uses. The new South Building would be 15 stories (comprised of a 12-story residential tower, over three stories of office, retail, restaurant, wholesale flower market, and parking) and 205 feet in height. The development program for both buildings would consist of 323 residential, of which 32 units will be set aside for Moderate Income households; 64,363 square feet of office space; 4,385 square feet of retail space; 63,785 square feet of wholesale space and storage; 13,420 square feet of food and beverage space; and 21,295 square feet of event space (of which 6,700 square feet of interior floor area of Event Space and covered exterior areas of Event Deck, in conjunction with lobbies and other miscellaneous spaces which are part of the total commercial, retail, wholesale and restaurant areas, comprise 10,226 square feet of building floor area). The Flower Market would continue to operate in the existing North Building during and after the redevelopment.

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2016-3991-EIR, SCH No. 2017051068 dated September 20, 2018, the Final EIR, dated April 12, 2019, and Erratum dated July 26, 2019, for the above-referenced project;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Light Industrial to Community Commercial; and to remove Footnote No. 2 to allow for an FAR increase to 3.9:1 in lieu of the 3:1 FAR otherwise allowed for Height District 2D;
5. Pursuant to LAMC Sections 12.32 F and Q, a Vesting Zone Change and Height District Change from M2-2D to C2-2;
6. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the on-site sales and consumption of alcoholic beverages at two restaurants and an event space, within the mixed-use building; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates over 50,000 square feet of non-residential floor area and over 50 dwelling units.

**Applicant:** Scott Yamabe, Southern California Flower Growers, Inc.  
Representative: Joel Miller, Gensler

**Staff:** Mindy Nguyen, City Planner  
[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)  
(213) 847-3674

10. **CPC-2017-420-GPAJ-VZCJ-HD-SPR**  
CEQA: ENV-2017-421-EIR; SCH No. 2018061005  
Plan Area: Central City

Council District: 14 – Huizar  
Last Day to Act: 10-08-19

### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 713–717½ East 5th Street

#### **PROPOSED PROJECT:**

Development of a new residential building on a 5,506 square-foot site comprised of two parcels located at 713–717½ East 5<sup>th</sup> Street. The new eight-story building would include 51 residential units, which would consist of 50 Restricted Affordable Efficiency Dwelling units, and one manager’s unit. A minimum of five percent of the units would be set aside for Extremely Low Income households, and 11 percent would be set aside for Very Low Income households. Each unit would contain a private kitchen and bathroom. The 33,007-square-foot building would include 433 square feet of supportive service uses. One surface parking space would be provided. To accommodate the new uses, the existing 14,475-square-foot residential building, which contains 46 Very Low Income single room occupancy (SRO) units and one manager’s unit, would be demolished.

#### **REQUESTED ACTIONS:**

1. The City Planning Commission shall consider the information contained in the Environmental Impact Report prepared for this Project, which includes the Draft EIR, No. ENV-2017-421-EIR (SCH No. 2018061005) dated December 2018, and the Final EIR, dated July 2019 (713 East 5th Street Project EIR), as well as the whole of the administrative record;
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to revise the land use designation in the Central City Community Plan from Light Industrial to Regional Commercial to permit the construction of a new affordable housing project and supportive services;
3. Pursuant to LAMC Section 12.32 F and Q, a Vesting Zone Change and Height District Change from M2-2D to C2-4D;
4. Pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), the following incentives:
  - a. To provide 2,562.5 square feet of open space (a 50 percent reduction in required open space) in lieu of the 5,125 square feet of open space required pursuant to LAMC Section 12.21 G;
  - b. 7 trees (a 50 percent reduction in the number of required trees) in lieu of the 13 required pursuant to LAMC Section 12.21 G.; and
  - c. No parking spaces shall be required for Restricted Affordable units set aside for Permanent Supportive housing; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a residential building located within the Greater Downtown Housing Incentive Area.

**Applicant:** Edward Hotel, LP C/O Skid Row Housing Trust  
Representative: Jim Ries, Craig Lawson & Co., LLC

**Staff:** Polonia Majas, Planning Assistant  
[polonia.majas@lacity.org](mailto:polonia.majas@lacity.org)  
(213) 847-3625

The next scheduled regular meeting of the City Planning Commission will be held on:

**Thursday, August 22, 2019**

Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

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