

SPECIAL PLANNING AND LAND USE COMMITTEE
Thursday November 30, 2023 at 6:30 pm
555 W. Redondo Beach Blvd.-Room 185, Gardena, CA 90248

Keith Pitts, Chair
Rosalie Preston, Vice Chair
Majenni Nixon, Secretary

Committee Members
Craig Kusunoki
Arvie Powell
Janeshia Robinson

Micah Silver
Angela Springs
Luetta Watson

Si requiere servicios de traducción, favor de avisar al Concejo Vecinal 3 días de trabajo (72 horas) antes del evento. Por favor contacte nosotros al (310) 768-3853 o por correo electrónico hgnnc@sbcglobal.net para avisar al Concejo Vecinal.

Comments from the public on other matters not appearing on the agenda that are within the Board's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two minutes per speaker, unless adjusted by the presiding officer of the Board.

AGENDA

- 1) Welcome/call to order/roll call (quorum is 5 members)
 - 2) General public comment on non-agenda items that are within the Neighborhood Council's subject matter jurisdiction. Each speaker will be allowed 2 minutes per speaker
 - 3) Approval of minutes from October 26, 2023, meeting **Vote**
 - 4) Presentation by SoLA Impact on their application for SoLA Broadway, 248 W. Imperial Highway, 5-story mixed use apartment building, with 166 units and 85 parking spaces, DIR-2022-5982-TOC-SPR-RDP-HCA; ENV-2022-5983-EAF in District 7
 - 5) Reports on other planning and land use issues
 - a) Re-opening of Arco gas station, 854 W. El Segundo Blvd.
 - b) LA Regional Water Quality Control Board presentation now set for January 25
 - c) Other Planning and Land Use issues
 - 6) Announcements
- Adjournment - next meeting date to be set in January 2024

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 its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: NCsupport@lacity.org

Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- 135th Street School, 801 W. 135th Street, Gardena, CA 90247
- www.harborgatewaynorth.org
- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#)

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Access of Records -

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at Harbor Gateway North Neighborhood Council office 205, 555 W. Redondo Beach Blvd., at our website: www.harborgatewaynorth.org or at the scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact our Secretary at (310) 768-3853 or email at: hgnc@sbcglobal.net

Reconsideration and Grievance Process -

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website www.harborgatewaynorth.org

**Harbor Gateway North Neighborhood Council
Planning and Land Use Committee
555 W. Redondo Beach Blvd. – Room 185
October 26, 2023**

Present: Keith Pitts (Chair), Rosalie Preston (Vice Chair), Majenni Nixon (Secretary), Craig Kusunoki, Arvie Powell, Angela Springs, and Luetta Watson

1) Welcome/call to order/roll call: Committee Chair Keith Pitts called the meeting to order at 6:44 pm followed by roll call, which determined that a quorum was present.

2) General public comment on non-agenda items that are within the Neighborhood Council’s subject matter jurisdiction: District 1 stakeholder Louis Sato – raised a concern about 3-story duplex in District 1 (16760 S. Hoover Street) that is out of scale with existing buildings at 33’ tall and with limited on-site parking. She wondered how it had been approved, but Committee members said that it is considered a “by right” application through the Department of Building and Safety. Lu Watson requested to add this issue to the next PLU meeting agenda.

3) Approval of minutes from September 28, 2023, meeting: It was moved by Rosalie Preston, seconded by Arvie Powell, and passed 5-0-2 (Pitts, Springs) to approve the minutes as submitted.

4) Presentation by Felix Ponce on continued use of auto repair and smog check shop in residential zone R4-1, 11000 S. Figueroa Street, ZA-2023-5293-ZV; ENV-2023- 5294-CE in District 6, with possible recommendation to the HGNNC Board: The conditional use review is required because the property on which the auto repair and smog shop is located is zoned R4-1. The Department of City Planning required a similar conditional use approval five years ago, which was granted. As part of that approval, a plan approval review was scheduled for five years from that approval date. Mr. Ponce has operated his business at the site for 18 years and previously the property has been used as a site for auto repair since 1960. Committee members have spoken with nearby residents of the business, who have all said that the business is well-run, that it provides a community service, and that the lot is big enough for cars to be housed out of the public’s way and not take up parking spaces in front of residences on 110th Street.

It was moved by Rosalie Preston, seconded by Craig Kusunoki, and passed 7-0-0 to recommend to the HGNNC Board support for the continued use, with the following conditions:

- 1) Continuance of the current hours of operation: 8:00 a.m. to 5:00 p.m. Monday through Friday and 8:00 a.m. to 1 p.m. on Saturday
- 2) Support for having a street tree planted in front of the business on Figueroa Street, to help provide shade for pedestrians
- 3) Support for planting vines in cut-outs on the inside of the fencing that can eventually cover at least parts of the fencing to beautify the property
- 4) Plan approval review in five years’ time
- 5) Authorization for operating an auto repair business in the residential zone to run with the land

5) Approval of HGNNC comment letter on new zoning proposals for the Harbor Gateway Community Plan update, for recommendation to the HGNNC Board: The draft letter was reviewed. It was moved by Luetta Watson, seconded by Rosalie Preston, and passed 7-0-0 to recommend that the HGNNC Board approve the comment letter for the Harbor Gateway Community Plan update. Before the final draft is sent to the Board, clarification on the date of the Preliminary Draft (June 2023 or August 2023) will be obtained from City Planner Christopher Pina, as well as which case number to use on the letter.

6) Reports on other planning and land use issues

a) Re-opening of Arco gas station, 854 W. El Segundo Blvd. No updates since the last PLU meeting. There is still no re-opening date.

Post meeting on Friday October 27th, Rosalie was able to speak with gas station owner Nancy Kaskas who explained that Building and Safety have held up the final approvals by requiring additional inspections of the electrical and plumbing systems. They have a meeting with Building and Safety on October 30 that will determine the remaining timeline for completion. If the news is good, then they can re-open in two to three more weeks. If not, it will be a longer period.

Rosalie suggested having Nancy speak sometime in the new year, about their experiences working with Building and Safety as a small business. They operate gas stations in other cities and their experiences in the other cities could be compared with the City of Los Angeles, which seems more bureaucratic and perhaps more under-staffed.

b) Oil drilling issues and complaint contact numbers for stakeholders Oil wells and slant drilling concerns continue to be raised and reported in HGNNC, especially around 126th and 129th streets. On October 18th HGNNC Chairperson Miguel Vazquez and HGNNC Secretary Rosalie Preston met with Edber Macedo from Department of City Planning regarding oil drilling concerns. Council District 15 Planning Director Pamela Thorton was also present at the virtual meeting. The assumed source of the issues, the Garner well on 126th Street, does not appear to have filed records of where its drilling is going. The HGNNC has created a list of oil drilling complaint numbers and will distribute on 125th and 126th Streets, as well as 129th Street and El Segundo Blvd. in the apartment buildings to find out if others are experiencing vibration issues and have Garner, the operators of the active well on 126th Street, which is suspected of doing slant drilling and fracking, be invited to a future PLU Committee meeting.

c) LA Regional Water Quality Control Board presentation now set for January 23: The Vermont Avenue/Redondo Beach Blvd. lot has groundwater monitoring wells on the northeast side of the property. Previously Pacific Electriccord used harmful solvents to clean the electrical cords they produced, which leached into the groundwater and is moving in a southeasterly direction. Pacific Electriccord is no longer in business, so the company that owned the property in 2003, when the groundwater contamination was first discovered, APA 3 Ltd. (Alaska Petroleum), is considered the responsible party which must monitor the groundwater contamination and develop a clean up plan. They have drilled two new groundwater monitoring wells about a year ago, one next to Farmer Boys and one in the alley north of 154th Street near

the onramp to the 110 freeway. The property at Vermont Avenue/Redondo Beach Blvd. is still zoned O for oil, like Athens on the Hill and District 4 properties.

d) Other planning and land use issues

1. The Final EIR for the proposed Prologis warehouse at 15116-15216 S. Vermont Avenue/747-861 W. Redondo Beach Blvd. has still not been released. There is now a new City Planner assigned, Polonia Majas. She has said that they are still waiting on some reports from Prologis and there is still no anticipated time of release.

2. Chair Keith Pitts said that he had met the Mayor of Alhambra who is a real estate developer. He could be a speaker at a future HGNNC PLU Committee meeting.

3. Vice Chair Rosalie Preston said that she had attended the virtual meeting of the South LA Planning Commission on October 17 which heard the appeal by the owner of proposed new conditions on the Murphy Well, 2126 W. Adams Blvd., which is located in Jefferson Park. Edber Macedo was present at the hearing. Associate Zoning Administrator Charlie Rausch presented the City's position on additional conditions needed for continued operation of the Murphy well and Rosalie noted that he seems very community oriented. One of the proposed new conditions for the Murphy well was to completely enclose it, such as has been done with Beverly Hills oil wells. Another proposed condition was fence line monitoring. Rosalie noticed how Rauch referred to the many complaints that were on file with the City over violations of the conditions previously placed on the Murphy well. This is why on the following day in the call with Edber Macedo, he suggested that we give out complaint numbers for the Garner well because documentation is key to enforcement of conditions placed on oil drilling.

7) Setting meeting date for November: Because the fourth Thursday in November is Thanksgiving, it was agreed that any November Committee meeting would be held on Thursday November 30. Sola Impact has said they will be ready to present their proposal for SoLA Broadway. If not, PLU will consider scheduling for January's PLU meeting. There will be no meeting in December due to holidays.

8) Announcements:

Lu Watson gave out an excerpt from the Ad hoc Environmental Justice Committee's April 21, 2023 meeting minutes with a compatible/non-compatible development description for easy reference.

California Waste Services five-year permit will be up for renewal in 2025. The PLU Committee will work with the community on creating recommendations for some new conditions of operation, such as fence line monitoring and that all operations take place indoors.

Next meeting scheduled for Thursday November 30 at 6:30 pm in person at 555 W. Redondo Beach Blvd. in Room 185.

Meeting adjourned at 8:30 pm

Minutes taken by Majenni Nixon, Secretary



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number DIR-2022-5982-TOC-SPR-RDP-HCA

Env. Case Number ENV-2022-5983-EAF

Application Type Transit Oriented Communities, site plan review, redevelopment project permit

Case Filed With (Print Name) Yingshi Huang Date Filed 8/18/2022

Application includes letter requesting:
 Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g., vacation hold)

Related Case Number(s):

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Refer to the Department of City Planning Application Filing Instructions (CP-7810) for more information.

1. PROJECT LOCATION 11400-11422 S Broadway,
 Street Address¹ 248, 252, 256 W Imperial Hwy, 229-257 W 115th Street Unit/Space Number _____
 Legal Description² (Lot, Block, Tract) Lot FR 1-3, LT C 23-29, Block 20, TR 3039
 Assessor Parcel Number 6087-002-001, -002, -003, -035 Total Lot Area 58,444

2. PROJECT DESCRIPTION
 Present Use Vacant commercial structure (27k sf); Outdoor, 810-sf wireless area w/ 60' cell tower
 Proposed Use One 5-story mixed use building with 166 units (11% ELI/19 units), ground floor comm retail, 85 parking stalls
 Project Name (if applicable) Project Broadway
 Describe in detail the characteristics, scope and/or operation of the proposed project Demo of vacant structure
New construction of one, five-story mixed use mutli-unit building with 166 dwelling units
ground floor comm retail, and 85 parking spaces.

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

- Site is undeveloped or unimproved (i.e., vacant)
- Site has existing buildings (provide copies of building permits)
- Site is/was developed with uses that could release hazardous materials on soil and/or groundwater (e.g., dry cleaning, gas station, auto repair, industrial)
- Site is located within 500 feet of a freeway or railroad
- Site is located within 500 feet of a sensitive use (e.g., school, park)
- Site has special designation (e.g., National Historic Register, Survey LA)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—http://zimas.lacity.org)
² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Removal of any on-site tree
- Removal of any street tree
- Removal of protected trees onsite / public right-of-way
- Grading
- Haul Route

- New construction: 85,699 square feet
- Additions to existing buildings
- Interior tenant improvement
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing 0 – Demolish(ed)³ 0 + Adding 166 = Total 166
 Number of Affordable Units⁴ Existing 0 – Demolish(ed) 0 + Adding 19 = Total 19
 Number of Market Rate Units Existing 0 – Demolish(ed) 0 + Adding 147 = Total 147
 Mixed Use Projects, Amount of Non-Residential Floor Area: 1,030 square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

1) 15-FT X 15-FT OR 20-FT CURVED CORNER RADIUS DEDICATION REQUIRED AT IMPERIAL HWY / BROADWAY INTERSECTION.
 2) 10-FT X 10-FT OR 15-FT CURVED CORNER RADIUS DEDICATION REQUIRED AT BROADWAY / 115TH ST INTERSECTION.
 3) 1-FT DEDICATION REQUIRED ALONG 115TH ST TO MEET STANDARD HALF RIGHT OF WAY WIDTH OF 30-FT. 2-FT ROADWAY WIDENING REQUIRED

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section 12.22-A.31

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: New construction of one building using TOC w/ addl incentives (tier 3). 11% units set aside at ELI. Incentives incl yard and open space reduction, and height.

Authorizing Code Section Section 16.05

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: Site Plan Review
50 or more dwelling units or guest rooms, or combination thereof.

Additional Requests Attached YES NO See attachment A

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

- Condition Compliance Review
- Modification of Conditions
- Revision of Approved Plans
- Renewal of Entitlement
- Plan Approval subsequent to Main Conditional Use

- Clarification of Q (Qualified) Condition
- Clarification of D (Development) Limitation
- Amendment to T (Tentative) Classification

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City: _____

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

Specialized Requirement Form Site Plan Review - Enclosed

Geographic Project Planning Referral Enclosed (in process)

Case Consultation Referral Form --

Redevelopment Project Area – Administrative Review and Referral Form Enclosed (in process)

HPOZ Authorization Form --

Affordable Housing Referral Form --

Transit Oriented Communities Referral Form Enclosed (in process)

Preliminary Zoning Assessment Referral Form (Plan Check #) Enclosed (in process)

Housing Development Project determination (PZA Sec. II) Enclosed

Optional HCA Vesting Preliminary Application --

Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form --

Mello Form --

Citywide Design Guidelines Compliance Review Form --

GPA Initiation Request Form --

Expedite Fee Agreement --

Department of Transportation (DOT) Referral Form --

Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) Enclosed

Hillside Referral Form (BOE) --

Building Permits and Certificates of Occupancy (1) Permit Information + (2) Records Search - Enclosed

Order to Comply --

Low Impact Development (LID) Referral Form (Stormwater Mitigation) Enclosed

Replacement Unit Determination (LAHD) SB8 Determination - Enclosed

Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name Lauren Olivier
Company/Firm BIF OZ 11422 S Broadway, LP
Address: 1000 E 60th Street Unit/Space Number _____
City Los Angeles State CA Zip Code: 90001
Telephone (714) 948-0543 E-mail: development@solaimpact.com
Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) See attached affidavit
Address Same as applicant Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Agent/Representative name Aydin Akbarut, Barry Wilkins
Company/Firm Same as applicant
Address: Same as applicant Unit/Space Number _____
City _____ State _____ Zip: _____
Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
Name _____
Company/Firm _____
Address: _____ Unit/Space Number _____
City _____ State _____ Zip Code: _____
Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(select only one) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature 

Date 7/7/22

Print Name EKTA NAIK

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Los Angeles

On July 7, 2022 before me,

Jason Kai Henry, Notary Public,
(Insert Name of Notary Public and Title)

personally appeared

E K + q N q i K

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]
Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: 

Date: 7/7/2022

Print Name: LAUREN OLIVAREZ

**OPTIONAL
NEIGHBORHOOD CONTACT SHEET**

9. **SIGNATURES** of adjoining or neighboring property owners in support of the request are not required but are helpful, especially for projects in single-family residential areas. Signatures may be provided below (attach additional sheets if necessary).

NAME (PRINT)	SIGNATURE	ADDRESS	KEY # ON MAP

REVIEW of the project by the applicable Neighborhood Council is not required but is helpful. If applicable, describe, below or separately, any contact you have had with the Neighborhood Council or other community groups, business associations and/or officials in the area surrounding the project site (attach additional sheets if necessary).

252 Imperial - Department of City Planning Application

Attachment A

Authorizing Code Section 11.5.14

Code Section from which relief is requested NA

Action Requested, Narrative: Redevelopment project area in accordance with Watts Corridor ordinance #170769

SoLa Broadway: Citywide Guidelines Compliance Review - Draft

GUIDELINE 1: Promote a safe, comfortable, and accessible pedestrian experience for all.

The project proposes pedestrian access at the ground level from both street frontages of the building on the north and south. Changes in floor elevation for internal public circulation has been thoughtfully designed to facilitate accessible conditions from the north wing to the south wing along with every entry and exit route to the exterior right of way. The pedestrian pathway from the surface parking is clearly defined, well-lit and with very little grade changes. There are clearly identified entryways into the building through a central courtyard and to the south wing entrance directly from the parking lot. [Sheet A1.00]

The north (primary) frontage of the building facing Imperial Highway allows for the main entrance and active floor area from the sidewalk without change in elevation. The north façade features a corner retail space with generous storefront glazing, high ceilings and lighting to promote the retail area and will promote a safe and welcoming atmosphere along the building. The proposed market will provide healthy food options for building tenants and surrounding neighborhood. Patio seating is also proposed to help promote communal dining in a comfortable, clean and safe environment. [Sheet A1.00, A2.10N, A4.00, A4.01]

To help benefit the pedestrian experience, the project will also enhance and beautify the existing public right-of-way along the west side of the building, which is currently abandoned. Along with an addition of new street trees along Broadway and Imperial, pedestrians will have an accessible pathway with shade, beauty and added oxygen as a byproduct of these enhancements. [Sheet L1]

GUIDELINE 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.

The project will include only one vehicular access driveway to the surface parking lot from 115th Street, which is set far away from the corner intersection at Broadway and Imperial Highway, while set in from the west just enough to respect the current neighbors on the east of the property. This will lessen the potential conflicts between auto and pedestrian. The project also includes a landscaped buffer area between the public right-of-way (sidewalk) and proposed surface parking lot and around the east and north property lines. [Sheet A1.00, A1.01, L1]

The retail/commercial parking stalls are situated conveniently in the parking lot with a new accessible, well-lit pathway from the parking area, and around the east side of the building to the proposed retail space at the northwest. There will be clearly identified signage and striping to delineate retail and residential parking areas. [Sheet A1.00]

GUIDELINE 3: Design projects to actively engage with streets and public space and maintain human scale.

The project is adjacent to a wide, triangular shaped public right-of-way located on the west side of the building along Broadway. The intention is to improve and enhance this open space with landscape and

equipment for public use, similar to a linear pocket park. There are 2 private courtyards facing the west/Broadway side, which open to the new public park-like space. These courtyards will be secured with attractive fencing and hanging plants integrated into the fence and gate system. This will provide privacy for tenants while having a softer expression of a green wall or “live wall.” The massing of the building scales down from 5-stories on the north wing, to 4-stories on the south wing and along 115th Street. There are two courtyard breaks in the massing along the west/Broadway side, which allows the building form to act as a series of smaller urban residential buildings with a contextual urban density without overpowering the adjacent residential neighborhood. [Sheet A1.00, L1, A4.00, A4.01]

GUIDELINE 4: Organize and shape projects to recognize and respect surrounding context.

The project includes design elements that reinforce the orientation to the street such as glass storefront to the north and west and an inviting archway for the main entrance to the building off Imperial Highway and on the south along 115th Street. [Sheet A4.00, 4.01]

The new retail space featuring a proposed healthy food establishment, will be located on the most prominent corner of the building engaging with Imperial Highway to the north and the park along Broadway to the west. The project sits below the confluence of the 110 and 105 freeways, and acts a “gateway” for autos and pedestrians coming under the freeway from the north and west toward the project. [Sheet A4.00, 4.01]

The building is taller on the north wing facing the commercial uses along Imperial Highway and reduces in scale by roughly 16-feet on the south wing, which faces the residential neighborhood and allows for more air space from the freeway. [Sheet A4.00, 4.01]

GUIDELINE 5: Express a clear and coherent architectural idea.

The building has been organized around 3 courtyards of approximately the same size, to provide substantial natural light and ventilation to the residential units and to soften the impact of the building mass and height in relation to the surrounding buildings. [Sheet A1.00, A4.00, A4.01, A4.02, A4.03, A4.04]

The north wing is higher in response to the commercial roadway and higher density promoted by the city for new housing and the CPIO requirements. The south wing is lower in height in response to the lower density of the residential context of 115th Street on the south and east of the project. Certain sections of the building facades facing the streets will have projected features and “pop-out” elements incorporating accent colors, stucco-plaster treatments and Hardie panels. [Sheet A1.00, A4.00, A4.01, A4.02, A4.03, A4.04]

Entrances to the building on the north and south sides are accentuated with a portico type of frame and recessed into the façade. Three colors will be strategically used to emphasize the different horizontal and vertical forms. Stair and elevator towers rise above the roofline and will also be differentiated by color and a courser stucco texture. [Sheet A1.00, A4.00, A4.01, A4.02, A4.03, A4.04]

GUIDELINE 6: Provide amenities that support community building and provide an inviting comfortable user experience.

The north wing will have an occupiable roof deck with amenities and landscape features. The north roof deck will have spectacular city views and allow residents a place to rest and congregate with friends, family and neighbors. [Sheet A3.00N]

The 3 courtyards are at grade and will promote communal use, resident interaction and activities. All 3 courtyards will have planters and trees along with equipment and amenities for common use. The planters are also part of the LID requirements and promote green design along with natural beauty. [Sheet A1.00, A2.10N, A2.10S, L1]

The north and south courtyards facing the park space along Broadway will be protected by a metal fence with integrated hanging plants for visual screening and a softer, calmer, natural expression. The north courtyard also has easy access to the primary bike storage space to promote ease of bicycle transportation for errands, a short commute and exercise. [Sheet A1.00, A2.10N]

The community room at the ground floor of the north wing also opens up to the courtyard both visually and functionally for communal use and indoor/outdoor expansion for gatherings and events. (Sheet A2.10N]

GUIDELINE 7: Carefully arrange design elements and uses to protect site users.

The north and south courtyards opening to the west, are set back from the street and are screened by a lockable “green wall” with hanging plants for visual privacy and security. The central courtyard opening to the east is screened by a CMU block wall for fire and auto protection and is also lockable for residents only. [Sheet A1.00, A1.01, A2.10N]

The existing triangular right-of-way park space along Broadway will be treated with landscape that will act as a buffer to the building and provide natural beauty as a visual screen on the lower floors looking west toward the vacant lot and freeway. [Sheet A1.00, L1]

There are no balconies facing the freeways to protect from air quality and noise, and a private roof deck only occurs on the north wing away from the closest section of the freeway. [Sheet A3.00N]

The lower building height and placement toward the west of the site is also in response to the location of an existing telecommunication cell phone tower. The location and height of the building is designed below the datum line of the tower’s microwave dish.

GUIDELINE 8: Protect the site’s unique natural resources and features.

The project site in general is very flat and has no protected tree species or sensitive animal habitats. The project preserves the natural topography of the existing drainage courses of the site for the building and surface parking lot. Grading of the site will be minimal; the ground floor finish floors have been set in response to the existing grade elevations encountered at the sidewalk levels at points of entry. Therefore, the project will not require the import or export of large quantities of soil. LID storm water

treatment planters will be placed in all courtyards and roof top open spaces. [Sheet C.4.0, C4.1, C6.0, C7.0, L1, L1a, L1b]

The existing lot for the new development has dilapidated building structures and the open space has become an area for trash accumulation and pollution to collect. The new project will enhance and beautify the public right of way and the new development will be a deterrent for trash accumulation on, and around the site and into the neighborhood. [Sheet A0.21]

GUIDELINE 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.

Natural light and ventilation have been considered on the massing configuration of the building and have been designed with almost double the minimum size dictated by current code. [Sheet A4.00, A4.01]

The proportions and strategic placement of window fenestration are generous in comparison to the size of the residential units. “Energy Star” certified windows will be used on all sides of the building and Low-E for maximum efficiency will be used on the south and west facing windows. The narrowest width of the building’s façade orientation is facing south to help reduce solar impact on the building. [Sheet A2.01, A4.00, A4.01]

The roofing material is thermoplastic polyolefin membrane material (TPO) cool roof, which has gained industry acceptance with its naturally reflective surface to reflect UV rays and thermal remittance. A total of 15% of the total roof area will be dedicated to future solar panels. [Sheet A3.01]

Landscape and tree species and palette will be strategically selected and placed for the courtyards and roof deck to work with seasonal changes for sun protection and shading and cooling of the building in the summer and proper warming in the winter. [Sheet C1.1, L1, L1a, L1b]

GUIDELINE 10: Enhance green features to increase opportunities to capture storm water and promote habitat.

The surface parking area of the project will have sections of permeable concrete. The east side of the parking area will feature vegetated pavers. The project will meet all LID requirements for storm water capture. [Sheet C6.0, A1.01, L1,]

The project landscape design will use native & drought tolerant landscaping throughout the planters (including Permavoid), perimeter planting, courtyards and roof deck and triangular public right-of-way. Many of the landscape species will promote a habitat for beneficial insects such as butterflies, which enhance pollination and plant health along with aesthetic beauty in this urban environment. [Sheet C1.1, L1, L1a, L1b]