

PPCC LUC Update

Jan. 9, 2020

Prepared by Howard Robinson, Land Use Committee Chair

1) Highlands Eldercare Project

1525 Palisades Dr.

Case # ZA-2017-2170-ELD-CDP-SPR

Spoke with Bob Flick and Henry Chu 1/9/20. Attempted to reach Kevin McDonnell, but didn't hear back in time.

Project was approved by the City's Associate Zoning Administrator (hearing date 10/3/17, determination letter 1/26/18), and by WLA Area Planning Commission (hearing date 4/18/18, determination letter 4/25/18) on appeal.

Project was later approved by California Coastal Commission (7/11/18). (A finding of "No Substantial Issue" was made, thus determining there was not sufficient grounds for appeal)

A lawsuit was filed against both City of L.A. and CCC by PPRA, seeking writ of mandamus, asking the court to determine that the governmental agencies made a mistake in approving the project.

Per Flick – there is a possibility of a trial in March, although no depositions have taken place yet.

One of the issues in the lawsuit that has jumped out, or at least come to my attention, is whether the applicant has properly designed the project as compliant with City Zoning Code in terms of allowable FAR.

The applicant has submitted plans to LADBS (Plan Check # B19LA06435, submitted 3/29/19) and plans are under review, including review of the FAR question.

The discretionary Planning approvals are contingent on Plan Check review, so if LADBS decides the plans, as proposed, do not meet zoning code or bldg. code requirements, then the plans have to be modified, or the applicant could apply for another discretionary approval to address a zoning code issue.

City Atty has been involved in the LADBS review.

In summary, the project has its discretionary planning approvals from both City and CCC, but is pending in court and at LADBS. If LADBS issues a bldg. permit for the current design, prior to court action, then the developer would have to decide whether to take the risk of proceeding with construction.

Per Henry Chu, atty Harris Levin has been in contact, seeking info from him and from LADBS.

2) "Jack-In-The-Box" site

17346 Sunset Blvd

Case # CPC-2018-504-DB-DRB-SPP-CDP-MEL

On Aug. 22, 2019, PPCC Board voted to oppose the project as proposed (mixed-use, 5 stories, 60'-9" height, FAR of 2.15, 40 units including 4 very low income units, 47 parking spaces) and sent a letter to City Planning Dept expressing our concerns and stating that PPCC opposes the project as currently designed.

(12/16/19) Per project representative Michael Gonzales: they are making some design changes to address community concerns. No City hearings currently scheduled.

(12/16/19) Per the City Planner assigned to the case, Kenton Trinh: The case is currently on hold. The applicant is making revisions to the proposed project and has yet to resubmit.

3) Calvary Christian School

701 Palisades Drive

Case #'s DIR-2019-1499-CDP and ZA-1985-1219-CUZ-PA2

On Oct.24, 2019, PPCC Board voted to not oppose the project, contingent on a condition limiting concurrent general assembly functions, involving both the church and the school, to no more than 6 times per year and requiring parking attendants for large events. A letter was sent to City Planning Dept expressing our position.

A public hearing before City Planning Hearing Officer Ira Brown was held on Nov 18, 2019. Attendance was light. 2 representatives from the

church spoke, 1 member of the public spoke in favor. I attended to present the PPCC Board's position and made sure the hearing officer understood our requested condition of approval, which was supported by the church.

The matter was taken under advisement, and per Planning staffer Jeff Khau (1/9/20) a Determination Letter is not expected to be issued for approximately 2 more months.