

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

| | | | |
|---|---|--|-----------------|
| CITY PLANNING CASE: | ENVIRONMENTAL CASE: | COUNCIL DISTRICT: | |
| APCW-2024-8091-ZC | ENV-2024-8092-CE | 11 – Park | |
| RELATED CASE NOS.: | COUNCIL FILE NO: | PROCEDURAL REGULATIONS: | |
| <input checked="" type="checkbox"/> N/A | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input checked="" type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.) | |
| PROJECT ADDRESS / LOCATION: | | | |
| 8946 South Sepulveda Eastway | | | |
| APPLICANT: | TELEPHONE NUMBER: | EMAIL ADDRESS: | |
| Young Chong, CFI Venture Group, LLC | (310) 869-9974 | ykc163@gmail.com | |
| APPLICANT'S REPRESENTATIVE: | TELEPHONE NUMBER: | EMAIL ADDRESS: | |
| Bill Robinson | (213) 999-6711 | er4913@gmail.com | |
| APPELLANT: | TELEPHONE NUMBER: | EMAIL ADDRESS: | |
| <input checked="" type="checkbox"/> N/A | | | |
| APPELLANT'S REPRESENTATIVE: | TELEPHONE NUMBER: | EMAIL ADDRESS: | |
| <input checked="" type="checkbox"/> N/A | | | |
| PLANNER CONTACT: | TELEPHONE NUMBER: | EMAIL ADDRESS: | |
| Kenton Trinh | (213) 482-7092 | Kenton.trinh@lacity.org | |
| ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS): | | | |
| Ordinance for Zone Change (ZC) Change from R4-1 to (T)(Q)C2-1 | | | |
| FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS) | | | |
| <input checked="" type="checkbox"/> N/A | | | |
| ITEMS APPEALED: | | | |
| <input checked="" type="checkbox"/> N/A | | | |
| ATTACHMENTS: | REVISED: | ENVIRONMENTAL DOCUMENT: | REVISED: |

| | | | |
|--|--------------------------|---|--------------------------|
| <input checked="" type="checkbox"/> Letter of Determination | <input type="checkbox"/> | <input checked="" type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Findings of Fact | <input type="checkbox"/> | <input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Staff Recommendation Report | <input type="checkbox"/> | <input type="checkbox"/> Negative Declaration (ND) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Conditions of Approval | <input type="checkbox"/> | <input type="checkbox"/> Mitigated Negative Declaration (MND) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> T Conditions | <input type="checkbox"/> | <input type="checkbox"/> Environmental Impact Report (EIR) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Proposed Ordinance | <input type="checkbox"/> | <input type="checkbox"/> Mitigation Monitoring Program (MMP) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Zone Change Map and Ordinance | <input type="checkbox"/> | <input type="checkbox"/> Sustainable Communities Project Exemption (SCPE) | <input type="checkbox"/> |
| <input type="checkbox"/> GPA Resolution | <input type="checkbox"/> | <input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA) | <input type="checkbox"/> |
| <input type="checkbox"/> Land Use Map | <input type="checkbox"/> | <input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Exhibit A – Plans | <input type="checkbox"/> | <input type="checkbox"/> Appendices | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Mailing List (both Word and PDF) | <input type="checkbox"/> | <input type="checkbox"/> Other: | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Interested Parties List | <input type="checkbox"/> | | |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> | | |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> | | |
| <input type="checkbox"/> Site Photographs | <input type="checkbox"/> | | |
| <input type="checkbox"/> Other: | <input type="checkbox"/> | | |

NOTES / INSTRUCTIONS:

Please create a new Council File Number.

CITY COUNCIL NOTICE TIMING:

- 10 days
- 15 days
- 24 days
- N/A / None
- Other: [enter here if applicable]

NOTICE LIST (SELECT ALL):

- Owner
- Applicant
- Adjacent/Abutting
- 100' radius
- 300' radius
- 500' radius
- Neighborhood Council
- Interested Parties

NOTICE PUBLICATION:

- 10 days
- 15 days
- 24 days
- N/A / None
- Other: [enter here if applicable]

FISCAL IMPACT STATEMENT:

- Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:

- | | |
|--|--|
| <input type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission | <input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input checked="" type="checkbox"/> West LA Area Planning Commission |
|--|--|

PLANNING COMMISSION HEARING DATE:

COMMISSION VOTE:

| | |
|---|--|
| May 20, 2026 | 4 - 0 |
| LAST DAY TO APPEAL: | DATE APPEALED: |
| July 9, 2026 | N/A |
| COUNCIL TIME TO ACT: | TIME TO ACT START: |
| <input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input checked="" type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable] | <input type="checkbox"/> Appeal Filing Date <input checked="" type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable] |
| TRANSMITTED BY: | TRANSMITTAL DATE: |
| Alma Sandoval, Commission Executive Assistant I | July 9, 2026 |



WEST LOS ANGELES AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: June 24, 2026

Case No.: APCW-2024-8091-ZC

Council District: 11 – Park

CEQA: ENV-2024-8092-CE

Plan Area: Westchester – Playa Del Rey

Project Site: 8946 South Sepulveda Eastway

Applicant: Young K. Chong, CFI Venture Group, LLC
Representative: Bill Robinson

At its meeting dated **May 20, 2026**, the West Los Angeles Area Planning Commission took the actions below in conjunction with the following Project:

A change of use of an existing 7,744 square-foot one-story cultural center to a new office on a 10,738 square-foot lot. The Project is proposing interior tenant improvements only. There are no changes to the building exterior proposed.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA), pursuant to the (CEQA) Guidelines, Article 19, Sections 15301, (Class 1) and 15303 (Class 3), an exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved** and **recommended** that City Council **adopt** the attached ordinance, pursuant to Chapter 1A Section 13B.1.4. of the Los Angeles Municipal Code, a Zone Change from R4-1 to (T)(Q)C2-1;
3. **Adopted** the attached Conditions of Approval; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Shelton

Second: Goldman

Ayes: Ryan, Sandifer

Absent: Waltz-Morocco

Vote: 4 – 0

Alma Sandoval

Alma Sandoval, Commission Executive Assistant I
West Los Angeles Area Planning Commission

APPEAL PERIOD - EFFECTIVE DATE

The decision of the West Los Angeles Planning Commission as it relates to the Zone Change is appealable by the Applicant only if disapproved in whole or in part by the Commission. The

entitlement is appealable to City Council within **15 days** after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination on the CEQA clearance is an appealable clearance under Section 13B.11.1.F.2. (EIR, ND, MND, SCEA, Exemption/No Project) made by a decisionmaker other than the City Council; all available appeals on the entitlement approval(s) have been taken; and the Determination on the entitlement(s) is final and not further appealable.

FINAL APPEAL DATE: July 9, 2026

WHO CAN FILE AN APPEAL

An applicant or any other person aggrieved by the Decision Maker’s decision may file an appeal.

HOW TO FILE AN APPEAL

An appeal application must be submitted and paid for before 4:30 PM (PST) on the final day to appeal the determination. Should the final day fall on a weekend or legal City holiday, the time for filing an appeal shall be extended to 4:30 PM (PST) on the next succeeding working day. Appeals should be filed early to ensure the Development Services Center (DSC) staff has adequate time to review and accept the documents, and to allow appellants time to submit payment. Appeals may be filed either online or in person as referenced below:

Forms are available online at <http://planning.lacity.gov/development-services/forms>.

ONLINE APPEAL FILINGS THROUGH ONLINE APPLICATION SYSTEM (OAS)



QR Code to Online Appeal Filing

Online Application System (OAS): The OAS (<https://planning.lacity.gov/oas>) allows entitlement appeals to be submitted entirely online. Appeal fees may be paid for by credit card or e-check.

IN PERSON APPEAL FILINGS



QR Code to Forms for In-Person Appeal Filing

Drop off at DSC. Appeals of this determination can be submitted in-person at the Metro or Van Nuys DSC locations, as well as the South Los Angeles DSC on Tuesdays and Thursdays only, and payment can be made by credit card or check.

- a. City Planning has established drop-off areas at the DSCs with physical boxes where appellants can drop off appeal applications;
- b. Alternatively, appeal applications can be filed with staff at DSC public counters.

CITY PLANNING DEVELOPMENT SERVICES CENTERS – PUBLIC COUNTERS

| Office | Address | Phone Number | Email |
|-----------|--------------------|----------------|--------------------------------|
| Metro DSC | 201 N. Figueroa St | (213) 482-7077 | planning.figcounter@lacity.org |

| | | | |
|--|--|----------------|-----------------------------|
| | 4th Floor Los Angeles, CA 90012 | | |
| Van Nuys DSC | 6262 Van Nuys Blvd Suite 251 Van Nuys, CA 91401 | (818) 374-5050 | planning.mbc2@lacity.org |
| South LA DSC <i>Tuesday and Thursday Only</i> | 8475 S. Vermont Ave, 1st Floor Los Angeles, CA 90044 | (213) 978-1465 | planning.southla@lacity.org |

City Planning staff may follow up with the appellant via email and/or phone if there are any questions or missing materials in the appeal submission, to ensure that the appeal package is complete and meets the applicable LAMC provisions.

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.

DETERMINATION EFFECTIVE DATE

This determination will become effective after the end of the appeal period date on this document unless an appeal is filed with the Department of City Planning.

SCHEDULING CASE CONDITION CLEARANCE AND BUILDING PERMIT SIGN-OFFS

This grant is not a permit or license and any permits and/or licenses required by law must be obtained from the proper public agency. If any Condition of this grant is violated or not complied with, then the applicant or their successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Los Angeles Municipal Code (LAMC).



QR Code to BuildLA Appointment Portal for Condition Clearance

In order to clear conditions and/or obtain building permit sign-offs, you must make an [appointment](#) with the Department of City Planning’s Development Services Center (DSC). You may schedule a Case Condition Clearance Appointment with the DSC at appointments.lacity.org after the effective date of the determination..

See instructions on how to prepare for your appointment at planning.lacity.gov/project-review/case-filings

Attachments: Zone Change Ordinance, Map, Conditions of Approval, Findings

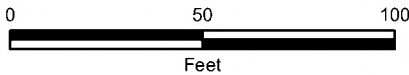
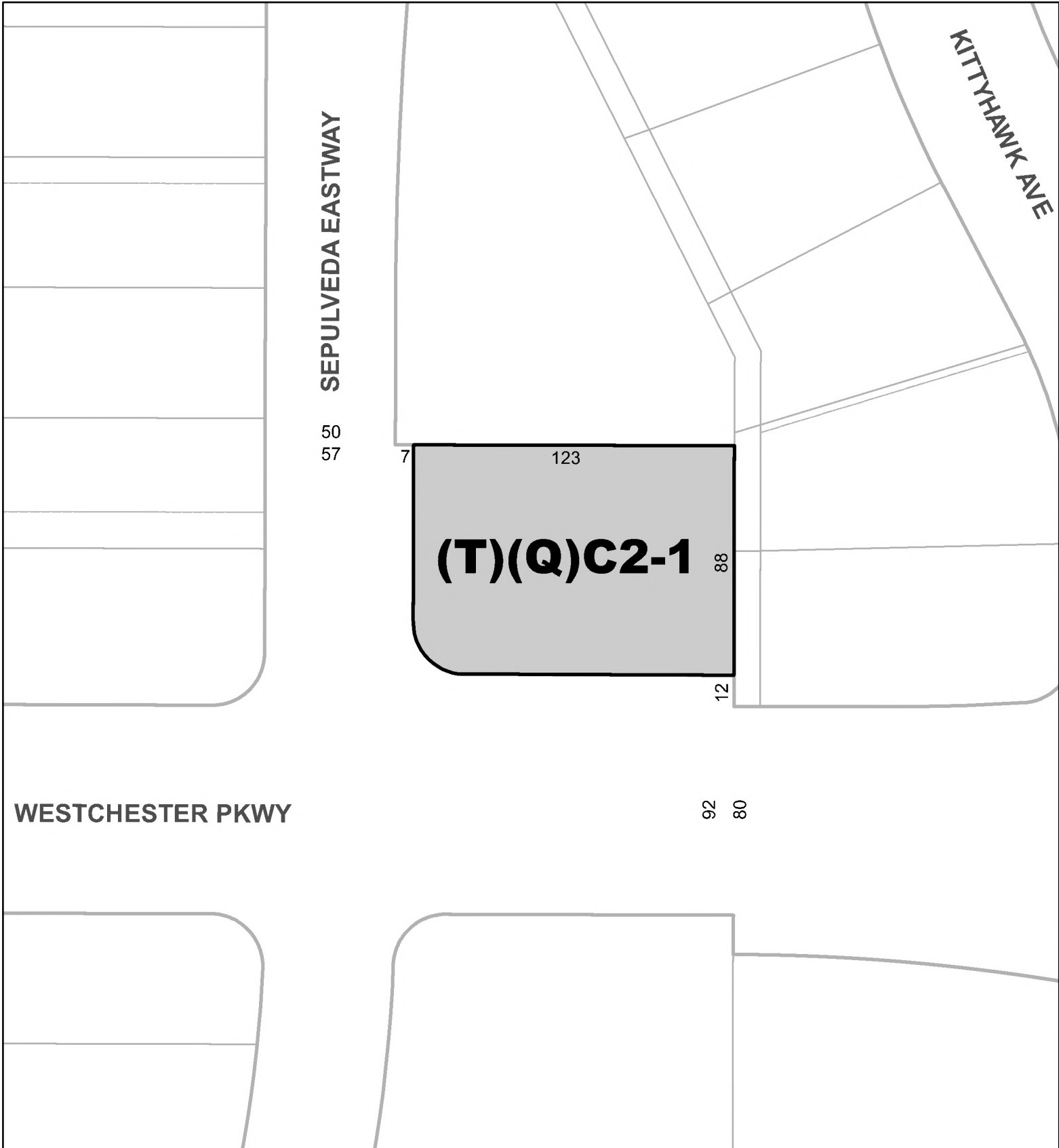
cc: Juliet Oh, Senior City Planner
Kenton Trinh, City Planner

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

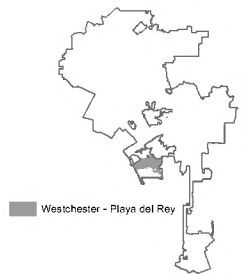


APCW-2024-8091-ZC

AA/cf

052726

City of Los Angeles



QUALIFIED (Q) CONDITIONS

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

1. **Use.** Development at the project site is limited to uses permitted in the C2 Zone, and residential uses in accordance with the density and development standards of the R4 Zone.

CONDITIONS OF APPROVAL 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.

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).

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. **Bureau of Engineering.** Prior to the issuance of signoffs 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.

a. Dedication Required:

- i. **Sepulveda Eastway** (Collector Street) – None.
- ii. **Westchester Parkway** (Boulevard II) – None.

b. Improvement Required:

- i. **Sepulveda Eastway** – Remove existing sidewalk and all encroachments from the public right-of-way. Construct new integral concrete curb, 2-foot gutter and a 13-foot-wide concrete sidewalk. Remove the existing curb ramp and construct new ADA-accessible curb ramps. Repair any broken or off-grade roadway pavements. Comply with LADOT requirements of ZI-1874 Specific Plan: Los Angeles Coastal Transportation Corridor.
- ii. **Westchester Parkway** – Remove the existing sidewalk and reconstruct a new minimum 5-foot-wide concrete sidewalk adjoining the curb and landscape the parkway. Construct new ADA-accessible curb ramps at the northeast corner with Sepulveda Eastway. Repair any broken or off-grade concrete curbs, gutters and broken roadway pavements.

Notes: Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than 1/4 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, S440-4, S442-6 and S444-0.

Upgrade all existing curb ramps to comply with ADA requirements.

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 <https://engpermits.lacity.org/public> or via <https://appointments.lacity.org/apptsys/Public/Account>.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting at <https://lalights.lacity.org> or via <https://appointments.lacity.org/apptsys/Public/Account>.

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

Refer to the Department of Transportation regarding traffic signals, signs and equipment at (213) 485-1062 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Regarding any conflicts with power pole matters, contact the Department of Water and Power at (213) 367-0562 or via <https://appointments.lacity.org/apptsys/Public/Account>.

Refer to the Fire Department Hydrants and Access Unit regarding fire hydrants at (213) 482-6543 or via <https://appointments.lacity.org/apptsys/Public/Account>.

- c. Provide proper drainage for street being improved and for the site being developed.
- d. Sewer lines exist in Westchester Parkway. Extension of the house connection lateral to the new property line may be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.
- e. Submit a request to the West Los Angeles (WLA) District Office sewer counter to determine the capacity of the existing public sewer to accommodate the proposed development at <https://engpermits.lacity.org/public> or via <https://appointments.lacity.org/apptsys/Public/Account>.
- f. Obtain a revocable permit from the West Los Angeles (WLA) District Office for any landscaping, wall, fences or structures to remain in the public right-of-way at <https://engpermits.lacity.org/public> or <https://appointments.lacity.org/apptsys/Public/Account>.
- g. Submit a parking area and driveway plan to the WLA District Office of the Bureau of Engineering and the Department of Transportation for review and approval.

3. Bureau of Street Lighting.

- a. No street lighting improvements if no street widening per BOE improvement conditions. Otherwise, relocate and upgrade streetlights: one (1) on Sepulveda Eastway and one (1) on Westchester Pkwy.

4. Department of Transportation.

- a. Parking stalls shall be designed so that a vehicle is not required to back into or out of any public street or sidewalk (not applicable when driveways serve not more than two dwelling units and where the driveway access is to a street other than a major or secondary highway). Each parking space, parking area, or loading area should be located such that vehicle maneuvers can be accomplished without driving onto the public right-of-way or sidewalk unless the public right-of-way is an alley or if it satisfies back-up maneuver space requirements, LAMC Section 12.21 A-5.
- b. A minimum of 20-foot reservoir space be provided between any security gate(s) or first parking stall (whichever comes first) and the property line when driveway is serving less than 100 parking spaces. Reservoir space will increase to 40-feet and 60-feet when driveway is serving more than 100 and 300 parking spaces respectively or as shall be determined to the satisfaction of the Department of Transportation. A project site that desires to secure driveways servicing non-residential land uses during the period of after business hours, will be allowed to install security gates at the property line. The property owner will be required to install and maintain signage "Security Gate Shall Remain Open During Business Hours" on the vehicle access gate(s) facing ingress traffic.
- c. Driveway(s) should be located as far from the intersection as possible. At a minimum, driveways on Arterial Streets should not be placed within 150 feet (or to the extent feasible) from the prolongation of the curb line of the intersecting street. Driveways on Collector or Local Streets should not be placed within 75 feet from the prolongation of the curb line of the intersecting street (or to the extent feasible) or as shall be determined to the satisfaction of the Department of Transportation. Therefore, recognizing that driveway design recommendations may vary depending upon site constraints, location, and usage. Existing driveways may be considered for review and approval as constructed if the project which has necessitated their review is of limited scope and they continue to meet the needs of the new land use or is restriping only. DOT recommends that although the existing project driveway on Westchester Parkway is currently located at a substandard distance from the nearest intersection with Sepulveda Eastway, the project may retain this existing driveway at its current location with a restricted "Right-In/ Right-Out" operation to accommodate safe and orderly vehicular access.
- d. This project is subject to the Los Angeles Coastal Transportation Corridor Specific Plan requirements and this determination does not include approval of the project's driveways and internal circulation or parking scheme. Adverse traffic impacts could occur due to access and circulation issues. A parking area and driveway plan be submitted to the Department of Transportation for approval prior to submittal of building permit plans for plan check by the Department of Building and Safety. Final DOT approval should be accomplished by submitting detailed site/driveway plans at a scale of 1"=40' to DOT's West LA/Coastal Development Review Section located at 7166 W. Manchester Ave., Los Angeles, 90045. For an appointment, email: ladot.devreview.wla@lacity.org.

- e. That a fee in the amount of \$205 be paid for the Department of Transportation as required per Ordinance No. 180542 and LAMC Section 19.15 prior to recordation of any final map.

Note: the applicant may be required to comply with any other applicable fees per this new ordinance.

5. Fire Department.

- a. Access for Fire Department apparatus and personnel to and into all structures shall be required.
- b. Address identification. New and existing buildings shall have approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.
- c. One or more Knox Boxes will be required to be installed for LAFD access to project. Location and number to be determined by LAFD Field Inspector. (Refer to FPB Req # 75).
- d. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
- e. The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.
- f. Site plans shall include all overhead utility lines adjacent to the site.
- g. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- h. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- i. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.

QUALIFIED (Q) CONDITIONS

Pursuant to LAMC Section 12.32-G, the following limitations are hereby imposed upon the use of the subject property, subject to the “Q” Qualified classification.

1. **Use.** Development at the project site is limited to uses permitted in the C2 Zone, and residential uses in accordance with the density and development standards of the R4 Zone.

CONDITIONS OF APPROVAL

Entitlement Conditions

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. **Use.** Approved herein is a change of use from an existing cultural center to new office.
4. **Floor Area.** The existing building shall maintain a maximum floor area of 7,744 square feet.
5. **Height.** The existing building shall maintain a maximum overall height of 21 feet.
6. **Automobile Parking.** The project shall be permitted to provide a minimum of zero parking spaces pursuant to California Government Code Section 65863.2 (AB 2097). Six (6) parking spaces are provided, as shown in Exhibit A.
7. **Bicycle Parking.** Bicycle parking shall be provided in conformance with the Los Angeles Municipal Code ("LAMC").
8. **Signage.** On-site signs shall be limited to the maximum allowable under the LAMC.
9. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.
10. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

Administrative Conditions

11. 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.
12. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the subject case file.

13. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
14. **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.
15. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
16. **Building Plans.** All the Conditions of Approval, and any other written modifications, shall be printed on the final building plans / drawings submitted to the Department of City Planning and the Department of Building and Safety.
17. **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.
18. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
19. **Department of Building and Safety.** The granting of this Determination by the Director of Planning does not in any way indicate compliance with applicable provisions of the Los Angeles Municipal Code (LAMC). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect the uses, or any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
20. **Covenant.** Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file. Fees required per LAMC Section 19.01.E(3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.

21. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
22. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
23. **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 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.

CONDITIONS OF APPROVAL

Entitlement Conditions

1. Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions.
2. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
3. **Use.** Approved herein is a change of use from an existing cultural center to new office.
4. **Floor Area.** The existing building shall maintain a maximum floor area of 7,744 square feet.
5. **Height.** The existing building shall maintain a maximum overall height of 21 feet.
6. **Automobile Parking.** The project shall be permitted to provide a minimum of zero parking spaces pursuant to California Government Code Section 65863.2 (AB 2097). Six (6) parking spaces are provided, as shown in Exhibit A.
7. **Bicycle Parking.** Bicycle parking shall be provided in conformance with the Los Angeles Municipal Code ("LAMC").
8. **Signage.** On-site signs shall be limited to the maximum allowable under the LAMC.
9. Outdoor lighting shall be designed and installed with shielding so that light does not overflow into adjacent residential properties.
10. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.

Administrative Conditions

11. 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.
12. Prior to the issuance of any permits, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's

number and date shall be provided to the Department of City Planning for attachment to the subject case file.

13. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review or approval, plans etc., as may be required by the subject conditions, shall be provided to the Department of City Planning for placement in the subject file.
14. **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.
15. **Condition Compliance.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning and any designated agency or the agency's successor and in accordance with any stated laws or regulations, or any amendments thereto.
16. **Building Plans.** All the Conditions of Approval, and any other written modifications, shall be printed on the final building plans / drawings submitted to the Department of City Planning and the Department of Building and Safety.
17. **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.
18. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
19. **Department of Building and Safety.** The granting of this Determination by the Director of Planning does not in any way indicate compliance with applicable provisions of the Los Angeles Municipal Code (LAMC). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect the uses, or any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
20. **Covenant.** Prior to the effectuation of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Department of City Planning for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided for inclusion in case file. Fees required per LAMC Section

19.01.E(3) for Monitoring of Conditional Use Permits and Inspection and Field Compliance Review of Operations shall be paid to the City prior to the final clearance of this condition.

21. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

22. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.

23. 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).
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- 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 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. Pursuant to Charter Section 556 and Section 13B.1.4.E.1.a. of Chapter 1A of the LAMC, the action substantially conforms to the purposes, intent and provisions of the General Plan.

- a. **General Plan Land Use Designation.** The project site is located within the Westchester – Playa del Rey Community Plan area, which designates the project site for General Commercial uses corresponding to the C1.5, C2, C4, CR, RAS3, and RAS4 Zones. The project site currently has an underlying zone of R4-1, which is not consistent with the land use designation. The project proposes a Zone Change from R4-1 to (T)(Q)C2-1 to allow a change of use of the existing building on the project site from a cultural center to office. The proposed Zone Change to (T)(Q)C2-1 will be consistent with the existing General Plan land use designation of General Commercial and will be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Westchester – Playa del Rey Community Plan.
- b. **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 policies 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 goals, objectives, and policies relevant to the subject request:

Goal 3A: *A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.*

Objective 3.1: *Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*

Policy 3.1.1: *Identify areas on the Long-Range Land Use Diagram and in the community plan sufficient for the development of a diversity of uses that serve the needs of existing and future residents (housing, employment, retail, entertainment, cultural/institutional, educational, health services, recreation, and similar uses), provide job opportunities, and support visitors and tourism.*

Objective 3.2: *Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution.*

Policy 3.2.1: *Provide a pattern of development consisting of distinct districts, centers, boulevards, and neighborhoods that are differentiated by their functional role, scale, and character. This shall be accomplished by considering factors such as the existing concentrations of use, community-oriented activity centers that currently or potentially service adjacent neighborhoods, and existing or potential public transit corridors and stations.*

Objective 3.4: *Encourage new multi-family 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.*

The proposed project will contribute to the City's long-term fiscal and economic viability by repurposing the use of the existing building that has been vacant for some time to an office for Calop Aeroground Services, a company that offers terminal, baggage, and cargo and catering services for passengers of the nearby LAX. The proposed low-intensity office use will provide additional diversity to the neighborhood, which is currently developed with a mix of residential, commercial, and airport-related uses. The proposed project will provide valuable services to airport passengers while also being accessible to employees who commute from further away as it is in an area in proximity to public transit.

- c. **Westchester – Playa del Rey Community Plan.** The Community Plan text includes the following relevant goals, objectives, and policies:

Goal 2: *Encourage a strong and competitive commercial sector that promotes economic vitality and serves the needs of the Westchester – Playa del Rey community through safe, accessible, and well-designed commercial districts, while preserving the historic and cultural character of the community.*

Objective 2-1: *Preserve and strengthen viable commercial development in the community, and provide additional opportunities for new commercial development and services within existing commercial areas.*

Policy 2-1.3: *Enhance the viability of existing neighborhood stores and businesses which support the needs of local residents and are compatible with the neighborhood.*

Objective 2-3: *Enhance the land use compatibility, visual appearance, design and appeal of commercial development.*

Policy 2-3.3: *Smaller commercial areas in or adjacent to residential neighborhoods should be developed with low intensity neighborhood serving uses.*

The proposed Zone Change from R4-1 to (T)(Q)C2-1 to allow a change of use of the existing building on the project site from a cultural center to office will be consistent with the above-referenced goals, objectives, and policies. The proposed project will utilize the existing building, which has been vacant for some time, as an office for Calop Aeroground Services, a company that offers terminal, baggage, and cargo and catering services for passengers of the nearby LAX. As a low-intensity office use, the proposed project will be compatible with the surrounding land uses. From an architectural standpoint, the proposed project will not involve any changes to the building exterior and will maintain an existing surface parking lot at the rear to ensure that the project site is adequately buffered from adjacent residential development. As recommended, the proposed project will be consistent with the above-referenced goals, objectives, and policies of the Westchester – Playa del Rey Community Plan.

- d. Housing Element. The Housing Element 2021 - 2029 was adopted in November 2021 and identifies the City's housing conditions and needs, and establishes the goals, objectives and policies that are the foundation of the City's housing and growth strategy. The project is consistent with several objectives and policies of the Housing Element. The plan text includes the following relevant housing objectives and policies:

Goal 1: *A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.*

Objective 1.2: *Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.*

Policies 1.2.2: *Facilitate the construction of a range of different housing types that addresses the particular needs of the city's diverse households.*

The existing structure does contain any dwelling units and the proposed change of use does not include any new dwelling units. The proposed Zone Change from R4 to C2 will continue to allow residential uses by right, however the change to C2 will facilitate a broader range of housing types and mixed-use structures that may incorporate dwelling units. Therefore, the Zone Change is consistent with the Housing Element goals, objectives, and policies of the General Plan.

No Net Loss of Housing Element Sites – Compliance Findings

California Government Code Section (GCS) 65863 generally prohibits local jurisdictions from approving development projects that result in fewer units by income category than were projected for any parcel(s) identified in the 2021-2029 Housing Element, unless a finding can be made that the Housing Element's remaining sites have sufficient capacity to meet the jurisdiction's unmet Regional Housing Need Allocation (RHNA) for each income category.

The project site is located on parcel(s) identified to accommodate 0.01 Lower Income units in the City's 2021-2029 Housing Element. The proposed development includes a total of zero dwelling units. Consequently, the City must make the following written finding, supported by substantial evidence, to approve the development project:

The remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section (GCS) 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to GCS 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the

regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

Pursuant to GCS 65863(b)(2), the City finds that while the proposed project would result in fewer units by income category than anticipated for that site in the 2021-2029 Housing Element, the remaining sites identified in the Housing Element of the General Plan are adequate to meet the requirements of GCS 65583.2 and accommodate the jurisdiction's share of the regional housing need pursuant to GCS 65584. As noted in Chapter 4 of the 2021-2029 Housing Element, the City assumed the identified Housing Element Sites would individually have a very low likelihood of redevelopment into housing. Therefore, the Housing Element assigned very low projected density/capacity figures that are well below the maximum zoned capacity of each individual Housing Element Site. Chapter 4 of the 2021-2029 Housing Element also notes that the City followed guidance from the California Department of Housing and Community Development (HCD) by setting a target capacity that is 10% higher than the RHNA for lower-income units, and 15% higher than the RHNA for moderate-income units.

Based on the sites inventory and inventory of candidate sites included in the 2021-2029 Housing Element, as well as the most recent Annual Progress Report on the Housing Element submitted to HCD, the City has an unmet need of 110,694 Very Low Income Units, 62,625 Low Income Units, 74,249 Moderate Income Units, and 139,842 Above-Moderate Income Units. In addition, as of April 1, 2025, the City has a remaining capacity of 306,137 Very Low Income Units, 306,137 Low Income Units, 53,188 Moderate Income Units, and 885,801 Above-Moderate Income Units. The excess Above-Moderate Income Unit capacity may accommodate both Moderate and Above-Moderate Unit RHNA Allocations. Therefore, the City finds that there are adequate remaining sites in the Housing Element to accommodate the remaining RHNA Allocation for the planning period, and in compliance with the requirements of GCS 65583.2.

- e. **Mobility Element.** The Mobility Element of the General Plan (Mobility Plan 2035) is likely to be affected by the recommended action herein through the imposition of street improvements along the property frontages at Sepulveda Eastway and Westchester Parkway. Sepulveda Eastway is a Collector Street under Mobility Plan 2035 with a designated right-of-way width of 66 feet and roadway width of 40 feet. Westchester Parkway is a Boulevard II under Mobility Plan 2035 with a designated right-of-way width of 110 feet and designated roadway width of 80 feet. The Bureau of Engineering is requiring street improvements to remove the existing sidewalks and reconstruct new sidewalks along both streets to complete the full width of the sidewalks as required by Mobility Plan 2035. Conditions for the street improvements have been imposed under the (T) Tentative Classification in accordance with the Collector Street and Boulevard II standards of Mobility Plan 2025.

The street improvement requirements will continue to advance Mobility Plan 2035's policies in recognizing walking as a component of every trip to ensure high-quality pedestrian access. The new sidewalks, gutters, and curbs will be widened to ensure safety and accessibility. The proposed project as designed and conditioned will meet the following policies of Mobility Plan 2035:

Policy 2.3: Recognize walking as a component of every trip and ensure high-quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.6: Provide safe, convenient, and comfortable local and regional bicycling facilities for people of all types and abilities.

- Policy 3.1: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City’s transportation system.
- Policy 3.3: 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 3.8: Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.

The proposed project will reconstruct the full border width sidewalks along both property frontages. The new sidewalks will improve pedestrian activity along Sepulveda Eastway and Westchester Parkway. The project site is in a major employment center with nearby commercial buildings, single- and multi-family residential buildings, and airport-related services and transit service. The project site is located within a Transit Priority Area and within one-half mile of the Los Angeles County Metropolitan Transit Authority, Culver CityBus, and Big Blue Bus stops, which qualify as Major Transit Stops.

Zone Change / “T” and “Q” Classification Findings

2. **Pursuant to Charter Section 558 and Section 13B.1.4.E.1.b. of Chapter 1A of the LAMC, the proposed ordinance is in conformity with public necessity, convenience, general welfare, and good zoning practice.**

Public Necessity: Approval of the Zone Change will allow the project site to be utilized consistently with the goals and objectives of the General Plan and Community Plan as outlined above. The proposed project involves a change of use of an existing building from a cultural center to an office. The proposed project will optimize the use of the existing building and project site through the introduction of an office for Calop Aeroground Services, a company that offers terminal, baggage, and cargo and catering services to passengers of the nearby LAX. According to the Applicant, the existing building’s prolonged vacancy and non-operation have created public safety risks. The proposed project will provide a public necessity that will address these concerns by occupying the existing building, thereby deterring unauthorized access and reducing fire and safety hazards.

Convenience: The proposed project will occupy an existing building that has been vacant and in nonoperation, on a property that is located within proximity to single- and multi-family residential buildings and commercial buildings along a major commercial corridor. Public convenience will be served by the occupation of the empty building and by the required street improvements, which will improve the safety, aesthetic, and walkability of the area.

General Welfare: Approval of the Zone Change from R4-1 to (T)(Q)C2-1 will allow for the use of a vacant building on the project site in a sensible manner. The proposed use will be an office for a business serving the airport and its users. The use of the existing building will be safer for the community than having one that sits vacant. The proposed project will enhance the urban environment by providing a use that will be consistent with the new zoning and by improving public facilities surrounding the project site to be in line with Mobility Plan 2035 street standards. The proposed use will generate increased tax revenues and the required public street improvements will improve the aesthetic of the neighborhood.

Good Zoning Practices: The project site is presently zoned R4-1 but has a land use designation of General Commercial. The General Commercial land use designation includes

the corresponding zones of C1.5, C2, C4, CR, RAS3, and RAS4. Approval of the Zone Change to (T)(Q)C2-1 will bring the project site's zoning to be consistent with its land use designation, in keeping with good zoning practice. The Zone Change will accommodate the proposed change of use from an existing cultural center to a new office. The proposed office use will be consistent with the type of development allowed in the (T)(Q)C2-1 Zone and encouraged by the General Plan and Community Plan.

"T" and "Q" Classification: Pursuant to LAMC Sections 12.32-G.1 and G.2, the current action, as recommended, has been made contingent upon compliance with new "T" and "Q" conditions of approval, and project specific conditions of approval imposed herein. Such limitations are necessary to ensure the identified improvements are completed to meet the public's needs, convenience and general welfare served by the required actions. The conditions that limit the operations, scale and scope of development, 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.

For the reasons stated above, the requested Zone Change will be beneficial in terms of the public necessity, convenience, general welfare, and good zoning practice and is consistent with the General Plan.

Environmental Findings

3. **Categorical Exemption.** A Categorical Exemption, ENV-2024-8092-CE, has been prepared for the proposed project consistent with the provisions of the California Environmental Quality Act (CEQA) and the City CEQA Guidelines. The proposed project is the change of use of an existing 7,744 square-foot one-story cultural center to a new office on a 10,738 square-foot lot. The project is proposing interior tenant improvements only. There are no proposed changes to the building exterior. The Categorical Exemption prepared for the proposed project is appropriate pursuant to CEQA Guidelines, Sections 15301 (Class 1) and 15303 (Class 3).

The Class 1 Categorical Exemption includes interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project involves interior tenant improvements primarily to reconfigure the space for a new open office area and private office rooms.

The Class 3 Categorical Exemption allows for conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project involves a change of use of an existing cultural center to a new office with no proposed changes to the building exterior.

- a. **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The proposed project is not located in a sensitive environment, and the area is not identified as an environmental resource. The project site is not located in a Very High Fire Hazard Severity Zone, Flood Zone, Fault Zone, Landslide Area, or Liquefaction Zone. Although the proposed project is located within Airport Hazard Areas, whose boundaries impose height limitations on the land, the proposed project will not change or increase the height of the existing building.

- b. **Cumulative Impact.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The proposed project is consistent with the type of development permitted for the area to be zoned (T)(Q)C2-1 and designated for General Commercial land uses. The proposed project includes the change of use from an existing cultural center to a new office with the associated interior tenant improvements, which will not exceed thresholds identified for impacts to the area (i.e., traffic, noise, etc.). The proposed project will not result in significant cumulative impacts.

- c. **Significant Effect.** *A Categorical Exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The proposed project includes a change of use of an existing building from cultural center to an office with interior tenant improvements only. The neighborhood consists of a mixture of different uses with commercial buildings, single- and multi-family dwellings, and airport-related service and the proposed project will be compatible with the surrounding properties. There are no proposed changes to the size and height of the existing building. This type of project is not unusual for the vicinity of the project site and is similar in scope to other existing commercial uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

- d. **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The project site is located approximately 12 miles southeast of this State Scenic Highway. Therefore, the proposed project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State Scenic Highway, and this exception does not apply.

- e. **Hazardous Waste.** *A Categorical Exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to EnviroStor, the State of California's database of hazardous waste sites, neither the project site nor any site in the vicinity is identified as a hazardous waste site. Furthermore, the building permit history for the project site does not indicate that it may be hazardous or otherwise contaminated and this exception does not apply.

- f. **Historic Resources.** *A Categorical Exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site has not been identified as a historic resource by local or state agencies, nor has it been determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the Los Angeles Historic-Cultural

Monuments Register, or any local register. It was also not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Furthermore, the City does not choose to treat the project site as a historic resource. Consequently, the proposed project will not result in a substantial adverse change to the significance of a historical resource, and this exception does not apply.

4. **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. 186,952, have been reviewed and it has been determined that this project is located in Zone X, areas of minimal flood hazard. The proposed project shall conform with both the specific provisions and the intent of the Floodplain Hazard Management Ordinance.