

FINDINGS

Density Bonus/Affordable Housing Incentives Compliance Findings

Pursuant to Section 12.22-A,25(g) of the L.A.M.C., the Director shall approve a density bonus and requested incentive(s) unless the director finds that:

1. **Pursuant to Section 12.22-A,25(g) of the L.A.M.C., the Director shall approve a density bonus and requested incentive(s) unless the director finds that:**

- a. *The incentives are not required to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.*

The record does not contain substantial evidence that would allow the Director to make a finding that the requested incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for very low, low, and moderate income households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households. Affordable housing costs are a calculation of residential rent or ownership pricing not to exceed 25 percent gross income based on area median income thresholds dependent on affordability levels.

The list of On-Menu Incentives in Section 12.22-A,25 of the L.A.M.C. were pre-evaluated at the time the Density Bonus Ordinance was adopted to include types of relief that minimize restrictions on the size of the project. As such, the Director will always arrive at the conclusion that the Density Bonus On-Menu Incentives are required to provide for affordable housing costs since the incentives by their nature increase the scale of the project.

Setback (Rear Yard). The requested yard incentives, allowing a 20 percent reduction to the permitted rear and side yards, are expressed in the Menu of Incentives per L.A.M.C. 12.22 A.25(f) and, as such, permit exceptions to zoning requirements that result in building design or construction efficiencies that facilitate affordable housing costs. The requested incentives allow the applicant to reduce setback requirements so the affordable housing units reserved for Very Low Income Households can be constructed and the overall space dedicated to residential uses is increased. These incentives support the applicant's decision to reserve five (5) units as affordable housing units reserved for Very Low Income Households.

- b. *The Incentive will have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there are no feasible methods to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.*

There is no evidence that the proposed incentive will have a specific adverse impact upon public health and safety or the physical environment, or any real property that

is listed in the California Register of Historical Resources. A "specific adverse impact" is defined as "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22-A,25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. According to ZIMAS, the project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. Therefore, there is no substantial evidence that the proposed project, and thus the requested incentive, will have a specific adverse impact on the physical environment, on public health and safety or the physical environment, or on any Historical Resource.

BASIS FOR CONDITIONAL USE PERMITS

A particular type of development is subject to the conditional use process because it has been determined that such use of property should not be permitted by right in a particular zone. All uses requiring a conditional use permit from the Zoning Administrator are located within Section 12.24-W of the Los Angeles Municipal Code. In order for the conditional use to be authorized, certain designated findings have to be made. In these cases, there are additional findings in lieu of the standard findings for most other conditional use categories.

2. **The project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city or region.**

The project will contribute to the needed supply of housing in the neighborhood, while also increasing the supply of off-street parking in the area by 255 spaces. No deviations from the zoning code have been requested herein. The proposed height, floor area, and density are all permitted without any deviations from the Code and do not require any relief from zoning regulations. The project was revised to reduce the number of stories from four levels above a garage at ground level to three levels above a garage at ground level. The project modified height and square footage, and was redesigned with the intent of having it more compatible features to surrounding homes. For example, the original design was a modern style, whereas the revised design brought in a more traditional design elements that included balconies, façade articulation, eaves, and others to complement neighboring homes that have been built with the different architectural styles, including craftsman, prevalent in the area.

The project site is currently occupied by a two-story plaster building used by the University of Southern California as an office, childcare, and classroom facility, as well as a surface parking lot and ornamental trees and landscaping. The project site previously contained a separate two-story office, childcare, and classroom facility that was demolished in 2017 as a separate action that is not part of the currently proposed project. The existing building was constructed in 1971.

The proposed development replaces old structures that show signs of deferred maintenance. Additionally, the project adds to the housing supply to address the demand for housing in the City. The development will meet the housing needs and be beneficial to the community, city and region.

3. **The project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.**

The subject site is comprised of approximately 2.8 acres of lot area and zoned RD1.5-1 with a Low Medium II Residential land use designation in the South Los Angeles Community Plan. The RD1.5 zone requires a minimum area of 1,500 square feet per dwelling unit, establishing a base maximum density of 83 units for the project site (124,257 / 1,500). With the allowable 22.5 percent density bonus, a maximum of 102 dwelling units are allowed on the project site. The Project proposes 102 dwelling units and is therefore consistent with the maximum density restriction applicable to the project site under the L.A.M.C.. The Project would have a Floor Area Ratio (FAR) of 1.75:1 (185,985 square feet) after Phase I and Phase II, and is therefore consistent with the project site's maximum FAR restriction under the L.A.M.C. of 3:1 (319,362 square feet). Height District 1 allows a maximum height of 45 feet in the RD1.5 zone. The project would have a maximum height of 45 feet and is therefore consistent with the maximum height restriction.

Property in the surrounding area is classified in the RD1.5-1, [Q]R4-1-O-HPOZ, [Q]C2-1-O, and P-1-O-HPOZ Zones. Adjacent land uses include a four-story residential building to the west across Severance Street, a three-story residential building to the north across Adams Boulevard, a two-story commercial building on the adjacent property to the east, and two and one-story residential and educational buildings to the south owned by the University of Southern California. The proposed residential use is consistent with the mix of residential uses in the area and its zone.

Also, the project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. The project is beneath the threshold criteria established by LADOT for preparing a traffic study. Therefore, the project will not have any significant impacts to traffic. The project will not result in significant impacts related to air quality because it falls below interim air threshold established by City Planning staff. Interim thresholds were developed by City Planning staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of the development will be on a site which has been previously developed and is consistent with the General Plan. The project will not degrade adjacent uses.

4. **The project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.**

There are twelve elements of the General Plan. Each of these Elements establishes policies that provide for the regulatory environment in managing the City and for addressing environmental concerns and problems. The majority of the policies derived from these Elements are in the form of code requirements of the Los Angeles Municipal Code. Except for those entitlements described herein, the project does not propose to deviate from any of the requirements of the Los Angeles Municipal Code. The Land Use Element of the City's General Plan divides the city into 35 Community Plans. The South

Los Angeles Community Plan has designated the site for Low Medium II Residential land uses with the corresponding zones of RD1.5, RD2, RW2, and RZ2.5. The RD1.5-1-O zoning of the site is consistent with the existing land use designation.

The project is located within the South Los Angeles Community Plan Area, which designates the property for Low Medium II Residential land uses with the corresponding zone of RD1.5 and Height District No. 1. The site is also located within the South Los Angeles Alcohol Sales Specific Plan; the project is not affected, as it does not involve the sale of alcoholic beverages for off-site consumption.

The project conforms to the following objectives and policies of the South Los Angeles Community Plan because the proposed use is located within an existing residential neighborhood, results in increased housing supply, and will result in the enhancement of the built environment:

Objective 1-1: "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area..."

Policy 1-5.1: "Promote greater individual choice in type, quality, price, and location of housing"

Policy 1-5.3: "Provide for development of townhouses and other similar condo type housing units to increase ownership options:

Policy 1-5.4: "Provide for the clustering of housing units to help decrease the effective cost of land per dwelling unit."

The proposed project produces a total of 102 dwelling units and the demolition of a two-story classroom building. It creates new housing for a diverse population, and a net increase of units over existing conditions.

Section 13.12-C,2 of the L.A.M.C. requires that "Any project shall, in addition to complying with the parking requirements of Section 12.21-A(a) of this Code, also provide one additional parking space for each habitable room at or above 5 habitable rooms. Section 12.21-A,4(a) of the Code requires two parking spaces for every unit with more than three habitable rooms. However, L.A.M.C. Section 13.12.C.2 would not apply to the project. The project is providing five Very Low Income affordable housing units and requesting a 22.5 percent density bonus to allow the construction of additional dwelling units at the site. California Government Code Section 65915, subsection (p)(1) provides that were a project provides affordable housing for the required term, a local land use permitting authority is prohibited from imposing parking ratios that exceed 2.5 spaces for dwelling units with four or more bedrooms. The project would construct a total of 102 five-bedroom dwelling units in two phases. A total of 255 on-site parking spaces are required. The project would provide 255 parking spaces once both phases are constructed, which would meets the applicable requirement.

ADDITIONAL FINDINGS FOR NEIGHBORHOOD STABILIZATION OVERLAY PROJECTS**5. The project provides additional on-site parking under Section 13.2-C,2 of this Code.**

The project site is located in the North University Park – Exposition Park – West Adams Neighborhood Stabilization Overlay (“NSO”). L.A.M.C. Section 13.12.C.2 requires projects to comply with the parking requirements of L.A.M.C. Section 12.21.A.4(a) and provide additional on-site parking based on the number of habitable rooms within a dwelling unit.

However, as stated in the previous finding, L.A.M.C. Section 13.12.C.2 would not apply to the project. The project provides five Very Low Income affordable housing units (6 percent of the base units) and is requesting a 22.5 percent density bonus to allow the construction of additional dwelling units at the Site. California Government Code Section 65915, subsection (p)(1) provides that were a project provides affordable housing for the required term, a local land use permitting authority is prohibited from imposing parking ratios that exceed 2.5 spaces for dwelling units with four or more bedrooms. The project would construct a total of 102 dwelling units in two phases. A total of 255 on-site parking spaces are required. The project would provide 255 parking spaces once both phases are constructed, which would meet the applicable requirement.

6. There is no detrimental concentration of large scale, campus serving housing within a 1,000-foot radius of the proposed project.

The development patterns and land uses within a 1,000-foot radius of the subject site were reviewed. While the property is located in close proximity to the University of Southern California) and apartment buildings in the area that advertise to a student population, no concentration of large scale campus serving housing was found within the radius.

While the property is located in close proximity to the University of Southern California and apartment buildings in the area that advertise to a student population, no concentration of large scale campus serving housing was found within the radius. There are a number of low and medium scale apartment buildings in the vicinity, including the fraternity and sorority houses located along USC’s Greek Row, however, there is only one medium scale campus housing serving University of Southern California (“USC”) within 1,000 feet of the project: Troy East. University Village and University Gateway Apartments are located outside the 1,000 foot radius. Existing campus serving housing uses are not intensive, high-density uses, but are rather low and medium density uses consistent with surrounding General Plan and zoning designations. Therefore, there is a substantial basis to conclude there is no detrimental concentration of student housing within 1,000 feet of the Project Site.

7. The project conforms to any applicable Historic Preservation Overlay Zone (HPOZ) or Specific Plan.

The project is not within a Historic Preservation Overlay Zone. The subject property is comprised of four lots at 758 – 832 West Adams Boulevard and 2610 South Severance Street. The project site is currently occupied by a two-story plaster building used by the University of Southern California as an office, childcare, and classroom facility, as well as a surface parking lot and ornamental trees and landscaping. The project site previously contained a separate two-story office, childcare, and classroom facility that was demolished in 2017 as a separate action that is not part of the currently proposed project.

The existing building was constructed in 1971. None of the existing structures on the project site are designated as historic cultural monuments and the project site is not located within a Historic Preservation Overlay Zone. Furthermore, a historic resource evaluation, dated June 14, 2018, was conducted by the Historic Resources Group that reviewed the existing buildings and determined that, based on visual observation, research of primary and secondary sources, and an analysis of established eligibility criteria, the existing onsite building is not eligible for historic designation at the local, state, or national level.

The project site is located within the boundaries of the South Los Angeles Alcohol Sales Specific Plan, which seeks to regulate alcohol sales within the plan area. The project is a residential development on a residentially-zoned site. The project is not affected as it does not involve the sale of alcoholic beverages. Therefore, it is not subject to the regulations of the Specific Plan. The project is not within a Historic Preservation Overlay Zone.

SITE PLAN REVIEW FINDINGS

8. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The project is located within the South Los Angeles Community Plan Area, which designates the property for Low Medium II Residential land uses with the corresponding zone of RD1.5 and Height District No. 1. The site is also located within the South Los Angeles Alcohol Sales Specific Plan; the project is not affected, as it does not involve the sale of alcoholic beverages for off-site consumption.

The project conforms to the following objectives and policies of the South Los Angeles Community Plan because the proposed use is located within an existing residential neighborhood, results in increased housing supply, and will result in the enhancement of the built environment:

Objective 1-1: "To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area..."

Policy 1-5.1: "Promote greater individual choice in type, quality, price, and location of housing"

Policy 1-5.3: "Provide for development of townhouses and other similar condo type housing units to increase ownership options:

Policy 1-5.4: "Provide for the clustering of housing units to help decrease the effective cost of land per dwelling unit."

The proposed project produces a total of 102 dwelling units and the demolition of a two-story classroom building. It creates new housing for a diverse population, and a net increase of units over existing conditions.

Section 13.12-C,2 of the L.A.M.C. requires that "Any project shall, in addition to complying with the parking requirements of Section 12.21-A(a) of this Code, also provide one additional parking space for each habitable room at or above 5 habitable rooms. Section

12.21-A,4(a) of the Code requires two parking spaces for every unit with more than three habitable rooms. However, L.A.M.C. Section 13.12.C.2 would not apply to the Project. The Project is providing five Very Low Income affordable housing units (six percent of base units) and requesting 22.5 percent density bonus to allow the construction of additional dwelling units at the Site. California Government Code Section 65915, subsection (p)(1) provides that were a project provides affordable housing for the required term, a local land use permitting authority is prohibited from imposing parking ratios that exceed 2.5 spaces for dwelling units with four or more bedrooms. The Project would construct a total of 102 dwelling units in two phases. A total of 255 on-site parking spaces are required. The Project would provide 255 parking spaces once both phases are constructed, which would meet the applicable requirement.

9. **The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.**

The revised plans dated July 16, 2019, show that the arrangement of buildings and structures will be compatible with existing and future development on adjacent and neighboring properties. The project does not exceed the height limitations of the RD1.5-1-O Zone, which restricts height to 45 feet, and is within the maximum allowable floor area. The project totals 2.853 acres, and spans 354 feet 8-inches, along Adams Boulevard to the north; frontage of 176 feet, five-inches along Severance Street; 118 feet along the south abutting one-story structures, and 501 feet along the east along a parking lot, and a two-story structure. Along the west perimeter, 324 feet of the site abuts five single-family structures.

The project proposes four levels in total throughout the site. The four levels are comprised of three levels of residential uses above one level of above grade parking. The project also proposes 30,535 square feet of open space. Of this total, 700 square feet will be in the form of private open space. Common open space will be comprised of 29,835 square feet. Most of the open space is located at the roof deck, and just above the podium level as amenities for residents.

The following is a summary of the project and building arrangements and structures proposed:

Height. The project site's "1" Height District restricts height to 45 feet. The project proposes a 45-foot height. The floor area ratio is limited to 3:1. The subject buildings reach a maximum floor area of 1.75:1 for a total floor area of 185,985 square feet. No deviation or relief has been requested. The project is in compliance with the Code.

Bulk/Massing. The subject building includes a total of seven buildings above one common podium that is above grade and used for parking. Buildings are comprised of articulation and windows, and distinct architectural features that allow the building to differentiate one floor from the other. Balconies are proposed throughout residential units on all levels of residential floors. The project provides breaks.

Entrances. Ground level pedestrian entrances from Adams Boulevard are identified as part of Buildings 1 and 7. They are also identified from Severance Street as part of Building

1 and part of the podium leading into one of the long term bike parking areas just in front of Building 2. On the east elevation, a ground level entrance is located adjacent to the stairs that leads to an elevator lobby.

Yard Setbacks. The applicant has requested a 20 percent decrease in the required rear yard to allow 12 feet in lieu of the minimum 15 feet required in the RD1.5-1-O Zone. Thus, 12 feet of setback is proposed along the easterly portion of the site.

Seven-foot side yards are proposed throughout the identified side yards which include the north and south side yards as well as the yards that immediately abut the two-story multi-family homes along Severance Street and along Adams Boulevard. Technically, the portion off of Adams Boulevard will include an 8-foot 9-inch dedication, which would and a 7-foot side yard setback. A 15-foot front yard is proposed along the portion of the property that fronts Severance Avenue.

Off-Street Parking, Bicycle Parking, and Driveways. The project proposes 102 units for a total of 506 bedrooms. The project will provide 255 parking spaces. The project is requesting Parking Option 1 pursuant to LAMC 12.22 A.25(d)(1) for a qualifying Density Bonus project setting aside six (6) percent of the base density for Very Low Income Households. Parking Option 1 allows the provision of off-street parking spaces at the rate of 2.5 spaces per unit. The project consists of 102 units which results in a parking requirement of 255 parking spaces. The existing building that will be demolished provided 53 parking spaces.

The applicant will be required to provide the Code required number of bicycle parking spaces. Short term and long term bicycle parking spaces are proposed abutting the driveway proposed off of the Severance Street. More long term bike spaces are proposed further south of the short term bike parking spaces and off of the east corner near University Avenue and 27th Street. With the revision of the project, the applicant added 101 long term bike parking spaces along the south portion of the property for a total of 220 short term and long term bicycle parking spaces. A 100-foot square-foot bike work maintenance area is dedicated on the northwest portion of the building. Driveways are proposed off of two areas in the plan. The first driveway is off of Adams Boulevard, where the project will utilize an existing driveway and will remain a Right-In, Right-Out Driveway. The second driveway will be off of Severance Street where there will be one lane for vehicles to enter and another lane to exit.

Loading. The building does not propose any commercial uses. No loading areas are identified in Exhibit A.

Lighting. All lighting should will be directed away from adjacent uses. Lighting will be shielded and down-casted within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky.

Landscaping. Abundant landscaping is proposed along the perimeter of the site as well as within the development. Such landscaping includes accent trees, perimeter trees, street trees on Adams Boulevard, raised planter shrubs, other shrubs, grasses, groundcovers, and succulents, as well as other east-west paseo trees and north-south courtyard trees and pool deck and water feature trees. The applicant is subject to the regulations of the City's landscape ordinance.

Trash Collection. Trash collection and recycle bins are proposed in two locations. They are within the first level of parking and hidden from the public rights-of-way.

The project site is unique in size and the applicant has proposed a project that includes seven buildings within the allowable height of its zone and permitted floor area ratio.

The project provides abundant landscaping to allow for an assimilation into the area. However, the podium level elevates the residential uses above ground level and the project relies on stairs along the majority of the site to serve as ingress and egress onto the development.

Compatibility Analysis

The physical challenges of the surrounding multi-family structures west of the site immediately abutting the subject property, the one-story childcare center, as well as the east portion of the site, which abuts a two-story building, Institute for Multimedia Literacy, and associated parking lot used by the University of Southern California, creates challenges for the project to be compatible. With revisions to the project, the City Planning Commission determined the project would now be compatible with surrounding uses. The project removes the appearance of the above grade parking podium and the metal screens along the majority of the east elevation, as shown in the plans marked "Exhibit A" of the 2019 Zoning Administrator determination dated May 17, 2019. The revision and the removal of the metal screens and integrating the ground floor with the residential uses above allow for the subject building to transition well to the public rights-of-way through landscaping. The appearance of a walled off ground level as stated in the Zoning Administrator determination, have been removed in the revised plans, and exhibits improved interaction with the public right-of-way and enhanced landscaping.

Compatibility with Surrounding Uses

The site is immediately surrounded by multi-family uses along the west and south, and a two-story commercial building, Institute for Multimedia Literacy for to the east. The project's residential levels are on the second, third and fourth floors with the roof decks proposed for each building will be atypical of any development in the immediate area and in the residential zone. There are many multi-family developments that range from two- to four-stories tall.

Those immediately abutting the site to the west are multi-family dwellings that have utilized structures that appear like single-family homes. In the immediate area, across Severance Street near Adams Boulevard, the Hillview Apartments (2605 Severance Street), is a four-story apartment building, which includes an above-grade parking level, similar to the project. However, there are no rooftop amenities similar to the subject project. The southern façade of the Hillview Apartments extends just under 200 feet in into Severance Street.

The USC Annenberg House Apartments (711 W. 27th Street), east of the project site, includes three levels of residential units above one above-grade parking level. The USC Annenberg House Apartments stretches from Adams Boulevard to West 27th Street with setbacks observed. This length would be comparable to the length of eastern façade of Building 7, which is approximately 323 feet in length.

The subject project would extend even further for a total length of 501.5 feet with the southernmost portion of the building, Buildings 4 and 5 extending approximately 493 from the north property line. The site is unique, and the project would be one of the largest in the immediate area. With a large rooftop amenity, which is not seen in surrounding buildings, the applicant revised the project to address the potential for noise identified by the Zoning Administrator. The project provides design features, such as locating accessible rooftop gathering areas towards away from the perimeters of the buildings to ensure noise will not affect surrounding uses. The subject building will be compatible with existing surrounding uses. In addition, the City Planning Commission imposed an additional condition restricting the hours of the outdoor rooftop deck to ensure noise from the rooftop will not be disruptive to surrounding uses.

With project revisions, the City Planning Commission determined the project would be compatible with current uses in the immediate area. The project does not exceed the height limits of the zone, and the design features allow for the rooftop amenity to be compatible with multi-family structures immediately abutting the subject project on Severance Street. Also, project's design revision allow for compatible and pedestrian friendly linkages at ground level to allow the project to blend in with the surrounding area. The craftsman design and the removal of the metal screens allows the project to bring in a pedestrian friendly design that will not affect future development in the area. Thus, modified the project will not impact future development and future uses since there are now better linkages to existing development.

10. The residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

The project includes outdoor residential amenity spaces at the podium and building roof levels. The podium-level amenity space would include landscaping, gathering areas, paseos, outdoor cooking areas, and an outdoor swimming pool. Building roofs contain additional private amenity spaces that would include landscaping and outdoor lounge and cooking areas. The revised project locates accessible rooftop amenities away from the perimeter of the building to minimize impacts on neighboring properties.

The project will provide usable open space intended for passive or active recreational use pursuant to L.A.M.C. Section 12.21-G. The applicant has also submitted a list plant species that will be used along the perimeter of the site as well as within the development. Such include accent trees, perimeter trees, street trees on Adams Boulevard, raised planter shrubs, other shrubs, grasses, groundcovers, and succulents, as well as other east-west paseo trees and north-south courtyard trees and pool deck and water feature trees. The abundant landscaping will soften the appearance of the development, thus, allowing the new design to blend in well with surrounding uses.

ADDITIONAL MANDATORY FINDINGS

11. 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. 172,081, have been reviewed and it has been determined that this project is located in Zone B, areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the base flood.