

FINDINGS

General Plan/Charter Findings (Charter Sections 555, 556, and 558)

1. **Charter Section 555: The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity.**

The project site is located on the northeastern corner of the intersection of San Pedro Street and 5th Street abutting the existing Downtown Women’s Center. The building frontage is located along San Pedro Street. The proposed project is the expansion of the existing Downtown Women’s Center campus and includes the construction, use, and maintenance of a seven-story, 98-unit, 100% affordable, Permanent Supportive Housing development. The project site is in Skid Row in Downtown Los Angeles, an area constituting a major hub of the City’s homeless population. The site is in the vicinity of several supportive housing developments and homeless resource service providers. The project will provide 97 restricted affordable studio units for those experiencing homelessness and other targeted populations. The project will enable the expansion of affordable housing and supportive services needed by future residents and the wider community in the area. Therefore, the project site and immediate vicinity represent a significant social, economic, and physical identity, and the request to amend the General Plan is appropriate and will improve this geographic area.

2. **Charter Section 556. The action is in substantial conformance with the purposes, intent and provisions of the General Plan.**

- a. **General Plan Land Use Designation.** The subject property is located within the Central City Community Plan, last updated and adopted by the City Council on January 8, 2003. The existing Plan designates the subject property for Light Manufacturing land uses, corresponding to the MR and M2 Zones. The General Plan Amendment to Regional Center Commercial corresponds to the CR, C1.5, C2, C4, C5, R3, R4, R5, RAS3 and RAS4 Zones. Therefore, the Zone Change to (T)(Q)C2-2D would be consistent with the land use designation and with the Central City Community Plan.

- b. **Central City Community Plan.** The proposed project conforms to the following objectives and policies of Community Plan:

Objective 1-2: To increase the range of housing choices available to Downtown employees and residents.

Objective 1-3: To foster residential development which can accommodate a full range of incomes.

Policies 1-3.1: Encourage a cluster neighborhood design comprised of housing and services.

Objective 1-5: To preserve the existing low-income housing stock, including single room occupancy (SRO) units.

Policy 1-5.2: Monitor the supply of low-income housing stock to guard against loss of units through demolition, conversion, and deterioration of units.

Objective 9.1: To address the problems of the homeless population by creating a mix of policies, services and facilities that better serve their needs.

Policy 9-1.1: Preserve the existing affordable housing stock through rehabilitation and develop new affordable housing options.

Objective 9.2: To provide the requisite services, housing opportunities, and community environments to allow the homeless to rejoin the workforce and lead more productive lives.

Policy 9-2.1: Establish a physical infrastructure capable of supporting a variety of human services, employment, residential and recreational opportunities for Central City East and other Downtown residents.

Policy 9-2.2: Provide opportunities for daytime activities for the neighborhood including day centers, job-training centers, libraries, etc. Provide programmed and managed open spaces for recreational, cultural and survival needs including restroom and storage facilities.

The General Plan Amendment to the Regional Center Commercial land use designation, along with the Zone Change to the (T)(Q)C2-2D Zone would permit the construct of the proposed 98-unit Permanent Supportive Housing development, which otherwise would not be permitted, and thereby increases the range of housing choices for low-income residents. The project, which is an expansion of the Downtown Women's Center (DWC), includes facilities to provide support and resources to women experiencing homelessness and domestic violence survivors within the development and throughout the region. Lastly, the 97 income-restricted units will add to the existing low-income housing stock and guard against the loss of such units.

The site is located within the Skid Row neighborhood in Downtown Los Angeles which is an area characterized by a large population of unhoused Angelenos. The DWC is one of several service organizations in the surrounding area providing support and resources to people experiencing homelessness and domestic violence survivors. The General Plan Amendment to the Regional Center Commercial land use designation, along with the Zone Change to the (T)(Q)C2-2D Zone enables the DWC to better address the needs of the homeless population with expanded facilities. With the increased facilities, the DWC will have the physical infrastructure necessary to provide the requisite services, housing opportunities, and community environments to allow the homeless to rejoin the workforce and lead more productive lives. Future residents of the Downtown Women's Center Campus live on fixed incomes and also rely heavily on local health services. The model of the housing provides dignified and safe housing with holistic services to intervene in the circumstances that lead to homelessness and decrease dependence on local resources such as hospitals, jails, and psychiatric institutions. The project contributes to the effort to alleviate the housing crisis amongst the populations most vulnerable to experiencing homelessness. The ground floor supportive services are designed in a manner that safeguards the privacy of the residents while receiving care. Shielded windows provide for a pedestrian-friendly experience at street level while screening the activity within the offices.

Therefore, the General Plan Amendment to the Regional Center Commercial land use designation and the Zone Change to the (T)(Q)C2-2D Zone is in substantial conformance with the purposes, intent and provisions of the Central City Community Plan.

- c. **Framework Element.** The Framework Element of the General Plan 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. It 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 current 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 liveable 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 3.1.4: Accommodate new development in accordance with land use and density provisions of the General Plan Framework Long-Range Land Use Diagram and Table 3-1.

Policy 3.1.5: Identify areas on the Long-Range Land Use Diagram and in the community plans 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.

Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

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 General Plan Amendment to re-designate the subject property to Regional Center Commercial, along with the Zone Change to (T)(Q)C2-2D is consistent with the General Plan Framework Long-Range Land Use Diagram and Table 3-1 and allows for development of a new, seven-story, mixed-use, Permanent Supportive Housing development with 98 residential dwelling units and 10,000 square feet of social service floor area in an economically depressed area which will serve the needs of future residents and the public at-large, through the provision of on-site accessible health and human services. The project design addresses the issue of environmental justice and a healthful living environment by providing a safe and secure facility that avoids what could otherwise be an oppressive and isolated space through active and thoughtful outdoor open space. The expansion of the DWC and the services it provides to those in need contributes to and facilitates the City's long-term economic viability and vision for a more liveable city.

The project will provide housing and social services for women who live in and around the area, reducing the need of residents to travel outside the neighborhood for such housing and services, and thereby reducing vehicular trips and congestion around the site.

Additionally, the increased intensity of the project enables the city to conserve nearby existing stable residential neighborhoods and lower-intensity commercial districts by allowing controlled growth away from such neighborhoods and districts.

Therefore, the General Plan Amendment and Zone Change are consistent with the Distribution of Land Use goals, objectives and policies of the General Plan Framework Element.

GOAL 3F: Mixed-use centers that provide jobs, entertainment, culture, and serve the region.

Objective 3.10: Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles.

Policy 3.10.1: Accommodate land uses that serve a regional market in areas designated as "Regional Center". Retail uses and services that support and are integrated with the primary uses shall be permitted. The range and densities/intensities of uses permitted in any area shall be identified in the community plans.

The General Plan Amendment to re-designate the subject property to Regional Commercial, along with the Zone and Height District Change to (T)(Q)C2-2D allows for the development of a mixed-use project that provides 98 dwelling units and 10,000 square feet of social service floor area, all within a transit-rich area.

Therefore, the Zone Change is consistent with the Regional Centers goals, objectives and policies of the General Plan Framework Element.

- d. Housing Element.** The proposed project conforms with the following relevant goals, objectives, and policies of the Housing Element of the General Plan:

GOAL 1: A City where housing production and preservation result in an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and suitable for their various needs.

Objective 1.1: Produce an adequate supply of rental and ownership housing in order to meet current and projected needs.

Policy 1.1.2: Expand affordable rental housing for all income groups that need assistance.

Policy 1.1.3: Facilitate new construction and preservation of a range of different housing types that address the particular needs of the city's households.

GOAL 2: A City in which housing helps to create safe, livable and sustainable neighborhoods.

Objective 2.1: Promote safety and health within neighborhoods.

Objective 2.2: Promote sustainable neighborhoods that have mixed-income housing, jobs, amenities, services and transit.

Policy 2.2.5: Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.

GOAL 4: A City committed to preventing and ending homelessness

Objective 4.1: Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.

Policy 4.1.3: Provide permanent supportive housing options with services for homeless persons and persons/families at risk of homelessness to ensure that they remain housed and get the individualized help they may need.

The Project is designed in a manner that prioritizes the needs of the future residents and emphasizes safety and security. The project site is directly located in Skid Row, an area of the city characterized by homeless encampments along both sides of San Pedro Street and 5th Street. All of the onsite supportive services as part of the proposed development will occur on the ground floor of the project. From the street level, along 5th Street the project will feature landscaping as a buffer as well as windows glazed and

obscured so as to maintain the privacy of residents receiving care in the offices. The project additionally features translucent, vertically slatted fencing that serves to secure the development while permitting light to pass through the property. The project frontage faces San Pedro Street and possesses architectural features that improve the pedestrian experience such as large planters near the entrance of the development as well as the landscaped South Courtyard overlooking San Pedro Street at the second-floor podium level. Additionally, the development features a second-floor community room suspended above the intersection of 5th and San Pedro Street with floor to ceiling storefront glass window treatments connecting the activities occurring within the building with the street.

The proposed project will contribute a net 98 units of affordable housing to the region and will aid in the prevention of homelessness. As designed, the project will establish a safe and livable community for the future residents of the development. The project emphasizes a healthy environment for residents through the incorporation of targeted supportive service plans for the various populations anticipated to reside in the development such as psychiatric and therapeutic services, medication management, nutritional counseling, peer support, community building, and support with addiction. The applicant has submitted a supportive services plan which outlines services tailored to the needs of potential residents. This includes the chronically homeless, individuals with severe mental illness, survivors of domestic violence, individuals with physical disabilities, individuals with HIV/AIDS, individuals struggling with substance abuse, and other groups identified as their target populations.

During the public hearing, the applicant explained that the project will source residents utilizing the Coordinated Entry System assessment, which will be completed once referred by partner agencies such as Downtown Mental Health (DMH), Skid Row Housing Trust, SRO Housing Corporation, Midnight Mission, and others. Flyers will be produced and posted in the existing Downtown Women's Center Day Center in multiple languages and announcements will be encouraged at agencies across Skid Row for those unable to read. Tenants will then be screened by the Property Manager and referred to a Case Manager for additional support. The project will provide housing to a diverse pool of women and primarily those whom experience chronic homelessness and meet the income eligibility for individuals at or below 30% Area Median Income. As proposed, the project is consistent with Goals 2 and 4 and the accompanying objectives and policies.

The project landscaping features a variety of drought tolerant trees and plants utilized throughout the site with the most prominently in the South Courtyard and the walking garden located on the second-floor podium level. The proposed walking garden features winding connected pathways and grouped seating at various points within the garden curvature. The garden is designed to facilitate a serene experience where units on the podium level are buffered with landscaping and trees to minimize noise. The project incorporates water conservation measures such as using native drought tolerant plants for a minimum of 75 percent of the landscaped area, limiting conventional grass and turf to 25 percent or less of the landscaped area, and the installation of a high efficiency irrigation system.

The addition of greenspace, community rooms, and supportive services contribute to the overall wellbeing of residents. Thus, as proposed, the project helps to achieve Goals No. 1, 2, and 4 of the Housing Element to prevent and end homelessness, and produce sustainable, safe, livable, and affordable housing.

- e. **Mobility Plan 2035.** The Mobility Plan of the General Plan may be affected by the approval of the requested Zone Change. The project site is bounded by San Pedro Street and 5th Street and are both designated as Avenue II within the 2035 Mobility Plan. The Bureau of Engineering (BOE) had indicated dedications of 3 feet of land on each street to provide for a 43-foot half right-of-way for which the applicant is requesting a waiver via the Vesting Zone Change entitlement request. Subsequently, BOE has submitted alternative conditions should a waiver of dedications and improvements be submitted in a letter dated July 1, 2021 instructing that the project dedicate a 20-foot radius property line return or a 15-foot and 15-foot corner cut at the intersection of San Pedro Street and 5th Street. BOE further conditions that the cut corner dedication shall be limited to a height of 15 feet above finished sidewalk. The project exhibits have incorporated the alternative dedications indicated and will accommodate the improvements to the satisfaction of the Bureau of Engineering and in compliance with the General Plan.
- f. **The Sewerage Facilities Element.** of the General Plan will not be affected by the recommended action. While the sewer system might be able to accommodate the total flows for the Proposed Project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the project.
- g. **Health and Wellness Element.** The project supports the following policies of The Plan for a Healthy Los Angeles:
- Policy 2.1** Access to goods and services. Enhance opportunities for improved health and well-being for all Angelenos by increasing the availability of and access to affordable goods and services that promote health and healthy environments, with a priority on low-income neighborhoods.
- Policy 2.2** Healthy building design and construction. Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.
- Policy 2.6** Repurpose underutilized spaces for health. Work proactively with residents to identify and remove barriers to leverage and repurpose vacant and underutilized spaces as a strategy to improve community health.
- Policy 2.10** Social connectedness. Acknowledge the mental and physical health benefits of social connectedness by promoting and valuing public spaces, social interaction, relationship building, and resilience in community and urban design.

The requested zone change from M2-2D to (T)(Q)C2-2D will permit the change of use from a surface parking lot, to a residential use with supportive services while maintaining parking in the area. The change in use will provide benefits to the public. As part of the project, all supportive services at the site will be made available to members of the public. The services offered as part of the project are greatly needed in the surrounding

area and will increase social services offered in the vicinity that promote health and a healthy environment. The project includes the common open space in the form of indoor community rooms where activities such as group counseling will occur as well as a healing garden and landscaped areas for resident and staff use. The ground floor of the project includes several offices for counseling services and will serve to provide privacy to those receiving services. The project will feature lighting throughout the project so that pedestrian walkways and parking entrances will be illuminated with ambient night lighting for safety and that lighting will complement and highlight the architectural details, while shielded from adjacent residences. The project will have elevators accessible from all levels and will include ADA accessible residential units. The project as proposed and as conditioned will contribute to the overall health and wellness of the residents and community at large.

3. Zone Change Findings.

- a. **Pursuant to City Charter Section 558 and LAMC Section 12.32, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

The recommended Zone Change from M2-2D to (T)(Q)C2-2D would permit the development of the Project Site into a 98-unit affordable housing project with on-site supportive services.

Public Necessity, Convenience, and General Welfare

On April 29, 2019, Mayor Eric Garcetti released the LA's Green New Deal (Sustainable City pLAn), a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth a goals of ending street homelessness by 2028, creating or preserve 50,000 income-restricted affordable housing units by 2035 and increasing stability for renters.

The Zone Change would allow the site to be redeveloped and to provide a total of 98 income restricted units with on-site supportive services. At the public hearing, the applicant explained that the project intends to provide housing to women experiencing chronic homelessness and extremely low income single women with special needs. The project is dedicated to the provision of on-site supportive services for project tenants as well as members of the surrounding community. Services include life skills training, support groups, on-site employment preparation, domestic violence counseling and case management among other resources. The project provides adequate space for the services with community rooms and private offices for counseling and case management. By providing housing and services to vulnerable populations, this project is consistent with public necessity, convenience, and general welfare.

The project is an infill development within an area of the City with a mixture of residential, commercial, and manufacturing uses. The project would hence, place housing in close proximity to commercial and manufacturing jobs as well as near active public transit. The project site is at the intersection of San Pedro and 5th Street, in Skid Row and will provide housing at one of the sites of greatest need in Downtown Los Angeles. As an expansion of the existing Downtown Women's Center, the project will increase the supportive services needed in the area for the target populations that will occupy the development. The project is designed with a concept that will ensure the privacy and safety of the residents. The building opens to San Pedro Street at the podium level revealing a depth of common open space and terraced steps while shielding the residential units. The project proposes 7,596 square feet of outdoor open space and 2,437 square feet of indoor

open space in the form of community rooms for a total of 10,034 square feet of common open space. The community rooms will provide space for programming, wellness events, and group activities. The first level of the project is dedicated to community space, a donation center, and offices for staff, service providers, and private counseling sessions. The permanent supportive services will be a convenience for residents and will help to ensure that the vulnerable populations inhabiting the project will remain housed. As proposed, the project, facilitated by the zone change, would improve the livability and general welfare of the future residents of the development.

Good Zoning Practice

The proposed (T)(Q)C2-2D Zone corresponds with the Regional Commercial land use designation and allows for residential uses, whereas the current M2-2D Zone does not. The project site is at the intersection of South San Pedro and 5th Street and like other buildings east of South San Pedro Street, the site is zoned for Light Manufacturing uses. Buildings fronting both sides of South San Pedro Street in the surrounding vicinity however have residential uses with [Q]R5-2D Zone designations directly across San Pedro Street. The project is in the Greater Downtown Housing Incentive Area (ZI-2385) and the development will increase the amount of housing available and help to alleviate homelessness. The proposed zone change would be compatible with the uses along the San Pedro corridor and would be in line with the ongoing progression of more residential uses in the area. The requested Zone Change would permit a development which, as conditioned, is consistent with the General Plan land use designation, meets the objectives of the Community Plan, and is consistent with previously granted Zone Changes in the immediate surrounding neighborhood as part of the area's transition to residential and commercial land uses.

b. Pursuant to Section 12.32 G and Q of the Municipal Code “T” and “Q” Classification Findings.

The action, as recommended, has been made contingent upon compliance with the "(T)" and "(Q)" conditions imposed herein. Specific conditions have been added for the orderly arrangement of the property concerned into lots and/or that provision be made for adequate streets, drainage facilities, grading, sewers, utilities, park and recreational facilities; and/or that provision be made for payments of fees in lieu of dedications and/or that provision be made for other dedications; and/or that provision be made for improvements; all in order that the property concerned and the area within which it is located may be properly developed in accordance with the different and additional uses to be permitted within the zone to which the property is proposed for change added to address neighborhood concerns about landscape, sustainability, and affordability. Such limitations are necessary to protect the best interests of, and to assure a development more compatible with, surrounding properties, to secure an appropriate development in harmony with the General Plan, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action.

4. Site Plan Review Findings.

In order for the site plan review to be granted, all three of the legally mandated findings delineated in Section 16.05 F of the Los Angeles Municipal Code must be made in the affirmative:

a. 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 in an area that designated for Light Manufacturing land uses and with the approval of the proposed Zone Change to (T)(Q)C2-2D, the site will be designated as a Regional Center Commercial land use and thus zoned for residential and accessory service uses. As discussed throughout Finding 1, the recommended Zone Change would render the site available to meet the goals and objectives lay out in the General Plan. Pursuant to the proposed (T)(Q)C2-2D Zone, the site would not be limited to a base density as the site falls within the Greater Downtown Housing Incentive Area, however the project proposes 98 residential units. The project site is currently a surface parking lot with a lot area of 29,596 square feet. The project proposes a 68,869 square-foot building with a Floor Area Ratio of 2.33:1. Of the total 98 units, the project proposes one (1) two-bedroom manager's unit. 97 are studio units with 5% or five units reserved for Extremely Low Income Households and 87% of the total number of units (86 units) for Low Income Households, well above the 20% requirement pursuant to LAMC Section 11.5.11. The project would meet the goals, objectives, and policies of the General Plan and the Central City Community Plan. As proposed, the project is in substantial conformance with the General Plan and Community Plan.

- b. 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 subject Project Site is located at the northeast corner of San Pedro Street and 5th Street in Downtown Los Angeles. The site is a level, rectangular parcel with 29,596 square feet of lot area. The site has approximately 140 feet of frontage along San Pedro Street and 150 feet along 5th Street. The front of the building is along San Pedro Street with vehicular access on 5th street through a gated private driveway. The site is currently developed with a surface parking lot serving the existing Downtown Women's Center.

The site is within the Central City Community Plan area, is designated for Light Manufacturing land uses and is currently zoned M2-2D and is requesting a Zone Change to (T)(Q) C2-2D. The site is located in the Greater Downtown Housing Incentive Area (ZI-2385).

Height, Bulk, and Setbacks

The proposed (T)(Q)C2-2D Zone is limited to a 3:1 Floor Area Ratio and a building area of 88,788 square feet. The proposed zone is permitted an unlimited building height and unlimited allowable stories with no requirements for front, side, and rear yard setbacks. The project is not beholden to any base density requirements typical of C2 Zones as the project is within the Greater Downtown Housing Incentive Area.

Under the requested zone, the project proposes 98 total units with one (1) two-bedroom manager's unit and 97 are studio units with 5% or five units reserved for Extremely Low Income Households and 87% of the total number of units (86 units) for Low Income Households, well above the 20% requirement pursuant to LAMC Section 11.5.11. The project proposes a 2.33:1 FAR, and 68,869 square feet of building area with a height of 85 feet and seven (7) stories.

The adjacent properties are developed with a mixture of residential, commercial, and industrial buildings one (1) to six (6) stories in height. Abutting the subject site to the north is the original Downtown Women's Center with having six (6) stories. Abutting the project to the west across San Pedro Street are two (2) mixed use buildings having ground floor

commercial with live/work and residential uses above standing at three (3) stories and six (6) stories respectively. Abutting the site to the south across 5th Street is a single-story commercial building. To the east at the rear of the proposed site is a light manufacturing use in Height District 2. The proposed project height of 85 feet is compatible with the adjacent building heights and setbacks along San Pedro Street and 5th Street.



Figure 3. North view of proposed development in context.

The bulk of the proposed structure is minimized by architectural details including ample fenestration through windows and solarium in both arms of the building. The ‘V-shaped’ building form opens to San Pedro Street revealing the South Courtyard and terraced steps at the podium level (second floor) while shielding the residential units. The project is gated at the property line and is buffered with plantings that improve the pedestrian experience from the street. As the project is located within the Greater Downtown Housing Incentive Area, no setbacks are required. The pedestrian entrance to the development, located on San Pedro Street abuts the entrance to the existing Downtown Women’s Center.

The building form reduces the intensity from the street while consistent in scale with the height, bulk, and setbacks of surrounding properties. The proposed (T)(Q)C2-2D Zone would facilitate the development of housing in a manner that is harmonious with future and existing developments and will thus be compatible with the neighborhood.

Off-Street Parking Facilities and Loading Areas

The project proposes a total of 60 automobile spaces to accommodate guest and staff parking and will utilize the adjoining private vehicular entry to the rear of the building. The entry is located along 5th Street and is gated. As the surface parking lot will be removed for construction, 35 of the existing parking spaces will be replaced in the new development with the addition of 25 automobile. 56 of the automobile spaces will be in the subterranean parking level, and four (4) parking spaces will be on the first floor for ADA access vehicles and loading. 82 long-term bicycle parking spaces (74 long-term and 8 short-term spaces) will also be provided.

As proposed, the Project would be consistent with the Objective 2 of the Citywide Design Guidelines, and Objective 4 of the Residential Citywide Design Guidelines to minimize the appearance of driveways and parking areas.

Lighting

The proposed plans do not indicate a lighting plan however, the applicant asserts that all pedestrian walkways and parking entrances will be illuminated with ambient night lighting for safety and that lighting will complement and highlight the architectural details, while shielded from adjacent residences. Condition No. 9 of the Conditions of Approval would ensure that the installation of lights would not result in a substantial amount of light that would adversely affect the day or night time views in the project vicinity.

Landscaping

The project will provide 10,034 square feet of open space of which 7,596 square feet is proposed to be landscaped. The primary landscaped areas of the project site are the Entry Courtyard, North Courtyard, and South Courtyard. Plantings are provided along the perimeter of the project and within the building and proposes to plant 25 trees each within a 24-inch box. The Project has been conditioned to meet the planting standards of the Urban Design Studio Soil Depths guide. A minimum of 2,456 square feet, or 25% of the provided open space, is landscaped, and includes two courtyards, an expansive outdoor patio area, fruit trees and raised bed herb gardens. The landscape design has been developed in a manner which includes a variety of drought-tolerant and native species appropriate for the Southern California climate.

Trash Collection

The Project proposes to provide a trash and recycling enclosure area on the first floor towards the rear of the building. Waste will be collected through the rear vehicular entrance.

Sustainability

The project has proposed to install 1,625 square feet of solar panels on the rooftop, equivalent to approximately 15% of the rooftop area. The Project includes EV Charging infrastructure with 30% of the parking spaces wired for the future installation of EV Chargers ("EV-ready") and 10% of the parking spaces immediately installed with EV Chargers. As proposed, 12 parking spaces would be equipped for future EV use and seven (6) parking spaces would be immediately installed with EV Chargers. Proposed landscaping include planting that have been selected for temperature hardiness and low water use. Overall water consumption will be minimized with the inclusion of water efficient appliances and fixtures throughout the development. The Project proposes to meet the latest in California/Uniform building codes, Title 24, and Cal-Green. Each of the units are proposed to include energy star air conditioning with fresh air intake, natural cross ventilation, exhausting kitchen hood and fans, no VOC paints, natural flooring, and formaldehyde free cabinetry, counters and shelving. All bathroom and plumbing fixtures will be water-conserving fixtures. Overall energy efficiency will be maximized with energy star rated appliances, advanced lighting, dual glazed windows with low-e coating and energy efficient thermal building envelope.

- c. **Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.**

Pursuant to LAMC Section 12.21 G, the project would be required to provide 9,825 square feet of open space and 25 trees under the proposed zone change. The project proposes 98 residential units which include 97 studio apartments and one (1) two-bedroom manager's unit. The project will provide 10,034 square feet of open space and 25 trees. Of the total open space, 2,437 square feet will be indoor open space and 7,596 will be outdoor open space. A minimum of 2,456 square feet, or 25% of the provided open space, is landscaped. The project is composed of one main residential building surrounded by ample open space and landscaped recreation areas. The ground floor features a lush garden area in the southwest corner of the Property and a landscaped planter to the north, along with a planter with steel perimeter fence along the entirety of the southern border. The North Courtyard on the second floor includes communal outdoor eating areas, fruit trees, a water feature, recreational space and horticulture / herb gardens open to the community. The South Courtyard, also on the second floor, provides pedestrian access to the units via open-air staircase from the ground floor in the center of the Property. Additionally, interior project amenities include a learning center, community space, counseling offices, and community lounge and kitchen. Along with recreational amenities, the Project provides a dedicated space intended to provide residents with on-site social services related to mental, physical, social, and job training.

As proposed, the project would provide recreational and service amenities, landscaped courtyards, outdoor seating and eating areas, a learning center, community room, donation center, and on-site supportive services center, which would improve habitability for its residents and minimize impacts on neighboring properties.

Environmental Findings

- 5. Environmental Finding.** The proposed project is statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.27(b)(1). Pursuant to Public Resources Code Section 21080.27(a)(3), there is substantial evidence demonstrating that the proposed project 1) qualifies as supportive housing pursuant to Health and Safety Code Section 50675.14; 2) meets the eligibility requirements of Article 11 (commencing with Section 65650) of Chapter 3 of Division I of Title 7 of the Government Code; and 3) is funded, in part, by the Measure H sales tax proceeds approved by the voters in the March 17, 2017, special election in the County of Los Angeles. All actions to approve the proposed project were taken in furtherance of providing vitally needed Supportive Housing to house and serve the homeless in the City of Los Angeles.

See Justification for Statutory Exemption Case No. ENV-2021-2545-SE in the case file for the narrative demonstrating that the project meets the eligibility requirements outlined in PRC Section 21080.27.

- 6. 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. 172,081, have been reviewed and it has been determined that this project is located in Zone X, an area of minimal flooding.