

**PLANNING DEPARTMENT TRANSMITTAL
TO THE CITY CLERK'S OFFICE
SUPPLEMENTAL
*CF 21-1481***

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2019-6289-GPA-ZC-HD	ENV-2019-6290-MND	9 – Curren D. Price Jr.
PROJECT ADDRESS:		
640-700 West 27 th Street		
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Sergio Ibarra	(213) 847-3633	sergio.ibarra@lacity.org

NOTES / INSTRUCTION(S):	
Supplemental Transmittal for Corrected Letter of Determination dated January 27, 2022.	
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant	January 27, 2022



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

CORRECTED LETTER OF DETERMINATION

MAILING DATE: JANUARY 27, 2022

Case No. CPC-2019-6289-GPA-ZC-HD
CEQA: ENV-2019-6290-MND
Plan Area: South Los Angeles Community Plan

Council District: 9 – Curren D. Price, Jr.

Project Site: 640 – 700 West 27th Street

Applicant: Raju T. Varma, ACSC Management Services Inc.
Representative: Alfred Fraijo, Jr., Sheppard Mullin Richter and Hampton LLP

At its meeting of **September 30, 2021**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following project:

Demolition of an existing surface parking lot with 247 parking spaces for AAA employees and the development of a new, 201,345 square foot four and a half-story parking structure with up to 750 parking spaces (including 15 ADA accessible spaces) and up to 70 long-term and short-term bicycle parking spaces to serve AAA employees. The parking structure will be approximately 48 feet. The Project includes a total of 18,206 square feet of open space, including 13,473 square feet of landscaped area.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-6290-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the Project will have a significant effect on the environment; **Found** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Found** the mitigation measures have been made enforceable conditions on the Project; and **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approved** and **Recommended** that the Mayor and City Council **adopt**, pursuant to Sections 555, 556, and 558 of the Los Angeles City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the South Los Angeles Community Plan, to change the land use designation of the site from the existing Low Medium II Residential to the proposed Community Commercial designation;
- *3. **Approved** and **Recommended** that City Council **adopt**, pursuant to LAMC Section 12.32 F, a Zone Change and Height District Change to the zoning and height district from the existing RD1.5-1-O to (T)[Q]C2-1D-O;
4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Perlman
Second: Hornstock
Ayes: Campbell, Choe, Leung
Nays: López-Ledesma, Mack
Absent: Millman, Dake Wilson

Vote: 5 – 2

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

1Effective Date/Appeals: The decision of the Los Angeles City Planning Commission as it relates to the General Plan Amendment is final. The Zone Change and Height District is appealable by the Applicant only, if disapproved in whole or in part by the Commission.

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.

Attachments: Zone Change Ordinance, Maps, Conditions of Approval, Findings, Resolution, Interim Appeal Filing Procedures

c: Michelle Singh, Senior City Planner
Sergio Ibarra, City Planner

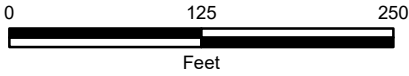
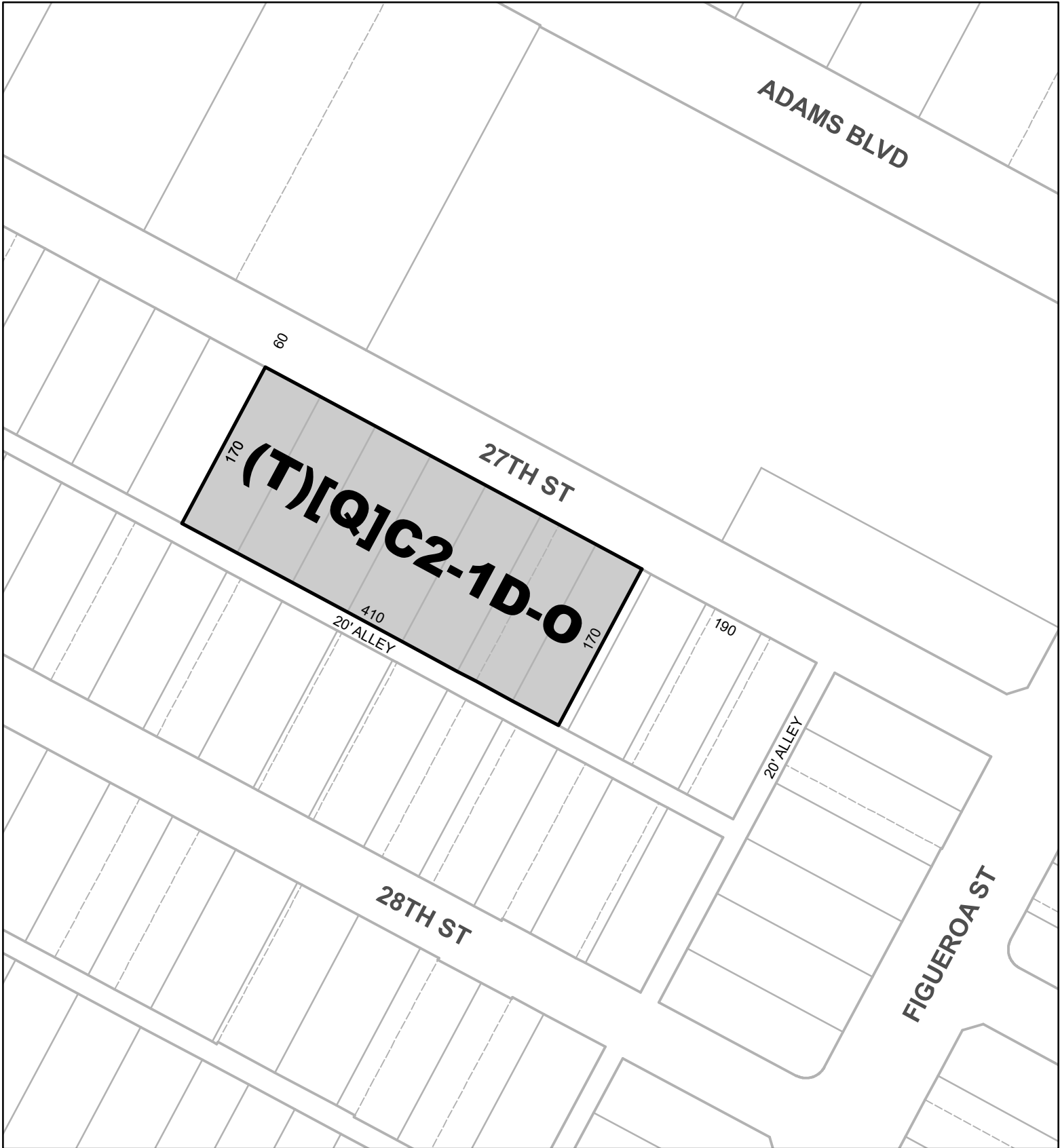
• ¹ The above-referenced technical correction is not discretionary, therefore, issuance of this corrected letter of determination does not extend or require a new appeal period.

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:

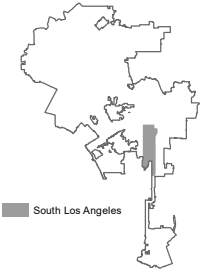


CPC-2019-6289-GPA-ZC-HD

AA/Cf

102921

City of Los Angeles



[Q] QUALIFIED CONDITIONS OF APPROVAL

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

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," *and* 'Exhibit G' and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, West/South/Coastal Project Planning Division, and written approval by the Director of 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.

OR

The site shall be developed with residential uses allowed, and in accordance with the density and all other development standards in the RD1.5-1-O zone.

DEVELOPMENT “D” LIMITATIONS

1. **Height.** The project shall be limited to four and a half stories and 48 feet in height to the roof parapet per Exhibit “A”.

CONDITIONS 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.

Dedication(s) and Improvement(s). Prior to the issuance of any building permits, the following 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):

1. Improvements Required:

27th Street - Trim tree roots. Construct a new concrete sidewalk along the property frontage. Repair all damaged concrete curb, gutter and roadway pavement. Reconstruct all open driveways to comply with BOE standards and ADA requirements. Close all unused driveways with concrete sidewalk, curb and gutter.

Alley - Repair all broken, off-grade, cracked, concrete alley pavement along the property frontage to the satisfaction of the Bureau of Engineering.

Note: Broken curb and/ or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ 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, S442-5 and S444-0.

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 (213) 847-3077.

Notes: Street lighting may be required satisfactory to the Bureau of Street Lighting (213) 84 7-1551.

Department of Transportation may have additional requirements for dedication and improvements. Refer to the Department of Water and Power regarding power pole (213) 367- 2715.

Refer to the Fire Department regarding fire hydrants (213) 482-6543.

Contact the Department of Transportation regarding any conflicts with traffic signs, parking.

CONDITIONS OF APPROVAL

1. **Zoning.** The project shall comply with all other requirements of the C2-1D-O zone.
2. **Floor Area.** The project shall be limited to a maximum floor area of 201,345 square feet.
3. **Automobile Parking.** The project shall be limited to 731 parking spaces
4. **Open Space.** The project shall provide a minimum of 18,206 square feet of publicly accessible open space and include pedestrian amenities per Exhibit "A".
5. **Design Features.** The project materials shall be limited to brick and perforated metal panels as seen in Exhibit A.
6. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
7. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16.
8. **Landscape Plan.** The project shall provide a minimum of 13,473 square feet of landscaped open space per Exhibit "A"
9. **Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards.
10. **Lighting.** All pedestrian walkways and vehicle access points will be well-lit. All outdoor lighting will be shielded to prevent excessive illumination and mitigate light impacts on adjacent residential properties and the public right-of-way. Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
11. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
12. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.

Or: Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction. (WL)
13. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

14. **Signage.** There shall be no off-site commercial signage on construction fencing during construction.
15. **Condition of Approval - Tribal Cultural Resource Inadvertent Discovery.** Prior to commencing any ground disturbance activities at the Project site, the Applicant, or its successor, shall retain qualified tribal monitors/consultants from the Gabrieleno Band of Mission Indians KizhNation (however if the Tribe is unable to provide an on-site monitor at the time of any demolition, grading or excavation activities, the Applicant may proceed with construction) and a qualified archaeologist/archaeological monitor. Ground disturbance activities shall include excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil, pavement removal, grubbing, tree removals, boring or a similar activity at the project site. Any tribal monitor/consultant shall be approved by the Gabrieleno Band of Mission Indians-Kizh Nation Tribal Government. A qualified archaeologist/archaeological monitor shall be identified as principal personnel who must meet the Secretary of Interior standards for archaeology and have a minimum of 10 years of experience as a principal investigator working with Native American archaeological sites in Southern California. The archaeologist shall ensure that all other personnel associated with and hired for the archaeological monitoring are appropriately trained and qualified.

The archaeological and tribal monitors/consultants shall observe all ground disturbance activities on the project site at all times any ground disturbance activities are taking place. If ground disturbance activities are simultaneously occurring at multiple locations on the project site, an archaeological and tribal monitor shall be assigned to each location where the ground disturbance activities are occurring. The on-site monitoring shall end when the ground disturbing activities are completed, or when the City has determined that the Project site has a low potential for impacting tribal cultural resources after consultation with the tribal monitor/consultant and archaeologist.

Prior to commencing any ground disturbance activities, the archaeological monitor in consultation with the tribal monitor/consultant, shall provide Worker Environmental Awareness Program (WEAP) training to construction crews involved in ground disturbance activities that includes information on regulatory requirements for the protection of tribal cultural resources. As part of the WEAP training, construction crews shall be briefed on proper procedures to follow should a crew member discover tribal cultural resources during ground disturbance activities. In addition, workers will be shown examples of the types of resources that would require notification of the archaeological monitor and tribal monitor. The Applicant shall maintain on the Project site, for City inspection, documentation establishing the WEAP training was completed for all members of the construction crew involved in ground disturbance activities.

In the event that any subsurface objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities

shall temporarily cease within the area of discovery, the radius of which shall be determined by the archaeologist, in consultation with the tribal monitor/consultant approved by the Gabrieleno Band of Mission Indians-Kizh Nation, until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

1. Upon a discovery of a potential tribal cultural resource, the Applicant, or its successor, shall immediately stop all ground disturbance activities in the immediate vicinity of the find until the find can be assessed by the archaeologist and tribal monitor/consultant.
2. If the archaeologist and tribal monitor/consultant determine the resources are Native American in origin, the Gabrieleno Band of Mission Indians-Kizh Nation shall coordinate with the landowner Administrative Conditions regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes.
3. The Applicant, or its successor, shall implement the tribe's recommendations if the archaeologist, in consultation with the tribal monitor/consultant, reasonably conclude that the tribe's recommendations are reasonable and feasible.
4. In addition to any recommendations from the Gabrieleno Band of Mission Indians-Kizh Nation, the archaeologist shall develop a list of actions that shall be taken to avoid or minimize impacts to the identified tribal cultural resources substantially consistent with best practices identified by the Native American Heritage Commission and in compliance with any applicable federal, state or local law, rule or regulation. Any discrepancies between the implementation of the recommendations shall be resolved through the City as the Lead Agency, in consultation with the archaeologist and tribal monitor/consultant.
5. The Applicant, or its successor, may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by both the archaeologist and tribal monitor/consultant and determined to be reasonable and appropriate.
6. The Applicant, or its successor, may recommence ground disturbance activities inside of the specified radius of the discovery site only after it has complied with all of the recommendations developed and approved pursuant to the process set forth in paragraphs 2 through 4 above.
7. Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File.

8. Notwithstanding paragraph 7 above, any information that the Department of City Planning, in consultation with the City Attorney's Office, determines to be confidential in nature shall be excluded from submission to the SCCIC or provided to the public under the applicable provisions of the California Public Records Act, California Public Resources Code, Section 6254(r), and handled in compliance with the City's AB 52 Confidentiality Protocols.

9. Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken.

Environmental Conditions

16.

- N-1** Construction and demolition shall be restricted to the hours of 7:00 AM to 6:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday.
- N-2** The project contractor(s) shall employ state-of-the-art noise minimization strategies when using mechanized construction equipment. To the maximum extent practical, demolition and construction activities shall be scheduled and coordinated so as to avoid operating several pieces of equipment simultaneously, which cause high noise levels. Construction equipment shall not idle when not in use. The contractor shall place noise construction equipment as far from the Project Site edges as practicable.
- N-3** The project contractor shall use power construction equipment with noise shielding and muffling devices. The noise mufflers shall be consistent with manufacturers' standards and be equipped with all construction equipment, fixed or mobile.
- N-4** The project contractor shall erect a temporary noise-attenuating sound barrier along the perimeter of the Project Site. The sound wall shall be a minimum of 8 feet in height to block the line-of-site of construction equipment and off site receptors at the ground level. The sound barrier shall include $\frac{3}{4}$ inch plywood or other sound absorbing material capable of achieving a 10-dBA reduction in sound level. Localized and portable sound enclosures shall be used to further significantly reduce noise from these types of equipment. Products such as Echo Barrier Outdoor noise barrier/absorbers can provide a

10-20 dBA noise reduction or more if the barrier is doubled up.

N-5 An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. Any reasonable complaints shall be rectified within 24 hours of their receipt.

N-6 The Applicant shall provide a courtesy notice of the project's construction related activities to adjacent business owners and residences a minimum of two weeks prior to commencement of construction.

17. MM-TR-1: Construction Management Plan

A detailed Construction Management Plan, including street closure information, detour plans, haul routes, and staging plans, shall be prepared and submitted to LADOT for review and approval. The Construction Management Plan would formalize how construction would be carried out and identify specific actions that would be required to reduce effects on the surrounding community. The Construction Management Plan shall be based on the nature and timing of the specific construction activities and other projects in the vicinity of the Project Site, and should include the following elements as appropriate:

- Advance, bilingual notification of adjacent property owners and occupants of upcoming construction activities, including durations and daily hours of operation.
- Prohibition of construction worker or equipment parking on adjacent streets.
- Temporary pedestrian, bicycle, and vehicular traffic controls (i.e., flag persons) during all construction activities adjacent to public rights-of-way to ensure traffic safety on public roadways. These controls shall include, but not be limited to, flag people trained in pedestrian and bicycle safety.
- Temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag persons).
- Scheduling of construction activities to reduce the effect on traffic flow on surrounding arterial streets.
- Potential sequencing of construction activity to reduce the amount of construction-related traffic on arterial streets.

- Containment of construction activity within the Project Site boundaries.
- Prohibition of construction-related vehicles/equipment parking on surrounding public streets.
- Coordination with Metro to address any construction near the rail right-of-way.
- Safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers shall be implemented as appropriate.
- Scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible.

ADMINISTRATIVE CONDITIONS

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 "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
19. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
20. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
21. **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.
22. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect 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.
23. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.

24. 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 in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take 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.

26. Solar Panels. The project shall include a row of solar panels on the roof of the parking structure covering 7,645 square feet, while maintaining adaptability of the remainder of the roof should the structure be converted in the future to a more energy intensive use, as shown in Exhibit G.

27. Electric Vehicle Chargers. The project shall provide 75 Level III or above EV chargers on Day 1 of operation of the structure with 146 stalls wired for future adaptability.

FINDINGS

General Plan/Charter

1. **General Plan Land Use Designation.** The subject property is located within the South Los Angeles Community Plan, which was last updated by the City Council on November 22, 2017. The Community Plan designates the site with a land use designation of Low Residential II, which has a corresponding zoning classification of RD1.5-O.

As recommended, the amendment would re-designate the Project Site to the Community Commercial land use designation and the corresponding zone C2-1D-O. Therefore the project is in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the South Los Angeles Community Plan, as further discussed in Finding below.

2. **City Charter Finding 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 General Plan Amendment before the City Planning Commission represents an Amendment to the South Los Angeles Community Plan, which is currently designated as Low Medium II Residential for the entire site. The project site is located in the North University Park area, a unique neighborhood originally planned and zoned for multifamily residential uses that has significant social, economic and physical identity as it has evolved to include a mix of residential (including university serving), institutional (university operated), commercial, and mixed-use developments. The project proposes a General Plan Amendment from Low Medium II Residential to Community Commercial in addition to a Zone Change to Commercial. The project site meets the Economic Chapter of the Framework Element's criteria for such lands to be converted to commercial as it meets the two fundamental economic development goals: to provide the physical locations and competitive financial environment necessary to attract various types of economic development to Los Angeles, and to encourage the geographic distribution of job growth in a manner supportive of the City's overall planning objectives. The project will allow for the creation of 400 permanent new jobs for the AAA Headquarters, employment opportunities that will be targeted for the local neighborhood.

Furthermore, the project meets Goals LU6 and LU6.2 of the South Los Angeles Community Plan, by supporting a commercial sector that is strong and competitive, serving the needs of individual neighborhoods and the broader community, and providing local residents with access to high quality jobs providing a pathway out of poverty and create feasible opportunities for new employment.

The project will remove the existing surface parking lot and replace it with a parking structure with a design that is compatible with the historic character of the neighborhood. The building footprint allows for the addition of sustainable landscape features along 27th street that will improve the pedestrian experience on the sidewalk and serve to make the site a more inviting space for the entire community. The project plans to provide drought-tolerant landscaping along with maintaining the existing trees to make the area more visually appealing. Further, the Project's design conceals the vehicular parking and instead highlights the design features and landscaping, which improves upon the surface parking lot that currently occupies the Site. The Project also intends to be compatible and complimentary to the surrounding structures. With the additional on-site long-term and short-term bicycle parking, the Project will also encourage employees to choose non-private

modes of transportation to work, reducing vehicle miles traveled and increasing pedestrian activity in the area. While the proposed General Plan Amendment will change a residential land use designation, the project is oriented around the production of jobs given that the project will allow for the creation of 400 new jobs, targeted towards the local community, which will contribute to the significant economic identity of the area. Furthermore, the surrounding area is zoned C2-1VL-O, both across the street from the subject parcels over the entire block and a few parcels east of the subject site along Figueroa Street. The subject site currently serves and will continue to serve the AAA Headquarters across the street, also designated Community Commercial. Therefore, as the project is located within an area with significant economic and physical identity, as identified by both the General Plan Framework Element and the South Los Angeles Community Plan, the General Plan Amendment complies with Charter Section 555.

3. **City Charter Finding 556.** When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.
4. **City Charter Finding 558.** The proposed Amendment to the Southeast Los Angeles Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

Framework Element

The Framework Element of the General Plan ("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 GPA supports the Framework Element of the General Plan by creating jobs by enabling the construction of a creatively designed parking structure, that will support existing uses at AAA and promote employment growth and economic development in the City. Further, the design of the structure creates a more aesthetically engaging pedestrian environment. The GPA to replace the Project Site's land use designation of "Low Medium II Residential" to "Community Commercial" within the Community Plan is more appropriate for the growing demand of employees at AAA's headquarters. The proposed GPA maintains consistency with existing surrounding uses both across the street at the AAA Headquarters and to the East of the Project Site, which include a Community Commercial designation.

The Project is consistent with the land use goals, objectives, and policies identified in the Land Use Chapter of the Framework Element, including the following.

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

Objective 3.3: Accommodate projected population and employment growth within the City and each community plan area for the provision of adequate supporting transportation and utility infrastructure and public services.

Objective 3.16: *Accommodate land uses, locate and design buildings, and implement streetscape amenities that enhance pedestrian activity.*

The Site has an existing land use designation of “Low Medium II Residential.” The surface parking lot includes 247 existing parking spaces and cannot support additional jobs or economic growth. AAA currently has 909 employees at its headquarters facility and anticipates hiring approximately 400 new employees. By providing needed parking spaces for the potential new hires, the Project will allow for the creation of 400 new jobs to AAA’s headquarters, and increase business opportunities in the surrounding area for other small businesses that cater to AAA’s employees, such as local restaurant and retail. This will generate sustainable service-based jobs for neighborhood residents and thus improve the economic vitality of the South Los Angeles Community (Objective 3.1, 3.3).

The Project’s design pays tribute to the historic character of the neighborhood. The building footprint allows for the addition of sustainable landscape features along 27th street that will improve the pedestrian experience on the sidewalk and serve to make the Site a more inviting space for the entire community. The Project plans to provide drought-tolerant landscaping along with maintaining the existing trees to make the area more visually appealing. Further, the Project’s design artfully conceals the vehicular parking and instead highlights the design features and landscaping, which improves upon the surface parking lot that currently occupies the Site. The Project also intends to be compatible and complimentary to the surrounding structures. With the additional on-site long-term and short-term bicycle parking, the Project will also encourage employees to choose non-private modes of transportation to work, reducing vehicle miles traveled and increasing pedestrian activity in the area (Objective 3.16).

5. **Land Use Element.** The South Los Angeles community Plan text includes the following relevant goals and policies:

Goal LU6: A commercial sector that is strong and competitive, that serves the needs of individual neighborhoods and the broader community, and that provides local residents with access to high quality jobs providing a pathway out of poverty.

Policy LU6.2: Feasible Development Sites: Encourage consolidation and deepening of shallow commercial corridor lots in a manner that is compatible with the prevailing urban form as a means to stimulate existing businesses and create feasible opportunities for new employment.

The Project will directly meet these goals by developing a new parking structure to support and promote an increase in approximately 400 new jobs at the AAA Headquarters. These jobs are anticipated to include a combination of entry-level and specialty positions that will positively impact growth in the community by way of employment and also stimulate the nearby commercial amenities. Further, replacing the existing surface lot with a parking structure will create a new, well-designed structure in the area, in turn attracting new employees to revitalize the commercial corridor along South Figueroa Street.

Policy LU7.2: Improve Existing Auto-Related Uses: Expansions and modifications of existing auto-related facilities should be designed to improve landscaping, buffering and architectural character in order to minimize environmental impacts.

The Project Site currently includes a surface parking lot of 247 automobile parking spaces. The Site is enclosed by fencing and provides minimal interaction to the pedestrian realm. The Proposed Project will replace the existing surface lot with a sensitively designed parking structure that both enhances the pedestrian experience through the use of architectural arches and screens views of the parked vehicles through the use of perforated metal screens. Additionally, the proposed design will allow for the incorporation of landscaping both along the 27th Street frontage, as well as along the secondary building facades.

Goal LU8: High quality, context-sensitive design that is reflective of the desired community character, and preserves the historic and cultural character of the district.

The Project proposes a parking structure that is sensitive to the surrounding residential uses and consistent with the historic nature of the AAA Headquarters buildings across the street. The Proposed Project seeks to incorporate architectural arches, façade screening, and ample greenery including trees and drought-tolerant landscaping, which will be beneficial to the community at large. The building's footprint has been minimized to accommodate additional pedestrian and landscaped area along 27th Street. The additional area also allows for the incorporation of the unique arches that provide both a visually appealing design at street level, while preserving the cultural character of the surrounding uses.

Further, the Proposed Project also seeks to maintain consistency with the recommended design guidelines, specifically for Parking Structures as included in Appendix B of the Community Plan. The Project is designed to provide a more welcoming pedestrian environment by screening the proposed parking levels and including innovative design features to enhance the pedestrian experience by incorporating architectural arches, façade screening, and ample greenery including trees and drought-tolerant landscaping, which will be beneficial to the community at large. The building's footprint has been minimized to accommodate additional pedestrian and landscaped area along 27th Street. The additional area also allows for the incorporation of the unique arches that provide both a visually appealing design at street level, while preserving the cultural character of the surrounding uses.

Additionally, the pedestrian connection and the addition of bicycle parking provide further connections to the surrounding community.

Policy LU11.6: Native and Drought-Tolerant Landscaping. Encourage the use of native and drought-tolerant plants in all new development to conserve water use.

The Proposed Project design incorporates drought-tolerant landscaping on all sides of the Site. The landscaping will be incorporated into the pedestrian experience and replace existing impermeable surface. Existing street trees will be maintained.

Goal LU12: **Strong and competitive community commercial areas that serve the needs of the surrounding community while preserving historic commercial and cultural character.**

Policy LU12.3: Design Standards and Guidelines. Recommend that new development projects conform to design standards and guidelines that promote high-quality and attractive buildings, as well as an active pedestrian oriented environment.

The Project Site, with approval of the General Plan Amendment will achieve the purposes of the Community Commercial designation to a greater extent than the existing surface parking lot. The Proposed Project will provide up to 731 parking spaces as compared with the current surface parking lot's 247 parking spaces. The more intense use of the Site will bring more economic activity to the region by allowing for the creation of 400 new jobs at the AAA Headquarters. These new employees will provide a stimulus to local businesses, especially local retail and restaurant uses. Further, the Project design will conceal the parked vehicles inside the structure and provide much needed landscaping and green spaces to pedestrians. The proposed design also incorporates the historic character of the buildings in the area

through the use of architectural arches, façade screening, and ample greenery including trees and drought-tolerant landscaping, which will be beneficial to the community at large. The building's footprint has been minimized to accommodate additional pedestrian and landscaped area along 27th Street. The additional area also allows for the incorporation of the unique arches that provide both a visually appealing design at street level, while preserving the cultural character of the surrounding uses.

Appendix B – South LA Community Plan

The Community Plan sets forth specific design guidelines for Parking Garage Design in Appendix B of the Community Plan. Specifically, the Plan sets forth guidelines for Stand-Alone Parking Structures. The proposed Project seeks to maintain consistency with all of these guidelines as follows:

G.9. Provide an external skin designed to improve the building's appearance over the basic concrete structure of ramps, walls, and columns on all visible facades. Examples of appropriate skin materials include heavy-gage metal screen, pre-cast concrete panels, laminated glass, photovoltaic panels, and other materials consistent with or complementary to the overall project.

The Project is consistent with this guideline by providing a façade screen in perforated metal across all sides of the structure. The screen is intended to provide an appearance that is aesthetically interesting while adequately screening the vehicles parked within the structure. In addition, all visible facades are further complimented by arches that will include landscaping to enhance the overall appearance of the parking structure.

G.10. Highlight elevators and stairs architecturally, so visitors can easily find and access these entry points.

The attached plans indicate the presence of elevators on the front portion of the structure along 27th Street. The elevators will be easily accessible through the proposed pedestrian entry and crosswalk connecting the building to the AAA Headquarters across the way. The stairs are currently located on the East and West corners of the proposed structure. However, both stairwells will be clearly marked and indicated both internally and externally.

G.11. Integrate sustainable design features such as photovoltaic panels (especially on the top parking deck), renewable materials, and stormwater treatment where possible.

The Applicant is committed to integrating sustainable design features wherever feasible. The Project currently proposes to largely utilize a combination of concrete, perforated metal, and tile for the design features and intends to incorporate renewable material options wherever feasible. The Applicant will provide adequate stormwater capture mechanisms where possible and drought-tolerant landscaping. Additionally, the Project will include electric vehicle charging stations.

G.12. Integrate signage and wayfinding with parking structure architecture.

The Project will provide signage to indicate the entrance/exit and elevator/stair access to the parking structure. The Project will incorporate signage in a way that is compatible with the architectural features of the proposed Project and the surrounding uses.

G.13. Incorporate public art and lighting into the parking structure design to reinforce its unique identity.

The Project will provide ample lighting both externally and internally in order to maintain visibility in and around the structure and to prevent any illegal activity near the Site. The Project currently incorporates a unique exterior design with the proposed façade screen made of perforated metal and protruding arches. The renderings contemplate a color scheme that is monochromatic and largely terracotta tones with some light color along the lower periphery of the structure to complement the AAA Headquarters across the street.

The Project is also consistent with additional guidelines related to parking structures as included in Section 1B. of the Community Plan Appendix. These include employing durable materials (G.2.) and making parking entry openings flush with the façade when feasible (G.5.).

Entitlement Findings

6. **Zone Change, Height District Change and “Q” Classification Findings.**

- a. **Pursuant to Section 12.32 C of the Los Angeles Municipal Code, the recommended zone change and height district change is in conformance with the public necessity, convenience, general welfare and good zoning practice.**

Public Necessity and Convenience

The requested Zone Change and Height District Change for the Project is in conformity with public necessity and convenience. The Project addresses the necessity for more parking associated with healthy economic growth and the expansion of the workforce. By concentrating parking spaces for AAA's employees at the Project Site, the Proposed Project reduces the need for AAA's employees to park their vehicles on public lots or surface lots. Additionally, the Project will alleviate parking needs at other various AAA parking lots. The Project will create more parking spaces for AAA employees, and in turn preserve public parking for the general public. Additionally, by constructing the Project adjacent to AAA's Headquarters, the employees could conveniently walk from their offices to their vehicles. The Site will be further integrated into the neighborhood by providing both convenient parking for AAA employees and enhancing the pedestrian experience for the entire community. The Project also places the parking structure proximate to nearby commercial uses hence encouraging convenient access for employees to patronize local businesses.

General Welfare

The general welfare is served by the development of a high quality, aesthetically appealing Project that will promote a positive pedestrian environment. The Project will serve the general welfare by allowing for the creation of 400 new jobs, which will provide an increased tax base that will in turn assist the City in providing necessary community benefits and services. The Project will also provide a pedestrian friendly experience to pedestrians with its creative architecture and sustainable landscaping with seating areas. The Project also includes long-term bicycle parking for AAA employees and short-term bicycle parking that can be utilized by the public. The addition of bicycle parking will further reduce vehicle miles traveled and encourage a more active lifestyle by the community.

Good Zoning Practices

The Proposed Project conforms with good planning practices in that it reduces the negative impact of parked vehicles to the general public. The existing site contains a surface parking lot with 247 vehicle spaces. The use provides no screening of the existing parking and has only minimal landscaping in the form of street trees. The Proposed Project is designed to screen vehicular parking and provide landscaped areas on all sides of the Project. Further, the additional parking spaces will prevent spill-over of parking into

adjacent residential areas by providing sufficient onsite parking to accommodate AAA employees. It will also eliminate the need for street parking which hinders visibility, blocks business storefronts, and has an overall negative impact on neighborhoods. The project will also allow for the AAA Headquarters to expand their jobs base by allowing for parking to accommodate the new workers in a transit priority area. The Project also conforms with the goal of accommodating all vehicle parking on-site. Therefore, the Project's request for a Zone Change and Height District Change conforms with good planning practices.

b. Pursuant to Section 12.32-G of the Municipal Code "Q" Classification and D Development Limitation Findings

Per LAMC Section 12.32-G,2 and 4, the current action, as recommended, has been made contingent upon compliance with D development limitations and "Q" conditions of approval imposed herein for the proposed project. The "Q" conditions that limits the use, scale and scope of future development on the site are 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, and to prevent or mitigate the potential adverse environmental effects of the subject recommended action. The Q condition also limits residential density to the RD1.5 zone to ensure the provisions of LAMC Section 11.5.11.a are complied with. The D development limitations restricts the floor area ratio and height to the project's height and floor area.

7. Environmental Finding Mitigated Negative Declaration.

FIND, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-6290-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **FIND** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **FIND** the mitigation measures have been made enforceable conditions on the project; and **ADOPT** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

RESOLUTION

WHEREAS, the subject property is located within the area covered by the South Los Angeles Community Plan ("Community Plan"), which was adopted by the City Council on November 22, 2017 (CF 17-1054); and

WHEREAS, the applicant is proposing to develop a commercial development comprising 201,345 square-foot parking structure, with a total of 731 parking spaces for the American Automobile Association Headquarters in the South Los Angeles community; and

WHEREAS, to carry out the above-referenced project, the applicant has requested a General Plan Amendment to (a) change the land use designation for the subject property from Low Medium II Residential to Community Commercial within the South Los Angeles Community Plan ("Community Plan"); (b) amend the General Plan Generalized Land Use Map for the Community Plan area to reflect the Community Commercial land use designation; and

WHEREAS, the General Plan Amendment is consistent with Charter Sections 555, 556, and 558, representing an Amendment in Part of the South Los Angeles Community Plan, representing a change to the social, physical and economic identity of the project site; and

WHEREAS, the City Planning Commission at its meeting of September 30, 2021, approved the foregoing General Plan Amendment; and

WHEREAS, the General Plan Amendment is necessary to achieve and maintain consistency between zoning and the adopted Community Plan as required by California State law; and

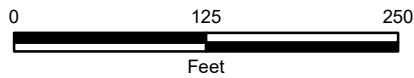
WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the South Los Angeles Community Plan to designate land uses in an orderly and unified manner; and

WHEREAS, the subject request would provide for a more logical and uniform pattern of planned land use development that is compatible with surrounding land use designations on the General Plan; and

WHEREAS, the project has been reviewed pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-6290-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED that the Community Plan shall be amended as shown on the attached General Plan Amendment Map.



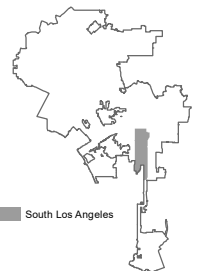
CPC-2019-6289-GPA-ZC-HD

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102921

SOUTH LOS ANGELES

City of Los Angeles



COVID-19 UPDATE

Interim Appeal Filing Procedures

Fall 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, City Planning has implemented new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction.

OPTION 1: Online Appeal Portal

(planning.lacity.org/development-services/appeal-application-online)

Entitlement and CEQA appeals can be submitted online and payment can be made by credit card or e-check. The online appeal portal allows appellants to fill out and submit the appeal application directly to the Development Services Center (DSC). Once the appeal is accepted, the portal allows for appellants to submit a credit card payment, enabling the appeal and payment to be submitted entirely electronically. A 2.7% credit card processing service fee will be charged - there is no charge for paying online by e-check.

Appeals should be filed early to ensure DSC staff has adequate time to review and accept the documents, and to allow Appellants time to submit payment. On the final day to file an appeal, the application must be submitted and paid for by 4:30PM (PT). Should the final day fall on a weekend or legal holiday, the time for filing an appeal shall be extended to 4:30PM (PT) on the next succeeding working day. Building and Safety appeals (LAMC Section 12.26K) can only be filed using Option 2 below.

OPTION 2: Drop off at DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop.

Metro DSC

(213) 482-7077
201 N. Figueroa Street
Los Angeles, CA 90012

Van Nuys DSC

(818) 374-5050
6262 Van Nuys Boulevard
Van Nuys, CA 91401

West Los Angeles DSC

(310) 231-2901
1828 Sawtelle Boulevard
West Los Angeles, CA 90025

City Planning staff will follow up with the Appellant via email and/or phone to:

- Confirm that the appeal package is complete and meets the applicable LAMC provisions
- Provide a receipt for payment