

Communication from Public

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Comments for Public Posting: Good Afternoon, Please see the attached project materials from the Applicant for reference for Item No. 4 on the Planning and Land Use Management Committee agenda for February 1, 2022.
Best, Justin

Auto Club of Southern California

640 – 700 W. 27th Street

CPC-2019-6289-GPA-ZC-HD

ENV-2019-6290-MND

City of Los Angeles
City Council – PLUM Committee
February 1, 2022

Project Purpose

- Auto Club has been a pillar of the Central Los Angeles Community since 1923. Investing in the LA headquarters is critical to Auto Club's future vision.
- Auto Club is strategically optimizing their existing space at the headquarters to create approximately 400 new jobs.
- Auto Club serves approximately 300 citizens per day in-person at the headquarters building, with over 185,000 members connected to this location.
- The Project before you today is crucial to providing the necessary infrastructure to allow for the continued investment in new jobs in this community.

Auto Club Community Benefit Summary

- Transit/Parking
- Youth Programming
- NANDC Historic Study
- Jobs and Workforce Development
- Affordable Housing
- Anchor Institute Investments

Housing Partnership

- As part of a partnership with Habitat for Humanity, AAA has committed \$150,000 over three years to complete critical home repairs for 10 homes in the area around the Headquarters.
- AAA intends to renew this partnership to complete an additional 10 home repairs from 2022-2025.
- AAA has also partnered with United Way to provide annual assistance to help combat homelessness and promote affordable housing.
- Additional funding was provided in 2020 to help combat the ongoing COVID-19 pandemic.



Structure Adaptability

ADAPTABLE STRUCTURE

The AAA Parking Structure will include structural modifications that make the existing parking ramp removable at the potential residential levels and additional structural upgrades to accommodate future residential loads.

The schematic concept identifies the first two levels to remain as parking to meet required parking to unit ratios. Levels 3 & 4 would be adapted to residential units with an internal central tenant corridor.

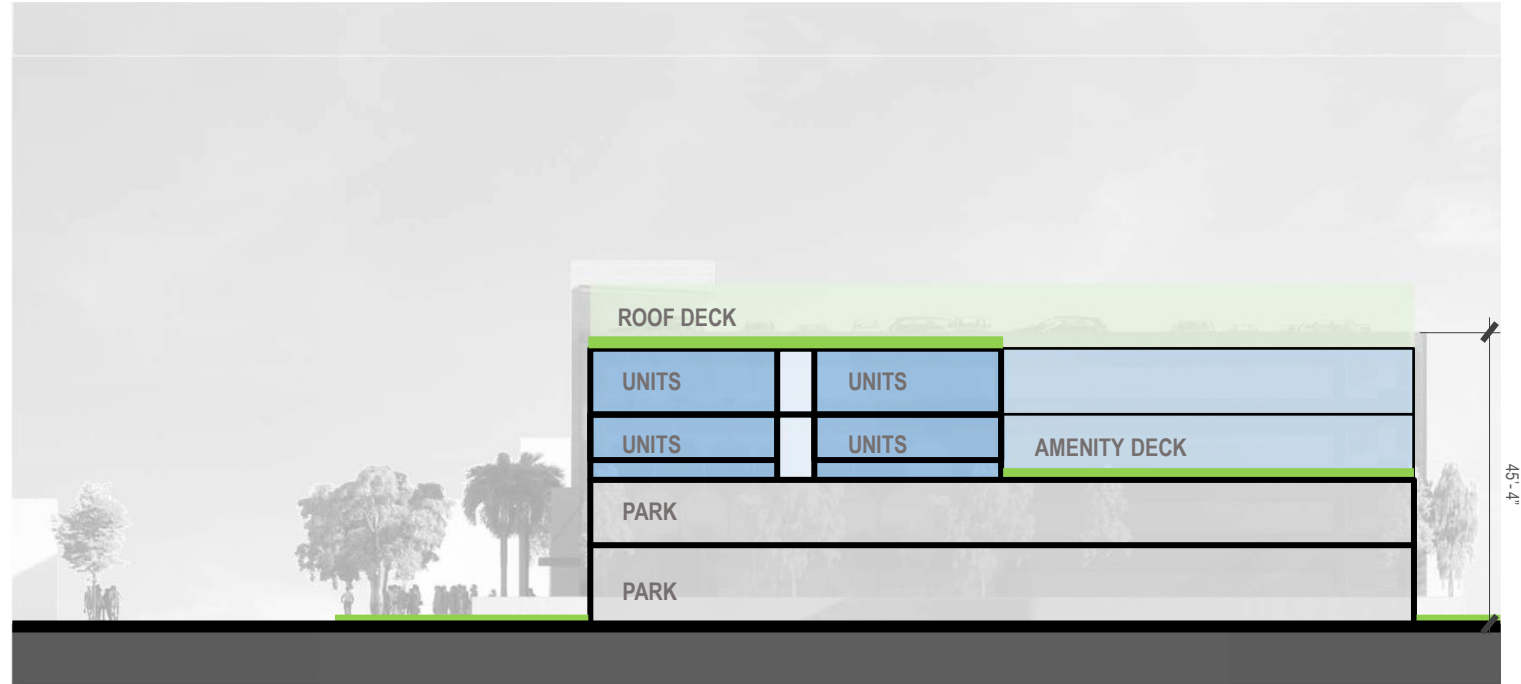
The parking ramp would be removed at these levels and allow for a lightwell and amenity deck for the adjacent units. The fifth level could be utilized as a roof deck and additional amenity zone for residents.

At 1,500 sf / unit, each floor plate can provide 22 residential units.

Project Metrics:

Parking – 250 Total Cars

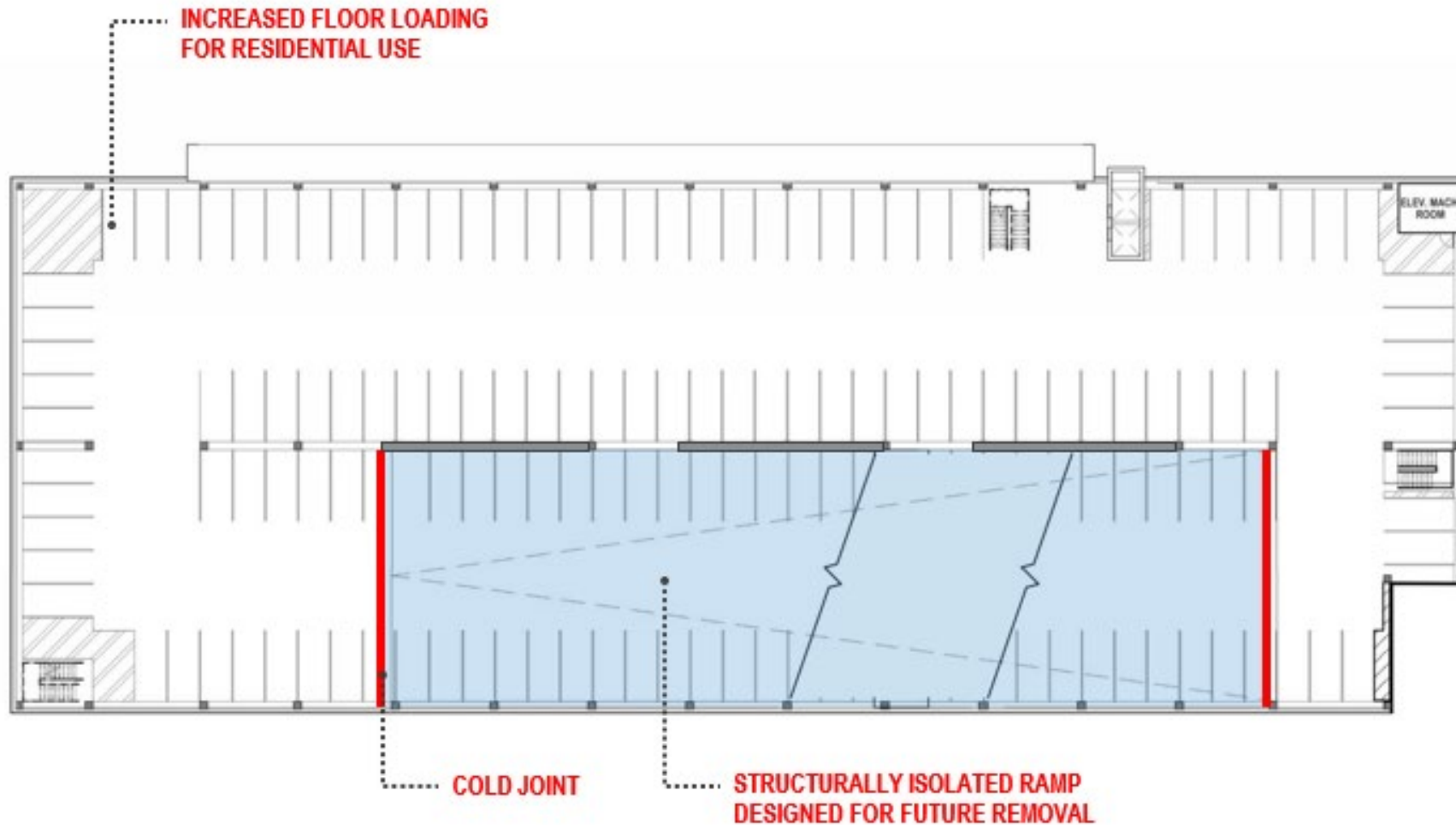
Units – 22 units / floor = **44 units**



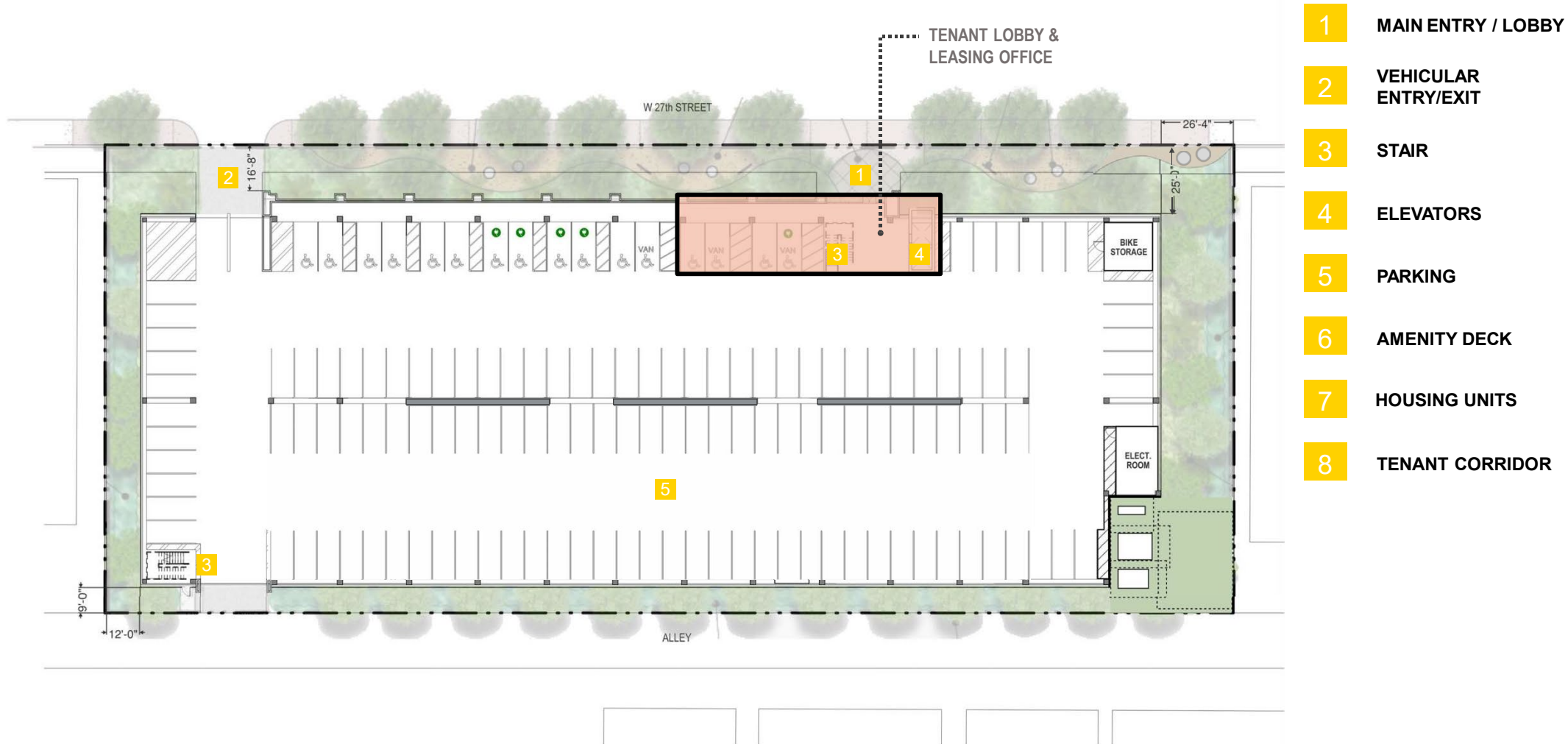
SCHEMATIC SECTION

Per LAMC Section 12.09.1 B.4., an RD 1.5 zoned property is provided a minimum lot area per dwelling unit or guest room of 1 per 1,500 SF. With a Total Lot Area of 69,731 SF, the Project Site would be permitted to develop approximately **46 units**.

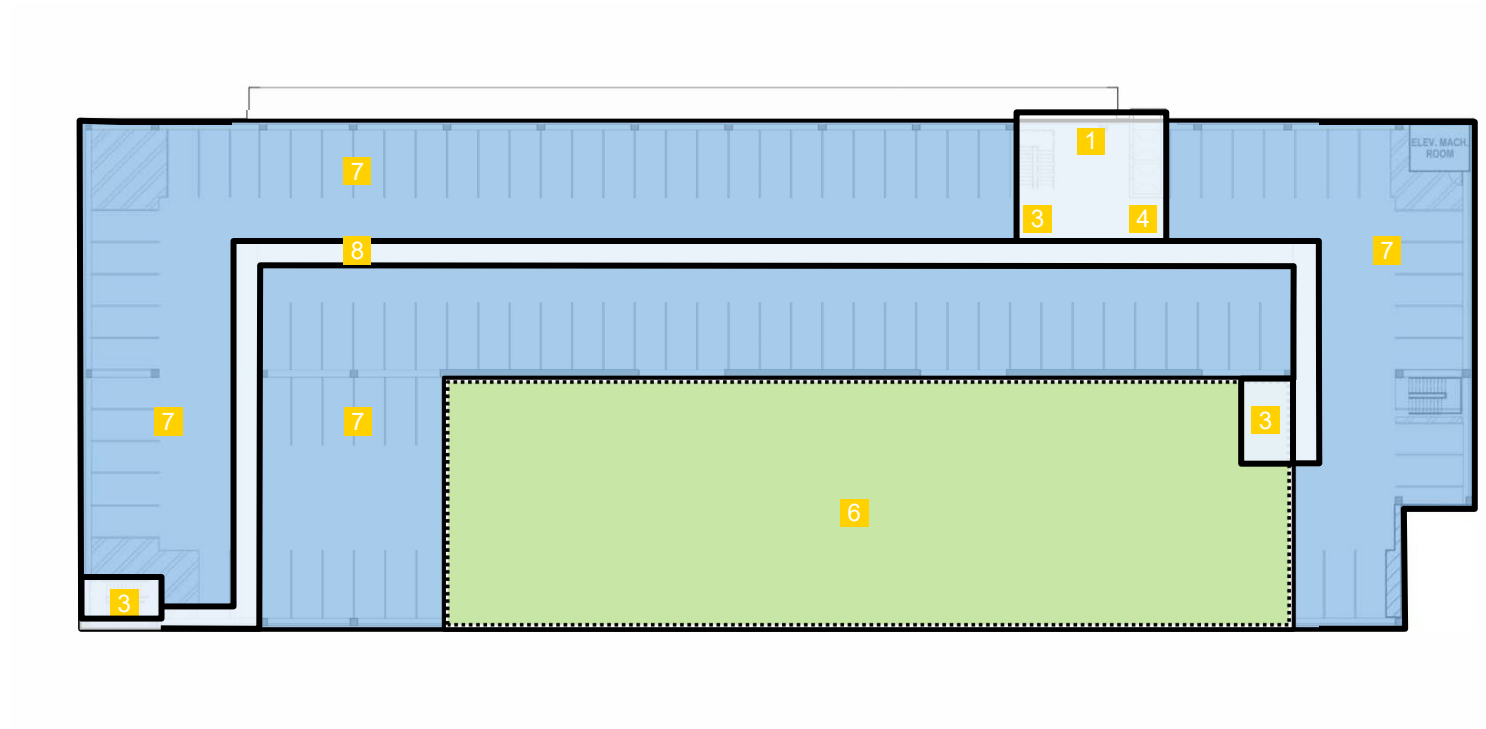
Structure Adaptability



Structure Adaptability



Structure Adaptability



- 1 MAIN ENTRY / LOBBY
- 2 VEHICULAR ENTRY/EXIT
- 3 STAIR
- 4 ELEVATORS
- 5 PARKING
- 6 AMENITY DECK
- 7 HOUSING UNITS
- 8 TENANT CORRIDOR

Community Outreach / Support

- Engagement with community stakeholders and residents has culminated in a stronger project that is supported by the community.
- Community supporters include:
 - North Area Neighborhood Development Council
 - Coalition for Responsible Community Development
 - Exposition Park
 - Mt. Saint Mary's University
 - St. John's Cathedral
 - St. Vincent de Paul Parish
 - Figueroa Corridor Business Improvement District
 - LA Chrysler Jeep Dodge Ram

Requested Entitlements

1. Approve and Recommend that City Council adopt 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.
2. Approve and Recommend that City Council adopt a Zone Change and Height District Change to the zoning and height district from the existing RD1.5-1-O to (Q)C2-1D-O.
3. Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.