



# CENTRAL LOS ANGELES AREA PLANNING COMMISSION

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

## LETTER OF DETERMINATION

MAILING DATE: **MAY 05 2022**

Case No. ZA-2019-7192-ZAD-1A  
CEQA: ENV-2019-7193-CE  
Plan Area: Central City North

Council District: 14 – de Leon

**Project Site:** 2345 – 2421 South Santa Fe Avenue

**Applicant:** Art Colony Property, LLC  
Representative: Dana A. Sayles, three6ixty

**Appellant No. 1:** Sylvia Tidwell, Santa Fe Art Colony Tenants Association (SFACTA)

**Appellant No. 2:** David O'Dell

At its meeting of **April 12, 2022**, the Central Los Angeles Area Planning Commission took the actions below in conjunction with the approval of the following project:

Rehabilitation and conversion of an existing warehouse located at the rear of the property to joint living and work quarters for artists and artisans with 18 new dwelling units and 24 new on-site parking spaces.

1. **Determined** based on the whole of the administrative record, that the Project is exempt from California Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Denied** the appeal and **sustained** the Zoning Administrator's determination dated June 10, 2021;
3. **Approved**, pursuant to Section 12.24 X.13 of the Los Angeles Municipal Code (LAMC), to permit the conversion of, and a 3,672-square-foot addition to, an existing 20,200-square-foot warehouse building for 18 Joint Living and Work Quarters for artists and artisans within the M3-1-RIO Zone with additional terms and conditions;
4. **Adopted** the Conditions of Approval; and
5. **Adopted** the Findings.

This action was taken by the following vote:

Moved: Lindgren  
Second: DelGado  
Ayes: Kang, Lawrence  
Absent: Gold

**Vote: 4 - 0**

*Etta Armstrong*

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Etta Armstrong, Commission Executive Assistant I  
Central Los Angeles Area Planning Commission

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

**Effective Date/Appeals:** The decision of the Central Los Angeles Area Planning Commission is not further appealable and shall become final upon the mailing of this determination letter.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable and the decision is final.**

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: Associate Zoning Administrator's letter of determination dated June 10, 2021,  
Interim Appeal Procedures

c: Jonathan Hershey, Associate Zoning Administrator  
Osvaldo Garcia, Planning Assistant

OFFICE OF ZONING ADMINISTRATION  
200 N. SPRING STREET, ROOM 763  
LOS ANGELES, CA 90012-4801  
(213) 878-1318

ESTINEH MAILIAN  
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

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HENRY CHU  
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CITY OF LOS ANGELES  
CALIFORNIA



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MAYOR

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DEPUTY DIRECTOR  
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June 10, 2021

Art Colony Property LLC (A)(O)  
2349 S. Santa Fe Avenue  
Los Angeles, CA 90058

Dana A. Sayles (R)  
three6ixty  
11287 W. Washington Boulevard  
Culver City, CA 90230

CASE NO. ZA 2019-7192-ZAD  
ZONING ADMINISTRATOR'S  
DETERMINATION  
2345 – 2421 South Santa Fe Avenue  
Central City North Community Plan Area  
Zone : M3-1-RIO  
D. M. : 117A217  
C. D. : 14  
CEQA : ENV-2019-7193-CE  
Legal Description: PT Unnumbered LT,  
Arbs 27 & 28 Block A, Huntington  
Industrial Tract

Pursuant to California Environmental Quality Act (CEQA), I hereby DETERMINE:

that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the project is exempt from CEQA Guidelines Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites, or historical resources applies; and,

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.13, I hereby APPROVE:

a Zoning Administrator's Determination to permit the conversion of, and a 3,672-square-foot addition to, an existing 20,200 square-foot warehouse building for 18 Joint Living and Work Quarters for artists and artisans within the M3-1-RIO Zone,

upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the

development and use of the property, except as such regulations are herein specifically varied or required.

2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. Approved herein is the conversion of, and 3,672-square-foot addition to, an existing 20,200 square-foot warehouse building for 18 Joint Living and Work Quarters for artists and artisans.
8. No variance from parking requirements have been granted herein. Parking shall be subject to the determination of the Department of Building and Safety.
9. A minimum of 18 automobile parking spaces shall be provided for the 18 Joint Living and Work Quarters units being proposed.
10. The building design, materials, colors and landscape plan shall be in substantial conformance with Exhibit "A".
11. The project shall provide, at a minimum, the usable open space required per Los Angeles Municipal Code (LAMC) Section 12.21 G.
12. No kiln or welding apparatus or activity involving same shall be permitted on the

subject property.

13. Any storage of materials or supplies connected with the artist or artisans profession shall consist of stacks not over 500 cubic feet per unit. Further, since these materials or supplies may be combustible, they shall be located away from the kitchen facilities and cloistered as much as possible to preclude the capability of fire. All of this shall be to the satisfaction of the Fire Department.
14. Any exterior signs, except for those indicating the building is used for residential purposes, shall be of a directional or signature nomenclature and each shall not be over 12 square feet in size.
15. One or more signs or symbols of a size and design approved by the Fire Department shall be placed and maintained by the Applicant at designated locations on the exterior of each building approved as Joint Living and Work Quarters to indicate that these buildings are used for residential purposes.
16. The authorized use shall be of no force and effect unless and until satisfactory evidence is presented to the Development Services Center, Department of City Planning, for review and attachment to the file that a business tax registration certificate has been issued to each tenant by the Office of Finance pursuant to Los Angeles Administrative Code Section 21.03 permitting those persons to engage in business as artists or artisans.
15. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of 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.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of 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.
- c. 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 \$25,000. 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 (b).
- d. 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 (b).
  - e. If the City determines it necessary to protect the City's interests, 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, commission, 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.

#### **OBSERVANCE OF CONDITIONS – TIME LIMIT – LAPSE OF PRIVILEGES**

All terms and conditions of the approval shall be fulfilled before the use may be established. The instant authorization is further conditional upon the privileges being utilized within three years after the effective date of approval and, if such privileges are not utilized or substantial physical construction work is not begun within said time and carried on diligently to completion, the authorization shall terminate and become void.

**TRANSFERABILITY**

This authorization runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent upon you to advise them regarding the conditions of this grant.

**VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR**

Section 12.29 of the Los Angeles Municipal Code provides:

"A variance, conditional use, adjustment, public benefit or other quasi-judicial approval, or any conditional approval granted by the Director, pursuant to the authority of this chapter shall become effective upon utilization of any portion of the privilege, and the owner and Applicant shall immediately comply with its Conditions. The violation of any valid Condition imposed by the Director, Zoning Administrator, Area Planning Commission, City Planning Commission or City Council in connection with the granting of any action taken pursuant to the authority of this chapter, shall constitute a violation of this chapter and shall be subject to the same penalties as any other violation of this Code."

Every violation of this determination is punishable as a misdemeanor and shall be punishable by a fine of not more than \$2,500 or by imprisonment in the county jail for a period of not more than six months, or by both such fine and imprisonment.

**APPEAL PERIOD – EFFECTIVE DATE**

The Applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any Condition of this grant is violated or if the same be not complied with, then the Applicant or his successor in interest may be prosecuted for violating these Conditions the same as for any violation of the requirements contained in the Municipal Code. The Zoning Administrator's determination in this matter will become effective after **JUNE 25, 2021**, unless an appeal therefrom is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of the Zoning Administrator's action, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. **Forms are available on-line at <http://planning.lacity.org>.** Public offices are located at:

**Downtown**  
 Figueroa Plaza  
 201 North Figueroa Street,  
 4<sup>th</sup> Floor  
 Los Angeles, CA 90012  
 (213)482-7077

**San Fernando Valley**  
 Marvin Braude  
 Constituent Service Center  
 626 Van Nuys Boulevard  
 Room 251  
 Van Nuys, CA 91401  
 (818) 374-5050

**West Los Angeles**  
 Development Services  
 Center  
 1828 Sawtelle Boulevard,  
 2<sup>nd</sup> Floor  
 Los Angeles CA 90025  
 (310)231-2598

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 90<sup>th</sup> 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.

### NOTICE

The Applicant is further advised that subsequent contact regarding this determination must be with the Development Services Center. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting. You should advise any consultant representing you of this requirement as well.

### FINDINGS OF FACT

After thorough consideration of the statements contained in the application, the plans submitted therewith, and the statements made at the public hearing on May 18, 2021, all of which are by reference made a part hereof, as well as knowledge of the property and surrounding district, I find that the requirements for authorizing a Zoning Administrator's Determination under the provisions of Section 12.24X13 have been established by the following facts:

### BACKGROUND

The property is located near the northwest corner of Santa Fe Avenue and 25<sup>th</sup> Street intersection within an industrial area of Los Angeles. The project site consists of two contiguous rectangular-shaped lots and is a regularly rectangular-shaped project totaling 147,880 square feet. The site has a lot width of approximately 559 linear feet along the southerly property line, approximately 558 linear feet along the northerly property line and approximately 264 linear feet along the easterly and westerly property lines.

The site consists of four buildings located at the front and middle of the project site, built between 1916 and 1924, and a fifth building located at the rear of the site, built in 1953. Located at the front of the site at 2401 S. Santa Fe Avenue, building one was built in 1916 and consists of a two-story, 44,700 square-foot building with a basement and a 3,260 square-foot mezzanine. Adjacent to and south of building one, is building two, located at 2415 S. Santa Fe Avenue, which was also built in 1916 and consists of a single-story, 20,000 square-foot building with an 800 square-foot mezzanine. At the middle of the project site is building three, located at 2421 S. Santa Fe Avenue, another single-story building built in 1924 with 13,000 square-feet of floor area and with a 770 square-foot mezzanine. To the south of building three is building four, also built in 1924, located at 2349 S. Santa Fe Avenue, and consists of a single-story, 10,500 square-foot building with a 1,719 square-foot mezzanine. Finally, at the rear of the site is building five, located at 2345 S. Santa Fe Avenue. This single-story warehouse building consists of 20,200 square feet of floor area and was built in 1953.

The site has largely been converted from industrial warehouse buildings to Joint Living and Work Quarter (JLWQ) units:

In 1986, a Zoning Administrator's Determination (Case No. ZA 86-0404-CUZ) permitted the conversion of three industrial warehouse buildings into JLWQ units and one industrial warehouse building into a 99-seat theatre and day-use space. Building one, located at 2401 S. Santa Fe Avenue, was approved for the conversion to 30 JLWQ units; building two, located at 2415 S. Santa Fe Avenue, was approved for conversion to 14 JLWQs; building three, located at 2415 S. Santa, was approved for conversion to eight JLWQs; and building four, located at 2349 S. Santa Fe Avenue, was permitted by-right to change its use from an industrial warehouse building to a 99-seat theatre without requiring a conditional use approval.

In 2011, a Zoning Administrator's Determination (Case No. ZA-2011-2074-ZAD) approved a request to allow for the continued use and maintenance of four existing, un-permitted JLWQ units and one managerial unit for the warehouse building located at 2349 S. Santa Fe Avenue, which was previously approved to operate as a 99-seat theatre.

In 2014, a Plan Approval (Case No ZA 86-0404-CUZ-PA1) was approved to permit the addition of one JLWQ unit for a total of 15 JLWQ units at 2415 S. Santa Fe Avenue.

In total, 57 JLWQ units have already been approved onsite with 75 automobile parking spaces provided.

All buildings except for the subject fifth building located at the rear of the site built in 1953, have been identified as eligible for listing in the National Register of Historic Places, and the California Register of Historical Resources, and the site was designated a Historic-Cultural Monument (HCM #LA 5000) on February 4, 2020 as the C.B. Van Vorst Co. Manufacturing Plan/Santa Fe Art Colony.

The subject site is zoned M3-1-RIO and has a Heavy Industrial land use designation within the Central City North Community Plan area. The site is also located within the East Los Angeles State Enterprise Zone (ZI-2129) and the River Implementation Over District (ZA-2358) and located approximately 500 feet north of the boundary with the City of Vernon.

The Applicant is requesting a Zoning Administrator's Determination to convert this 20,200 square-foot, single-story, 26.125 foot-tall, industrial warehouse building to allow for an additional 18 Joint Living and Work Quarter (JLWQ) units for artist-in-residence, for a total of 75 units on the site. The building conversion would provide a total 23,872 square-feet of floor area, which includes 3,672 square-feet of floor area for the mezzanine level additions. The project will provide amenities such as 2,267-square-feet of open space, a central courtyard, a raised outdoor deck at the rear, new landscaping throughout, 20 bicycle parking spaces, and 24 additional vehicle parking spaces.

According to information submitted by the applicant:

The existing building is part of a larger joint live-work residential community within the Property, including four other formerly industrial buildings that were converted under similar entitlements over the last several decades. Once the warehouse has been entitled and converted, the Property will be an entirely artists-in-residence community, already commonly known as the Santa Fe Art Colony.

The existing warehouse is comprised of 20,200 square feet and is 27 feet, 7 ½ inches in height. While the overall exterior of the building will remain unchanged, as a means of preserving the building and community's architectural consistency and historical integrity, the interior of the warehouse will be modified to create 18 live-work units, each with their own separate entrance from the exterior of the building. Mezzanine "loft" levels will be created within each unit in order to enhance livability and produce more functional spaces for tenants to live and work. The addition of mezzanine levels within each unit will result in 3,672 square feet of new floor area to the existing building, resulting in a total building size of 23,872 square feet. Overall, the site's Floor Area Ratio (FAR) will be 0.96:1, well below the maximum of 1.5:1 in the M3-1 zone. All of the proposed units have a similar floor plan, with studio workspaces, kitchen, and powder room on the ground floor, and bedroom and bathroom on the mezzanine level above. Units range in size from approximately 650 to 1,300 square feet in floor area.

The Project proposes open space amenities, including a common area courtyard (1,524 SF) and private courtyards (400 SF), totaling 1,924 square feet and exceeding the Project's requirement of 1,800 square feet. Pursuant to LAMC 12.21.A.4(p), for properties within the Central City Parking Area, the Project is required to provide 1 parking space per unit for the proposed units, or 18 total parking spaces. Accordingly, the Project proposes 24 total parking spaces, six more than required by code. The remainder of the Property is already parked above its code requirement, and the number of existing spaces are consistent with the requirement cited in the latest entitlement case for the Property, as well as the current Certificate of Occupancy. Whereas the Central City Parking Area parking ratio would require 71 parking spaces for the existing 57 units, there are 75 existing parking spaces on-site. Per the LAMC, a change of use does not result in the requirement for bicycle parking spaces. Nonetheless, the Project provides bicycle parking per code, with 18 long-term spaces and 2 short-term spaces.

An open plan concept is employed in the units to maximize interior space and flexibility for the individual tenants. The units are oriented to maximize natural light in all common areas, offering a visual connection to the outside from the living, kitchen and dining areas. The kitchens are efficiently designed with plenty of storage space and featuring energy star rated appliances including; refrigerator, dishwasher and ranges. Units are laid out to provide flexible work areas, ample closet space and natural light. All bathroom and plumbing fixtures will be water-conserving fixtures.

The request to allow for an additional 18 JLWQ units with 24 additional parking spaces, would result in a total of 75 JLWQ units.

A Historic Resources Assessment Report dated December 15, 2020 was submitted for the project. The Report, prepared by Historic Resources Group, evaluated the proposed rehabilitation of the 2345 S. Santa Fe Avenue warehouse building and its potential impacts to the historic significance of the site, and provided an analysis using the Secretary of the Interior's Standards for Rehabilitation.

The report summarized that much of the scope of work involves exterior alterations with some updated windows, new service doors, loading door openings and loading doors; removal of the loading ramps; addition of the raised concrete decks and skylights to the building; and improvement of the surface parking lot. The report concluded that the 2345 S. Santa Fe Avenue building's plan, massing, brick masonry construction, wood and metal roof frame and support columns, most of the existing window openings, two loading dock openings, existing canopies, and stepped parapets at the roofline would be retained. It further noted that the warehouse building is the least important building in terms of contributing to the historic significance of the subject property because it was built several years after the period of significance established by SurveyLA for the daylight factory property type and because it lacks much of the character-defining features found on the other four buildings onsite.

On February 9, 2021, the Office of Historic Resources (OHR) approved the report and plans, stating that the warehouse conversion is a compatible alteration to the property.

The applicant has submitted a letter prepared by DAUM Commercial Real Estate Service, dated April 19, 2021, evaluating the utility of the warehouse building. In the letter it is stated that there are issues limiting future tenant occupancy of the site by a warehouse, distribution, and/or manufacturing business: low ceiling height; no dedicated employee or customer parking; restricted available space for adequate turning radius for to accommodate shipping containers; potential conflicts with existing residential users of the property – noise, hours of operation, truck movements and emissions; lack of direct access to Santa Fe Avenue, making the site unfriendly to pickup and deliveries.

The applicant has submitted an air quality assessment prepared by Urban Crossroads, dated July 16, 2020, that evaluated non-carcinogenic exposures and potential cancer and non-cancer risks due to its location in an industrial area and adjacent to a concrete recycling use, located west of the property. The report summarized its findings as follows:

For carcinogenic exposures resulting from exposure to diesel particulate matter (DPM), the summation of risk for future residents is 4.35 in one million which does not exceed the applicable significance threshold of 10 in one million.

For chronic noncarcinogenic effects, the hazard index identified for each toxicological endpoint totaled less than 1.0. Therefore, noncarcinogenic hazards are calculated to be within acceptable limits and a less than significant impact would occur.

All properties surrounding the site are zoned M3-1-RIO, designated for heavy manufacturing land uses, and are all improved with one- and two-story warehouse and industrial buildings, except for the abutting site to the west, which is a concrete recycling

facility. Vehicle entrance to the site is provided at the rear along 25<sup>th</sup> Street through a private street entrance that crosses adjoining properties and another gate-controlled entrance at the northeastern corner of the site accessible through Santa Fe Avenue.

Santa Fe Avenue, adjoining the property to the east is Santa Fe Avenue, which splits after 15<sup>th</sup> Street into a lower dead-end street (referred to as Old Santa Fe Avenue) and Santa Fe Avenue, which becomes an overpass that travels south into the City of Vernon. Old Santa Fe Avenue ends near the northwest corner of site and has a right-of-way width of 80 feet. The Santa Fe Avenue overpass street, which is an improved Avenue II and travels south into the City of Vernon, has a right-of-way width of 83 feet closest to the property. Both streets are improved with curbs, gutters, and sidewalks.

Previous zoning related actions on the site/in the area include:

Case No. ZA 86-0404-CUZ-PA1: On February 3, 2014, the Zoning Administrator approved a Plan Approval to permit 15 Joint Living and Work Quarters (JLWQ) unit in a building that was previously authorized for 14 units for a project located at 2415 S. Santa Fe Avenue.

Case No. ZA 2011-2074-ZAD Letter of Modification: On June 8, 2012, the Zoning Administrator denied a Modification request to modify two conditions: one for the tenant being responsible for obtaining their business tax registration certificates, not the Applicant as it was written, and the other for approving a total of 57 JLWQ units in lieu of the 56 previously approved for the site, for a project located at 2349 S. Santa Fe Avenue.

Case No. ZA 2011-2074-ZAD: On December 5, 2011, the Zoning Administrator approved a Zoning Administrator's Determination to allow the continued use and maintenance of four existing, un-permitted, JLWQ units and one managerial unit in an existing industrial warehouse building for a project located at 2349 S. Santa Fe Avenue.

Case No. ZA 86-0404-CUZ: On July 18, 1986, the Zoning Administrator approved a Zoning Administrator's Determination to permit the conversion of three industrial warehouse buildings into JLWQs and one industrial warehouse building into a 99-seat theatre and day use space at 2349, 2401, 2415 and 2421 S. Santa Fe Avenue.

### **Communications**

Various Commentors – 86 email communications were received between May 14, 2021 and May 21, 2021, in opposition to the project. The reasons cited for their opposition are:

- the Santa Fe Art Colony has been an important contributor to the cultural and economic renaissance of downtown Los Angeles;
- there is an over-abundance of luxury loft housing;
- the project would accelerate gentrifying effects on existing units; many artists have already been forced out due to increasing rents;
- artists would not be able to afford the new units;
- new tenants are not artists – they run businesses;

- the project will degrade the historic legacy of the Art Colony as a safe place for artists;
- the property is a designated historic site, and the project requires approval by the Cultural Heritage Commission;
- construction-related noise and air pollution will be detrimental to existing residents;
- the property is located next to a concrete recycling facility and in a highly industrial area – which requires more environmental review;
- the on-site posting was not in an accessible place;
- the public hearing was not noticed with sufficient time to prepare;
- a covenant to hold units as affordable recently ended;
- allowing approval without an affordability component would be inconsistent with State and City housing directives;
- the Santa Fe Tenants Association is working to purchase the property to hold it in perpetuity as affordable; and
- a decision on the project should be withheld until the purchase can be made or affordable units are incorporated into the project.

Jason Chang, business owner, Suns Trading – In a letter received on May 19, 2021, Mr. Chang states that his business is the current occupant of the warehouse proposed for conversion, and states the reasons why his business is leaving. Mr. Chang states that the warehouse, being located at the rear of the property, is inconveniently located; that the shape of the warehouse is inefficient; the height of the building is too low; the existing large windows are not optimal for warehousing, resulting in sun exposure; and that the building has an outdated and limited power load.

Jessica Lall, President and CEO, Central City Association of Los Angeles – In a letter dated May 19, 2021, the Central City Association expressed their support for the proposed project.

Carol Cetrone, Silver Lake Heritage Trust – In a letter dated May 15, 2021, Ms. Cetrone opposes the project, citing the project's acceleration of gentrification effects, unaffordability of the proposed units, destruction of the historic legacy of the Art Colony; she asks that a decision on the matter be withheld until the on-site Tenants Association is able to purchase the property.

Sylvia Tidwell, President, Santa Fe Art Colony Tenants Association, Inc. – In a letter dated May 14, 2021, Ms. Tidwell opposes the project, citing the property's historic designation, the project's lack of a historical resource impact report, an insufficient environmental review based on the lack of historical impact analysis, the lack of affordable units in the project,, increasing gentrification pressures on tenant rents, lack of sufficient notification for the hearing, and asks that a decision on the matter be delayed until either the Tenant Association's purchase negotiations are completed or affordable units are required as a part of the determination.

Jonathan Jerald, Director, Affordable Housing for Artists – In a letter dated May 14, 2021, Mr. Jerald opposes the project, citing the project's acceleration of gentrification effects, unaffordability of the proposed units, destruction of the historic legacy of the Art Colony; he

asks that a decision on the matter be withheld until the on-site Tenants Association is able to purchase the property or affordable units are set aside as part of the project.

Alma Robinson, Executive Director, California Lawyers for the Arts – In a letter dated May 14, 2021, Ms. Robinson opposes the project, citing the project's acceleration of gentrification effects, unaffordability of the proposed units, destruction of the historic legacy of the Art Colony; she asks that a decision on the matter be withheld until the on-site Tenants Association is able to purchase the property or affordable units are set aside as part of the project.

Various Commentors – 7 letters dated between December 21, 2020 and May 11, 2021, were received from residents of the Santa Fe Arts Colony in support of the project. In particular, they state that the project will strengthen the character of the complex by adding additional artists and provide additional housing opportunities.

Patricia Berman, President, Downtown Los Angeles Neighborhood Council – in a letter dated December 8, 2020, the Neighborhood Council expressed their support for the project proposal, contingent that the project is subject to any recommendations given by either the Los Angeles Police Department or City Council.

### **Public Hearing**

A public hearing was held before the Zoning Administrator on May 18, 2021 at 10:00 a.m. In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the hearing was conducted entirely telephonically. 12 individuals participated in the meeting. The purpose of the hearing was to obtain public testimony from affected and/or interested persons regarding the application. Interested parties were also invited to submit written comments regarding the request prior to the public hearing.

The applicant and their representatives' testimony are summarized as follows:

- A slide presentation was given.
- The project proposes 18 joint live-work quarters for artists-in-residence.
- The project would convert the last industrial-use building on the property.
- The property has a historic designation; the project has been studied through a historic impact assessment that determined no impact; the Office of Historic Resources has signed-off on the assessment.
- 24 new parking spaces would be developed at the rear of the property.
- Each unit will have their own private entry/exit.
- The project incorporates both common area and private area open space.
- The inner courtyard would be created by a partial removal of the rooftop.
- Bicycle parking will be provided per Code.
- The proposed design is compatible with the other existing converted buildings on the property.
- The project will increase available housing, not reduce it.
- The project will result in a overall total of 75 AIR units on the property.
- The project will create a more cohesive residential community.

- There is no nexus to require affordable housing in conjunction with the project.
- The existing building is utilized as a warehouse at the present.

Ryan Afari, Downtown Los Angeles Neighborhood Council – Mr. Afari stated that the Neighborhood Council was in full support of the project; that the project would result in providing needed housing; the project does not displace any existing dwelling units; and that the design was consistent with the other existing buildings on the property.

Summary of testimony in support of the request:

- The project will expand artist-in-resident opportunities.
- The conversion will be to the benefit of the overall Santa Fe Colony community.
- There are a diversity of artist tenants and adding more will increase that vitality.
- The project will re-invigorate the community.
- The proposed project design is a welcome improvement from the existing warehouse use.

Summary of testimony in opposition to the request:

- The project lacks affordable units.
- The project has an inadequate environmental review.
- There was insufficient notice of the public hearing.
- Concerned that the project will adversely impact the historic status of the site.
- Property owner is raising rents on the existing tenants – the project will result in further increases.
- The community needs more information about the project.
- The request should be reviewed by the Cultural Heritage Commission.
- There are covenants on the property that do not extend to the project – need more time to research.
- The project needs further study.

Emma Howard, Planning Director, City Council District 14 – Ms. Howard stated that the Council Office was not opposed to the request, acknowledged the concerns expressed by the tenants, and extend the Council Office's willingness to work with the tenants and the property owner to resolve concerns.

Following the conclusion of public testimony, the Zoning Administrator reviewed the contents of the administrative case file and determined that there was evidence to support that the public hearing was properly noticed. In addition, the Zoning Administrator noted that there was a historic resources assessment in the record which evaluates the project's impact on the property's historic resources.

The Zoning Administrator questioned the applicant and their representative on the circumstances of the warehouse business currently utilizing the subject building. The representative stated that the existing business would be leaving the property soon and that the location of the warehouse at the rear of the property was problematic and incompatible with the existing JLWQ units. The property owner states that the business was

leaving because they needed more space than the warehouse building could offer; that it had become challenging to find new tenants; that the warehouse building had been offered at below market-rate, but the property and its location was not desirable to new industrial businesses.

At the conclusion of the public hearing, the Zoning Administrator announced that the matter would be taken under advisement and the record held open until the close of business on Friday, May 21, 2021.

### **FINDINGS**

For Joint Living and Work Quarters units to be granted, all of the legally mandated findings in section 12.24X13 of the Los Angeles Municipal Code (LAMC) must be made in the affirmative. The following (highlighted) is a delineation of the findings and the application of the relevant facts to same:

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

The site consists of four buildings located at the front and middle of the project site, built between 1916 and 1924, and a fifth building located at the rear of the site, built in 1953. All buildings except for the subject fifth building located at the rear of the site have been identified as eligible for listing in the National Register of Historic Places, and the California Register of Historical Resources, and the site was designated a Historic-Cultural Monument (HCM #LA 5000) on February 04, 2020 as the C.B. Van Vorst Co. Manufacturing Plan/Santa Fe Art Colony.

Since 1986, the front and middle four buildings in the complex have had approvals for conversion into joint live/work quarters (JLWQ), resulting in a total of 57 units existing on-site. The fifth building, the subject building, located at the rear of the property, is presently utilized as a warehouse.

All properties surrounding the site are zoned M3-1-RIO, designated for heavy manufacturing land uses, and are all improved with one- and two-story warehouse and industrial buildings, except for the abutting site to the west, which is a concrete recycling facility.

The Applicant is requesting a Zoning Administrator's Determination to convert the last 20,200 square-foot, single-story, 26.125 foot-tall, industrial warehouse building on the property to allow for an additional 18 JLWQ units, for a total of 75 units on the site. The building conversion would provide a total 23,872 square-feet of floor area, which includes 3,672 square-feet of floor area for the mezzanine level additions.

The project will provide amenities such as 2,267-square-feet of open space, a central courtyard, a raised outdoor deck at the rear, new landscaping throughout, 18 long-term and 2 short-term bicycle parking spaces, and 24 additional vehicle parking spaces.

According to the applicant:

... While the overall exterior of the building will remain unchanged, as a means of preserving the building and community's architectural consistency and historical integrity, the interior of the warehouse will be modified to create 18 live-work units, each with their own separate entrance from the exterior of the building. Mezzanine "loft" levels will be created within each unit in order to enhance livability and produce more functional spaces for tenants to live and work. The addition of mezzanine levels within each unit will result in 3,672 square feet of new floor area to the existing building, resulting in a total building size of 23,872 square feet. Overall, the site's Floor Area Ratio (FAR) will be 0.96:1, well below the maximum of 1.5:1 in the M3-1 zone. All of the proposed units have a similar floor plan, with studio workspaces, kitchen, and powder room on the ground floor, and bedroom and bathroom on the mezzanine level above. Units range in size from approximately 650 to 1,300 square feet in floor area ...

An open plan concept is employed in the units to maximize interior space and flexibility for the individual tenants. The units are oriented to maximize natural light in all common areas, offering a visual connection to the outside from the living, kitchen and dining areas. The kitchens are efficiently designed with plenty of storage space and featuring energy star rated appliances including; refrigerator, dishwasher and ranges. Units are laid out to provide flexible work areas, ample closet space and natural light. All bathroom and plumbing fixtures will be water-conserving fixtures.

No existing residential units would be displaced by the request.

A Historic Resources Assessment Report dated December 15, 2020 was submitted for the project. The Report, prepared by Historic Resources Group, evaluated the proposed rehabilitation of the 2345 S. Santa Fe Avenue warehouse building and its potential impacts to the historic significance of the site, and provided an analysis using the Secretary of the Interior's Standards for Rehabilitation. On February 9, 2021, the Office of Historic Resources (OHR) approved the report and plans, stating that the warehouse conversion is a compatible alteration to the property.

Of the five industrial buildings on this property, the subject building is the last to be converted into JLWQ occupancy, and its conversion will provide an additional 18 units to the City's housing stock. Conversion of the building in accordance with the approved Exhibit "A" and in compliance with the Secretary of the Interior's Standards will enhance the built environment in the surrounding neighborhood and provide a service that is essential or beneficial to the community, city or region.

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

The Applicant is requesting a Zoning Administrator's Determination to convert the last 20,200 square-foot, single-story, 26.125 foot-tall, industrial warehouse building on the property to allow for an additional 18 joint live-work quarter (JLWQ) units for

artist-in-residence, for a total of 75 units on the site. The building conversion would provide a total 23,872 square-feet of floor area, which includes 3,672 square-feet of floor area for the mezzanine level additions.

All properties surrounding the site are zoned M3-1-RIO, designated for heavy manufacturing land uses, and are all improved with one- and two-story warehouse and industrial buildings, except for the abutting site to the west, which is a concrete recycling facility.

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Testimony received in opposition to the project largely opposed the request out of

concern that the proposed new units would result in an acceleration of rising unit rental rates on the property and the lack of an affordable component to the project. Most of the commentors requested that a decision be withheld until the on-site tenants association was successful in purchasing the property so that existing and new units would be made available at an affordable rate.

With the initial approval of Case No. ZA 86-0404(CUZ), it is clear that the inclusion of affordable units were part of an agreement between the developer and the Community Redevelopment Agency, who is indicated as a participant in the project. In the present day, this agency no longer exists and the property is not located within an area regulated by any plan containing an affordability requirement for a project of this size or scope. There is also no indication that any agency is similarly participating in the proposed project which would require the provision of affordable units as a condition of their participation. The project is, however, required to pay fees into the city's affordable housing trust fund for the development of affordable dwellings within the city.

Of the five industrial buildings on this property, the subject building is the last to be converted into JLWQ occupancy. There are presently 57 JLWQ units approved and maintained on the property. Inasmuch as joint live-work units have existed upon the property since 1988 (Certificate of Occupancy Permit No. LA66737/87, issued for 2415 S Santa Fe Avenue, May 2, 1988), and the project will result in all of the buildings maintained on the property for such use, the location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare and safety.

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

The General Plan is the City's roadmap for future growth and development. The General Plan Elements establish goals, policies, purposes, and programs that provide for the regulatory environment in managing the City, and for addressing environmental concerns and problems. The majority of the policies derived from these elements are implemented in the form of Municipal Code requirements. The General Plan is comprised of the Framework Element, seven state-mandated elements, and four additional elements. The Framework Element establishes the broad overall policy and direction for the General Plan.

The Land Use Element of the City's General Plan divides the City into 35 Community Plans. The subject property is located within the Central City North Community Plan area. The Community Plan Area Map designates the property for Heavy Industrial land uses, with a corresponding zone of M3. The property is zoned M3-1-RIO. The property's zoning is thus consistent with the General Plan's land use designation for the site. The Community Plan contains the following Goals, Objectives, and Policies:

**GOAL 1:** A safe, secure, and high quality residential environment for all economic, age, and ethnic segments of the community.

**Objective 1-1:** To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Central City North Plan area to the year 2010.

**Policy 1-1.2:** Protect the quality of the residential environment through attention to the appearance of communities, including attention to building and site design.

**Objective 1-2:** To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

**Objective 1-3:** To preserve and enhance the varied and distinct residential character and integrity of existing residential neighborhoods.

**Policy 1-3.1:** Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

**Policy 1-3.2:** Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

**Objective 1-4:** To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

**Policy 1-4.1:** Promote greater individual choice in type, quality, price, and location of housing.

**Policy 1-4.2:** Ensure that new housing opportunities minimize displacement of the existing residents.

**GOAL 3:** Sufficient land for a variety of industrial uses with maximum employment opportunities which are safe for the environment and the work force and which have minimal adverse impact on adjacent uses.

**Objective 3-2:** Encourage the continued development and maintenance of the Artists-in-Residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate.

**Policy 3-2.1:** Support the existing artists-in-residence in Central City North as a cultural resource for the community.

**Program:** Support applications to the office of Zoning Administration for joint living and work quarters for artists and artisans in commercial and industrial buildings if all the necessary findings can be made.

The conversion of the existing industrial warehouse building into Joint Living and Work Quarters fulfils the Plans goals, policies, and objectives to provide new housing opportunities on a site containing historical resources, and within a building design that meets the Secretary of Interior's Standards for rehabilitation. Approving the conversion to JLWQ facilitates work-from-home opportunities, which results in reduced vehicle trips. The project does not displace any other existing dwelling unit, and supports the Plan's goal, objective and policy to support applications for joint live-work quarters in industrial buildings.

The property is also located within the River Implementation Overlay, and is subject to the regulations of Section 13.17 of the Los Angeles Zoning Code. The property is further located within the Conditional Use Approval for Sale of Alcoholic Beverages Specific Plan, but the proposed project is not affected by this Plan.

As reasoned above, the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any specific plan.

4. **The uses of property surrounding the proposed location of the Joint Living and Work Quarters and the use of the proposed location will not be detrimental to the health, safety and welfare of prospective residents of quarters.**

All properties surrounding the site are zoned M3-1-RIO, designated for heavy manufacturing land uses, and are all improved with one- and two-story warehouse and industrial buildings, except for the abutting site to the west, which is a concrete recycling facility.

Santa Fe Avenue, adjoining the property to the east, terminates at the property, and is improved with a variable width roadway containing one lane of vehicular travel to the north and the south, and is further improved with curbs, gutters, and sidewalks.

Prior Zoning Administrator actions on the site (Case Nos. ZA 86-0404-CUZ and ZA 2011-2074-ZAD) have authorized the conversion of four existing industrial/warehouse buildings on the site to Joint Live/Work Quarters (JLWQ), resulting in a total of 57 dwelling units on the property.

The applicant requests the conversion of the last building on the site, a warehouse, to be converted into 18 JLWQ.

The applicant has submitted an air quality assessment prepared by Urban Crossroads, dated July 16, 2020, that evaluated non-carcinogenic exposures and potential cancer and non-cancer risks due to its location in an industrial area and adjacent to a concrete recycling use, located west of the property. The report summarized its findings as follows:

For carcinogenic exposures resulting from exposure to diesel particulate matter (DPM), the summation of risk for future residents is 4.35 in one million which does not exceed the applicable significance threshold of 10 in one million.

For chronic noncarcinogenic effects, the hazard index identified for each toxicological endpoint totaled less than 1.0. Therefore, noncarcinogenic hazards are calculated to be within acceptable limits and a less than significant impact would occur.

Given that there are existing JLWQ units on the property, that the project will result in the conversion of the last warehouse/industrial building on the property, and that an air quality assessment has determined that there is no significant risk associated with this location, the Zoning Administrator finds that the uses of property surrounding the proposed location of the Joint Living and Work Quarters and the use of the proposed location will not be detrimental to the health, safety and welfare of prospective residents of quarters.

5. **The proposed Joint Living and Work Quarters will not displace viable industrial uses and will not substantially lessen the likelihood that the property will be available in the future for industrial uses.**

The project proposes to convert the last warehouse/industrial building in a five-building complex into 18 joint live/work quarters. The remaining four building have already been converted for joint live/work quarters use.

The warehouse is presently occupied by a warehousing business. The applicant has indicated that the warehouse tenant will not be renewing their lease, which concludes in a few months. According to the business tenant, the space is no longer suitable for their business's growth needs. Further, it was stated that the age and design of the building is not suitable for this type of business. The business owner states that the warehouse, being located at the rear of the property, is inconveniently located; that the shape of the warehouse is inefficient; the height of the building is too low; the existing large windows are not optimal for warehousing, resulting in sun exposure; and that the building has an outdated and limited power load.

The applicant has submitted a letter prepared by DAUM Commercial Real Estate Service, dated April 19, 2021, evaluating the utility of the warehouse building. In the letter it is stated that there are issues limiting future tenant occupancy of the site by a warehouse, distribution, and/or manufacturing business: low ceiling height; no dedicated employee or customer parking; restricted available space for adequate turning radius for to accommodate shipping containers; potential conflicts with existing residential users of the property – noise, hours of operation, truck movements and emissions; and lack of direct access to Santa Fe Avenue, making the site unfriendly to pickup and deliveries.

The project's scope of work for the warehouse conversion mainly includes additions such as exterior alterations, mezzanine level additions, window updates, and door openings for the units and loading area. No work regarding the building footprint or height additions for the warehouse is being proposed. The project will expand the live-work community that has been created here since the site was first approved decades ago.

Based on the testimony provided by the applicant, the current warehouse tenant, the commercial real estate evaluation, and the overall scope of the changes proposed by the project, the Zoning Administrator finds that the proposed Joint Living and Work Quarters will not displace viable industrial uses and will not substantially lessen the likelihood that the property will be available in the future for industrial uses.

**ADDITIONAL MANDATORY FINDINGS**

6. 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 outside of a flood zone.

Inquiries regarding this matter shall be directed to Osvaldo Garcia, Planning Assistant at [osvaldo.garcia@lacity.org](mailto:osvaldo.garcia@lacity.org) or (213)978-1218.



JONATHAN A HERSHEY, AICP  
Associate Zoning Administrator

JAH:NC:OG

cc: Councilmember Kevin de León  
Fourteenth District  
Adjoining Property Owners  
Interested Parties

**EXHIBIT "A"**

Page No. 1 of 11  
Case No. A-109-141-789



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Arts Colony

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Fax: 505/424-1112  
www.santafeartscolony.com

**DUTTON**  
ARCHITECTS  
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Santa Fe, CO 87505  
Tel: 505/424-1111  
Fax: 505/424-1112

NOT TO SCALE  
AERIAL PHOTOGRAPHY COURTESY OF THE CITY OF SANTA FE  
MAP DATA COURTESY OF THE CITY OF SANTA FE

NO.	DESCRIPTION	DATE
1	PROJECT LOCATION (MILL LANE TO 4th ST)	10/1/14
2	10th STREET	10/1/14
3	11th STREET	10/1/14
4	12th STREET	10/1/14
5	13th STREET	10/1/14
6	14th STREET	10/1/14
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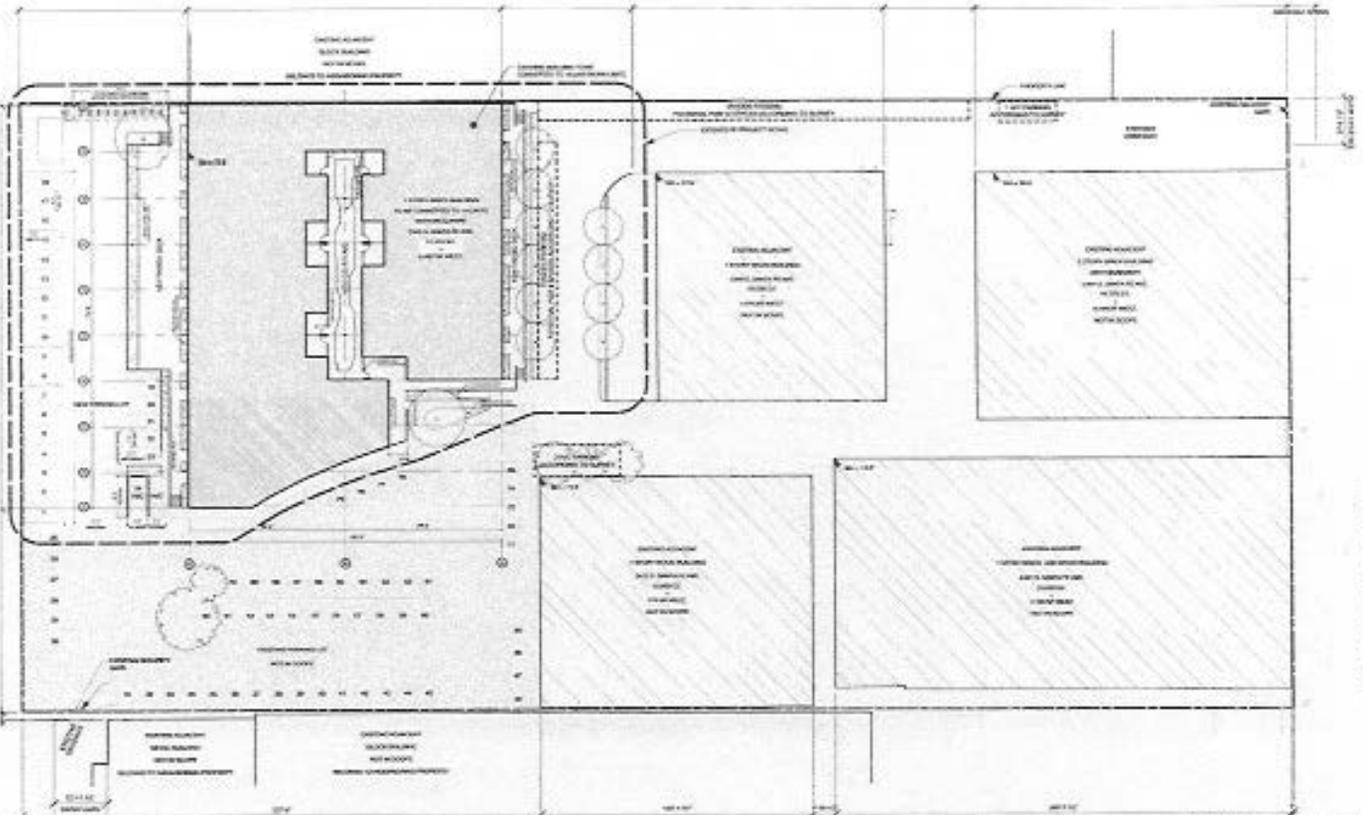
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Date: 10/1/14

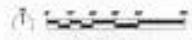
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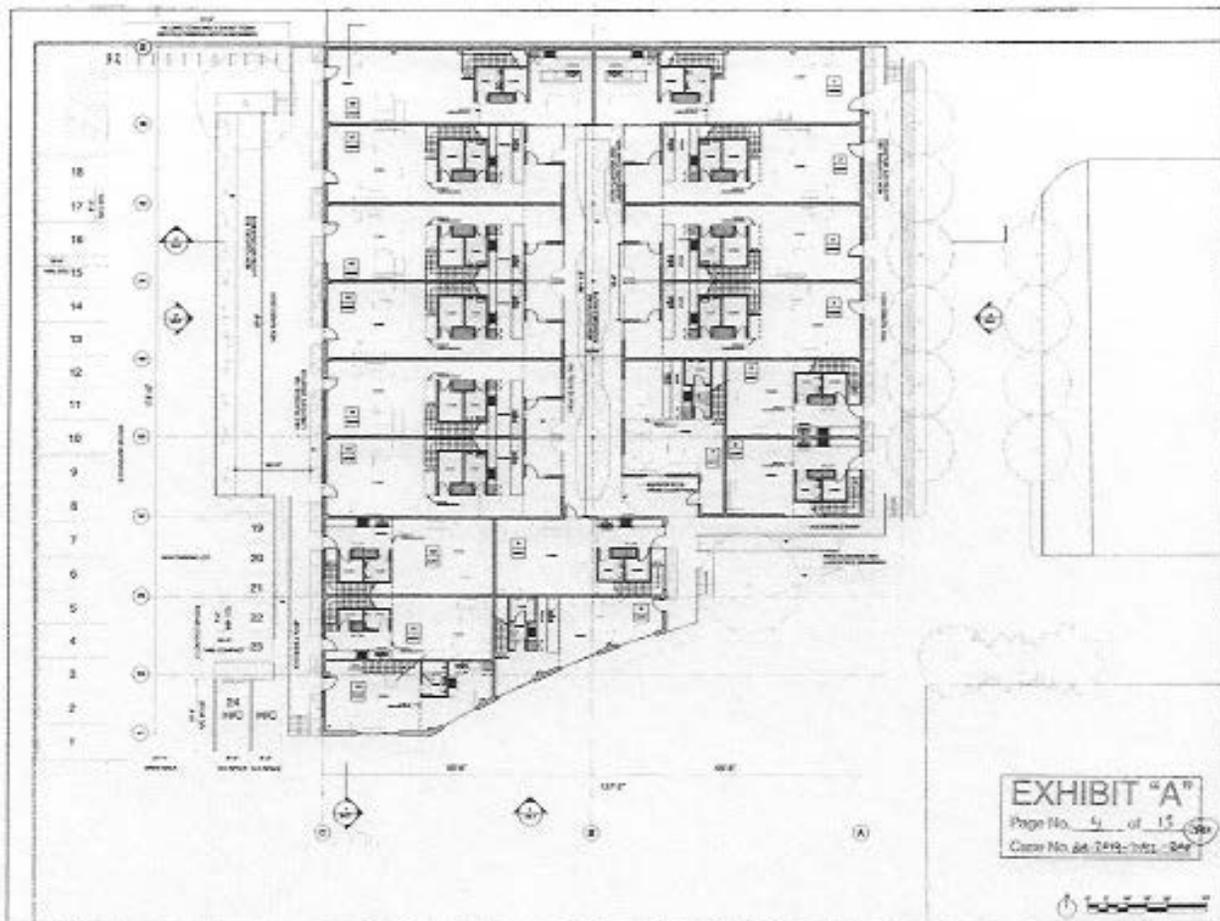




PROJECT INFORMATION	DATE
PROJECT NAME	DATE
PROJECT NUMBER	DATE
PROJECT LOCATION	DATE
PROJECT OWNER	DATE
PROJECT ARCHITECT	DATE
PROJECT ENGINEER	DATE
PROJECT CONTRACTOR	DATE

**EXHIBIT "A"**  
 Page No. 2 of 13  
 Case No. 24-096-1012 - 3AP





**EXHIBIT "A"**  
 Page No. 4 of 15  
 Case No. 24-249-INT-347



Scale: As Shown

DATE: 08/14/2024

PROJECT: 24-249-INT-347

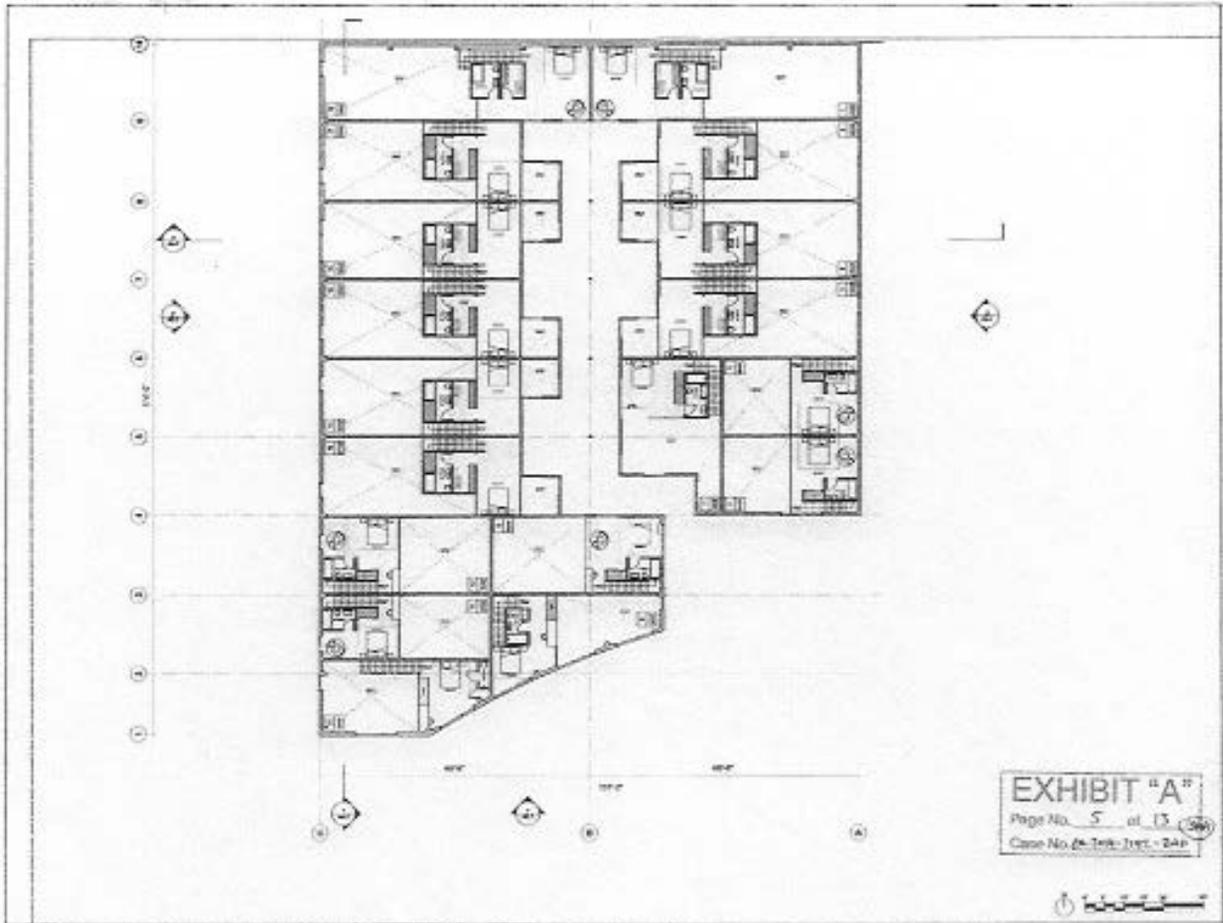
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 ARCHITECTS  
 1000 W. 10TH AVENUE  
 DENVER, CO 80202

PROJECT NO. 24-249-INT-347

DATE: 08/14/2024

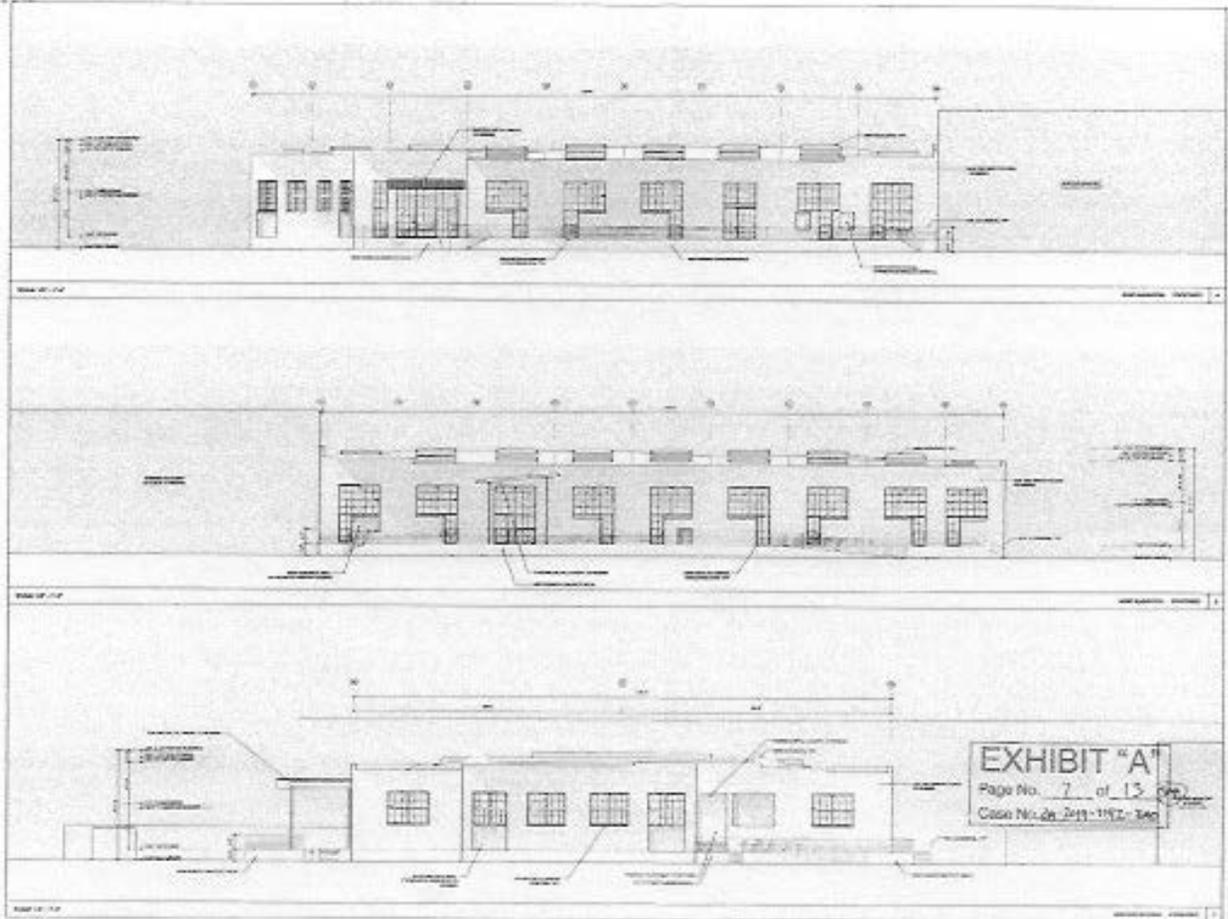
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**A2.1**



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 www.duttonarchitects.com  
 Project No. 24-244  
 Date: 10/1/24  
 Scale: 1/8" = 1'-0"  
 Sheet: A2.2  
 Title: Second Floor  
 Use: Plans





Santa Fe  
Arts Colony

**DUTTON**  
ARCHITECTS  
CONSULTANTS

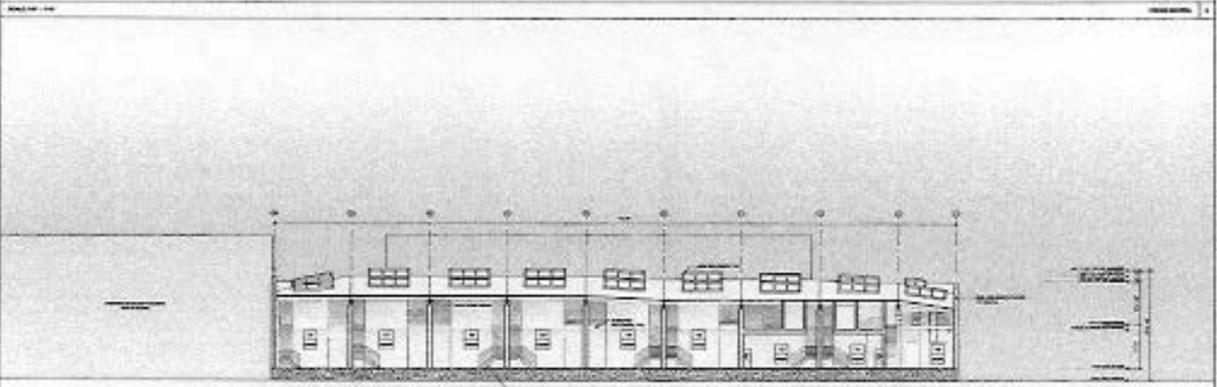
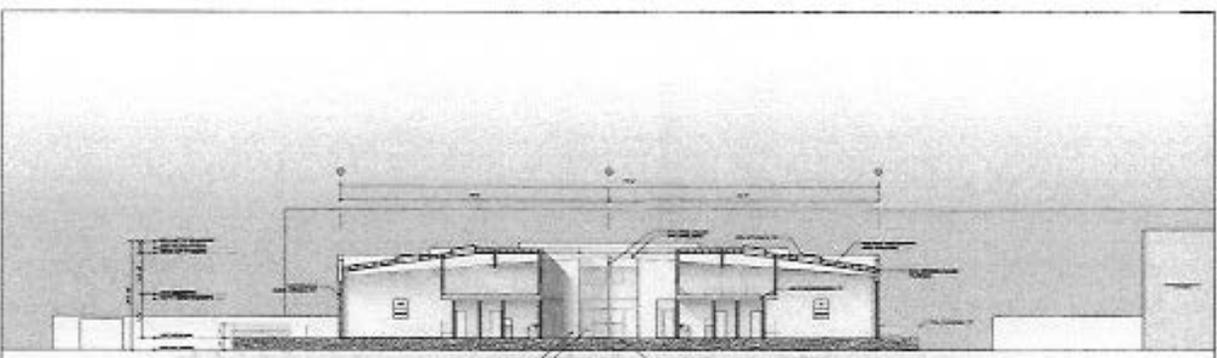
**EXHIBIT "A"**  
Page No. 7 of 15  
Case No. 2011-142-340

**A3.1**

State Fire  
Fire Colony

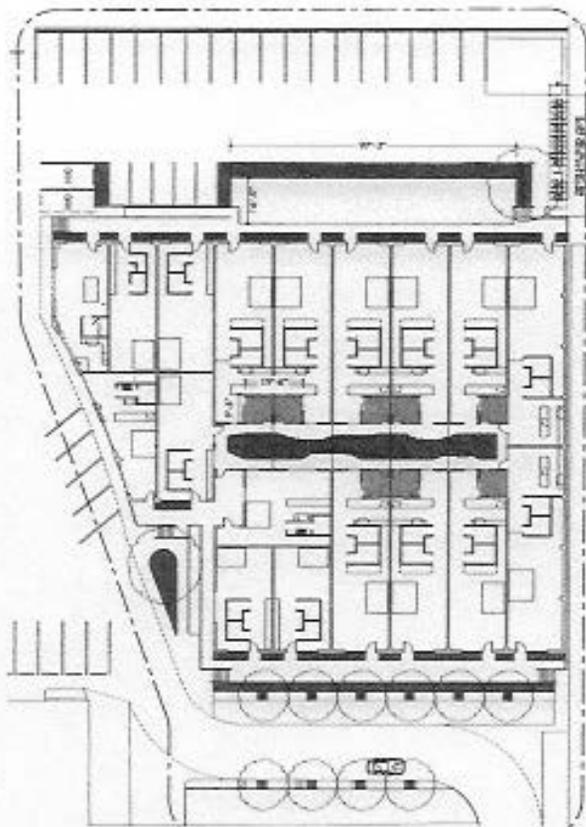
Sheet No. 1001  
Project No. 1001  
Date: 10/1/10

**DUTTON**  
ARCHITECTS  
1001 10th St.  
San Francisco, CA 94103



**EXHIBIT "A"**  
Page No. 9 of 13  
Case No. 2010-0001-0001

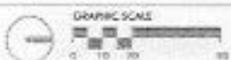
A4.1



**COMMON OPEN SPACE TABLE**

COMMON OPEN SPACE	1,524 SF
PRIVATE OPEN SPACE	743 SF
TOTAL OPEN SPACE = 2,267 SF	
LANDSCAPE AREA	7,823 SF

**EXHIBIT "A"**  
 Page No. 9 of 15  
 Case No. 24-198-7112-640

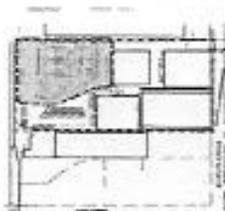


**CONCEPTUAL LANDSCAPE PLAN**



Architect/Architect  
 Open Collaborative  
 14-5713  
 14-5713

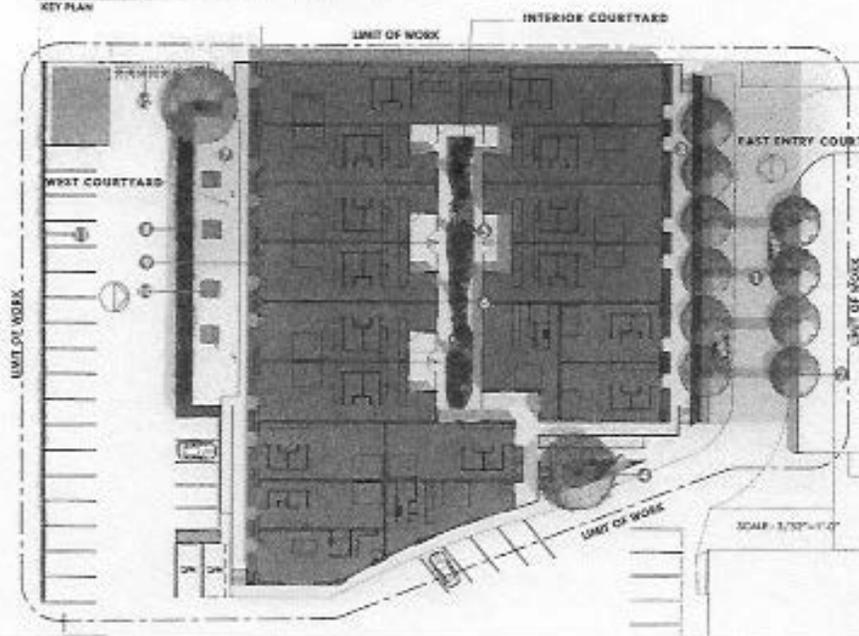
GG Landscape Architecture Studio  
 P.O. Box 66274  
 San Antonio, TX 78266  
 210.202.1171



**LEGEND**  
 - - - - - PROPERTY BOUNDARY  
 - - - - - LIMIT OF WORK BOUNDARY  
 ■■■■■ PROJECT SITE



KEY PLAN



**AREA OF PROJECT SITE**

Location : 2345 S. Santa Fe Avenue, CA 90318  
 Area : 174,225 SF (1.7 acres)

**DATE OF DESIGNATION**

Rev : 02  
 Drawing : 03-1-001

**EXHIBIT "A"**  
 Page No. 17 of 13  
 Case No. 24-264 T-91-548

**LEGEND**

**EAST ENTRY COURT**

- 1 BANDED CONCRETE OR COMBLE PAVING
- 2 ALLEY OF MEXICAN SYCAMORE TREES IN GRAVEL SAND.
- 3 RAISED CONCRETE DECK WITH IN-GROUND PLANTERS FINISH CONCRETE WITH SAW CUT PATTERN
- 4 CALIFORNIA COAST LIVE OAK TREE WITH SIX BENCH AND CA NATIVE PLANTING

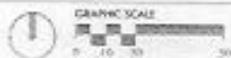
**INTERIOR COURTYARD**

- 5 LANDSCAPE PLANTER WITH DECORATIVE AGGREGATE MULCH
- 6 METAL & WELDED WIRE VINE ARMATURE MOUNTED TO EXISTING I-BEAM COLUMN.

**WEST COURTYARD**

- 7 COMMON OPEN SPACE AREA- RAISED CONCRETE DECK WITH 42" GUARD RAIL FINISHED CONCRETE WITH SAW CUT PATTERN.
- 8 IN-GROUND PLANTER AT PG OF CONCRETE DECK 42" GUARD RAIL ON WEST EDGE OF PLANTER.
- 9 IN-GROUND PLANTER AT UNIT ENTRANCES. METAL VINE ARMATURE MOUNTED TO BRICK WALL.
- 10 MOVABLE TABLE AND BENCH SEATING FOR COMMON SPACE USE.
- 11 VINE POCKET PLANTING AT CHAIR LINK FINCE. VINE: CALIFORNIA WILD GRAPE (VITIS CALIFORNICA)
- 12 18 LONG TERM AND 2 SHORT TERM BICYCLE PARKING.

**CONCEPTUAL LANDSCAPE PLAN**  
 2345 SOUTH SANTA FE AVENUE,  
 VANUEN, CA

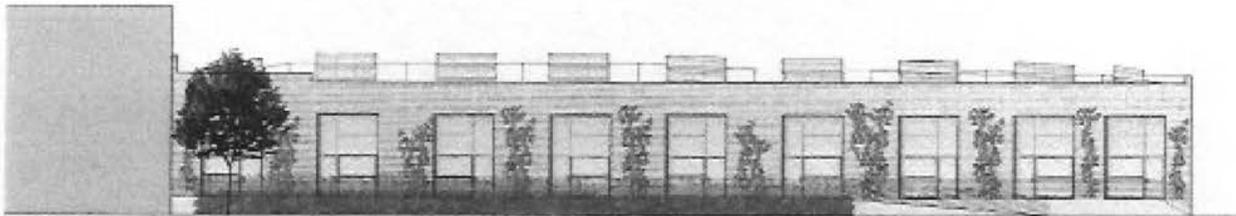


Landscape Architects  
 Open Collaborative  
 Downtown LA 90013

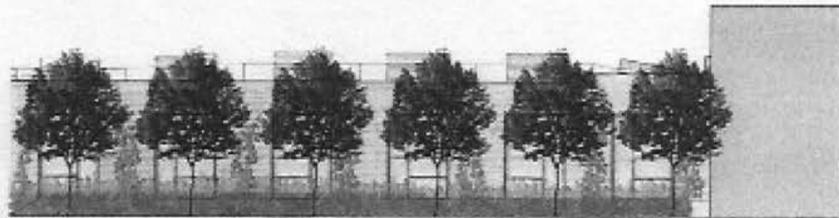
CS Landscape Architecture Studio  
 PO Box 66376  
 Los Angeles, CA 90066  
 213.221.1177







**WEST COURTYARD ELEVATION**  
SCALE: 3/16"=1'-0"



**EAST COURT ELEVATION**  
SCALE: 3/16"=1'-0"

**EXHIBIT "A"**  
Page No. 12 of 13  
Case No. SA 2011-1142-201

CONCEPTUAL LANDSCAPE PLAN



Landscape Architect  
Ryan Gundersen  
License No. LA 8732  
www.rglandscape.com

GS Landscape Architecture Studio  
P.O. Box 900010  
Los Angeles, CA 90066  
© 2011 GS LA 111

# 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](https://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