

## FINDINGS

### General Plan/Charter Findings

1. **General Plan Land Use Designation.** The Project Site, 4020 Compton Avenue, is located within the Southeast Los Angeles Community Plan, which was last updated by the City Council on November 22, 2017. The site is a trapezoidal-shaped site comprised of two (2) lots and 134,941 square feet of lot area. The Community Plan designates the site with a land use designation of Limited Industrial, which lists MR2 and M1 as corresponding zones.

As recommended, the amendment would re-designate the Project Site to the Neighborhood Commercial land use designation, which lists the following corresponding zones: CR, C1, C1.5, C2, C4, RAS3, and R3. The recommended change to the Zone to C2-1-CPIO and CPIO Amendment to Subarea A (Neighborhood-Serving Corridor) for the site would be consistent with the adoption of the recommended Plan Amendment and would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Southeast Los Angeles Community Plan, as further discussed in Finding Nos. 3 and 5 through 8.

2. **Charter Finding – 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 Project Site is located within the Southeast Los Angeles Community Plan area, at the northeastern corner of the intersection of Compton Avenue and 41st Street. This intersection is improved with a variety of land uses including primarily low- to medium density residential uses, school and recreational uses, and commercial uses. The adjoining industrial property to the north is the last remaining active industrial property in the immediately surrounding area. The request would not be eliminating or displacing an existing manufacturing or industrial use since the site is currently vacant. The Project Site has its own physical identity in that it is currently vacant in an otherwise developed neighborhood. The ability to develop the vacant site is limited, as the existing M1-1-CPIO zoning prohibits residential uses. The amendment and zone change would allow development of the site with 127 dwelling units, which would include 7 dwelling units set aside as Restricted Affordable Units for Extremely Low Income households and 119 dwelling units set aside as Restricted Affordable Units for Low Income households. As described in Finding Nos. 1, 3, and 5 through 8, the amendment would allow the development of the site with new affordable housing that is in close proximity to an existing school, recreation center, several other neighborhood-serving uses, jobs, and public transit, consistent with the objectives and policies of the Community Plan.

3. **Charter Finding – 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.

The Project Site is located within the Southeast Los Angeles Community Plan area, which is one of 35 community plans that the Land Use Element of the General Plan is comprised of. The Community Plan designates the site with a land use designation of Limited Industrial, which lists MR2 and M1 as corresponding zones. The site is presently zoned M1-1-CPIO, which is consistent with the existing land use designation.

As recommended, the amendment would re-designate the Project Site to the Neighborhood Commercial land use designation, which lists the following corresponding zones: CR, C1, C1.5, C2, C4, RAS3, and R3. The amendment of the land use designation, in conjunction with the recommended zone change to C2-1-CPIO and CPIO Amendment to Subarea A (Neighborhood-Serving Corridor), would allow the development of the site with a new affordable housing project.

The immediately surrounding area is improved with a variety of land uses of primarily low- to medium density residential uses, school and recreational uses, and commercial uses. The surrounding properties include a light industrial food processing plant Don Lee Farms (to the north) on an M1-1-CPIO zoned lot, Ross Snyder Recreation Center (to the east) on an OS-1XL zoned lot, Thomas Jefferson High School (across Compton Avenue to the west) on a PF-1 zoned lot, and commercial uses and single- and multi-family residences up to four stories in height (across 41st Street to the south) on C2-1VL-CPIO and R2-1 zoned lots.

The ability to develop the vacant site is limited, as the existing M1-1-CPIO zoning prohibits residential uses. The amendment and zone change would allow development of the site with 127 dwelling units, which would include 7 dwelling units set aside as Restricted Affordable Units for Extremely Low Income households and 119 dwelling units set aside as Restricted Affordable Units for Low Income households. As further discussed in Finding Nos. 1 and 5 through 8, the amendment of the land use designation would be consistent with the purpose, intent, and provisions of the General Plan.

4. **Charter Finding – 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.

The recommended amendment to the Southeast Los Angeles Community Plan would re-designate the land use designation of the Project Site from Limited Industrial to Neighborhood Commercial. In conjunction with the recommended land use amendment, the recommended zone change from M1-1-CPIO to C2-1-CPIO and CPIO Amendment from Subarea K (Compatible Industrial) to Subarea A (Neighborhood-Serving Corridor) would allow the development of the Project Site to a 127-unit affordable housing project.

#### Public Necessity, Convenience, and General Welfare

The Project Site has a land use designation of Limited Industrial and is zoned M1-1-CPIO, which prohibits residential uses. The site is currently vacant and undeveloped but paved, and was previously occupied by a food processing and packaging facility which has been demolished.

The Project proposes to develop the vacant and undeveloped site into a 127-unit affordable housing project, which would 7 units set aside as Restricted Affordable Units for Extremely Low Income units and 119 units set aside as Restricted Affordable Units for Low Income units. As the existing land use designation, zone, and CPIO subarea prohibit residential uses, the amendment is necessary to permit the development of the site for the affordable housing project as proposed.

On April 8, 2015, Mayor Eric Garcetti released the Sustainable City pLAN, a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth a goal of creating 100,000 new housing units by 2021. The plan highlights the need to minimize the loss of affordable housing and the need to increase the production of affordable housing. The amendment would allow the site to be developed and to provide 127 additional units to the housing market. The

Project would be an infill development within an area of the City that is developed with a mixture of residential, commercial, open space, and light manufacturing uses. The amendment would not only introduce new housing, but would allow for housing to be provided in new construction, which has not occurred in the area. Additionally, due to the unique nature of the surrounding area, the Project would place housing within close proximity to neighborhood-serving uses including a recreation center, school, commercial uses, and light manufacturing jobs. Additionally, the Project has been designed to provide a central open space amenity area, which would improve the livability and general welfare of the future residents of the development.

### Good Zoning Practice

The Project Site is designated by the Community Plan for Limited Industrial land uses and is zoned M1-1-CPIO. As zoned, it is consistent with the existing land use designation.

The immediately surrounding area is improved with a variety of land uses, of primarily low- to medium density residential uses, school and recreational uses, and commercial uses. The immediately surrounding properties include a light industrial food processing plant Don Lee Farms (to the north) on an M1-1-CPIO zoned lot, Ross Snyder Recreation Center (to the east) on an OS-1XL zoned lot, Thomas Jefferson High School (across Compton Avenue to the west) on a PF-1 zoned lot, and commercial uses and single- and multi-family residences up to four stories in height (across 41st Street to the south) on C2-1VL-CPIO and R2-1 zoned lots. The intersection of Compton Avenue and 41st Street is directly served by the Metro 55 bus line. In addition, the project is within one-half mile of the Metro Blue Line Vernon station at the corner of Vernon Avenue and Long Beach Avenue, and is served by several bus lines including the Metro 53, 55, 102, 105, 611, 705 bus lines, and LADOT DASH Southeast and Pueblo Del Rio bus lines.

The ability to develop the vacant site is limited, as the existing M1-1-CPIO zoning prohibits residential uses. The amendment and zone change would allow development of the site with 127 dwelling units, which would include 7 dwelling units set aside as Restricted Affordable Units for Extremely Low Income households and 119 dwelling units set aside as Restricted Affordable Units for Low Income households. As further discussed in Finding Nos. 5 through 8, the amendment of the land use designation would be consistent with the purpose, intent, and provisions of the General Plan.

The amendment to re-designate the site to Neighborhood Commercial would allow it to be developed with a new affordable housing development that would consist primarily of Restricted Affordable housing set aside for Extremely Low Income and Low Income households. As the immediately surrounding area is developed with primarily residential, school and recreational, and commercial uses, the amendment would not be introducing an incompatible use to the area, and would not be displacing or eliminating an existing manufacturing or industrial use since the site is currently vacant. The previous food processing facility on-site was fire-damaged in 2017 and subsequently demolished in 2019. As provided in Finding Nos. 5 through 8, the amendment would allow the development of the site with affordable housing that is consistent with the objectives and policies of the Community Plan.

5. **General Plan Text.** The Southeast Los Angeles Community Plan text includes the following relevant objectives, policies, and programs:

Policy LU1.2: Adequate Lighting and Street Maintenance. Provide safe streets, sidewalks, routes to school, and bike facilities that serve residential neighborhoods by providing adequate lighting and well-kept paved surfaces.

- Policy LU1.3: Parks and Open Space. Encourage the development of parks and open space as well as a network of pedestrian walkways for physical activity in all neighborhoods.
- Policy LU1.7: Front Yard Landscape. Preserve the front yard landscapes in residential neighborhoods by limiting paving to that required for driveways and encourage the planting of edible landscaping.
- Policy LU3.1: Address Diverse Residential Needs. Provide for the development of appropriately located housing to meet the diverse demographics of the existing and future residents.
- Policy LU3.2: Housing for Families. Encourage new multi-family developments to provide amenities for residents such as on-site recreational facilities, community meeting spaces, as well as units with three bedrooms that are suitable for larger families.
- Policy LU3.3: Design for Quality. Recommend that new multi-family residential development be in conformance with the Residential Citywide Design Guidelines to ensure high quality design.
- Policy LU3.4: Design for Safety. Pursue urban design strategies, such as Crime Prevention Through Environmental Design (CPTED), that reduce street crime and violence without creating barriers that disconnect neighborhoods.
- Policy LU3.6: Mixed-Income Neighborhoods. Encourage development of mixed-income neighborhoods to reduce segregation and concentrations of poverty.
- Policy LU3.7: Architectural Compatibility. Seek a high degree of architectural compatibility and landscaping for infill development to protect the character and scale of existing residential neighborhoods.
- Policy LU11.1: Appropriate Medium-Density Housing. Increase housing opportunities by encouraging medium density residential development, including townhomes and senior housing, where appropriate.
- Policy LU11.2: Limit Incompatible Uses. Maintain the neighborhood feel of these Neighborhood Commercial areas by limiting uses that impact the built environment, reduce walkability and contain incompatible operations that spill over into the residential neighborhoods (e.g., auto-related uses).
- Policy LU11.3: Daily Needs Within Walking Distance. Encourage walkability within Neighborhood Commercial areas by fostering a variety of uses that serve the daily needs of adjacent residential areas.

The Project Site is located to the northeast of the intersection of Compton Avenue and 41st Street. The proposed Project would be one of the first new developments in the area, which has seen little new development. The Project would develop an existing vacant site with the construction of a new affordable housing project that will provide 127 dwelling units, 7 of which would be set aside as Restricted Affordable Units for Extremely Low Income households, and 119 of which would be set aside as Restricted Affordable Units for Low Income households.

The recommended amendment to the re-designate the site to the Neighborhood Commercial land use designation and recommended zone change to C2-1-CPIO would allow the site to be developed with the Project as proposed. The project would not remove any existing residential or affordable units from the market, and would add 126 affordable units to the market. As proposed, the Project would be consistent with the requirements of Ballot Measure JJJ per LAMC Section 11.5.11. As previously described, the site is located within an area which is immediately improved with a variety of land uses primarily of low- to medium density residential uses, school and recreational uses, and commercial uses. The development of the site with additional affordable housing units would place future residents within proximity to neighborhood-serving uses including an existing school, recreation center, commercial uses, industrial and light manufacturing jobs, and public transit.

Furthermore, according to the Southeast Los Angeles Community Plan, industrial land uses comprise approximately 1,068 acres or 15 percent of the Community Plan area, and is concentrated in the norther portion of the Community Plan Area with a smaller concentration near the center of the Community Plan, neither of which are adjacent to the subject site. Therefore, the amendment will not compromise the industrial base of the Community Plan.

As recommended, the General Plan Amendment to the land use designation from Limited Industrial to Neighborhood Commercial, and the Zone Change to C2-1-CPIO would be consistent with the above referenced objectives, policies, and programs of the Southeast Los Angeles Community Plan.

6. **Framework Element.** The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide polices regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the instant request:

Goal 3C: Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents.

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

Policy 3.1.2: Allow for the provision of sufficient public infrastructure and services to support the projected needs of the City's population and businesses within the patterns of use established in the community plans as guided by the Framework Citywide Long- Range Land Use Diagram.

Policy 3.1.7: Allow for development in accordance with the policies, standards, and programs of specific plans in areas in which they have been adopted. In accordance with Policy 3.1.6, consider amending these plans when new transit routes and stations are confirmed and funding is secured.

Objective 3.2: Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicle trips, vehicle miles traveled, and air pollution.

Policy 3.2.2: Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of

development that improve the integration of housing with commercial uses and the integration of public services and various densities of residential development within neighborhoods at appropriate locations.

- Policy 3.2.3: Provide for the development of land use patterns that emphasize pedestrian/bicycle access and use in appropriate locations.
- Policy 3.2.4: Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts.
- Objective 3.4: Encourage new multifamily residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.
- Policy 3.4.1: Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.
- Objective 3.7: Provide for the stability and enhancement of multi-family residential neighborhoods and allow for growth in areas where there is sufficient public infrastructure and services and the residents' quality of life can be maintained or improved.
- Policy 3.7.1: Accommodate the development of multi-family residential units in areas designated in the community plans in accordance with Table 3-1 and Zoning Ordinance densities indicated in Table 3-3, with the density permitted for each parcel to be identified in the community plans.
- Policy 3.7.4: Improve the quality of new multi-family dwelling units based on the standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element.
- Goal 7G: A range of housing opportunities in the City.
- Objective 7.9: Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.
- Policy 7.9.1: Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental to the City's fiscal structure.

As recommended, the Neighborhood Commercial land use designation and C2 Zone would enable the development of the vacant site with an affordable housing project that would provide Restricted Affordable dwelling units set aside for Extremely Low Income and Low Income households. The development of the site would introduce new affordable housing units and improve the livability of its future residents by providing on-site open space and landscaping. As recommended, the use would be compatible with existing development in the immediately surrounding area which consists of primarily residential uses, school and recreational uses, and commercial uses, and would be consistent with the above referenced goals, objectives, and policies, of the Framework Element.

7. **Housing Element.** The Housing Element of the General Plan contains the following relevant goals, objectives, and policies:

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

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

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

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

Policy 1.1.4: Expand opportunities for residential development, particularly in designated Centers, Transit Oriented Districts, and Mixed-Use Boulevards

Policy 1.3.5: Provide sufficient land use and density to accommodate an adequate supply of housing units within the City to meet the projections of housing needs

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

Objective 2.1: Promote safety and health within neighborhoods.

Policy 2.1.2 Establish development standards and other measures that promote and implement positive health outcomes.

Policy 2.2.1. Provide incentives to encourage the integration of housing with other compatible land uses.

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

Policy 2.2.2: Provide incentives and flexibility to generate new multi-family housing near transit and centers, in accordance with the General Plan Framework element, as reflected in Map ES.1.

- Policy 2.4: Promote livable neighborhoods with a mix of housing types, quality design and a scale and character that respects unique residential neighborhoods in the City.
- Policy 2.4.1: Promote preservation of neighborhood character in balance with facilitating new development.
- Policy 2.4.2: Develop and implement design standards that promote quality residential development.
- Policy 2.4.3: Develop and implement sustainable design standards in public and private open space and street rights-of-way. Increase access to open space, parks and green spaces.
- Objective 2.5: Promote a more equitable distribution of affordable housing opportunities throughout the City.
- Policy 2.5.2: Foster the development of new affordable housing units citywide and within each Community Plan area.

The Project Site is located to the northeast of the intersection of Compton Avenue and 41st Street. The proposed Project would be one of the first new developments in the area, which has seen little new development. The Project would develop an existing vacant site with the construction of a new affordable housing project that will provide 127 dwelling units, 7 of which would be set aside as Restricted Affordable Units for Extremely Low Income households, and 119 of which would be set aside as Restricted Affordable Units for Low Income households. The project will provide residential amenities including central common open space, a community room with outdoor patio, a club room with a kitchen, and a fitness facility. As recommended, the Project would be consistent with the above referenced goals, objectives, and policies.

8. **Mobility Element.** The Mobility Element of the General Plan is not likely to be affected by the recommended action herein. The proposed project, with the requested General Plan Amendment and Zone Change, proposes to construct a new three-story residential building at the intersection of Compton Avenue and 41st Street. Compton Avenue is designated as a Local Street - Standard and is currently dedicated to a right-of-way width of approximately 60 feet with a 40-foot roadway. 41st Street is designated as a Collector Street and is currently dedicated to a right-of-way width of 80 feet with a 40-foot roadway. The project will be required to dedicate and improve the public right-of-way to the satisfaction of the Bureau of Engineering. In addition to providing dedications to meet the established Street Standards, the project is also consistent with the following policies of the Mobility Element:

- Policy 3.3: Land Use Access and Mix: Promote equitable land use decisions that result in fewer vehicle trips by providing greater proximity and access to jobs, destinations, and other neighborhood services.
- Policy 5.4: Clean Fuels and Vehicles: Continue to encourage the adoption of low and zero emission fuel sources, new mobility technologies, and supporting infrastructure.

The project will provide new affordable housing opportunities on a site that is within a transit priority area. The intersection of Compton Avenue and 41st Street is directly served by the Metro 55 bus line. In addition, the project is within one-half mile of the Metro Blue Line Vernon station at the corner of Vernon Avenue and Long Beach Avenue, and is served by several



bus lines including the Metro 53, 55, 102, 105, 611, 705 bus lines, and LADOT DASH Southeast and Pueblo Del Rio bus lines. The Project has been conditioned to require that 20 percent of the parking spaces are to be wired for the installation of future EV chargers, and that 5 percent of the provided parking be installed with EV chargers.

## **Entitlement Findings**

### **9. Zone Change Findings.**

- a. **Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

#### **Public Necessity, Convenience, and General Welfare**

The Project Site is located within the Southeast Los Angeles Community Plan. The site is located within an area that is immediately improved with a variety of land uses including primarily low- to medium density residential uses, school and recreational uses, and commercial uses, and one light industrial use..

The existing M1-1-CPIO Zone would prohibit the development of the Project Site with a new Project containing 127 residential dwelling units as proposed. As discussed under Finding No. 4, the Sustainable City pLAn issued by the Mayor establishes a goal to create 100,000 dwelling units by the year 2021. Additionally, the plan indicates a need to not only enable the production of additional housing, but to encourage the production of affordable housing. The Zone Change would permit the development of the site with a 100 percent affordable project that includes a combination of Extremely Low Income units, Low Income units, and 1 market-rate manager's unit.

The Project would place additional housing within proximity to neighborhood-serving uses including a recreation center, school, commercial uses, industrial and light manufacturing jobs and near transit. As such, the project is eligible for a Developer's Incentive for reduced parking as a mixed-income project at a ratio of 0.5 parking space per bedroom, consistent with AB 744 and California Gov. Code Section 65915(p)(2). This reduces the reliance on the use of individual vehicles and encourage the use of public transit, and is therefore consistent with the policies and objectives of the General Plan as provided in Finding Nos. 1, 3, and 5 through 8.

As a Project involving the construction of more than six (6) dwelling units, the Project is required to provide open space for the future residents in accordance with LAMC Section 12.21 G. The project will provide a combination of private and common open space, in the form of central common open space, a community room with outdoor patio, a club room with a kitchen, and a fitness facility. The project will provide access to usable outdoor space providing direct access to light and air to the future residents. Therefore, as provided under Finding No. 4, the Project would be consistent with the public necessity, convenience, and general welfare of the surrounding area.

#### **Good Zoning Practice**

As recommended, the Zone Change to C2-1-CPIO and CPIO Amendment to Subarea A (Neighborhood-Serving Corridor) would allow the development of the Project Site with new affordable housing.

As provided under Finding No. 4, the immediately surrounding area is improved with a variety of land uses of primarily low- to medium density residential uses, school and recreational uses, and commercial uses, . The surrounding properties also include a light industrial food processing plant Don Lee Farms (to the north) on an M1-1-CPIO zoned lot, Ross Snyder Recreation Center (to the east) on an OS-1XL zoned lot, Thomas Jefferson High School (across Compton Avenue to the west) on a PF-1 zoned lot, and commercial uses and single- and multi-family residences (across 41st Street to the south) on C2-1VL-CPIO and R2-1 zoned lots. The intersection of Compton Avenue and 41st Street is directly served by the Los Angeles County Metropolitan Transit Authority (“Metro”) 55 bus line. In addition, the project is within one-half mile of the Metro Blue Line Vernon station at the corner of Vernon Avenue and Long Beach Avenue, and is served by several bus lines including the Metro 53, 55, 102, 105, 611, 705 bus lines, and LADOT DASH Southeast and Pueblo Del Rio bus lines.

The ability to develop the vacant site is limited, as the existing M1-1-CPIO zoning and Subarea K designation prohibits residential uses in an area immediately surrounded by primarily residential, educational and recreational uses. The amendment and zone change would allow development of the site with 127 dwelling units, which would include 7 dwelling units set aside as Restricted Affordable Units for Extremely Low Income households and 119 dwelling units set aside as Restricted Affordable Units for Low Income households. The project will provide new affordable housing opportunities on a site that is directly served by transit and is within a transit priority area. As further discussed in Finding Nos. 1, 3, and 5 through 8, the amendment of the land use designation would be consistent with the purpose, intent, and provisions of the General Plan.

As the immediately surrounding area is developed with a mixture of land uses including primarily low- to medium density residential uses, school and recreational uses, commercial uses, and one light industrial use, the amendment would not be introducing an incompatible use to the area, and would not be displacing or eliminating an existing manufacturing or industrial use since the site is currently vacant. As described in Finding Nos. 1, 3, and 5 through 8, the amendment would allow the development of the site with affordable housing that is consistent with the objectives and policies of the Community Plan.

- b. **Pursuant to Section 12.32-G and Q of the Municipal Code “T” and “Q” Classification Findings.** The current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the proposed project. As recommended, the Zone Change has been placed in temporary “T” and permanent “Q” Classification in order to ensure consistency with the amendment to the land use designation from Limited Industrial to Neighborhood Commercial. The “T” Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this site. The “Q” conditions that limit the scale and scope of future development on the site are also 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.

## 10. Site Plan Review Findings.

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

As provided under Finding No. 1, the recommended Zone Change would be consistent with the recommended land use designation. As proposed, the Project would provide 1 market-rate manager's unit, 7 dwelling units set aside for Extremely Low Income households, and 119 dwelling units set aside for Low Income households pursuant to LAMC Section 11.5.11. In conjunction with the requested Zone Change, the Applicant has requested two (2) Developer's Incentives for reduced parking and Ground Floor Height. As provided under Finding Nos. 1, 3, and 5 through 8, the Project would meet the goals, objectives, and policies of the General Plan and the Southeast Los Angeles Community Plan area, particularly those concerning adding housing and affordable housing, near transit, neighborhood-serving uses, and jobs. The Project would place additional housing within proximity to neighborhood-serving uses including a recreation center, school, commercial uses, commercial and light manufacturing jobs. As such, the project is in substantial conformance with the General Plan and Community Plan. The project site is also located within the South Los Angeles Alcohol Sales Specific Plan, which only applies for the sale of alcoholic beverages for off-site consumption, and is not applicable to the subject project.

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

The subject site is a relatively flat, trapezoidal-shaped, approximately 134,941 square-foot lot located to the northeast of the intersection of Compton Avenue and 41st Street in the Southeast Los Angeles Community Plan. The site has a frontage of approximately 434 feet along the east side of Compton Avenue, and frontage of approximately 322 feet along the north side of 41st Street.

The proposed Project would be one of the first new developments in the area, which has seen little new development. The Project would develop an existing vacant site with the construction of a new affordable housing project that will provide 127 dwelling units, 7 of which would be set aside as Restricted Affordable Units for Extremely Low Income households, and 119 of which would be set aside as Restricted Affordable Units for Low Income households. The project is the construction, use, and maintenance of a 3-story, 45-foot tall, 134,941 square-foot affordable housing project comprised of 127 dwelling units (100 percent affordable, exclusive of a market-rate manager's unit, including 7 Extremely Low Income units and 119 Low Income units). The project comprises three buildings totaling approximately 134,492 square feet with a total Floor Area Ratio ("FAR") of 1.0:1. The project will provide 130 parking spaces at grade level, and will provide 89 long-term and nine short-term bicycle parking spaces. The site is currently vacant and undeveloped but paved, and was previously occupied by a food processing and packaging facility which has been demolished. The project will involve the net export of approximately 2,000 cubic yards of soil, and the removal of four (4) non-protected trees from the subject site. The proposed project would include design features, landscaping improvements, off-street parking facilities, lighting, landscaping, and enclosed trash collection, to enhance the visual quality of the area, and to be compatible with existing and future development on adjacent properties and neighboring properties.

### Height

The proposed project consists of a building that is up to three (3) stories and approximately 45 feet in height. The site's current M1-1-CPIO and proposed C2-1-CPIO Zones both allow unlimited building height. CPIO Section II-2.A.1 requires a minimum Ground Floor Height of 14 feet as measured from the finished floor to the underside of the structural floor or roof above, however the applicant requests a reduced Ground Floor Height of 11 feet as a Developer's Incentive in accordance with Ballot Measure JJJ and LAMC Section 11.5.11(e). In addition, CPIO Section II-2.A.2 requires transitional height for projects abutting or across an alley from a property in the RD1.5 or more restrictive zone, in which building height is stepped back within a 45-degree angle as measured 15 feet above grade at the property line of the lot in the more restrictive zone. The project abuts an OS-zoned lot to the east, and meets the CPIO transitional height requirements as provided in Exhibit "A". The driveway and parking areas at the northerly and easterly portions of the project site serve as a buffer from the neighboring uses, thereby minimizing building height and mass adjacent to the surrounding structures. The nearby residences and commercial uses in the surrounding area range from one to four stories in height.

### Bulk/Massing

The project is comprised of three (3) buildings arranged around a central courtyard, and each building will be up to 45 feet and three (3) stories in height. The project is designed so that no single building exceeds 300 feet in length as required by the CPIO, with street-facing facades ranging from approximately 160 to 185 feet in length. The project will provide a minimum 18-foot separation between each building to allow for pedestrian access and relief in the building mass, and each facade is modulated with changes in plane to provide further relief in the building wall as required by the CPIO. The driveway and parking areas at the northerly and easterly portions of the project site serve as a buffer from the neighboring uses, thereby minimizing building height and mass adjacent to the surrounding structures.

### Building Materials

The building design incorporates changes in building plane, recess, and varied building materials and colors to add architectural interest to the building and creates distinct breaks in the building plane. Street-facing facades are treated with a variety of building materials including green brick and pine siding at the ground floor, and shingled composite siding and smooth stucco on upper levels. Internal courtyard-facing facades are treated with redwood siding, metal siding, and plaster. Together, these elements are applied to create sufficient breaks in plane and articulation. The project will also reserve 15 percent of the roof area for solar panels, as provided in Exhibit "A" and conditioned herein.

### Entrances

The primary entrance to the site is designed as a Street-Oriented Entrance as required by the CPIO Section II-2.D.5 near the corner of 41st Street and Compton Avenue. The Street-Oriented Entrance is enhanced with a pergola with landscaping, seating, signage, and other pedestrian-oriented features as shown in Exhibit "A". A residential entry plaza also provides access directly off of the corner and includes an entry promenade with a shade canopy above. The Street-Oriented Entrance is differentiated from the street-facing facades through the use of redwood and metal trellis, as well as a clock tower. A secondary residential entrance is provided along Compton Avenue between Buildings 1 and 3. Lastly, all street-facing ground-floor units are designed as walk-up units with direct access off of the street, thereby activating the ground floor with pedestrian access to the residential units.

### Setbacks

The proposed C2-1-CPIO Zone requires a 0-foot front yard setback along 41st Street, 6-foot side yard setbacks along Compton Avenue and the easterly property line, and a 15-foot rear yard setback along the northerly property line. The project meets or exceeds all setback requirements of the zone, and provides further buffers from surrounding uses. The project provides a 10-foot front yard setback along 41st Street and a 6-foot side yard along Compton Avenue, by providing additional landscaping along the public right-of-way. Due to the configuration of the driveway and parking areas along the northerly and easterly property lines, the project maintains a 50-foot northerly setback and 56-foot easterly setback.

### Parking/Loading

The project will provide a total of 130 parking spaces for the proposed residential uses, which would be provided at grade level. Vehicular access will be taken off of two (2) driveways along Compton Avenue and 41st Street. The parking areas include trees and permeable paving to reduce the heat island effect. The Project has been conditioned to require that 20 percent of the parking spaces are to be wired for the installation of future EV chargers, and that 5 percent of the provided parking be installed with EV chargers. A vehicular drop-off area is proposed along the curb of 41st Street and is subject to review and approval by the Department of Transportation and Bureau of Engineering.

### Lighting

The project is conditioned so that all pedestrian walkways and vehicle access points will be well-lit with lighting fixtures that are harmonious with the building design. As conditioned, all outdoor lighting provided on-site will be shielded to prevent excessive illumination and spillage onto adjacent public rights-of-way, adjacent properties, and the night sky.

### Landscaping / Open Space

On-site landscaping and open space is provided in the form a central common open space, a community room with outdoor patio, a club room with a kitchen, and a fitness facility. The central common open space area includes lawn areas, playgrounds, community gardens with vegetable beds, planted swales, grilling areas, fire pit, water feature, pergola shade structures, and semi-private courtyards. Private open space is provided in the form of private patios and balconies. In total, the project will provides 36,408 square feet of common open space and 950 square feet of private open space. Landscaping is provided throughout the site with primarily drought-tolerant plant species. Shade trees are provided at a ratio of 1 tree for every 4 uncovered parking spaces for a total of 47 shade trees within the parking area. As required by CPIO Section II-2.C.4, a 5-foot wide landscaped buffer is provided adjacent to the recreation center on the OS-zoned lot to the east. Similarly, as required by CPIO Section II-2.E.1, a 3-foot wide landscaped buffer is provided along the parking area facing the street. A 6-foot tall perimeter wall with vines is also proposed along the northerly and easterly property lines to further buffer the project from adjacent uses. The project is conditioned to submit landscape plans prepared by a licensed landscape architect or licensed architect to show the size and location of all plants, and ensure sufficient depth and soil volume for trees and green roofs.

### Trash Collection

Designated trash rooms are provided at the ground floor of each building and located adjacent to the driveway and parking area. Trash storage and collection is located in a fully enclosed room so that it is not visible from public view from the street. Service providers will access the trash area from the drive aisles that enter off of 41st Street and Compton Avenue. Therefore, trash collection will not affect circulation for surrounding properties.

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

The proposed project provides recreational and service amenities that will improve habitability for the residents and minimize any impacts on neighboring properties. The project will provide 36,408 square feet of common open space and 950 square feet of private open space. Common open space is provided in the form of a central common open space, a community room with outdoor patio, a club room with a kitchen, and a fitness facility. The central common open space area includes lawn areas, playgrounds, community gardens with vegetable beds, planted swales, grilling areas, fire pit, water feature, pergola shade structures, and semi-private courtyards. Therefore, the proposed project provides sufficient recreational and service amenities for its residents, minimizing any impacts on neighboring properties.

## 11. CPIO Amendment Findings

- a. **Pursuant to Section 12.32-C of the Municipal Code, the project is consistent with public necessity, convenience, general welfare and good zoning practice.**

### Public Necessity, Convenience, and General Welfare

The Project Site is located within the Southeast Los Angeles Community Plan. The site is located within an area that is improved with a variety of land uses including a mix of low-to medium density residential uses, school and recreational uses, commercial uses, and light industrial uses.

The existing M1-1-CPIO Zone would prohibit the development of the Project Site with a new Project containing 127 residential dwelling units as proposed. As discussed under Finding No. 4, the Sustainable City pLAN issued by the Mayor establishes a goal to create 100,000 dwelling units by the year 2021. Additionally, the plan indicates a need to not only enable the production of additional housing, but to encourage the production of affordable housing. The Zone Change would permit the development of the site with a 100 percent affordable project that includes a combination of Extremely Low Income units, Low Income units, and 1 market-rate manager's unit.

The Project would place additional housing within proximity to neighborhood-serving uses including a recreation center, school, commercial uses, commercial and light manufacturing jobs. As such, the project is eligible for a Developer's Incentive for reduced parking as a mixed-income project at a ratio of 0.5 parking space per bedroom, consistent with AB 744 and California Gov. Code Section 65915(p)(2). This reduces the reliance on the use of individual vehicles and encourage the use of public transit, and is therefore consistent with the policies and objectives of the General Plan as provided in Finding Nos. 1, 3, and 5 through 8.

As a Project involving the construction of more than six (6) dwelling units, the Project is required to provide open space for the future residents in accordance with LAMC Section 12.21 G. The project will provide a combination of private and common open space, in the form of central common open space, a community room with outdoor patio, a club room with a kitchen, and a fitness facility. The project will provide access to usable outdoor space providing direct access to light and air to the future residents. Therefore, as provided under Finding No. 4, the Project would be consistent with the public necessity, convenience, and general welfare of the surrounding area.

### Good Zoning Practice

As recommended, the Zone Change to C2-1-CPIO and CPIO Amendment to Subarea A (Neighborhood-Serving Corridor) would allow the development of the Project Site with new affordable housing.

As provided under Finding No. 4, the immediately surrounding area is improved with a variety of land uses primarily including a mix of low- to medium density residential uses, school and recreational uses, and commercial uses.. The surrounding properties include a light industrial food processing plant Don Lee Farms (to the north) on an M1-1-CPIO zoned lot, Ross Snyder Recreation Center (to the east) on an OS-1XL zoned lot, Thomas Jefferson High School (across Compton Avenue to the west) on a PF-1 zoned lot, and commercial uses and single- and multi-family residences (across 41st Street to the south) on C2-1VL-CPIO and R2-1 zoned lots. Consequently, the amendment would not be introducing an incompatible use to the area, and would not be displacing or eliminating an existing manufacturing or industrial use since the site is currently vacant. As described in Finding Nos. 1, 3, and 5 through 8, the amendment would allow the development of the site with new affordable housing that is in close proximity to an existing school, recreation center, several other neighborhood-serving uses, jobs, and public transit, consistent with the objectives and policies of the Community Plan.

The ability to develop the vacant site is limited, as the existing M1-1-CPIO zoning and Subarea K designation prohibit residential uses. The amendment and zone change would allow development of the site with 127 dwelling units, which would include 7 dwelling units set aside as Restricted Affordable Units for Extremely Low Income households and 119 dwelling units set aside as Restricted Affordable Units for Low Income households. As further discussed in Finding Nos. 1, 3, and 5 through 8, the amendment of the land use designation would be consistent with the purpose, intent, and provisions of the General Plan.

### Environmental Findings

12. **Mitigated Negative Declaration.** A Mitigated Negative Declaration (ENV-2019-4650-MND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, that there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Project Planning Division of the Planning Department in Room 721, 200 North Spring Street.
13. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located in an area of minimal flood hazard.