

## FINDINGS

### DENSITY BONUS/AFFORDABLE HOUSING INCENTIVES FINDINGS

1. **Government Code Section 65915 and LAMC Section 12.22 A.25 state that the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:**
  - a. **The incentives do not result in identifiable and actual cost reductions to provide for affordable housing costs as defined in California Health and Safety Code Section 50052.5 or Section 50053 for rents for the affordable units.**

The record does not contain substantial evidence that would allow the City Planning Commission to make a finding that the requested On- and Off-menu Incentives are not necessary to provide for affordable housing costs per State Law. The California Health & Safety Code Sections 50052.5 and 50053 define formulas for calculating affordable housing costs for Very Low, Low, and Moderate Income Households. Section 50052.5 addresses owner-occupied housing and Section 50053 addresses rental households.

Based on the set-aside of 15 percent of base units for Very Low Income (VLI) households, the applicant is entitled to three (3) Incentives under both the Government Code and LAMC. Therefore, the one On-Menu and two Off-Menu requests qualify as the proposed development's incentives.

*Transitional Height:* LAMC Section 12.21.1. A.10 limits the building height to 33 feet when a portion of a building on a C or M lot is within 50-90 feet of RW1 zone or a more restrictive zone. The proposed project located in the C2 zone and is within 86 feet of the R1-1 zone along 24<sup>th</sup> Street. The project building height on 24<sup>th</sup> Street is 88'-4". If the transitional height as required by LAMC Section 12.21.1. A.10 were to be applied the Project would lose 4-units on floor level 5, 4-units on floor level 6, 13 units on level 7, and 13 units on level 8. This total lost floor area would result in a loss of 34 units, almost equal the 38 VLI Units and nearly half of the units gained through the density bonus to supplement the costs associate with the VLI units or approximately 10 percent of the entire residential portion of the Project. If the Property were to lose 34 of the 75 bonus market-rate units intended to off-set the cost associate with the VLI units, the Project's associated costs could not be recouped and the Project would not be feasible, and there would be fewer affordable or market-rate units available for the community.

*Open Space:* LAMC Section 12.21 G requires 100 square feet of usable open space per dwelling unit with less than 3 habitable rooms, and 125 square feet of usable open space per dwelling unit with 3 habitable rooms. For the proposed project with 119 studios, 177 one-bedrooms units, and 68 two-bedroom units, a total of 38,100 square feet of open space will be required. Strict compliance with the open space requirements would have the effect of physically precluding construction of the development proposing 364 dwelling units, 38 of which will be set aside for Very Low Income Households. The applicant has requested a 12 percent reduction to allow 33,528 square feet of open space through an Incentive. Without the incentive to reduce the minimum usable open space required to 33,528 square feet, the project would need to provide an additional 4,572 square feet of common or private open space on-site. As shown on Sheet A0.0a of the project plans, the unit sizes range from 390 to 1,030 square feet. Without the open

space waiver, the total unit count would be reduced by at least 5 units from 364 units to 359 units. Compliance with the minimum usable open space provision would require the removal of floor area that could otherwise be dedicated to the number, configuration, and livability of affordable housing units. Specifically, the project would not only need to comply with the total amount of usable open space requirements, but also the design, dimension, and area requirements set forth in LAMC Section 12.21 G. Common open space would need to be at least 15 feet in width on all sides, have a minimum area of 400 square feet, and be open to sky. The project would lose floor area of the development in order to meet all of these additional requirements for common open space. Therefore, provision of all the required open space would physically preclude construction of the project at the permitted density and with the requested incentives, resulting in a loss of five (5) residential dwelling units.

*FAR:* The subject site is zoned C2-1-O-CPIO, with a Height District No. 1 that allows a maximum Floor Area Ratio ("FAR") of 1.5:1. The applicant has requested an Off-Menu Incentive to allow a 3.41:1 FAR in lieu of the otherwise permitted 1.5:1 FAR. The proposed 3.41:1 FAR allows an additional 175,196 square feet. As proposed, the additional FAR will allow for the construction of the affordable residential units. The requested incentive will allow the developer to expand the building envelope so the additional units can be constructed and the overall space dedicated to residential uses is increased. Without the incentive to permit additional floor area, the average unit size and bedroom count would have to be significantly smaller to construct the number of units that the requested density bonus allows. The ability to develop larger units will increase the revenues from the market-rate units, which will lower the marginal cost of developing the affordable units. The additional floor area will allow certain fixed costs involved in the construction of new residential units to be spread over more floor area thereby reducing the per square foot build cost of the development. Therefore, the FAR incentive will result in identifiable and actual cost reductions to provide for affordable housing costs.

FAR by-right	Lot Area (sf)	Total Floor Area (sf)
1.5:1	100,112	$100,112 \times 1.5 =$ <b>150,168</b>

FAR Requested	Buildable Lot Area (sf)	Total Floor Area (sf)	Additional Floor Area (sf)
3.41:1	95,479	325,364	$325,364 - 150,168 =$ <b>175,196</b>

- b. The Incentive will have specific adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Government Code Section 65915(d)(1)(B) and 65589.5(d)).**

There is no evidence in the record that the proposed density bonus incentive(s) will have a specific adverse impact. A “specific adverse impact” is defined as, “a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” (LAMC Section 12.22.A.25(b)).

The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives. Therefore, there is no substantial evidence that the project’s proposed incentives will have a specific adverse impact on public health and safety, or on property listed in the California Register of Historic Resources.

**c. The incentive(s) are contrary to state or federal laws.**

There is no evidence in the record that the proposed incentives are contrary to state or federal law.

Following is a delineation of the findings related to the request for four Waivers of Development Standard, pursuant to Government Code Section 65915.

**2. Government Code Section 65915 and LAMC Section 12.22 A.25 state that the Commission shall approve a density bonus and requested Waiver of Development Standard(s) unless the Commission finds that:**

**a. *The waiver(s) or reduction(s) are contrary to state or federal laws.***

There is no evidence in the record that the proposed incentives are contrary to state or federal law.

A project that provides 15 percent of total units for Very Low Income Households qualifies for three (3) Incentives, and may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)).

Therefore, the request for the following is recommended as a Waiver of Development Standards. Without the below waivers, the existing development standards would preclude development of the proposed density bonus units and project amenities:

*Temporary removal of 61 surface parking:* 61 parking spaces covenanted for the existing residential units and commercial space on-site and replacement of 61 parking spaces in the new mixed-use residential building. By imposition of a parking burden for the existing surface parking required for the existing adjacent residential building, the Project will be physically precluded from construction, and will result in fewer affordable or market-rate units available for the community.

*Side Yard Setbacks:* LAMC Section 12.14 C.2 requires side yards to conform to the requirements of the R4 Zone for portions of buildings erected and used for residential purposes. The R4 Zone requires side yards of a minimum of 5 feet and requires one additional foot in the width of the rear yard for each additional story above the 2nd story. The R4 Zone requires a front yard setback of a minimum of 15-foot. The R4 Zone requires a rear yard setback of a minimum of 15 feet and requires one additional foot in the width of the rear yard for each additional story above the 3rd story. The Project would therefore be required to provide a 20-foot rear yard setback and 15-foot front yard setback at the residential level. The Applicant has requested two (2) waivers for a 5-foot interior side yard and a 5-foot interior rear yard. The Project is an 8-story, L-shaped mixed-use residential building in the C2 zone that require a 20-foot rear yard and 11-foot side yards. The Project will provide a 5-foot front yard along 24<sup>th</sup> Street, though no front yard is required in the C2 zone. The project provides 5-foot side yard setbacks at its Western Avenue lot line and along most of its eastern façade; the portion of the Project in front of the ground floor Retail area is setback 9-foot from Western Avenue to stimulate pedestrian activity. The rear yard abutting I-10 Freeway is approximately 6-foot wide to accommodate a utility easement. These waivers are necessary for the project to utilize the density bonus and FAR incentive on which the Project relies to develop the 38 Very Low Income units in addition to 326 market-rate units. Additionally, conforming with the side and rear yard requirements would preclude the placement of any structure on the land underlying these areas that conforms with the surrounding community and would physically preclude the construction of the Project with the allowed density bonus and allowed incentives needed to develop a structure that can build the bonus units designed to off-set the VLI Units' reduced return. Moreover, given the Project's L-shaped building form due to the existing structures on the property, which narrows the Project along the southern portion of the property, the Project must utilize as much available lot area as possible to provide a large enough project that can feasibly contain the VLI Units and bonus units to off-set affordable housing costs. Without the requested yard waivers, the project would be physically precluded by a lack of physical space to develop the necessary building envelop.

- b. The Incentive will have specific adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse Impact without rendering the development unaffordable to Very Low, Low and Moderate Income households. Inconsistency with the zoning ordinance or the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.***

There is no evidence in the record that the proposed density bonus incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)). The project does not involve a contributing structure in a designated Historic Preservation Overlay Zone or on the City of Los Angeles list of Historical-Cultural Monuments. The project is not located on a substandard street in a Hillside area or a Very High Fire Hazard Severity Zone. There is no evidence in the record which identifies a written objective health and safety standard that has been exceeded or violated. Based on the above, there is no basis to deny the requested incentives. Therefore, there is no substantial evidence that

the project's proposed incentives will have a specific adverse impact on public health and safety, or on property listed in the California Register of Historic Resources.

### **CONDITIONAL USE FINDINGS**

3. **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 project site is zoned C2-1-O-CPIO, which allows a base density of 250 dwelling units on the subject property.

The State Density Bonus Law (Government Code Section 65915(n)) allows a city to grant a density bonus greater than 35 percent for a development, if permitted by a local ordinance. The City adopted the Value Capture Ordinance (Ordinance No. 185,373), codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent with the approval of a Conditional Use. In exchange for the increased density, the Value Capture Ordinance requires projects to set aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent. Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

<b>Percentage of Base Density to be Restricted to Very Low Income Households</b>	<b>Percentage of Density Increase Granted</b>
11	35
12	37.5
13	40
14	42.5
<b>15</b>	<b>45</b>

The applicant requests a Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 45 percent increase in density for a total of 364 dwelling units in lieu of 250 dwelling units as otherwise permitted by-right in the C2-1-O-CPIO Zone. As provided in the table above, the applicant is required to set aside at least 15 percent, or 38 units, of 250 by-right density units for the 45-percent density increase. The applicant proposes a project totaling 364 dwelling units, 38 of which will be restricted to Very Low Income Households for a period of 55 years, which is 15 percent of the 250 base density units. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households to be eligible for a 45 percent density increase.

According to the 2021 Housing Element of the City of Los Angeles General Plan, 22 percent of total households in the City earn less than \$25,000 a year and 42 percent of all households make less than \$50,000 a year, therefore, almost half of the City's residents are in the Very Low or Low Income Categories. The City has determined that the shortage of affordable housing is an ongoing crisis in Los Angeles. The increased intensity and density of the proposed development will be offset by the project's ability to provide the number of affordable units required by the City's Density Bonus policy. Therefore, the proposed project would provide a service that is essential and beneficial to the community, city and region.

**4. 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 project is the construction of an eight-story, L-shaped, 89-foot 11-inches tall mixed-use residential building comprised of 364 dwelling units (including 38 Very Low Income units) and 65,719 square feet of ground-floor commercial space. The project will be approximately 325,354 square feet in floor area with a Floor Area Ratio ("FAR") of 3.41:1. The project will provide 309 residential and 205 commercial parking spaces in one subterranean level and a four-story above ground parking structure. The site is currently improved with vacant land and surface parking which will be demolished for the project. There are no existing trees on site. The project will also involve the grading of approximately 35,055 cubic yards of soil.

The subject site is located in an urbanized area surrounded by a combination of primarily single- and multi-family residential and commercial uses. Properties to the east across Western Avenue are zoned C2-1-CPIO and improved with a one-story church and two-story and three-story multi-family residential buildings. Properties to the South across 24<sup>th</sup> Street are zoned C2-1-O-HPOZ-CPIO and R1-1-O-HPOZ and improved with a one-story hospital building and two-story single-family residential buildings. The abutting property to the west is zoned PF-1-O and improved with an Elementary School. The property to the north is abutting the I-10 Freeway. The subject site is located within one-half mile (2,640 feet) of a Major Transit Stop located at the intersection of South Western Avenue and West Adams Boulevard, served by Los Angeles County Metropolitan Transportation Authority ("Metro") 37, 207, and 757 Rapid Bus.

The mixed-use development is permitted at this location as an allowable use by the underlying C2-1-O-CPIO zone. As provided under Finding No. 1, the project's density, FAR, parking, side yards, and open space are allowed by the underlying zone in combination with Density Bonus law.

The project has been designed with ground floor retail space with street entrances and storefront glazing that is architecturally differentiated from the residential upper floors. The project will enhance the pedestrian experience and streetscape by removing two (2) existing curb cuts, and providing all vehicular access from the alley.

Given the project's compliance with the South Los Angeles CPIO and proximity to public transit, and the surrounding uses, the project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The subject site is zoned C2-1-O-CPIO, with a Height District No. 1 that allows unlimited building height and stories and a FAR of 1.5:1 on the subject site. The project proposes a building height of 89-foot 11-inches and 9 stories which is allowed by the site's zoning by-right. The applicant has requested an Off-Menu Incentive to allow a 3.41:1 FAR in lieu of the otherwise permitted 1.5:1 FAR through the Density Bonus Ordinance. The project has multiple nearby buildings of a similar size and scale, including the 6-story South Los Angeles Regional Center and the 5-story St John of God Retirement and Care Center. There is a 6-story, 66 feet tall building adjacent to the project site at the northwest corner of Western Avenue and 24<sup>th</sup> Street. There is a 5-story building to the west of the building. The project's height is

consistent with the zone. Therefore the project will be compatible with and will not degrade the surrounding built environment.

The residential vehicular access is provided at 24<sup>th</sup> Street and the commercial vehicular access is provided from a circular driveway (Fire Lane) at Western Avenue. The project proposes a loading space in the enclosed parking garage that is accessed from a circular driveway (Fire Lane) at Western Avenue. Therefore, the loading dock is designed to be largely self-contained, and the Fire Lane will be used for turning maneuvers. Therefore, the parking and loading dock will not affect street circulation or pedestrians, and will be compatible with surrounding properties.

In addition, according to the Transportation Assessment prepared by Gibson Consulting, Inc. dated February 20, 2022 and the Department of Transportation (“LADOT”) Transportation Assessment Letter dated February 23, 2022, the project will not result in a significant VMT per capita impact.

Lastly, the Project’s open space includes a 1,793 square feet amenity room on Level 1, a 1,237 square feet amenity room on the fourth floor, 3,045 square feet amenity room on the fifth floor; open air decks on the first, fourth, fifth, and eight floors; as well as private balconies across all residential levels for a total of, 33,822 square feet of open space. Therefore, as described above, the project will provide amenities and features that will enhance the surrounding neighborhood rather than further degrade or adversely affect other properties.

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

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City’s Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The General Plan is a long-range document determining how a community will grow, reflecting community priorities and values while shaping the future. Policies and programs set forth in the General Plan are subjective in nature, as the General Plan serves as a constitution for development and foundation for land use decisions. The project substantially conforms with the following purposes and objectives of the General Plan Elements: Framework Element, Land Use Element (South Los Angeles Community Plan), Housing Element, and Mobility Element.

The project site is located in the South Los Angeles Community Plan, and is designated for Neighborhood Commercial land uses, with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, and R3. The site is zoned C2-1-O-CPIO, and is consistent with the land use designation. The C2 Zone allows for R4 density at a ratio of one dwelling unit per 400 square feet of lot area. Height District No. 1 in the C2-1-O-CPIO Zone allows unlimited building height and stories and a FAR of 1.5:1 on the subject site. The site is also located within the South Los Angeles Community Plan Implementation Overlay (“CPIO”) District General Corridor Subarea. The CPIO contains additional regulations for ground floor and building height, density, building disposition, building design, and parking. The site is also located within South Los Angeles Alcohol Sales Specific Plan (ZI File No. 1231), and Transit Priority Area (ZI File No. 2452).

Consistent with the Community Plan, the proposed 364-unit mixed-use development, which includes 38 Very Low Income units, adds new multi-family housing and much needed affordable housing to Los Angeles's housing supply, in a neighborhood that is conveniently located to a variety of regional destinations, community services and amenities, and multi-modal transportation options. It also adds approximately 65,719 square feet of two-story commercial space fronting Western Avenue to serve the community.

#### Framework Element

The General Plan designates the subject site with Community Commercial land use designation with corresponding zones CR, C1, C1.5, C2, C4, RAS3, and R3. The property is zoned C2-1-O-CPIO, which is consistent with the Neighborhood Commercial land use. The C2-1-CPIO zone allows for R4 (High Medium Residential) land uses and estimates 56 to 109 dwelling units per acre.

Therefore, as an 8-story mixed-use development with a maximum 3.41:1 FAR as allowed by Density Bonus, the proposed project is consistent with the General Plan Framework.

#### Land Use Element – South Los Angeles Community Plan

The proposed project aligns with the intent of the South Los Angeles Community Plan including the following:

*Goal LU4: Distinct multi-family neighborhoods that preserve physical assets and foster neighborhood character and identity.*

*Policy LU4.2 – On-site Amenities. Encourage new multi-family developments to provide amenities for residents such as on-site recreational facilities, community meeting spaces and usable private and/or public open space.*

*Policy LU4.3 – Compliance with Design Guidelines. New multi-family residential development should be designed in accordance with established design guidelines to ensure high-quality design.*

*Goal LU5 – Adequate housing units are promoted and provided for all segments of the community regardless of income, age, physical ability, or ethnic background.*

*Policy LU5.1 – Address Diverse Resident Needs. Provide for the preservation of existing housing stock and for the development of new housing to meet the diverse economic and physical needs of existing residents and the projected population of the Community Plan Area to the year 2035.*

*Policy LU5.2 – Diverse and Affordable Housing. Prioritize housing that is affordable to a broad cross-section of income levels, that provides a range of residential product types, and that supports the ability to live near work.*

*Policy LU5.6 – Locate Density Appropriately. Locate higher residential densities, senior citizen housing, affordable housing and mixed-income housing, when feasible, near commercial centers, transit stops (e.g., near Expo Line and Green Line station areas) and public service facilities.*



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

*Policy LU6.3 – Diverse and Desirable Uses. Attract a diversity of uses that strengthen the economic base and expand market opportunities for existing and new businesses, and provide a distribution of desirable amenities throughout the community, including full service grocery stores, quality sit-down restaurants, and entertainment venues.*

*Goal LU9 – Areas of high pedestrian activity that thrive and vibrant, cohesive neighborhoods that feel inviting and safe.*

*Policy LU9.1 – Design for Pedestrians. Preserve, enhance and expand existing pedestrian orientation along commercial streets through design standards such as maintaining a uniform street frontage and locating parking at the rear of lots.*

*Policy LU9.2 – Active Streets. Encourage an active street environment along commercial corridors by incorporating commercial or other active public uses along street frontages.*

*Policy LU9.8 – Reduce Conflicts. Design mixed-use projects to mitigate potential conflicts between commercial and residential uses (e.g., noise, lighting, security, truck and automobile access), and provide adequate amenities for residential occupants.*

*Policy LU9.10 – Minimize Curb Cuts. Minimize curb cuts along boulevards and encourage vehicular access from alleys or side streets.*

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

*Policy LU12.1 – Density and Mixed-Use. Locate higher densities and a mix of uses in areas designated community commercial, as appropriate, unless identified as commercial-only.*

*Policy LU12.2 – Design for Transitions. The scale and massing of new development along corridors should provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjoining neighborhoods with lower development intensities and building heights.*

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

The project is for the construction of a new mixed-income, mixed-use development on an vacant site. The project will result in the net increase of 364 dwelling units, which will include 38 Very Low Income units. It will also provide approximately 65,719 square feet of commercial

that will enhance the pedestrian experience on Western Avenue. The site is located within walking distance of public transit and local amenities. As shown in Exhibit “A” and Finding No. 4, the Project will provide design features to enhance the visual quality of the area.

#### Housing Element 2021 - 2029

The proposed project also conforms with the applicable policies of the Housing Element, including:

*Goal 1 – A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.*

*Objective 1.2 – Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.*

*Policy 1.2.1 – Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.*

*Policy 1.3.1 – Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.*

*Goal 3 – A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.*

*Objective 3.2 – Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.*

*Policy 3.2.2 – Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.*

The proposed project will result in a net increase of 364 new residential units to the City’s housing stock and conforms with the applicable provisions of the Housing Element. The applicant has requested deviations from code requirements under the Density Bonus program for increased FAR, reduced yards, and reduced open space, thereby allowing the creation of affordable units. Pursuant to Density Bonus requirements, 15 percent (38 units) of the base units, will be set aside for Very Low Income units. Additionally, this mixed-income development is in close proximity to public transit options, and a variety of retail, commercial, entertainment, recreational, and employment opportunities. Locating new housing and commercial space in this portion of Western Avenue will allow residents to have better access to employment centers and places of interest in area.

#### Mobility Plan 2035

The proposed project also conforms with the following additional policies of the Mobility Plan, including:

*Policy 3.1: Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City’s transportation system.*

*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.*

The project utilizes Density Bonus incentives for the construction of a mixed-income, mixed-use development that provides housing opportunities in close proximity to public transit along the Western Avenue corridor, and proposes reduced parking consistent with Assembly Bill (“AB”) 744 and California Government Code Section 65915, thereby encouraging multi-modal transportation and decreasing vehicle miles traveled in the neighborhood. T

### South Los Angeles CPIO

The South Los Angeles Community Plan Implementation Overlay (“CPIO”) District was adopted by the Los Angeles City Council and became effective on December 29, 2018 under Ordinance No. 185,927. The subject site is located within the General Corridor of the South Los Angeles CPIO, which contains additional regulations for height, density, floor area, building disposition, building design, and parking. The project is subject to administrative review for compliance with the South Los Angeles Community Plan Implementation Overlay (“CPIO”). Therefore, as conditioned herein and required by LAMC Section 13.14 G.2 and CPIO, the project will be subject to an administrative review and clearance process for CPIO compliance prior to the issuance of building permits.

Therefore, the proposed project is consistent with the purposes, intent and provisions of the General Plan, South Los Angeles Community Plan, Housing Element, Mobility Plan, and CPIO, by meeting several of its goals, objectives, and policies. Specifically, the project would provide housing and commercial uses on underutilized land to 1) accommodate necessary residential growth and provide a mix of apartment sizes and affordability levels, including rent restricted units for Very Low Income households, and 2) reinforce an existing mixed-use corridor by providing an array of housing options, new retail, improved streetscape, and landscaping, that would be inviting to nearby residents and pedestrians along Western Avenue.

## **6. The project is consistent with and implements the affordable housing provisions of the Housing Element of the General Plan**

The City’s Housing Element for 2021-2029 was adopted by the City Council on November 24, 2021. The Housing Element is the City’s blueprint for meeting housing and growth challenges. It identifies the City’s housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City’s housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City.

As provided under Finding No. 5, the proposed Project would be in conformance with the following goals of the Housing Element as described below:

*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*

In granting a Conditional Use for a 45 percent density increase, affordable housing is required beyond the minimum percentage required per the State Density Bonus Law and the City's Density Bonus Ordinance. This ensures that the project provides a proportional amount of affordable housing units compared to the density increase it is seeking. In this case, the project is required to set aside 15 percent, that is 38 units, of the 83 base density units for Very Low Income Households in exchange for the 45 percent density increase requested. The project proposes to set aside 38 units for Very Low Income Households, thereby complying with the requisite percentage of affordable housing units for the 45 percent density increase.

By redeveloping the subject site for the proposed mixed-use project, a net increase of 364 new dwelling units will be made available in the community. The project will set aside 38 units for Very Low Income Households. The project will offer a range of apartment types and sizes as it provides 119 studios, 177 one-bedrooms units, and 68 two-bedroom units. Additionally, the project proposes a total of 37,430 square feet of usable open space within a community room, a central open-air courtyard, and gym, as well as individual private balconies. The project will provide affordable housing in close proximity to transit. The subject site is located within one-half mile (2,640 feet) of a Major Transit Stop located at the intersection of South Western Avenue and West Adams Boulevard, served by Los Angeles County Metropolitan Transportation Authority ("Metro") 37, 207, and 757 Rapid Bus lines. Therefore, the project is in conformance with the affordable housing provisions of the Housing Element.

- 7. The project contains the requisite number of Restricted Affordable Units, based on the number of units permitted by the maximum allowable density on the date of application, as follows:**
- A. 11% Very Low Income Units for a 35% density increase; or**
  - B. 20% Low Income Units for a 35% density increase; or**
  - C. 40% Moderate Income Units for a 35% density increase in for-sale projects.**

**The project may then be granted additional density increases beyond 35% by providing additional affordable housing units in the following manner:**

- D. For every additional 1% set aside of Very Low Income Units, the project is granted an additional 2.5% density increase; or**
- E. For every additional 1% set aside of Low Income Units, the project is granted an additional 1.5% density increase; or**

- F. For every additional 1% set aside of Moderate Income Units in for-sale projects, the project is granted an additional 1% density increase; or**
- G. In calculating the density increase and Restricted Affordable Units, each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number.**

The project site is zoned C2-1-O-CPIO, which allows a base density of 250 dwelling units on the subject property. Per the Density Bonus Ordinance, the project is permitted a 35 percent density increase in exchange for setting aside 11 percent, or 28 units, of the 250 base density units for Very Low Income Households. The project is permitted additional density increase beyond 35 percent by setting aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent. Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

<b>Percentage of Base Density to be Restricted to Very Low Income Households</b>	<b>Percentage of Density Increase Granted</b>
11	35
12	37.5
13	40
14	42.5
<b>15</b>	<b>45</b>

The applicant requests a Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 45 percent increase in density for a total of 364 dwelling units in lieu of 250 dwelling units as otherwise permitted by-right in the C2-1-OCPIO Zone. As provided in the table above, the applicant is required to set aside at least 15 percent, or 38 units, of 250 by-right density units for the 45-percent density increase. The applicant proposes a project totaling 364 dwelling units, 38 of which will be restricted to Very Low Income Households for a period of 55 years, which is 15 percent of the 250 base density units. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households to be eligible for a 45 percent density increase.

**8. The project meets any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3).**

On October 9, 2019, the Governor signed into law the Housing Crisis Act of 2019 (SB 330). SB 330 creates new state laws regarding the production, preservation and planning for housing, and establishes a statewide housing emergency until January 1, 2025. During the duration of the statewide housing emergency, SB 330, among other things, creates new housing replacement requirements for Housing Development Projects by prohibiting the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units. The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act of 2019 (SB 330) Amended Replacement Unit Determination, dated April 29, 2021, has determined that no units are

subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 330).

- 9. The project's Restricted Affordable Units are subject to a recorded affordability restriction of 55 years from the issuance of the Certificate of Occupancy, recorded in a covenant acceptable to the Housing and Community Investment Department, and subject to fees as set forth in Section 19.14 of the Los Angeles Municipal Code.**

The applicant proposes to set aside a total of 38 units for Restricted Affordable Units. Per the Conditions of Approval, the applicant is required to execute a covenant to the satisfaction of LAHD to make 38 Restricted Affordable Units available to Very Low Income Households for rental as determined to be affordable to such households by LAHD for a period of 55 years. The applicant is required to present a copy of the recorded covenant to the Department of City Planning and the proposed project shall comply with any monitoring requirements established by LAHD. Therefore, as conditioned, the project satisfies this finding in regards to subjected restricted affordable units to recorded affordability per LAHD, and is subject to fees as set forth in Section 19.14 of the LAMC.

- 10. The project addresses the policies and standards contained in the City Planning Commission's Affordable Housing Incentives Guidelines.**

The City Planning Commission approved the Affordable Housing Incentives Guidelines (CPC-2005-1101-CA) on June 9, 2005. The Guidelines were subsequently approved by City Council (CF 05-1345) on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. LAHD utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects. On April 9, 2010, the City Council adopted updates to the City's Density Bonus Ordinance (CF 05-1345-S1, Ordinance No. 181,142). However, at that time, the Affordable Housing Incentives Guidelines were not updated to reflect changes to the City's Density Bonus Ordinance or more recent changes in State Density Bonus Law located in the Government Code. Therefore, where there is a conflict between the Guidelines and current laws, the current law prevails. Additionally, many of the policies and standards contained in the Guidelines, including design and location of affordable units to be comparable to the market-rate units, equal distribution of amenities, monitoring requirements, and affordability levels, are covered by the State Density Bonus Laws.

The project requests a 45 percent density increase above the 250 base density units to permit a total of 364 dwelling units. The project will set aside 38 units for Very Low Income Households. As such, the project is consistent with the State Density Bonus Law and the local Density Bonus Ordinance, which the Affordable Housing Incentives Guidelines implement. Therefore, the project complies with the City Planning Commission's Affordable Housing Incentives Guidelines.

### **SITE PLAN REVIEW FINDINGS**

- 11. 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. 5, the proposed project is in substantial conformance with the purpose, intent, and provisions of the General Plan's Framework Element, South Los Angeles Community Plan, Housing Element, Mobility Plan, CPIO, and Redevelopment Plan.

The project site is located in the South Los Angeles Community Plan, and is designated for Neighborhood Commercial land uses, with corresponding zones of CR, C1, C1.5, C2, C4, RAS3, and R3. The site is zoned C2-1-O-CPIO, and is consistent with the land use designation. The C2 Zone allows for R4 density at a ratio of one dwelling unit per 400 square feet of lot area. Height District No. 1 in the C2-1-O-CPIO Zone allows unlimited building height feet and 6 stories and a FAR of 1.5:1 on the subject site.

The mixed-use development is permitted at this location on the subject site as an allowable use by the underlying C2-1-O-CPIO zone. As provided under Finding No. 1, the project's increased FAR, reduced yards, and reduced open space are allowed by the underlying zone in combination with Density Bonus law. The project has been designed with ground floor commercial space with street entrances and storefront glazing that is architecturally differentiated from the residential upper floors.

As provided under Finding Nos. 5 and 6, the project would meet the goals, objectives, and policies of the General Plan, South Los Angeles Community Plan, Housing Element, and Mobility Plan, particularly those concerning adding housing and affordable housing near transit, neighborhood-serving uses, and jobs. The project would provide additional housing within proximity to neighborhood-serving uses and directly adjacent to public transit. The project is subject to administrative review for compliance with the South Los Angeles CPIO. The project is consistent with the goals of the Redevelopment Plan which seeks to facilitate new affordable housing development meanwhile minimizing displacement of existing residents.

**12. 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.**

As provided under Finding No. 4, the project has been designed to be compatible with adjacent properties and surrounding neighborhood. The subject site is located in an urbanized area surrounded by a combination of primarily single- and multi-family residential and commercial uses. The adjacent property to the east at the corner of Western Avenue and 24<sup>th</sup> Street is a five-story, 48-unit residential building. The adjacent building to the east facing Western Avenue, south of the retail portion of the proposed project is a 4-story, 60-unit residential building. Properties to the east across Western Avenue are zoned C2-1-CPIO and improved with a one-story church building and two to four stories multi-family residential buildings. Properties to the South across 24<sup>th</sup> Street are zoned C2-1-O-HPOZ-CPIO and R1-1-O-HPOZ and improved with one-story hospital building and two-story single-family residential buildings. The abutting property to the west is zoned PF-1-O and improved with an Elementary School. To the north abutting the project site is the I-10 Freeway.

The proposed project is the construction of an eight-story, L-shaped, 89-foot 11-inches tall mixed-use residential building comprised of 364 dwelling units (including 38 Very Low Income units) and 65,719 square feet of ground-floor commercial space. The project will be

approximately 85,793 square feet in floor area with a Floor Area Ratio ("FAR") of 3.41:1. The project will provide 309 residential and 205 commercial parking spaces in a subterranean level and four-story above grade parking structure. The primary residential building entrance is located along 24<sup>th</sup> Street. The project provides a commercial entrance for pedestrians along Western Avenue to activate the street frontage. The residential units are located on upper floors, and will comprise of 119 studios, 177 one-bedrooms units, and 68 two-bedroom units. The Project's open space includes a 1,793 square feet amenity room on Level 1; a 1,237 square feet amenity room on the fourth floor; 3,045 square feet amenity room on the fifth floor; open air decks on the first, fourth, fifth, and eight floors; as well as private balconies across all residential levels for a total of, 33,822 square feet of open space.

### Height

The subject site is zoned C2-1-O-CPIO, with a Height District No. 1 that allows unlimited building height and stories. The project proposes a building height of 89-foot 11-inches and 9 stories which is allowed by the site's zoning by-right. The project has multiple nearby buildings of a similar size and scale, including the 6-story South Los Angeles Regional Center and the 5-story St John of God Retirement and Care Center. There is a 6-story, 66 feet tall building adjacent to the project site at the northwest corner of Western Avenue and 24<sup>th</sup> Street. There is a 5-story building to the west of the building the project's height is consistent with the zone. The Applicant has requested a Transitional Height Incentive of 88'-4" height in lieu of 33' height on 24th Street (Off-Menu).

### Bulk/Massing

The proposed eight-story, L-shaped has approximately 213 feet of frontage along the west side of Western Avenue and approximately 137 feet of frontage along the north side of 24<sup>th</sup> Street. The applicant has requested an Off-Menu Incentive to allow a 3.41:1 FAR in lieu of the otherwise permitted 1.5:1 FAR through the Density Bonus Ordinance. While the proposed project massing exceeds the existing prevailing development pattern, the project proposes a building height of 89-foot 11-inches and 9 stories which is allowed by the site's zoning by-right. Although the massing of the project is larger than the existing commercial and residential buildings on Western Avenue, the project's height is consistent with the zone. Additionally, the project provides architectural detailing that enhances the street-facing facade by applying recesses, balconies, and varied rooflines along the building facade, along with varying building materials and colors to incorporate variation in design. Therefore, the project will be compatible with existing and future development on adjacent properties and neighboring properties.

### Building Materials

The building design incorporates a variety of recesses, balconies, and different materials to add architectural interest to the building and creates distinct breaks in the building plane. These breaks are further differentiated through the use of a variety of building materials that include white smooth stucco, Light Gray, Medium Gray, black fine sand stucco, Aluminum composite metal, green screen. Together, these elements are applied to create sufficient breaks in plane and articulation. In accordance with CPIO Section II-2.D.1.(a), at least 25 percent of the Primary Frontage of the Ground Floor shall consist of transparent glazing such as doors and windows. In accordance with CPIO Section II-2.D.6, the project shall use two or more high-quality building materials and treatments, is prohibited from using rough textured stucco, and is limited to 80 percent stucco on the Primary Frontage.

### Entrances



The project provides one (1) primary residential building entrance along 24<sup>th</sup> Street, and it is differentiated from the remainder of the street frontage at the ground floor lobby and One (1) primary commercial entrance is proposed along Western Avenue to activate the street frontage.

#### Setbacks

The project has been designed to create a strong street wall along Western Avenue. The C2-1-O-CPIO Zone and CPIO Section II-2.C.5(a) have no front yard setback requirements for mixed-use projects. The Applicant has requested two (2) waivers for reduced side yard setbacks, and proposes 5-foot side yards, and rear yard setbacks in lieu of the otherwise required by the C2-1-O-CPIO Zone.

#### Parking/Loading

Pursuant to Assembly Bill ("AB") 744 and California Government Code Section 65915(p) a development includes at least 11 percent Very Low Income units and is located within one-half mile of a Major Transit Stop is allowed one-half parking space per bedroom. Based upon the number of bedrooms proposed, 216 residential parking spaces are required to be provided for the project. The project will provide 309 residential and 205 commercial parking spaces within an enclosed garage that encompasses one subterranean level and a four-story above-ground parking structure. The residential vehicular Access is provided at 24<sup>th</sup> Street and the commercial vehicular access is provided from a circular driveway (Fire Lane) at Western Avenue. The project proposes a loading space in the enclosed parking garage that is accessed from a circular driveway (Fire Lane) at Western Avenue. Therefore, the loading dock is designed to be largely self-contained, and the Fire Lane will be used for turning maneuvers. Therefore, the parking and loading dock will not affect street circulation, and will be compatible with surrounding properties. The project shall provide 202 long-term and 52 short-term bicycle parking spaces, as provided in Exhibit "A".

#### Lighting

The project is conditioned to ensure that all outdoor lighting provided on-site will be down-cast shielded to prevent excessive illumination and spillage onto adjacent public rights-of-way, adjacent properties, and the night sky. Furthermore, as conditioned, all pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated.

#### Landscaping/Open Space

On-site landscaping and open space includes a 1,793 square feet amenity room on Level 1; a 1,237 square feet amenity room on the fourth floor; 3,045 square feet amenity room on the fifth floor; open air decks on the first, fourth, fifth, and eight floors; as well as private balconies across all residential levels for a total of, 37,430 square feet of open space. Therefore, the proposed project provides sufficient recreational and service amenities for its residents, minimizing any impacts on neighboring properties. The common open space areas required by code shall meet the minimum dimension, landscaping, and amenity requirements per LAMC Section 12.21 G.2(a). 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

Trash and recycling areas are conditioned to be located within the parking level to ensure that they are fully enclosed to be not visible from public view from the street and prevent the release of refuse odors. Therefore, trash collection will not affect circulation for surrounding properties.

**13. 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's open space includes a 1,793 square feet amenity room on Level 1; a 1,237 square feet amenity room on the fourth floor; 3,045 square feet amenity room on the fifth floor; open air decks on the first, fourth, fifth, and eighth floors; as well as private balconies across all residential levels for a total of, 37,430 square feet of open space. Therefore, the proposed project provides sufficient recreational and service amenities for its residents, minimizing any impacts on neighboring properties.

**CEQA FINDINGS**

Based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the South Los Angeles Community Plan Program EIR No. ENV-2008-1781-EIR, SCH No. 200810109, pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project.