

**APPLICATIONS:****DEPARTMENT OF CITY PLANNING APPLICATION***THIS BOX FOR CITY PLANNING STAFF USE ONLY*

Case Number CPC-2021-2544-GPAJ-ZCJ-SPR-PSH-HCA

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ **Date Filed** _____

Application includes letter requesting:

☐ Waived hearing ☐ Concurrent hearing ☐ Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.

All terms in this document are applicable to the singular as well as the plural forms of such terms.

Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ _____ Unit/Space Number _____

Legal Description² (Lot, Block, Tract) _____

Assessor Parcel Number _____ Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use _____

Proposed Use _____

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project _____

Additional information attached ☐ YES ☐ NO

Complete and check all that apply:

Existing Site Conditions

- | | |
|---|--|
| <input type="checkbox"/> Site is undeveloped or unimproved (i.e. vacant) | <input type="checkbox"/> Site is located within 500 feet of a freeway or railroad |
| <input type="checkbox"/> Site has existing buildings (provide copies of building permits) | <input type="checkbox"/> Site is located within 500 feet of a sensitive use (e.g. school, park) |
| <input type="checkbox"/> Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial) | <input type="checkbox"/> Site has special designation (e.g. National Historic Register, Survey LA) |

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Proposed Project Information

(Check all that apply or could apply)

- ☐ Demolition of existing buildings/structures
- ☐ Relocation of existing buildings/structures
- ☐ Interior tenant improvement
- ☐ Additions to existing buildings
- ☐ Grading
- ☐ Removal of any on-site tree
- ☐ Removal of any street tree

- ☐ Removal of protected trees on site or in the public right of way
- ☐ New construction: _____ square feet
- ☐ Accessory use (fence, sign, wireless, carport, etc.)
- ☐ Exterior renovation or alteration
- ☐ Change of use and/or hours of operation
- ☐ Haul Route
- ☐ Uses or structures in public right-of-way
- ☐ Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way InformationHave you submitted the Planning Case Referral Form to BOE? (required) ☐ YES ☐ NOIs your project required to dedicate land to the public right-of-way? ☐ YES ☐ NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? ☐ YES ☐ NO

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached ☐ YES ☐ NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

454 S SAN PEDRO

ACTIONS REQUESTED

Authorizing Code Section: 11.5.6

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: General Plan Amendment (GPAJ) from Light Manufacturing to Regional Commercial.

Authorizing Code Section: 12.32 F

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: Zone Change from M2-2D to [T][Q]C2-2D to permit the development of a residential development with 98 units (one manager's unit, five percent [5%] or five units for Extremely Low Income Households and six percent [6%] or six units for Very Low Income Households per HCD and 86 units for Low Income per HUD).

Authorizing Code Section: 16.05

Code Section from which relief is requested (if any): N/A

Action Requested, Narrative: Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? ☐ YES ☐ NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____

Ordinance No.: _____

☐ Condition compliance review

☐ Clarification of Q (Qualified) classification

☐ Modification of conditions

☐ Clarification of D (Development Limitations) classification

☐ Revision of approved plans

☐ Amendment to T (Tentative) classification

☐ Renewal of entitlement

☐ Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? ☐ YES ☐ NO

Have you filed, or is there intent to file, a Subdivision with this project? ☐ YES ☐ NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

a. Specialized Requirement Form _____

b. Geographic Project Planning Referral _____

c. Citywide Design Guidelines Compliance Review Form _____

d. Affordable Housing Referral Form _____

e. Mello Form _____

f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____

g. HPOZ Authorization Form _____

h. Management Team Authorization _____

i. Expedite Fee Agreement _____

j. Department of Transportation (DOT) Referral Form _____

k. Preliminary Zoning Assessment Referral Form _____

l. SB330 Preliminary Application _____

m. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____

n. Order to Comply _____

o. Building Permits and Certificates of Occupancy _____

p. Hillside Referral Form (BOE) _____

q. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____

r. SB330 Determination Letter from Housing and Community Investment Department _____

s. Are there any recorded Covenants, affidavits or easements on this property? ☐ YES (provide copy) ☐ NO

Note: Application includes two parcels with different owners. Ownership information continued on the following page.

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____
 Company/Firm _____
 Address: _____ Unit/Space Number _____
 City _____ State _____ Zip Code: _____
 Telephone _____ E-mail: _____
 Are you in escrow to purchase the subject property? ☐ YES ☐ NO

Property Owner of Record ☐ Same as applicant ☐ Different from applicant
 Name (if different from applicant) _____
 Address _____ Unit/Space Number _____
 City _____ State _____ Zip Code: _____
 Telephone _____ E-mail: _____

Agent/Representative name _____
 Company/Firm _____
 Address: _____ Unit/Space Number _____
 City _____ State _____ Zip: _____
 Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____
 Name _____
 Company/Firm _____
 Address: _____ Unit/Space Number _____
 City _____ State _____ Zip Code: _____
 Telephone _____ E-mail: _____

Primary Contact for Project Information ☐ Owner ☐ Applicant
(select only one) ☐ Agent/Representative ☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROJECT TEAM INFORMATION (Complete all applicable fields)**Applicant⁵ name** Sonya FalconeCompany/Firm DWC Campus, LPAddress: 806 Westmount Dr. Unit/Space Number 2City West Hollywood State CA Zip Code: 90069Telephone (303) 775-0147 E-mail: sonya@daylight.laAre you in escrow to purchase the subject property? ☐ YES ☒ NO**Property Owner of Record** ☐ Same as applicant ☒ Different from applicantName (if different from applicant) DWC & Housing LLC c/o Amy TurkAddress 442 S San Pedro Street Unit/Space Number _____City Los Angeles State CA Zip Code: 90013Telephone _____ E-mail: amyt@downtownwomenscenter.org**Agent/Representative name** Dana Sayles, AICPCompany/Firm three6ixtyAddress: 11287 W. Washington Boulevard Unit/Space Number N/ACity Culver City State CA Zip: 90230Telephone (310) 204-3500 E-mail: dana@three6ixty.net / sara@three6ixty.net**Other** (Specify Architect, Engineer, CEQA Consultant etc.) ArchitectName Kelly VanOteghemCompany/Firm GenslerAddress: 500 S. Figueroa Unit/Space Number N/ACity Los Angeles State CA Zip Code: 90017Telephone (213) 327-2875 E-mail: kelly_VanOteghem@gensler.com**Primary Contact for Project Information**
(select only one)☐ Owner☐ Applicant☒ Agent/Representative☐ Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

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EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT "A" OF TRACT NO. 1133, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 18 PAGE 109](#) OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT "A"; THENCE ALONG THE WESTERLY LINE OF SAID LOT NORTH 27 DEGREES 15' EAST 139.38 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO THOMAS E. GIBBON RECORDED ON MAY 10, 1933 AS INSTRUMENT NO. 795 IN [BOOK 12127 PAGE 254 OF OFFICIAL RECORDS](#) OF SAID COUNTY; THENCE, ALONG THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN SAID DEED, SOUTHEASTERLY 150 FEET, MORE OR LESS, IN A DIRECT LINE, TO A POINT IN THE WESTERLY LINE OF THE STRIP OF LAND DESCRIBED IN PARCEL 2 OF THE DEED TO PATTEN AND DAVIES LUMBER COMPANY, RECORDED ON MAY 19, 1924 AS INSTRUMENT NO. 32 IN [BOOK 3073 PAGE 332](#) OF SAID OFFICIAL RECORDS, SAID POINT BEING DISTANT SOUTH 27 DEGREES 15' WEST 102.97 FEET ALONG SAID WESTERLY LINE FROM THE SOUTHERLY LINE OF THE 40 FOOT RIGHT OF WAY ESTABLISHED BY AGREEMENT BETWEEN H. D. BOWMAN AND WIFE, AND CENTRAL PROPERTIES COMPANY, RECORDED ON MAY 6, 1922 AS INSTRUMENT NO. 18 IN [BOOK 1053 PAGE 271 OF OFFICIAL RECORDS](#) OF SAID COUNTY; THENCE ALONG SAID WESTERLY LINE OF SAID STRIP OF LAND SOUTH 27 DEGREES 15' WEST 164.70 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF SAID LOT "A"; THENCE ALONG SAID SOUTHWESTERLY LINE NORTH 53 DEGREES 12' WEST 152.11 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Assessor's Parcel Number: **5147-007-901**

1

EXHIBIT "B"**LEGAL DESCRIPTION
454 S. SAN PEDRO STREET , LOS ANGELES , CA 90013****PARCEL "A"**

That portion of Lot "A" , Tract No. 1133 , In the City of Los Angeles , County of Los Angeles , State of California , as per map Recorded in Book 18 Page 109 of Maps , in the Office of the County Recorder of said County , described as follows :

Commencing at a point in the south line of said Lot "A" distant S53°12'00"E 177.46 feet from the southwest corner of said Lot, being a point in the northerly line of Fifth Street at the southwest corner of the land described in Parcel 1 of the land to Paten and Davies Lumber Company , Recorded on May 19, 1924 as Instrument No. 32 in Book 3073 Page 332 of O. R. of said County and also being the True Point of Beginning ; thence along the westerly line of the land described in said Parcel 1 of said deed N27°14'50"E 274.02 feet to the northwest corner of the land described in said Parcel 1 ; thence along the westerly prolongation of the northerly line of the land described in said Parcel 1 , N67°38'30"W 25.09 feet to the northwesterly line of Parcel No. 2 of document , Recorded on May 19, 1924 as Instrument No. 32 in Book 3073 Page 332 of O. R. ; thence southwesterly along said northwesterly line S27°14'50"W 267.67 feet to the north line of Fifth Street ; thence along said north line S53°12'E 25 35 feet to the True Point of Beginning . (SEE EXHIBIT "B")

Area = 6,893 sq ft.

Property description and
owner verification - OK
Date 12/23/16
Initials SHS

ATTACHMENT “A”
FINDINGS & SUPPLEMENTAL INFORMATION
454 S. SAN PEDRO STREET / 501, 511 E. 5TH STREET

➤ **SITE INFORMATION:**

- Address: 454 S. San Pedro Street / 501, 511 E. 5th Street
Los Angeles, CA 90013
- Lot area: 29,596¹ square feet / 0.68 acres
- APN(s): 5147-007-901, -007

➤ **ACTIONS REQUESTED:**

- **General Plan Amendment (GPAJ)**, pursuant to LAMC Section 11.5.6, from Light Manufacturing to Regional Center Commercial;
- **Vesting Zone Change (VZCJ)**, pursuant to LAMC Section 12.32 F, from M2-2D to [T][Q]C2-2D consistent with the General Plan Amendment, to permit the development of a residential building with 98 units (one manager’s unit, five percent [5%] or five units for Extremely Low Income Households and six percent [6%] or six units for Very Low Income Households per HCD, and 86 units for Low Income per HUD);
 - The Applicant seeks a waiver of required street dedications along both San Pedro Street and 5th Street as part of the Vesting Zone Change approval, via the authority of the City Council.
- **Site Plan Review (SPR)**, pursuant to LAMC Section 16.05, for a development project which creates or results in an increase of 50 or more dwelling units; and,
- **CEQA Exemption**, provided for by AB 1197, for a qualifying Supportive Housing Project.

¹ APN No. 5147-007-901 (454 S. San Pedro Street parcel) 22,821 SF per survey and APN No. 5147-007-007 (private alley parcel) 6,775 SF per ZIMAS = 29,596 SF total.

➤ **BACKGROUND INFORMATION:**

SUBJECT PROPERTY

The Subject Property is located at 454 S. San Pedro Street, 501, 511 E. 5th Street, Los Angeles, CA 90013 (the “Property”) and includes the adjoining private alley. The Property is identified by the Assessor’s Parcel Numbers (APNs) 5147-007-901 and -007. The Property is a generally rectangular-shaped, relatively flat site composed of two parcels, currently improved as a surface parking lot and an adjoining private alley. According to a survey dated November 18, 2020, the property has a net lot area of 29,596 square feet or 0.68 acres.

The Property has approximately 150 feet of frontage along the northeast side of E. 5th Street and approximately 140 feet of frontage along the southeast side of S. San Pedro Street. The Property is currently improved with a surface parking lot serving the Downtown Women’s Center headquarters immediately to the north and an adjoining private alley along the east boundary of the parking lot.

ZONING INFORMATION

The Subject Property is currently zoned M2-2D, and is designated for Light Manufacturing land uses by the General Plan. The subject request for a General Plan Amendment would re-designate the Property as Regional Center Commercial to permit the development of the corner of San Pedro and 5th Street in a manner that provides affordable housing and on-site permanent supportive housing services, enhances safety, and beautifies a critical corner in Skid Row’s urban corridor.

The Property is also within the boundaries of the Central Industrial Redevelopment Project Area. Although local redevelopment areas have formally been dissolved by the state legislature, properties are still subject to review for consistency with the land use controls of the Redevelopment Plan by CRA/LA, a designated local authority, which is the successor agency to the Community Redevelopment Agency.

The Property is surrounded by high density residential uses both on Skid Row, but also in the Downtown Historic Core and the Arts District, which border the neighborhood to the east and west. Additionally, there is recent precedent for zone changes in the immediate area to accommodate the need for permanent supportive housing developments, namely the Weingart Center, located at 600 S. San Pedro Street and 414 Crocker Apartments, located at 414 S. Crocker Street.

SURROUNDING PROPERTIES

Properties in the surrounding area are classified within the M2-2D, PF-2D, [Q]R5-2D, and C2-2D zones. Property to the north of the Subject Property is within the PF-2D Zone, and improved with the Downtown Women’s Center main campus and headquarters permitted via a Zone Variance approval dating back to 2007. Property to the east of the Subject Property is within the M2-2D Zone, and improved with the light industrial uses. Property to the south of the Subject Property, across 5th Street, is also within the M2-2D Zone, and is improved with a single-story parking lot for

commercial use, serving nearby employees. Property to the west of the Subject Property, across San Pedro Street, is within the [Q]R5-2D Zone and improved mixed-use residential developments featuring live-work spaces for artists in residence.

➤ **STREETS AND CIRCULATION:**

- San Pedro Street, adjoining the subject property to the west, is a designated Avenue II, which requires a full right-of-way width of 86 feet and a half-width of 43 feet. At the Property, the street is dedicated and improved with a full width of about 80 feet. A dedication of about 3 feet may be required as part of the project.
- 5th Street, adjoining the subject property to the south is a designated Avenue II, which requires a full right-of-way width of 86 feet and a half-width of 43 feet. At the Property, the street is dedicated and improved with a full width of about 80 feet. A dedication of about 3 feet may be required as part of the project.

As part of the requested Zone Change action, the applicant is seeking a waiver of all required highway dedications surrounding the property based upon authority and findings in LAMC Section 12.37.1.2.(b).

➤ **RELATED CASE HISTORY:**

- **ORD-164307** – On June 30, 1989, the ordinance became effective implementing Qualified “Q” Conditions and Development “D” Limitations on properties within the Central City Community Plan area. The project site is located within Subarea 1175. The “D” Limitation limits the development of properties to a 3:1 FAR, unless approved under Section 415 (Rehabilitation and/or Remodeling of Existing Buildings) or Section 416 (Replacement of Existing Buildings) of the Redevelopment Plan.
- **CPC-2017-432-CPU-CA** – Pending Central City and Central City North Community Plan Update.
- **ZA-2019-2724-ZAD-ZAA** – At its meeting on July 14, 2020, the Central Area Planning Commission denied an appeal and sustained the decision of the Associate Zoning Administrator to allow the exterior and interior improvements to three existing commercial buildings for the Adaptive Reuse for the conversion, use, and maintenance of 95 residential dwelling units, a 430 square-foot manager’s office, and 9,210 square feet of commercial floor area, at the site located at 803-821 East 5th Street. The 95 residential dwelling units will include one manager’s unit and 94 dwelling units set aside as Restricted Affordable for Extremely Low Income households. Proposed commercial uses include general commercial, office, and community services. The Project proposes to provide 10 automobile parking spaces and 63 long term and seven short-term bicycle parking spaces.
- **CPC-2017-614-GPACJ-ZCJ-HD-SPR** – At its meeting on January 22, 2019, the Los Angeles City Council adopted a General Plan Amendment from Light Manufacturing to Regional Commercial

and an amendment to Footnote No. 3, a Zone and Height District Change from the M2-2D Zone to C2-4D Zone, and at its meeting on November 29, 2018, the Los Angeles City Planning Commission approved a Site Plan Review for the construction of 382 residential dwelling units (378 Very-Low Income Household units and 4 manager units) and 2,250 square feet of commercial floor area, and approximately 25,498 square feet of residential floor area will provide Philanthropic Institutional services such as counseling, career center, and computer training room for a site generally located 554 South San Pedro Street (Site 1 Project for Weingart Center).

- **CPC-2017-420-GPAJ-VZCJ-HD-SPR** – At its meeting on January 14, 2020, the Los Angeles City Council adopted a General Plan Amendment from Light Manufacturing to Regional Commercial and a Zone and Height District Change from the M2-2D Zone to C2-4D for the development of a new residential building on a 5,506 square-foot site comprised of two parcels located at 713-717 ½ East 5th Street. The new eight-story building would include 51 residential units, which would consist of 50 Restricted Affordable Efficiency Dwelling units, and one manager’s unit. A minimum of five percent of the units would be set aside for Extremely Low Income households, and 11 percent would be set aside for Very Low Income households. Each unit would contain a private kitchen and bathroom. The 33,007-square-foot building would include 433 square feet of supportive service uses. One surface parking space would be provided.
- **CPC-2017-403-GPAJ-VZCJ-HD-SPR** – On February 2, 2017, a case was filed for a 100% affordable housing development with 41 units, including 1 manager’s unit, for the site located at 508 East 4th Street. The determination is pending.
- **CPC-2017-324-GPAJ-ZCJ-HD-SPR** – On January 26, 2017, a case was filed for a 100% affordable housing development comprised of a 14-story, 77,192 square foot building with 151 dwelling units, including one manager’s unit, for the site located at 609 East 5th Street. The determination is pending.
- **DIR-2011-1209-DD** – On July 18, 2011, the Director of Planning approved a Director’s Determination to allow a 7.5 percent reduction to the required open space for a 108-unit Single Room Occupancy affordable residential apartment building for a site located at 505 South San Pedro Street.
- **ZA-2007-1179-ZV-ZAA-SPR** – On August 1, 2007 the Associate Zoning Administrator approved a variance from LAMC Section 12.21-A,4(b), (C), and (d) to permit reduced parking of 35 spaces in lieu of the 63 required (19 for residential uses and 44 for nonresidential uses), and from LAMC Section 12.04.09-B to permit residential and supporting uses in the PF Zone; a Zoning Administrator’s Adjustment to permit 900 square feet of additional floor area expansion to an existing legal nonconforming building, and a Site Plan Review all in conjunction with the renovation of a six-story office building to accommodate the relocation of the Downtown Women’s Center, located at 434 South San Pedro Street, containing 75 single rental guest rooms, up to 1,200 square feet of street-level commercial use, a day bed dormitory for eight

women, a medical clinic, laundry rooms, kitchen and dining room, computer learning center, multipurpose room, exercise room, outdoor deck, and an addition of 900 square feet of floor area for community room space.

- **ZA-2000-4801-ZAD** – On May 3, 2001, the Associate Zoning Administrator approved the conversion of the 1922 Westinghouse six-story, 120,000 square-foot warehouse building into 145 live-work lofts on the upper five floors, 28,000 square feet of commercial space on the first floor, the construction, use and maintenance of a four level, 285 space parking structure on a contiguous parcel in the M2-2 Zone; and a six (6)-foot side yard setback in lieu of the required nine (9) feet for the project located at 420 South San Pedro Street.

PROJECT DESCRIPTION

The Applicant, DWC Campus LP in partnership with the Downtown Women’s Center (“DWC”), is requesting a General Plan Amendment and Vesting Zone Change for the construction, use and maintenance of a 100% affordable housing project with permanent supportive housing services (the “Project”) for victims of domestic violence and women experiencing homelessness. The proposed Project is comprised of 97 restricted affordable studio units and one two-bedroom manager's unit. As part of the Project, 5% of the total units (or 5 units) will be reserved for Extremely Low Income households and 6% of the total units (or 6 units) will be reserved for Very Low Income households as determined by HCIDLA and the remaining 86 units will be reserved for Low Income households as determined by HUD or TCAC levels.

Applicant

The Los Angeles Housing and Community Investment Department (HCIDLA) is the current owner of the property. On November 19th, 2020, HCIDLA and Downtown Women’s Center (DWC) formalized an Exclusive Negotiation Agreement to develop the Site for permanent supportive housing, affordable housing and other services targeted to serve the needs of homeless women in Skid Row. DWC, in partnership with Daylight and GTM Holdings, LLC as the financial and development partners for the project, have formed a partnership DWC Campus LP as the Applicant for the Project. The common ownership or possession of the property will benefit the long run management of the property which will be subject to the affordable housing restrictions and other requirements as may be applied to the project by HCIDLA.

In addition to these residential units, the Project incorporates over 10,000 square feet of support space on the ground floor, including service provider offices and counseling spaces, communal dining, recreational spaces for the residents, and other ample accessory services space for the DWC’s signature programs.

The proposed Project consists of a 7-story building with a maximum height of 85 feet, consists of approximately 62,051 square feet of Floor Area, and will provide approximately 9,868 square feet of Open Space. 63 on-site automobile parking spaces are provided on one level of a subterranean parking garage to replace the existing parking lots as well as to provide necessary staffing and guest parking in coordination with the operational needs of DWC.

The main entry to the Project is located through a secure, gated courtyard from San Pedro Street. The ground floor of the project provides common spaces including a lobby and community space where residents can gather in large groups, and where DWC can host job training, wellness events, and other programming. The ground floor also includes professional offices for staff/service providers and private counseling sessions, as well as a donation center. From the secure ground level courtyard, an open-air stair provides access to the North Courtyard located at the second level, which provides a variety of seating arrangements among landscaped elements including ground cover, raised planter beds and tree wells. The North Courtyard also allows for access to an outdoor patio at the same of level of DWC’s existing building to the north.

The residential footprint of the building forms a “V” at the second (podium) level in a “chopstick” site design, which provides privacy and facilitates interaction among the residents at the interior of the site while being visually open to San Pedro Street with a planted edge and walkways connecting the upper levels. A grand stair is located at the South Courtyard of the second level, which provides access to the upper level residential units, and includes casual amphitheater-style seating and landscape opportunities. Community rooms with kitchen facilities are also provided at this level. Laundry and trash/recycling are provided on each level. The building is serviced by a centralized elevator core and exit stair, with a second exit stair located at the southeast corner of the building, providing access to all floor levels.

The Project is situated at the corner of San Pedro and E. 5th Streets. In an effort to reinforce the “street wall” and align with the historic building to the north – and DWC’s headquarters – the Project proposes to maintain the existing property boundary along San Pedro Street.

Along 5th Street, the Project also proposes to preserve the existing property boundary to enable the Applicant to maintain control over the proposed planted landscape buffer behind a secure perimeter fence, which will soften the face of the building and provide visual interest along 5th Street. This is an area of Skid Row and Downtown where the additional sidewalk dedication and roadway widening is not preferred due to the existing conditions of homelessness within the immediate vicinity. Additionally, the proposed Project meets the required corner radius to a limited height of 20 feet.

Parking

Parking is located within a subterranean parking garage which connects to the upper floors by an elevator and two stair cores on either end of the garage, with vehicular entry off of the adjoining private alley to the east. Per AB 1763 and AB 2345, no parking is required for projects which restrict all units for permanent supportive housing units. Nonetheless, the Project is choosing to include 63 parking spaces for residents, support staff, building management, and volunteers, including 3 accessible spaces and 5 EVCS spaces. These spaces will support existing and future operational needs of the Downtown Women’s Center and their extensive programming needs. Additionally, the Project provides a total of 81 bicycle parking spaces: 7 short-term and 74 long-term.

The proposed Project is also located within short walking and biking distance of local and regional public transit opportunities, thereby contributing to the potential ridership base and decreasing vehicle trips.

Open Space

The proposed Project includes approximately 9,868 square feet of calculated open space area, which meets the required 9,825 square feet required by the LAMC. In addition, the Project also provides an additional 2,538 square feet of usable open space on-site which does not meet the technical minimum dimensions for common open space prescribed in LAMC 12.21.G. The Project features unique architectural design features that enhance the common space throughout all floor levels, such as the North and South Courtyards on the second floor and numerous “solaria” on

the upper floors, which are covered exterior landscaped shared spaces integrated into the building's facade. Residents will have access to thoughtfully landscaped outdoor open space that create a peaceful, private area conducive to the healing and recovery of DWC's residents, in line with the mission of the organization.

The overall design concept was envisioned to create a strong sense of internal community between existing and future residents, while activating the street corner with the safety of the residents a priority. Common areas are generally located at the interior of the Project site, which ensures privacy and supports the enjoyment of these amenities. Moreover, the carefully and thoughtfully constructed landscaping provides drought-tolerant native plants, in addition to new trees and community garden space.

Sustainability

The Project is designed to meet the latest in California/Uniform building codes, Title 24, and Cal-Green. Each of the units will maximize the indoor environmental quality with the inclusion of energy star air conditioning with fresh air intake, natural cross ventilation, exhausting kitchen hood and fans, no VOC paints, natural flooring, and formaldehyde free cabinetry, counters and shelving. All bathroom and plumbing fixtures will be water-conserving fixtures. Overall energy efficiency will be maximized with energy star rated appliances, advanced lighting, dual glazed windows with low-e coating and energy efficient thermal building envelope.

In accordance with new CAL-Green requirements, the Project includes the required 15% of the total roof areas (exclusive of required projections and occupiable open space) as solar-ready, with thermal hot water panels and collectors as part of the base building design. In addition, a minimum of 10% of the parking spaces will have dual-port electric vehicle charging stations, plus an additional 20% a EV ready spaces, in accordance with CAL-Green requirements. The proposed landscaping plan provides a mix of ground cover and trees to complement the architecture. Plant material has been selected for temperature hardiness and low water use. Overall water consumption will be minimized with the inclusion of water efficient appliances and fixtures throughout the development.

➤ **ZONING SUMMARY**

	PERMITTED C2-2D	PROPOSED
Gross Project Site Area	29,596 SF ¹	
Base Density C2 Zone ²	N/A <i>Greater Downtown Housing Incentive</i>	98 units 5 units ELI / 6 units VLI 86 units LI per TCAC/HUD 1 manager's unit
- Studio - 2-BED	97 Units 1 Unit	
Floor Area Ratio (FAR)	3:1	2.10:1
Building Area	88,788 SF	62,051 SF
Building Height	Unlimited	85 FEET
Allowable Stories	Unlimited	7 stories
Setbacks ³		
- Front (San Pedro St)	None	None
- Side Yard (5 th St)	None	None
- Side Yard (North PL)	None	None
- Rear Yard (East PL)	None	None
Total Usable Open Space	9,825 SF	9,868 SF
Parking, Vehicle	None (per AB1763)	63 spaces
Parking, Bicycle	74 long term / 7 short term	74 long term / 7 short term

1. Per survey, dated November 18, 2020.
2. Per Greater Downtown Housing Incentive, there is no density limit.
3. Per Greater Downtown Housing Incentive, no yards are required.

GENERAL PLAN AMENDMENT – ADDITIONAL FINDINGS

The Property is located within the Central City East district of the Central City Community Plan (“Community Plan”) area, which is characterized by manufacturing uses such as wholesale and warehousing uses, and a mixture of other commercial uses. Currently, the Property is zoned M2-2D and is designated for Light Manufacturing land uses by the Community Plan. The subject request for a General Plan Amendment request is to re-designate the Property for Regional Center Commercial land uses with a corresponding Vesting Zone Change to [T][Q] C2-2D to allow the site to be redeveloped with the proposed Project.

The General Plan Framework is a guide for the development of the City through its purposes, policies and programs, which are implemented through geographic Community Plans and, further, Specific Plans. The General Plan seeks to ensure public safety and well-being, and promote compatibility of use and design. The 35 Community Plans, which constitute the Land Use Element of the General Plan, “are also intended to guide development in order to create a healthful and pleasant environment. The plans are intended to coordinate development among the various parts of the City of Los Angeles and adjacent municipalities in a fashion both beneficial and desirable to the residents of the community.”²

Central City Community Plan

As previously noted, the Property is surrounded by high density residential uses both on Skid Row, but also in the Downtown Historic Core and the Arts District, which border the neighborhood in either direction. The district is developed with approximately 6,500 SRO hotel units which “are the primary source of housing for the area.”³ In addition to the manufacturing, commercial, and residential uses in the area, the area is developed with a number of social services which include job training programs, transitional housing, homeless outreach, and various other services and programs to assist those in need of employment and housing assistances. Additionally, there is recent precedent for General Plan Amendments that accommodate the need for permanent supportive housing developments within the immediate vicinity of the site, specifically the Weingart Center, located at 600 S. San Pedro Street (Case No. CPC-2017-589-GPAJ-ZCJ-HD-SPR), and 414 Crocker Apartments, located at 414 S. Crocker Street (Case No. CPC-2020-87-GPAJ-VZCJ-HD-SPR-HCA-PHP).

Per the Community Plan, “Downtown offers the largest concentration of social services in the region and has the largest concentration of homeless people. This population is attracted by these social services and the affordable housing resources available Downtown. A large number of Single Room Occupancy buildings are situated in the Central City East District which is a center for social services including alcohol programs, mental health services, job training programs, transitional housing, homeless outreach, family and children’s services, missions and aging programs.”⁴ As such, the proposed Project is consistent with the following goals, objectives, and policies of the Community

² Page II-2 of the Central City Community Plan

³ Page I-10 of the Central City Community Plan

⁴ Page III-14 of the Central City Community Plan

Plan:

Objective 9.1 To address the problems of the homeless population by creating a mix of policies, services and facilities that better serve their needs.

Policy 9-1.1 Preserve the existing affordable housing stock through rehabilitation and develop new affordable housing options.

Objective 9.2 To provide the requisite services, housing opportunities, and community environments to allow the homeless to rejoin the workforce and lead more productive lives.

Policy 9-2.1 Establish a physical infrastructure capable of supporting a variety of human services, employment, residential and recreational opportunities for Central City East and other Downtown residents.

Policy 9-2.2 Provide opportunities for daytime activities for the neighborhood including day centers, job-training centers, libraries, etc. Provide programmed and managed open spaces for recreational, cultural and survival needs including restroom and storage facilities.⁵

Consistent with the objectives and policies noted above, the Project proposes to develop a 100% affordable housing project with on-site permanent supportive services. This project seeks to meet the needs of chronically homeless, homeless individuals and homeless survivors of domestic violence, and some with a form of mental illness. Many of the future residents of DWC's Campus live on very low fixed incomes, and all of whom are heavy users of local health services with desire for a single-sex environment. This model ensures that quality, dignified and safe housing, combined with robust and holistic services, will be available to help decrease barriers that lead to homelessness in the first place while simultaneously decreasing dependence on community resources such as hospitals, jails, and psychiatric institutions.

The Property is currently zoned M2-2D and designated for Light Manufacturing land uses. The Site is currently used as a parking lot for DWC's headquarters immediately to the north of the site. With the re-designation of Regional Center Commercial land uses, the Project will be able to provide much needed housing in the area, and will function as an extension of DWC's facilities. As discussed above, the Project will help to alleviate the current housing crisis in Los Angeles and will address the critical demand for affordable housing in the City without removing units or existing businesses.

Consistent with the Goal, Objectives and Policies noted above, the proposed Project has been thoughtfully designed to integrate ground floor services and activity with the need for privacy for residents, and the Project's height, scale and massing will be compatible with surrounding existing development. The proposed Project's architecture has been configured in such a manner and scale to reflect DWC's intentions for the expansion of their campus and the addition of housing and supportive services at this site. The perimeter of the site is physically secure and allows for activity at the ground floor which utilize the large community room as well as the private offices.

⁵ Page III-15 of the Central City Community Plan

In addition to providing additional affordable housing opportunities, the Project would include on-site permanent supportive services for residents. Furthermore, the Project would place new housing within close proximity to commercial and light manufacturing jobs, as well as near public transit. The existing land use designation and M2-2D Zone limits the ability to redevelop the site with a use that would be consistent with the above referenced Goals, Objectives, and Policies of the Plan.

Framework Element - Land Use (General Plan Framework, Chapter 3, Land Use Goals, Objectives, and Policies – Distribution of Land Use)

Chapter III – the Land Use Element of the General Plan (the “Plan”) promotes primary objectives to support the viability of the City’s residential neighborhoods, commercial and industrial districts, and encourage sustainable growth in appropriate locations. With the addition of affordable housing in the Central City community, the Project meets the following goals, objective and policies identified in the Land Use Element of the Plan:

GOAL 3C. *Multi-family neighborhoods that enhance the quality of life for the City’s existing and future residents.*

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.*

Framework Element - Economic Development (General Plan Framework, Chapter 7, Economic Development Goals, Objectives, and Policies)

Chapter VII – the Economic Development Element of the Plan seeks to provide the physical location and competitive financial environment necessary to attract various types of economic development to Los Angeles, and to encourage the geographic distribution of job growth in a manner supportive of the City’s overall planning objectives. With the redevelopment of the underutilized site with a residential development that would provide permanent supportive housing within the Central City community, the Project meets the following goals, objectives and policies identified in the Economic Development Element of the Plan:

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.*

The proposed Project supports the Goals, Objectives and Policies of the Plan by providing affordable housing proximate to a variety of neighborhood-serving commercial and public facility uses, including educational and recreational facilities, proximate to public transit options and most importantly, proximity to the greatest concentration of homeless service organizations and resources in the City of Los Angeles.

The proposed Project is a 100% affordable and permanent supportive housing development for victims of domestic violence and women experiencing homelessness comprised of 97 studio units and one two-bedroom manager's unit. As part of the Project, 5% of the total units (or 5 units) will be reserved for Extremely Low Income households and 6% of the total units (or 6 units) will be reserved for Very Low Income households as determined by HCIDLA and the remaining 86 units will be reserved for Low Income households as determined by HUD or TCAC levels.

The subject request for the Regional Commercial land use designation will enable the redevelopment of an underutilized site with a residential development that will provide restricted affordable dwelling units, as well as the expansion of DWC's facilities as noted above. Although the Project Site is not located within the "traditional" multi-family neighborhood, the site is located within an area that is developed with live work housing to the west and multi-family housing in the area generally, known as SRO units, which have served to provide affordable housing for the population in need currently residing in greater Skid Row. Redevelopment of the site will introduce new restricted affordable units, along with on-site supportive services, while also improving the livability of its future residents by providing on-site open space and landscaping. The proposed Project will be compatible with existing development in the area which consists of residential, commercial, and light manufacturing uses, and would be consistent with the above referenced Goals, Objectives, and Policies, of the Plan.

Framework Element - Housing (General Plan Framework, Chapter 6, Housing Goals, Objectives, and Policies)

The Housing Element of the Plan encourages the production of housing and the proposed project furthers such policies. The provision of 97 new affordable dwelling units helps to address the housing shortage described in the Housing Element. The Project supports a number of the housing goals, objectives and policies contained in the Housing Element of the Plan, as follows:

GOAL 1. Housing production and preservation.

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.

GOAL 2. Safe, livable and sustainable neighborhoods.

Objective 2.1. *Promote safety and health within neighborhoods.*

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

Policy 2.2.5. *Provide sufficient services and amenities to support the planned population while preserving the neighborhood for those currently there.*

Objective 2.3. *Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources.*

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.*

GOAL 4. *Ending and Preventing Homelessness*

Objective 4.1: *Provide an adequate supply of short-term and permanent housing and services throughout the City that are appropriate and meet the specific needs of all persons who are homeless or at risk of homelessness.*

Policy 4.1.3. *Provide permanent supportive housing options with services for homeless persons and person/families at risk of homelessness to ensure that they remain housed and get the individualized help they may need.*

The Project will help to alleviate the current housing crisis in Los Angeles and will address the critical demand for affordable housing in the City, which has grown more urgent following the reduction in funding for affordable housing as a result of the dissolution of the Community Redevelopment Agency (CRA/LA).

The Applicant is proposing to redevelop an existing surface parking lot and the adjacent private alley with an affordable housing project. The proposed Project is a 100% affordable and permanent supportive housing development for victims of domestic violence and women experiencing homelessness comprised of 97 studio units and one two-bedroom manager's unit. In addition to these residential units, the Project incorporates over 10,000 square feet of support space on the ground floor, including service provider offices and counseling spaces, communal dining, recreational spaces for the residents, and other ample accessory services space for the DWC's signature programs.

With the designation for light manufacturing land uses, the area has continued to maintain existing residential uses alongside industrial and commercial uses. While the M2 Zone permits the rehabilitation or new construction of light manufacturing and commercial uses, the ability to

rehabilitate existing residential buildings is limited, and new construction of housing would not be permitted on the site. The subject request for the Regional Commercial land use designation and C2 Zone will enable the redevelopment of an underutilized site with a residential development that will provide restricted affordable dwelling units, as well as the expansion of DWC's facilities as noted above. Although the Project Site is not located within the "traditional" multi-family neighborhood, the site is located within an area that is developed with live work housing to the west and multi-family housing in the area generally, known as SRO units, which have served to provide affordable housing for this population in need. The redevelopment of the site will introduce new restricted affordable units, along with on-site supportive services, while also improving the livability of its future residents by providing on-site open space and landscaping.

The proposed Project will be compatible with existing development in the area which consists of residential, commercial, and light manufacturing uses, and would be consistent with the above referenced Goals, Objectives, and Policies of the Plan, as it offers new, much needed, affordable residential dwelling units proximate to commercial, educational and recreational uses in a transit-rich location.

Health + Wellness Element

The Plan for a Healthy Los Angeles (i.e., the Health and Wellness Element of the Plan) provides policy vision along with objectives and implementation programs to "elevate health as a priority for the City's future growth and development" and calls for the promotion of a healthy built environment in a manner that enhances opportunities for improved health and well-being, and which promotes healthy living and working conditions. The Project supports the following policies of the Health and Wellness Element:

Policy 2.1. (Access to goods and services) Enhance opportunities for improved health and well-being for all Angelenos by increasing the availability of and access to affordable goods and services that promote health and healthy environments, with a priority on low-income neighborhoods.

Policy 2.2. (Healthy building design and construction) Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.

Policy 2.6. (Repurpose underutilized spaces for health) Work proactively with residents to identify and remove barriers to leverage and repurpose vacant and underutilized spaces as a strategy to improve community health.

Policy 2.10. (Social connectedness) Acknowledge the mental and physical health benefits of social connectedness by promoting and valuing public spaces, social interaction, relationship building, and resilience in community and urban design.

The Project is consistent with these Goals, Objectives, and Policies, as it offers new, much needed, affordable residential dwelling units proximate to commercial, recreational and social service uses in a transit-rich location. As previously discussed, the overall design concept was envisioned to create a strong sense of internal community, while remaining open and inviting to the surrounding neighborhood. As part of the expansion of DWC's campus and in an effort to maintain and support their presence at this site, the proposed Project will provide an abundance of affordable housing in conjunction with permanent supportive services which will support the local population and enhance surrounding uses.

Mobility Element

The City of Los Angeles adopted the Mobility Plan 2035 in September 2016 as part of the Mobility Element of the Plan. Consistent with the policies of the City's Air Quality Management Plan, the Mobility Plan 2035 promotes linkages between land use, transportation and air quality. The Mobility Plan 2035 identifies the proper juxtaposition of land uses to the reduction of vehicle trips. The proposed Project supports the following goals, objectives and policies of the Mobility Plan:

GOAL 3. *Access for all Angelenos.*

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 3.8. *(Bicycle Parking) Provide bicyclists with convenient, secure and well-maintained bicycle parking facilities.*

The Project site is designated TOC Tier 3, and it is served by the Metro Rapid 720 bus line as well as the MTA 18, 53, 60, and 62 Local Bus Lines within 500 feet of the property. The site is also located approximately one mile from Union Station at the intersection of North Alameda Street and East Cesar E Chavez Avenue.

Union Station provides regional connectivity to jobs centers and entertainment throughout Los Angeles County and beyond. The MTA 55 provides direct access to the LA County Museum of Art, UCLA, Veteran's Hospital, and Third Street Promenade, as well as direct access to the Metro Purple Line. This provides individuals and families access to family and higher education opportunities, as well as major cultural institutions. Local Bus Lines 53, 60, and 62 offer general access south towards Long Beach, providing transportation to Downey, Norwalk, Compton, and Artesia, among others. Local Bus Line 18 provides access east of the Project towards Montebello with stops at East Los Angeles Doctors Hospital and Montebello Metrolink Station.

The proposed Project is located within short walking and biking distance of local and regional public transit opportunities, thereby contributing to the potential ridership base and decreasing vehicle trips. The proposed Project provides bicycle parking spaces and bicycle amenities per the City's Bicycle Parking Ordinance, including 74 long-term and 7 short-term bicycle parking spaces. Long-term bicycle parking and maintenance room will be located on the subterranean parking level. Short-term bicycle parking will be located within the secure perimeter adjacent to the building

lobby. The Project has been intentionally designed this way in order to encourage bicycle and alternative mobility usage for all residents.

The Community Plan encourages new housing in proximity to goods, services, and facilities. The Subject Property is located at the intersection of S. San Pedro and E. 5th Streets, and is proximate to existing commercial establishments providing residents the opportunity to walk to their destinations. Also, by locating residential development close to major transit, job centers, and shopping areas, the proposed Project will facilitate residents' interaction with the community, bringing more people onto the street, without the need for their cars, and providing more customers for local businesses. It will promote the overall public convenience by reducing reliance on the automobile, alleviating traffic congestion as a result.

As outlined above, the proposed Project supports the Goals, Objectives and Policies of the General Plan and Community Plan by providing affordable housing within a neighborhood-serving commercial district proximate to services and public transit options. The proposed Project is an in-fill development which is compatible with other existing development in the immediate vicinity.

The General Plan Amendment request would change the land use designation of the Subject Property from Light Manufacturing to Regional Center Commercial. This request and the proposed Project support several of the land use policies described above as well as address the need for affordable housing across the City. The General Plan Amendment will promote the general welfare and good zoning practices by supporting many of the land use goals, objectives and policies outlined in the Community Plan specifically by increasing residential density with access to supportive services.

ZONE CHANGE – ADDITIONAL FINDINGS

Pursuant to LAMC Section 12.31 F, the City Council shall approve a Zone Change ordinance only after making findings that its action is consistent with the General Plan and is in conformity with public necessity, convenience, general welfare and good zoning practice.

1. The proposed land use ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice.

The Subject Property is currently zoned M2-2D, and is designated for Light Manufacturing land uses by the Community Plan. The subject request is for a Zone Change to C2-2D with the land use designation of Regional Center Commercial within the Central City Community Plan Area. The proposed Project will be consistent with the Community Plan and the Los Angeles Municipal Code requirements for the C2 Zone and Height District 2D currently in effect.

The General Plan Amendment request would change the land use designation of the Subject Property from Light Manufacturing to Regional Center Commercial land uses. This request, in conjunction with the Zone Change request and the proposed Project, will support several of the land use policies described above as well as address the need for affordable housing across the City. The subject request will promote the general welfare and good zoning practices by supporting many of the land use goals, objectives and policies outlined in the Community Plan. This includes increasing residential density near employment opportunities and neighborhood services, in an area well-served by transit, and providing enhanced landscape and open space.

Public Necessity

The requested General Plan Amendment from a land use designation of Light Manufacturing to Regional Center Commercial, and corresponding Zone Change from M2-2D to C2-2D, will re-designate the Property to support a higher density, multi-family development.

Over the past year, homelessness in the City of Los Angeles has risen over 16 percent, with 41,290 people currently experiencing homelessness (2020 Homeless Count Presentation, LAHSA). While the City strives to build more housing than ever before, the amount of households at risk of homelessness continues to grow. An estimated 555,105 households are rent-burdened and at-risk of slipping into homelessness (2020 Homeless Count Presentation, LAHSA). To meet this increasing need, the City has estimated a demand of 509,000 new affordable housing units for low income renters.

The proposed Project is a 100% affordable and permanent supportive housing development for victims of domestic violence and women experiencing homelessness comprised of 97 studio units and one two-bedroom manager's unit. As part of the Project, 5% of the total units (or 5 units) will be reserved for Extremely Low Income households and 6% of the total units (or 6 units) will be reserved for Very Low Income households as determined by HCIDLA and the remaining 86 units will be reserved for Low Income households as determined by HUD or TCAC levels. As discussed above, the Project will help to alleviate the current housing crisis in Los Angeles and will address the critical

demand for affordable housing in the City, and specifically permanent supportive housing with access for residents to on-site services.

The proposed Project has been thoughtfully designed to integrate ground floor services and activity with the need for privacy for residents, and the Project's height, scale and massing will be compatible with surrounding existing development. The proposed Project's architecture has been configured in such a manner and scale to reflect DWC's intention for the expansion of their campus and services at this site. The perimeter of the site is physically secure and allows for activity for ground floor uses that can utilize the large community room as well as the private offices. As previously described, the residential footprint at the second level of the building forms a "V", which provides privacy and facilitates interaction among the residents at the interior of the site while being visually open to San Pedro Street with a planted edge and walkways connecting the upper levels. The development spans a corner site incorporating extensive internal common Open Space for residents to gather and recreate. This overall design concept was envisioned to create a strong sense of internal community, while remaining open and inviting to the surrounding neighborhood.

The Applicant, DWC Campus LP, has identified this unique opportunity to expand its ability to offer permanent supportive housing and services by re-developing the adjacent property which requires the rezoning of the site. The new land use classification and Zone Change will be consistent with surrounding residential, commercial, and institutional uses and will create a more contiguous zoning plan that is consistent with the General Plan as well as the forthcoming DTLA 2040 Plan.

Convenience

Granting the requested action is beneficial in terms of convenience as it provides affordable housing within close proximity to social services, neighborhood-serving commercial uses and employment opportunities as well as local and regional transit opportunities, thereby reducing vehicle trips.

The Project site is designated TOC Tier 3, and it is served by the Metro Rapid 720 bus line as well as the MTA 18, 53, 60, and 62 Local Bus Lines within 500 feet of the property. The site is also located approximately one mile from Union Station at the intersection of North Alameda Street and East Cesar E Chavez Avenue.

Union Station provides regional connectivity to jobs centers and entertainment throughout Los Angeles County and beyond. The MTA 55 provides direct access to the LA County Museum of Art, UCLA, Veteran's Hospital, and Third Street Promenade, as well as direct access to the Metro Purple Line. This provides individuals and families access to family and higher education opportunities, as well as major cultural institutions. Local Bus Lines 53, 60, and 62 offer general access south towards Long Beach, providing transportation to Downey, Norwalk, Compton, and Artesia, among others. Local Bus Line 18 provides access east of the Project towards Montebello with stops at East Los Angeles Doctors Hospital and Montebello Metrolink Station.

Additionally, the Subject Property is located within 500 feet of San Julian Park which provides for ease of access to public recreational services for residents.

General Welfare

Granting the requested action is beneficial to the general welfare as it expands affordable housing with on-site permanent supportive housing services on an underutilized site in a geographic area that has deep need for both housing as well as services. Additionally, the Project is an expansion of DWC's existing facilities located immediately north of the Project site, and as such are a known and experienced operator and provider for the local community.

The proposed Project has been thoughtfully designed to integrate ground floor services and activity with the need for privacy for residents, and the Project's height, scale and massing will be compatible with surrounding existing development. The proposed Project's architecture has been configured in such a manner and scale to reflect DWC's intention for the expansion of their campus and services at this site. The perimeter of the site is physically secure and allows for activity for ground floor uses that can utilize the large community room as well as the private offices. As previously described, the residential footprint at the second level of the building forms a "V", which provides privacy and facilitates interaction among the residents at the interior of the site while being visually open to San Pedro Street with a planted edge and walkways connecting the upper levels. The development spans a corner site incorporating extensive internal common Open Space for residents to gather and recreate. This overall design concept was envisioned to create a strong sense of internal community, while remaining open and inviting to the surrounding neighborhood.

Additionally, the Subject Property is located within 500 feet of San Julian Park which provides for ease of access to public recreational services for residents.

Good Zoning Practice

The subject request is for a Vesting Zone Change from M2-2D to [T][Q]C2-2D to permit the redevelopment of the project site with new affordable housing and on-site permanent supportive housing services. The site is located within an area of the City which is developed with a mixture residential, commercial, and light manufacturing uses.

The proposed Project complies with the requirements of the LAMC for the proposed zone. As previously noted, the Project is a corner site located at the intersection of San Pedro and 5th Streets, comprised of one main building with a maximum height of 7-stories and 85 feet. The Project proposes an FAR of 2.10:1, having a Lot Area of approximately 29,596 square feet and a proposed Floor Area of 62,051 square feet. The building's setbacks are consistent with the requirements of the zone - no setbacks are required as part of the Greater Downtown Housing Incentive Area - as is the amount of Open Space provided as part of the Project.

The new land use classification and zone change as well as the proposed residential use is more consistent with the changing character of the neighborhood and surrounding residential, uses and will create a more contiguous zoning plan consistent with the General Plan, which is as such representative of good zoning practice.

The subject request re-designates an underutilized site to permit development compatible with surrounding land uses and expands the affordable housing supply. The proposed Project provides much-needed affordable housing proximate to other neighborhood-serving uses and public transit on an underutilized site. As a result and based on the above findings, the requested action is consistent with the public necessity, convenience, general welfare, and good zoning practice.

SITE PLAN REVIEW – ADDITIONAL FINDINGS

Pursuant to LAMC Section 16.05, a project which creates 50 or more dwelling units requires Site Plan Review. In granting an approval, the Director, or the Area Planning Commission on appeal, shall find:

- 1. That 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 previously described above, the project is in substantial conformance with the General Plan, applicable community plan, and any applicable specific plan. See General Plan Amendment and Zone Change Findings above.

- 2. That 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 proposed arrangement of the buildings configured for this new project (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements, will be consistent and compatible with existing and future development on the neighboring properties. Properties to the north and east are developed with buildings which provide transitional housing or supportive services. As the Project Site is located within the Greater Downtown Housing Incentive area, the Project has been designed in accordance with the Downtown Design Guide and as described below, and would be compatible.

Height, Bulk, and Setbacks

The scale, massing and location of the Project will respond to the unique shape of the site, and the surrounding urban context. As previously noted, the Project is a corner site located at the intersection of San Pedro Street and 5th Street, comprised of one main building with a maximum height of 7-stories and 85 feet. The proposed maximum Floor Area Ratio ("FAR") for the Subject Property is 3:1, however, the Project proposes an FAR of 2.10:1, having a Lot Area of approximately 29,596 square feet and a proposed Floor Area of 62,051 square feet. The buildings' mixture of height, material and color create a visual break that reflect the residential character and integrate the Project with the surrounding uses and context. The building's setbacks are consistent with the requirements of the zone and the provisions of the Greater Downtown Housing Incentive Area, and as such no setbacks are required. The Project's footprint lines the perimeter of the Subject Property with lush landscaping which buffers the internal open space available to residents and beautifies the surrounding area.

Lighting

All pedestrian walkways and parking entrances will be illuminated with ambient night lighting for safety and access. Lighting will complement and highlight the architectural details, while being shielded from the adjacent residences. As the majority of the common open space is located at the

center of the site, residents may utilize these common spaces after typical daytime hours without disturbing adjacent residences. All on-site common open space lighting will be oriented inward, while ambient lighting will gently illuminate spaces along the street.

Landscaping

As noted above, the Project includes 9,868 square feet of Common Open Space, where 9,825 SF is required. The project also provides an additional 2,538 square feet of on-site open space for use of the residents that do not meet the technical minimum dimension requirements for Common Open Space required in LAMC Section 12.21.G. A minimum of 2,456 square feet, or 25% of the provided Open Space, is landscaped, and includes two courtyards, an expansive outdoor patio area, fruit trees and raised bed herb gardens. 25 new trees are provided across the Subject Property. The landscape design has been developed in a manner which includes a variety of drought-tolerant and native species appropriate for the Southern California climate.

Off-Street Parking

As noted above, the Project includes a total of 63 parking spaces: 55 standard, 3 handicap accessible, and 5 EVCS, which is in excess of the 0 parking spaces required for the Project pursuant to AB 1763 and AB 2345. Below-grade parking is located in a two-story subterranean garage below the Project. Vehicular ingress and egress are accessible via private driveway along the east boundary of the Site, on the opposite side of the pedestrian entry in the northwest corner of the Property.

Required bicycle parking is provided pursuant to the City's Bicycle Ordinance, with 7 short-term and 74 long-term bicycle parking spaces. Long-term required bicycle parking is provided at in the subterranean garage of the Project with a private entry via staircase in the southeast corner of the Property. Short-term required bicycle parking is located at-grade at the northwest corner of the property accessible from behind a private entry gate on San Pedro Street.

Loading Area and Trash Collection

All back of house uses related to loading and trash are located entirely within the first level of the podium of the property, on the interior of the site not visible from surrounding streets. A trash room is located within the building in the southeast corner of the Property. The trash collection area is located adjacent to the private driveway along the east boundary of the Site for access from 5th street, and behind a security gate so as to be screened from view. A loading area will be provided as required by the Department of Building and Safety. As proposed, the Project would be consistent with the Section 5 of the Guide as it relates to the Parking and Access.

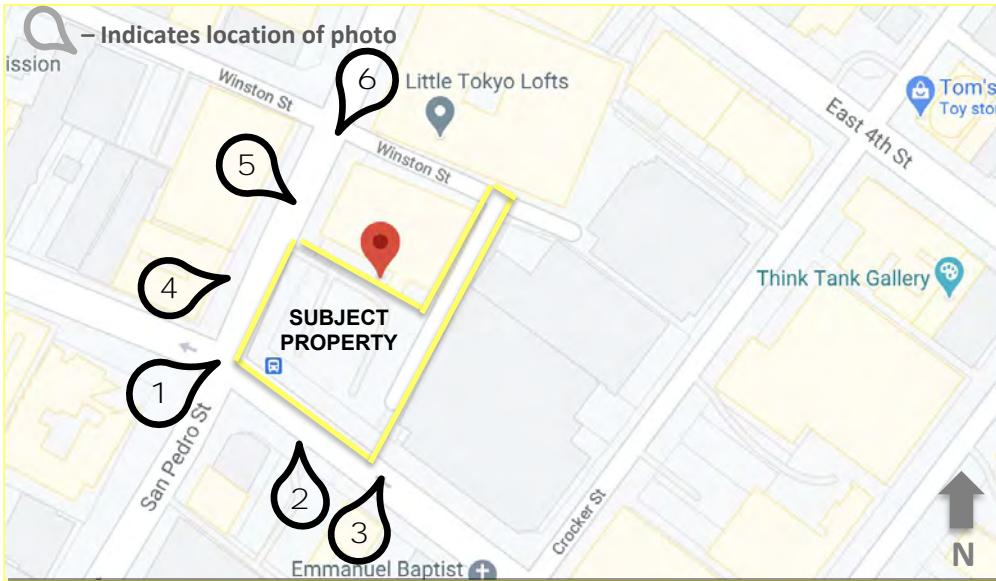
Thus, the Project consists a building and other such pertinent improvements that will be compatible with existing and future development on adjacent properties and neighboring properties.

3. That any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

As noted above, the Project is composed of one main residential building surrounded by ample open space and landscaped recreation areas that serve residents and provide a substantial buffer from the sidewalk. The ground floor features a lush garden area in the southwest corner of the Property and a landscaped planter to the north, along with a planter with steel perimeter fence along the entirety of the southern border. The North Courtyard on the second floor includes communal outdoor eating areas, fruit trees, a water feature, recreational space and horticulture / herb gardens open to the community. The South Courtyard, also on the second floor, provides pedestrian access to the units via open-air staircase from the ground floor in the center of the Property. Additionally, interior Project amenities include a learning center, community space, counseling offices, and community lounge and kitchen. Along with recreational amenities, the Project provides a dedicated space intended to provide residents with on-site social services related to mental, physical, social, and job training.

This overall design concept was envisioned to create a strong sense of internal community, while beautifying the surrounding neighborhood with thoughtful landscaping and architectural design. As proposed, the project would provide recreational and service amenities which would improve habitability for its residents and minimize impacts on neighboring properties. Common areas are generally located at the interior of the Project site and above-grade, which limits any potential adverse impact enjoyment of these amenities may have on neighboring properties. Moreover, the carefully and thoughtfully constructed landscaping provides drought-tolerant native plants, in addition to new trees and edible community garden space.

###



Map 1 – Key Map I



Aerial view of Subject Property - * Updated Aerial Photos are Unavailable



"Birds eye" view of Subject Property



Figure 1 – View of Subject Property from Southwest corner of building, facing northeast



Figure 2 – View of the Subject Property, facing northwest



Figure 3 – View of the Subject Property, facing north

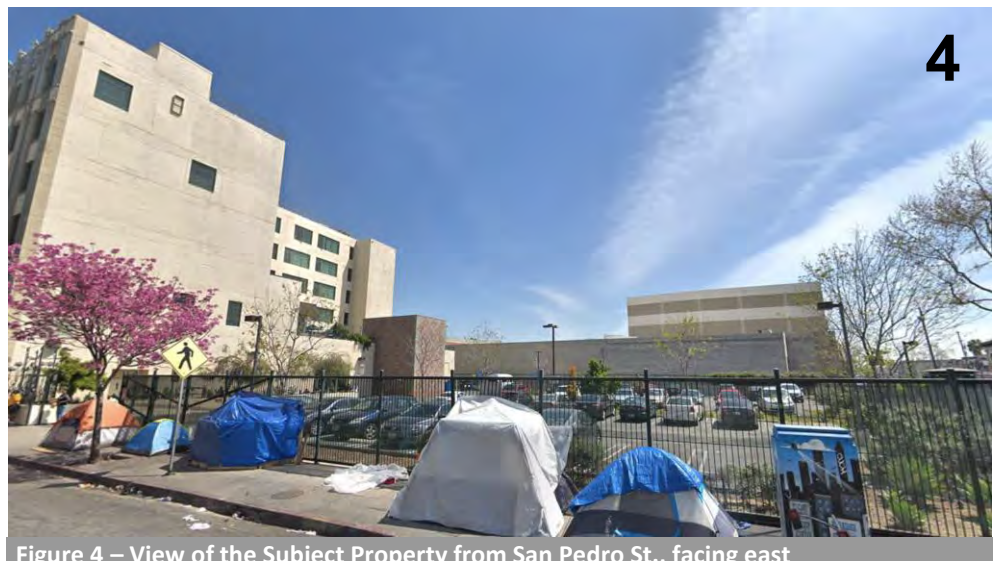


Figure 4 – View of the Subject Property from San Pedro St., facing east

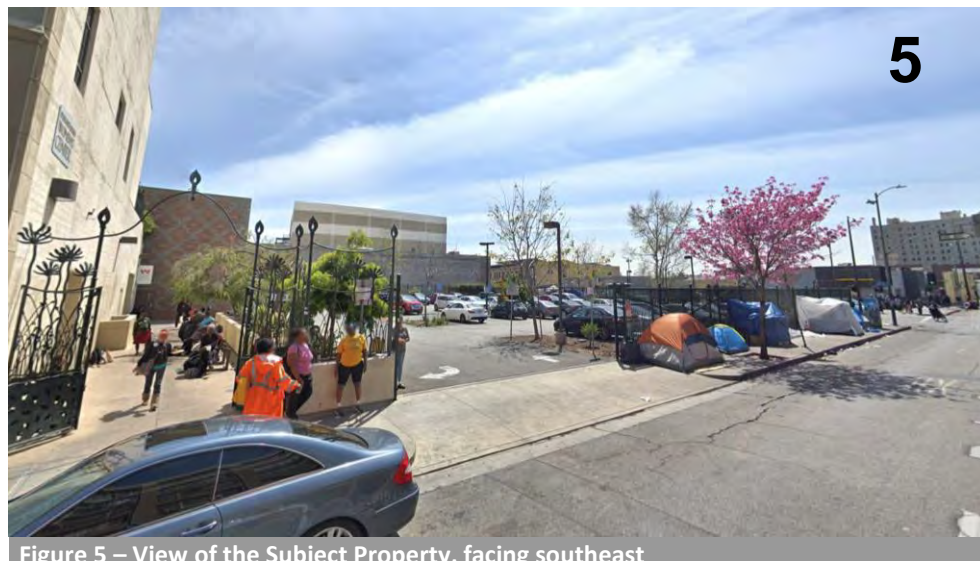


Figure 5 – View of the Subject Property, facing southeast

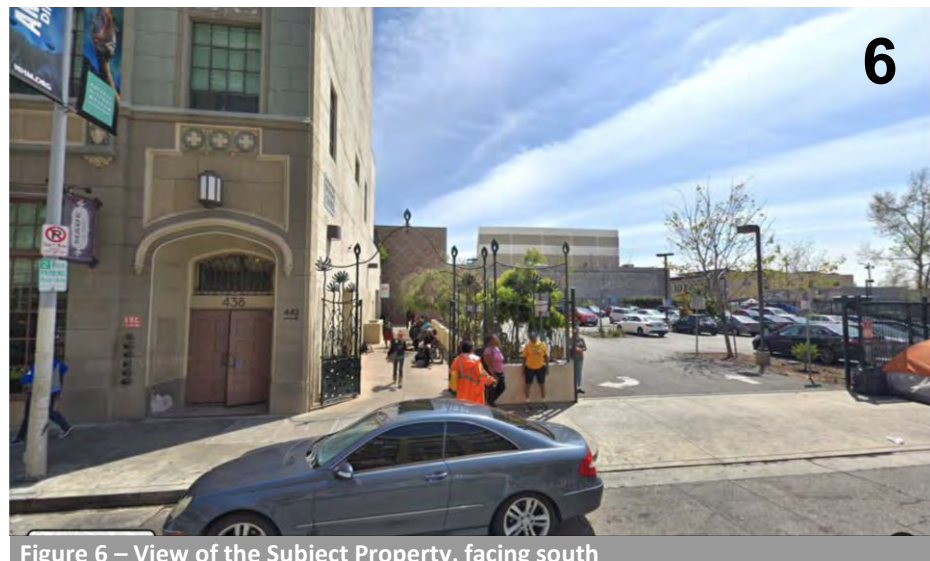
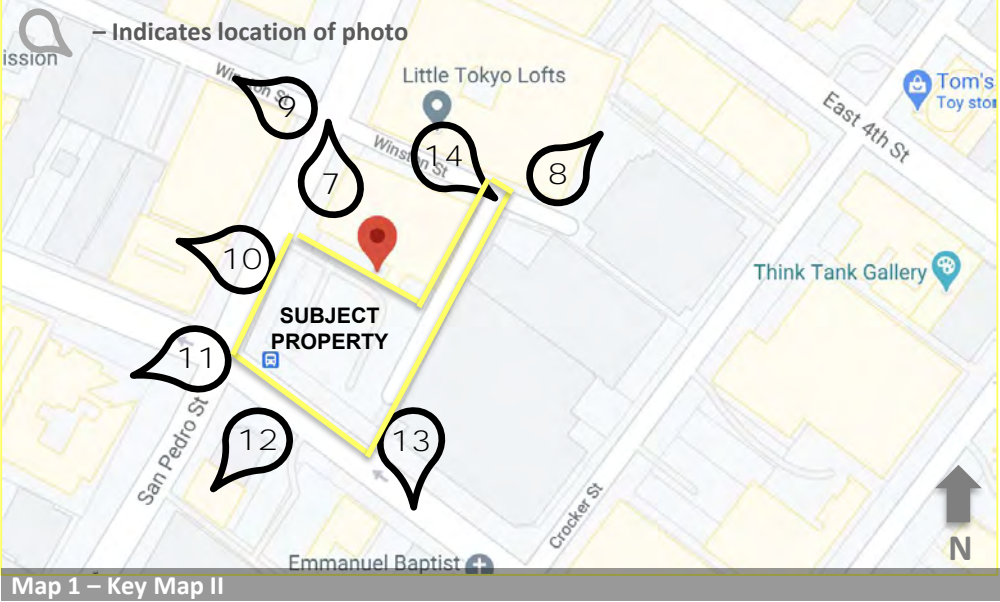


Figure 6 – View of the Subject Property, facing south



Map 1 – Key Map II



Figure 7 –View of adjacent properties, facing north



Figure 8 – View of adjacent property, facing northeast



Figure 9 - View of adjacent properties, facing west



Figure 10 – View of adjacent properties, facing west



Figure 11 – View of adjacent properties, facing southwest



Figure 12 – View of the adjacent properties, facing south



Figure 13 – View of the adjacent properties, facing southeast

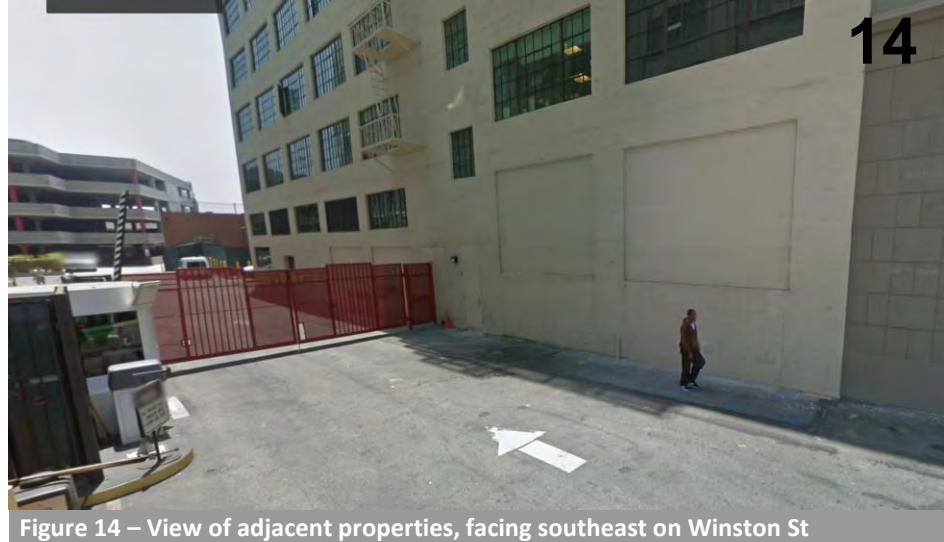


Figure 14 – View of adjacent properties, facing southeast on Winston St



DOWNTOWN WOMEN'S CENTER

501 E. 5TH ST., LOS ANGELES, CA 90013

ENTITLEMENT SET

FEBRUARY 17, 2021

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WINSTON ST.

[Q]R5-2D

(6) STORY
BLDG.

(3) STORY
HOTEL/
RESIDENTIAL BLDG.

[Q]R5-2D

WINSTON PRIVATE ALLEY

PF-2D

EXISTING (6) STORY
RESIDENTIAL AND SERVICES:
EXISTING DOWNTOWN WOMENS
CENTER

150' - 0"

PEDESTRIAN
ENTRY TO
CAMPUS

REMOVE
EXISTING
DRIVEWAY
APRON AND
REPAIR TO
MATCH
ADJACENT
CURB AND
SIDEWALK

EXISTING
STREET TREE

LANDSCAPED
COURTYARD
+ OPEN
SPACE AT
LEVEL 02

PROPERTY
LINE

EXISTING
TRAFFIC
SIGNAL BOX

EXISTING
STREET LIGHT

PROPOSED LIMITED
DEDICATION AT 20'
RADIUS CORNER, FROM
EXISTING GRADE TO A
MINIMUM CLEAR HEIGHT
OF +15'-0" AFG

EXISTING
STREET LIGHT

PROPERTY
LINE

EXISTING BUS STOP
LOCATION

EXISTING
STREET TREE

EXISTING
PUBLIC
RESTROOM

EXISTING
STREET LIGHT

5TH STREET

147' - 2"

PROPERTY
LINE

(7) STORY RESIDENTIAL BUILDING + BASEMENT
98 UNITS OF PERMANENT SUPPORTIVE HOUSING +
MANAGER'S UNIT + SUPPORTIVE SERVICES + PARKING

EXISTING
SERVICE YARD

LANDSCAPED
COURTYARD +
OPEN SPACE AT
LEVEL 02

ROOFTOP
STAIR

FUTURE
ROOFTOP SOLAR

FUTURE
ROOFTOP SOLAR

MECHANICAL
EQUIPMENT, TYP

VEHICULAR
ENTRY TO
SUBTERRANEAN
PARKING

PRIVATE
DRIVEWAY

VEHICULAR
ENTRY TO
SURFACE
PARKING &
DROP OFF

164' - 10"

25' - 0"

PROPERTY
LINE

PROPERTY
LINE

M2-2D

APN: 5147-007-901

APN: 5147-007-907

PROPERTY
LINE

EXISTING
CURB CUT

SECURITY GATE
TO PRIVATE DRIVEWAY

STEEL PERIMETER FENCE TO
MEET LACDA OPTED RQMTS

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Tel 310.309.3918

Date	Description
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02/17/2021	ENTITLEMENT SET

Seal / Signature

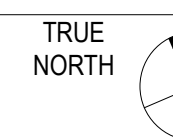
**NOT FOR
CONSTRUCTION**

Project Name
Downtown Women's Center

Project Number
05.2879.000

Description
SITE PLAN

Scale
1/16" = 1'-0"



A1.000

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1

SITE PLAN
SCALE: 1/16" = 1'-0"



A step function graph on the interval $[0, 1]$. The function is defined as follows: $f(x) = 1$ for $x \in [0, 2]$, $f(x) = 0$ for $x \in (2, 4]$, $f(x) = 1$ for $x \in (4, 8]$, and $f(x) = 0$ for $x \in (8, 1]$. The x-axis is marked at 0, 2, 4, 8, and 1.

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TRUE NORTH



SHEET NOTES

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LEGEND

- LOBBY
- PUBLIC COMMUNITY SPACE
- LEARNING CENTER
- STAFF OFFICES
- COUNSELING OFFICES
- DONATION CENTER
- UTILITY
- EXISTING DOWNTOWN WOMEN'S CENTER BUILDING

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Downtown Women's Center

Project Number
05.2879.000

Description
CONSTRUCTION PLAN - LEVEL 01

Scale
1/8" = 1'-0"



A1.101

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1 CONSTRUCTION PLAN - LEVEL 01

SCALE: 1/8" = 1'-0"

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1

CONSTRUCTION PLAN - LEVEL 02

SCALE: 1/8" = 1'-0"



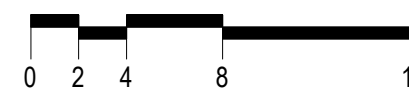
SHEET NOTES

LEGEND

- UNIT 01
- COMMUNICATION
- MOBILITY
- RESIDENT AMENITY
- STUDIO UNIT
- UTILITY
- EXISTING DOWNTOWN WOMEN'S CENTER BUILDING
- TREES / FRUIT TREES
- FLOWERING PLANTS / ORNAMENTAL GRASSES / HORTICULTURE
- VEGETATIVE BUFFER
- ORNAMENTAL GRASSES / GROUNDCOVER
- WATER FEATURE

NOTE: REFER TO SHEET A5.01 FOR MORE INFORMATION ON LANDSCAPE

NOTE: REFER TO SHEET A1.301 FOR ENLARGED UNIT PLANS



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Project Name

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Project Number

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Description

CONSTRUCTION PLAN - LEVEL 02

Scale

1/8" = 1'-0"

TRUE NORTH



A1.102

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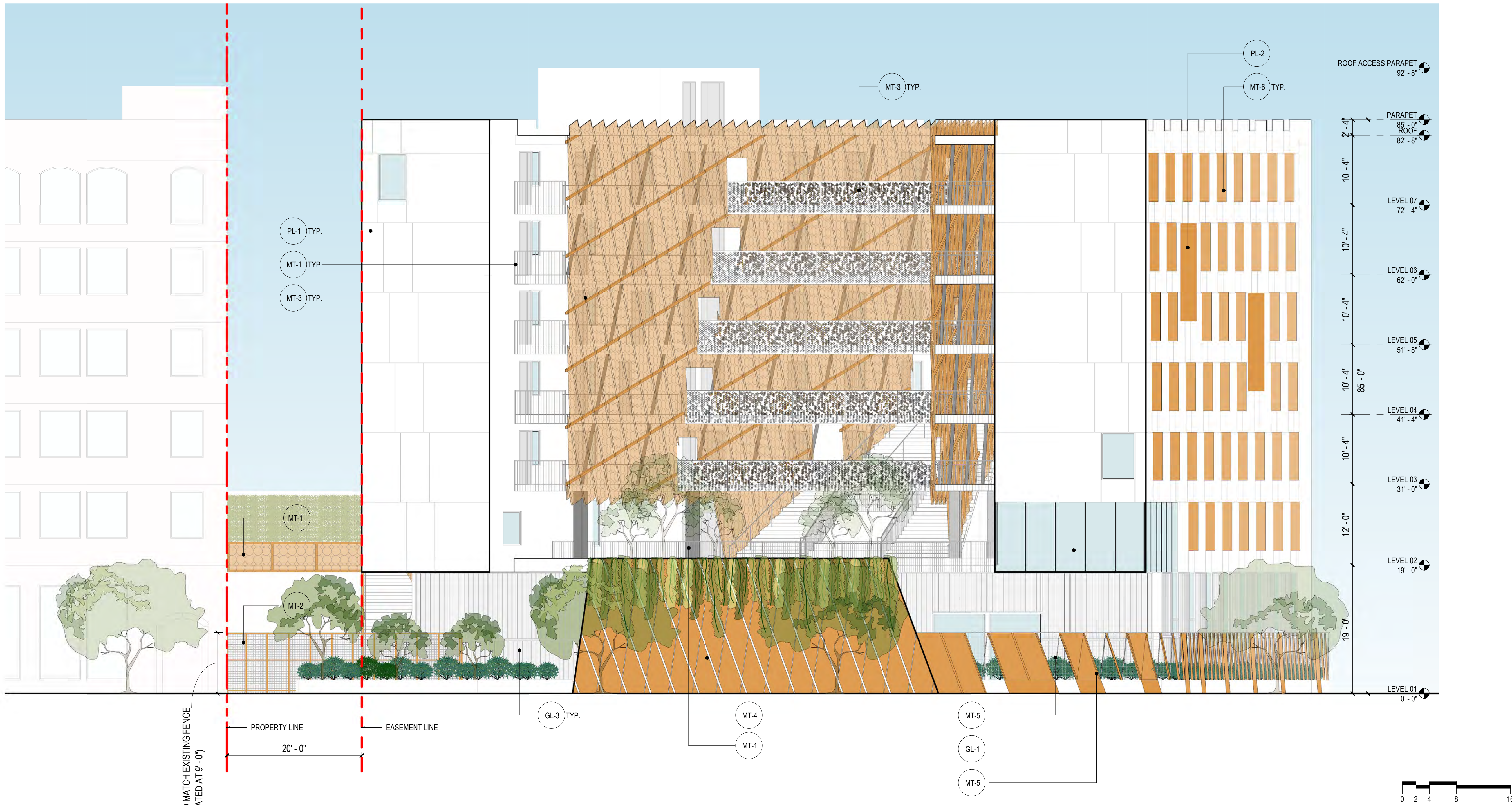
Description

BUILDING ELEVATIONS

Scale

As indicated

A2.00



01 SAN PEDRO ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

EXISTING DWC
BUILDING



PL-1 - WHITE EXT. PLASTER
PL-2 - PTD EXT. PLASTER



GL-1 - ALUM.
STOREFRONT
GL-2 - ALUM. WINDOW W/
OPERABLE PANEL



GL-3 KAL WALL
VERTIKAL



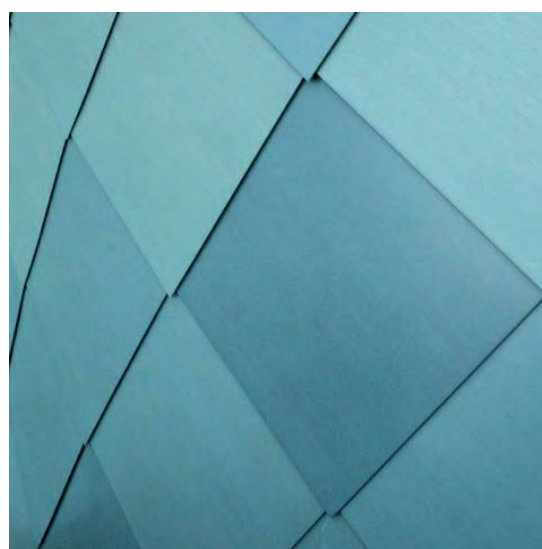
MT-1 - PTD STEEL
GUARDRAIL
MT-2 - PTD STEEL
GATE



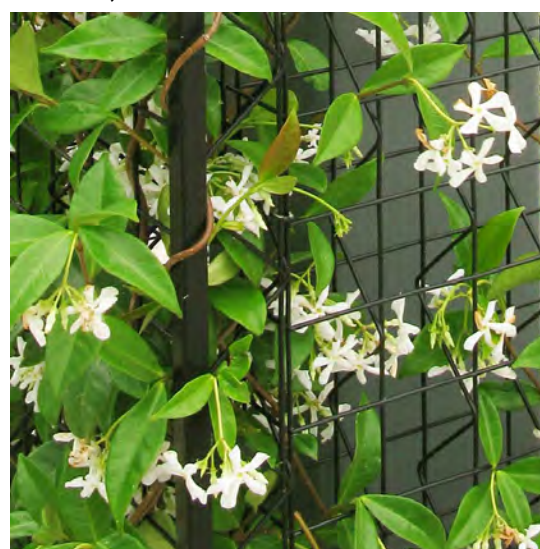
MT-3 - PERFORATED
METAL PANELS,
PTD



MT-4 - SOLID METAL
PANELS, PTD



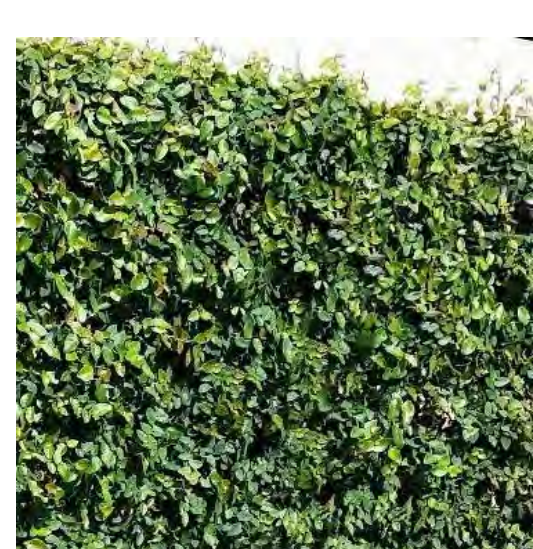
MT-5 - STEEL FENCE WITH
STAINLESS STEEL MESH WITH
SOLID PANEL INFILLS TO MATCH
MT-4, PTD - SEE ELEV.



MT-6 - EXTERIOR
SHADING AT
WINDOWS, PTD.



L-4 DROUGHT TOLERANT
VERTICAL
HORTICULTURE



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Description
BUILDING SECTIONS

Scale
1/8" = 1'-0"

A3.02

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01 SECTION B
SCALE: 1/8" = 1'-0"

SHEET NOTES

LOBBY	PARKING
PUBLIC COMMUNITY SPACE	RESIDENT AMENITY
LEARNING CENTER	STUDIO UNIT
STAFF OFFICES	



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Description
RENDERING

Scale
TRUE
NORTH

A3.10

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LOOKING NORTHEAST FROM SAN PEDRO

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Description
RENDERING

Scale
TRUE
NORTH

A3.11

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WESTERN REDBUD
CERCIS OCCIDENTALIS



DESERT WILLOW
CHILOPSIS LINEARIS



CITRUS TREE

TREE PALETTE



PENSTEMON 'MARGARITA BOP'
PENSTEMON HETEROPHYLLUS



YARROW
ACHILLEA MILLEFOLIUM



DARA'S CHOICE SAGE
SALVIA 'DARA'S CHOICE'



DE LA MINA LILAC VERBENA
VERBENA LILACINA 'DE LA MINA'



ISLAND ALUMROOT
HEUCHERA MAXIMA



PALMER'S INDIAN MALLOW
ABUTILON PALMERI



FERN PINE
PODOCARPUS GRACILLOR



HERB GARDEN
VARIOUS HERBS



DEER GRASS
MUHLENBERGIA RIGENS

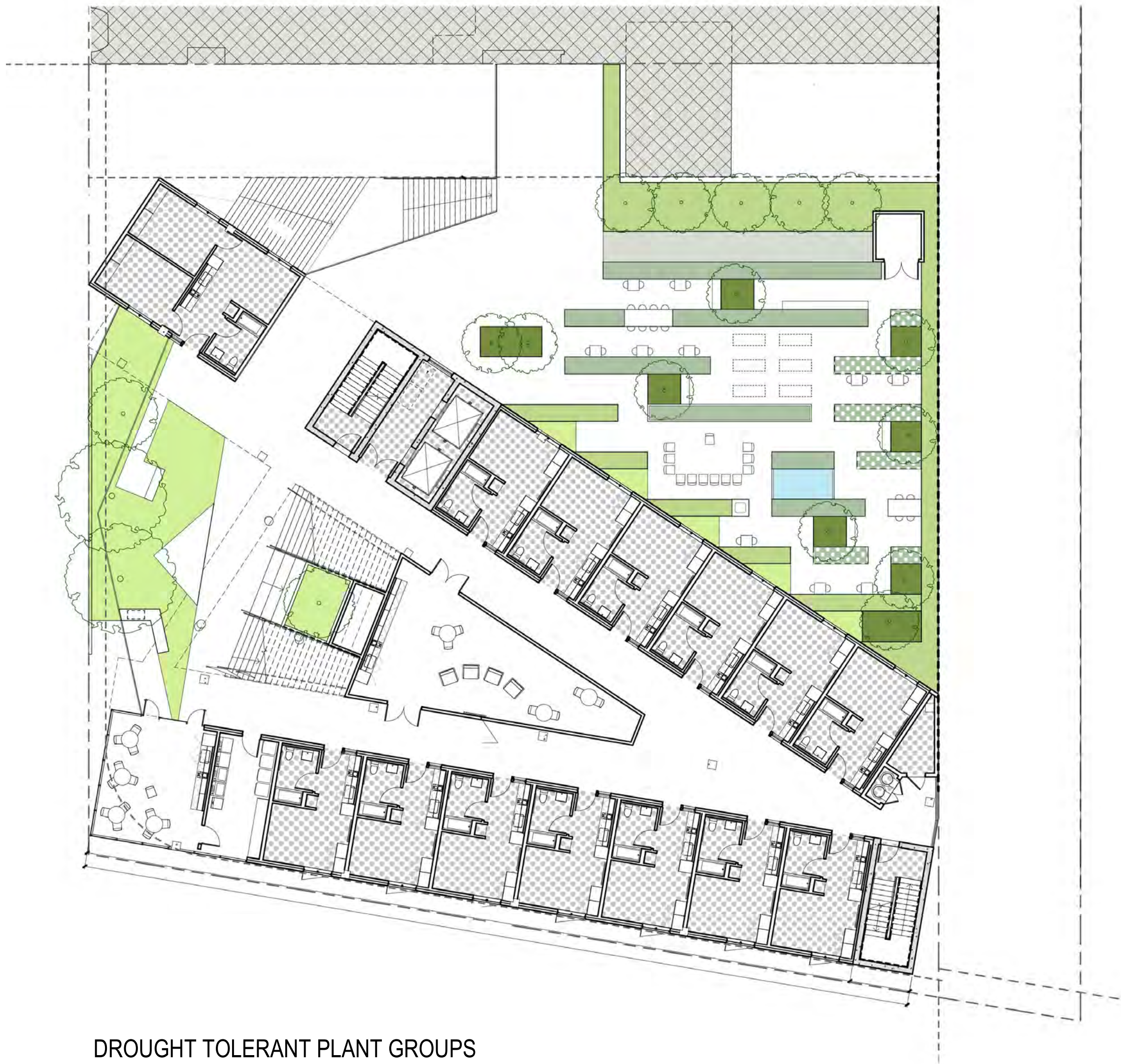


SEDGES
CAREX PANSA



YANKEE POINT CALIFORNIA LILAC
CEANOTHUS 'YANKEE POINT'

PLANTING PALETTE



DROUGHT TOLERANT PLANT GROUPS

- TREES / FRUIT TREES
- HORTICULTURE / HERB GARDEN
- FLOWERING PLANTS / ORNAMENTAL GRASSES AND GROUNDCOVER
- VEGETATIVE BUFFER
- ORNAMENTAL GRASSES / GROUNDCOVER
- WATER FEATURE

NOTE:
SUSTAINABLE BUILDING METHODS COMPLIANCE CERTIFICATION
OUTDOOR WATER CONSERVATION MEASURES:
THE PROJECT INCORPORATES OUTDOOR WATER CONSERVATION MEASURES THAT INCLUDE:
A) THE USE OF NATIVE OR DROUGHT-TOLERANT PLANTS FOR A MINIMUM OF 75% OF LANDSCAPED AREA. NATIVE OR DROUGHT-TOLERANT PLANTS WILL BE SELECTED FROM THE LOS ANGELES COUNTY'S DROUGHT-TOLERANT PLANT LIST OR THE LOCAL JURISDICTION'S DROUGHT-TOLERANT PLANT LIST, IF REQUIRED TO DO SO BY THE LOCAL JURISDICTION.
B) LIMIT CONVENTIONAL GRASS/TURF TO 25% OF LANDSCAPED AREA
C) GROUP PLANTS WITH SIMILAR WATERING NEEDS (HYDROZONES)
D) INSTALL HIGH EFFICIENCY IRRIGATION SYSTEM WITH SMART IRRIGATION CONTROLS FOR ALL LANDSCAPING

PLANTING DIAGRAM

Downtown Women's Center

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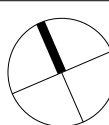
Description

LANDSCAPE DIAGRAM

Scale

1/8" = 1'-0"

TRUE NORTH



A5.01