

June 12, 2018

Los Angeles Department of City Planning
Office of Zoning Administration, 7th Floor
200 North Spring Street
Los Angeles, California 90012

RE: Planning Case No: CPC-2017-614-GPA-VZC-HD-MS-SPR, ENV-2017-615-EAF, VTT-74852
Project Address: 554-562 S San Pedro, 555-561 S Crocker St, St. Los Angeles, CA 90013
Applicant: Kevin Murray, Weingart Center Association
Project Description: Removal of existing building and the construction of two new multi-family residential buildings consisting of up to 382 dwelling units, 25,493 square feet of philanthropic institution and 2,250 square feet of retail space.

Dear Zoning Administrator:

At our regularly held public meeting on June 12, 2018, the Board of Directors of the Downtown Los Angeles Neighborhood Council (“DLANC”) voted to support the below request, pursuant to the motion passed on April 17, 2018, by DLANC’s Planning & Land Use Committee (“PLUC”), as well as the motion passed on May 23, 2018, by DLANC’s Central City East Ad Hoc Committee (“CCEAHC”).

DLANC supports the Applicant’s requests listed below:

1. Pursuant to LAMC § 11.5.6, as authorized by the Los Angeles Charter Section 555, the Applicant requests approval of a General Plan Amendment to revise the land use designation in the Central City Community Plan from Light Manufacturing to Regional Center Commercial to permit the construction of a new mixed use project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low Income level, approximately 25,493 square feet of philanthropic uses that provide supportive services and approximately 2,250 square feet of commercial space.
2. Pursuant to LAMC § 12.32 F & Q, the Applicant requests approval of a Vesting Zone Change from M2 (Light Industrial Zone) to C2 (Commercial Zone) to permit the construction of a new mixed-use project containing a maximum of 382 residential dwelling units including 378 Restricted Affordable units at a Very Low Income level, approximately 25,493 square feet of philanthropic uses that provide supportive services and approximately 2,250 square feet of commercial space.
3. Pursuant to LAMC § 12.32 F, the Applicant requests approval of a Height District change from 2D to 4D to permit the construction of a new affordable housing project containing a maximum of 382 residential dwelling units including 378 Restricted

Affordable units at a Very Low-Income level, approximately 25,493 square feet of philanthropic uses that provide supportive services and approximately 2,250 square feet of commercial space. The project's proposed floor area ratio is equal to 8.1 to 12 .

4. Pursuant to L.A.M.C. Section 12.21. G.3(a)92), the Applicant requests approval of a Director's Decision to allow
 - i. A 10% increase in the qualifying area of indoor, covered open space to 35% percent of the total required usable open space permitting the project to provide 13,370 square feet of interior common areas.
5. Pursuant to L.A.M.C. Section 16.05, the Applicant requests the approval of Site Plan Review findings. Within this Site Plan Review, the Applicant requests utilization of the Greater Downtown Housing Incentives outlined in L.A.M.C Section 12.22 A.29 (c):
 - a. A 35% increase in total floor area
 - b. Open space requirement pursuant to Section 12.21.G reduced one-half
 - c. No parking required for dwelling units for households earning less than 50% Area Medium Income
 - d. No more than one parking space (including spaces allocated for guest parking) shall be required for each dwelling unit.
6. Pursuant to California Government Code Sections 66473.1, 66474 (Subdivision Map Act) and LAMC Section 17.01 and 17.15, the Applicant respectfully requests approval of a Vesting Airspace Tentative Tract Map to permit the merger and resubdivision of the land and the creation of one ground lot containing 3 air space lots necessary to facilitate the development of a mixed-use project.
 - a. Lot 1: ground Lot
 - b. Lot 2: Phase 2 Tower + Portion of Subterranean Parking
 - c. Lot 3: Portion of Phase 1 Tower + Portion of Subterranean Parking
 - d. Lot 4: Portion of Phase 1 Tower + Portion of Subterranean Parking

Pursuant to various sections of the L.A.M.C., the Applicant will request approvals and permits from the Building and Safety Department (and other municipal agencies) for project construction actions including, but not limited to, the following: demolition including street trees, excavation, shoring, grading, foundation, and building and tenant improvements

Based on affordability levels as set by United States Department of Housing and Urban Development (HUD) consistent with LAMC 12.22 A 19 (a)
LAMC 12.22 A 29 (c) (1) permits a 35% increase over the permitted floor area.

In DLANC's view, the information presented provides adequate justification for granting Applicant's request. *Subject to the conditions set forth below*, and any additional conditions recommended by the LAPD or City Council, DLANC encourages the Los Angeles Department of City Planning to approve the Applicant's project.

CONDITION:

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(1) Applicant will include verbiage in planning case to stipulate that public sidewalk access will be maintained during construction.

If possible, please provide a digital copy of your decision letter by mail to planning@dlanc.com instead of sending a hard copy. Thank you in advance for your consideration of the comments presented in this Letter.

Very truly yours,

Very truly yours,

*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON JUNE 12TH, 2018***

Patricia Berman
DLANC President

Scott Bytof
DLANC Planning & Land Use Committee Chair

CC: Shawn Kuk (Council District 14) (via email)
Sgt. John Strasner (Los Angeles Police Department) (via email)
Jim Ries of Craig Lawson / jim@craiglawson.com (on behalf of the Weingart Center Association) (via email)