



APPLICATIONS:

ENVIRONMENTAL ASSESSMENT FORM

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Environmental Case Number: ENV-2018-6667-EIR

Related Case Numbers: N/A

Case Filed With (Print Name): Sophie Gabel-Scheinbaum Date Filed: 11/14/2018

EAF Accepted By (Print Name): _____ Date Accepted: _____

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

Project Address¹: 2102-2120 S. Pacific Ave., 116-302 E. North Venice Blvd., 2106-2116 S. Canal St., and 319 E. South Venice Blvd. (Venice, CA 90291)

Assessor's Parcel Number: 4238-024-900, -902, -903, and -905 thru -911

Major Cross Streets: Pacific Ave., North Venice Blvd., South Venice Blvd., and Dell Ave.

Community Plan Area: Venice Council District: 11

APPLICANT (if not Property Owner)

Name: Ms. Sarah Letts and Ms. Becky Dennison

Company: Hollywood Community Housing Corp. and Venice Community Housing Corp.

Address: 5020 Santa Monica Boulevard

City: Los Angeles State: CA Zip Code: 90029

E-Mail: sletts@hollywoodhousing.com

Telephone No.: (323) 454-6210

PROPERTY OWNER

Name: Ms. Helmi Hisserich

Company: City of Los Angeles Housing + Community Investment Department

Address: 1200 W. 7th Street, Suite 901

City: Los Angeles State: CA Zip Code: 90017

E-Mail: helmi.hisserich@lacity.org

Telephone No.: (213) 808-8968

APPLICANT'S REPRESENTATIVE

Name: Mr. Christopher Murray

Company: Rosenheim & Associates

Address: 21600 Oxnard Street, Suite 630

City: Woodland Hills State: CA Zip Code: 91367

E-Mail: chris@raa-inc.com

Telephone No.: (818) 716-2689

ENVIRONMENTAL REVIEW CONSULTANT

Name: Stephanie Eyestone-Jones

Company: Eyestone Environmental

Address: 2121 Rosecrans Avenue, Suite 3355

City: El Segundo State: CA Zip Code: 90245

E-Mail: s.eyestone@eyestoneeir.com

Telephone No.: (424) 207-5333

¹ Project address must include all addresses on the subject site (as identified in ZIMAS; <http://zimas.lacity.org>)

OVERVIEW

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA requires public agencies to conduct environmental review before making a determination on a project. The environmental review process examines the potential impacts your project will have on the property and its surroundings, and makes recommendations (mitigation measures) on how to minimize or reduce those impacts that are found to be significant. The purpose of this application is to assist staff in determining the appropriate environmental clearance for your project. Please fill out this form completely. Missing, incomplete or inconsistent information will cause delays in the processing of your application.

1. PROJECT DESCRIPTION

A. Briefly describe the entire project and any related entitlements (e.g. Tentative Tract, Conditional Use, Zone Change, etc.). The description must include all phases and plans for future expansion.

The Proposed Project consists of the demolition of an existing building containing four residential dwelling units and a surface parking lot and the construction, use, and maintainance of an ± 105,770 SF Mixed Use Affordable Housing Project, containing 140 dwelling units (136 restricted households and 4 unrestricted manager units) and ± 685 SF Office uses, ± 4,065 SF Retail uses, ± 500 Restaurant uses and ± 3,155 SF Art Studio uses, in addition to a public parking garage.

Please see Attachment A for additional project information, including a list of all related entitlements.

Additional information or Expanded Initial Study attached: YES NO

B. Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? YES NO

If YES, please specify:

Coastal Commission Approval Required

2. EXISTING CONDITIONS

A. Project Site.

Lot Area: ± 115,674 square feet

Net Acres: ± 2.23 Acres (± 97,050 SF) Gross Acres: ± 2.65 Acres (± 115,674 SF)

B. Zoning/Land Use.

	Existing	Proposed
Zoning	OS-1XL	(T)(Q)C2-1L
Use of Land	Surface parking/Multi-family	Mixed-use (Affordable Housing)
General Plan Designation	Open Space	Neighborhood Commercial

C. Structures.

1. Does the property contain any vacant structure? YES NO

If YES, describe and state how long it has been vacant: N/A

2. Will any structures be removed/demolished as a result of the project? YES NO

If YES, provide the number: 1, type: Multi-family Residential Building

total square footage: ± 3,910 SF

and age: 53 years of structures to be removed.

If residential dwellings (apartments, single-family, condominiums etc.) are being removed indicate the number of units: 4

D. Trees.

Are there any trees on the property, and/or within the public right-of-way next to the property, that will be removed or impacted* as a result of the project? YES NO

If YES complete the following:

Tree Status	Quantity Existing	Tree Types	Quantity Removed	Quantity Relocated	Quantity Replaced	Quantity Impacted*
Non-Protected (8" trunk diameter and greater)	30	Various: See Tree Report	30	0	36	30
Protected (4" trunk diameter and greater)	0	Oak Tree (excluding Scrub Oak)	N/A	N/A	N/A	N/A
	0	Southern California Black Walnut	N/A	N/A	N/A	N/A
	0	Western Sycamore	N/A	N/A	N/A	N/A
	0	California Bay	N/A	N/A	N/A	N/A

* Impacted means that grading or construction activity will be conducted within five (5) feet of, or underneath the tree's canopy.

Additional information attached: YES NO

If a protected tree (as defined in Section 17.02 of the LAMC) will be removed, replaced, relocated, or impacted, a Tree Report is required.

E. Slope. State the percent of property which is:

Less than 10% slope: X 10-15% slope: _____ over 15% slope: _____

If slopes over 10% exist, a Topographic Map will be required.

F. Grading. Specify the total amount of dirt being moved:

0-500 cubic yards More than 500 cubic yards

If more than 500 cubic yards (indicate amount): ± 5,500 cubic yards

G. Import/Export. Indicate the amount of dirt to be imported or exported:

Imported: N/A cubic yards Exported: ± 9,100 cubic yards

Location of disposal site: TBD

Location of borrow site: N/A

Is the Project Site located within a Bureau of Engineering (BOE) Special Grading Area? YES NO

If YES, a Haul Route is required.

H. Hazardous Materials and Substances. Is the project proposed on land that is or was developed with a dry cleaning, automobile repair, gasoline station, or industrial/manufacturing use, or other similar type of use that may have resulted in site contamination? YES NO

If YES, describe: _____

If YES, a Phase I Environmental Site Assessment (ESA) is required.

I. Historic, Cultural and/or Architecturally Significant Site or Structure. Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which are designated or may be eligible for designation in any of the following? If YES, please check and describe:

National Register of Historic Places: _____

California Register of Historic Resources: _____

City of Los Angeles Cultural Historic Monument: #270

Located within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ): _____

Identified on SurveyLA: _____

Identified in HistoricPlacesLA: _____

Does the Project affect any structure 45 or more years old that does not have a local, state, or federal designation for cultural or historic preservation? YES NO

J. **Miscellaneous.** Does the property contain any easements, rights-of-way, Covenant & Agreements, contracts, underground storage tanks or pipelines which restrict full use of the property? YES NO

If YES, describe: _____
_____ and indicate the sheet number on your plans showing the condition: _____.

3. **PROPOSED DEVELOPMENT**

In the sections below, describe the entire project, not just the area in need of the entitlement request. If the project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Attach additional sheets as necessary to fully describe the project.

A. **ALL PROJECTS**

i. **Parking.**

Vehicular Parking

Required: 128 + Guest: 0

Proposed: 395 + Guest: 0

Bicycle Parking:

Required Long-Term: 117 Required Short-Term: 19

Proposed Long-Term: 117 Proposed Short-Term: 19

ii. **Height.**

Number of stories (not including mezzanine levels): 3 - 5 Maximum height: 35 - 59 feet

Are Mezzanine levels proposed? YES NO

If YES, indicate on which floor: N/A

If YES, indicate the total square feet of each mezzanine: N/A

*New construction resulting in a height in excess of 60 feet may require a **Shade/Shadow Analysis**. This does not apply to projects that are located within a Transit Priority Area (TPA) as defined by ZI-2452 (check the Planning and Zoning tab in ZIMAS for this information <http://ZIMAS.lacity.org>).*

iii. **Project Size.**

What is the total floor area of the project? ± 105,770 gross square feet

iv. **Lot Coverage.** Indicate the percent of the total project that is proposed for:

Building footprint: 69.5 %

Paving/hardscape: 17.4 %

Landscaping: 13.1 %

v. **Lighting.** Describe night lighting of project: Low-level Exterior Security and Accent Lighting and Low Level Interior Lighting. All lighting will be shielded to limit light spillover offsite.

B. RESIDENTIAL PROJECT

If no portion of the project is residential check -N/A and continue to next section

i. Number of Dwelling Units.

Single Family: 0, Apartment: 140, Condominium: 0

ii. Recreational Facilities. List recreational facilities for project: Canal-facing terraces and landscaping for seating and outdoor recreation; Art-walk facing Artist live/work housing on the ground level; Multi-purpose flat meadow (mid-block on Deil Avenue); Plazas and pedestrian seating along Pacific Avenue.

iii. Open Space.

Does the project involve new construction resulting in additional floor area and units? YES NO

Does the project involve six or more residential units? YES NO

If YES to both, complete the following

Pursuant to LAMC 12.21.G	Required	Proposed
Common Open Space (Square Feet)	14,575	16,250
Private Open Space (Square Feet)	0	0
Landscaped Open Space Area (Square Feet)	3,644	4,930
Number of trees (24 inch box or greater)	35	TBD

iv. Utilities. Describe the types of appliances and heating (gas, electric, gas/electric, solar): Gas and Elec.
Appliances: stove, water heater, washer & dryers; refrigerators, dishwashers, and HVAC.

v. Accessory Uses. Describe new accessory structures (detached garage, guest house, swimming pool, fence, stable, etc.) and/or additions: N/A

C. COMMERCIAL, INDUSTRIAL OR OTHER PROJECT

If the project is residential only check -N/A and continue to next section

i. Type of Use. Supporting Office Space for Case Managers (for Residents), Art Studio, Retail and Restaurant.

ii. Project Size. Does the project only involve the remodel or change of use of an existing interior space or leasehold? YES NO

If YES, indicate the total size of the interior space or leasehold: N/A square feet

iii. Hotel/Motel. Identify the number of guest rooms: 0 guest rooms

iv. **Days of operation.** Seven Days a Week
Hours of operation. 24 Hours

v. **Special Events.** Will there be special events not normally associated with a day-to-day operation (e.g. fund raisers, pay-for-view events, parent-teacher nights, athletic events, graduations)? YES NO
If YES, describe events and how often they are proposed TBD

vi. **Occupancy Limit.** Total Fire Department occupancy limit: TBD

- a. Number of fixed seats or beds TBD
- b. Total number of patrons/students TBD
- c. Number of employees per shift TBD, number of shifts TBD
- d. Size of largest assembly area TDD square feet

v. **Security.** Describe security provisions for the project TBD and will, at a minimum, include low-level exterior security lighting and trained on-site (full time) staff and a camera system.

4. SELECTED INFORMATION

A. **Circulation.** Identify by name all arterial road types (i.e. Boulevard I, II, Avenue I, II, III) and freeways within 1,000 feet of the proposed Project; give the approximate distances (check <http://navigatela.lacity.org> for this information). Pacific Avenue is designated Avenue II, and North Venice Boulevard and South Venice Boulevard are designated Boulevard II, and are all contiguous with the Project Site. Venice Way is designated Avenue II and ± 600 feet from the Project Site. Main Street is designated Avenue II and is ± 800 feet from the Project Site.

B. **Green building certification.** Will the project be LEED-certified or equivalent? YES NO
If YES, check appropriate box:

Certified Equivalent Silver Gold Platinum Other _____

C. **Fire sprinklers.** Will the Project include fire sprinklers? YES NO

5. CLASS 32 URBAN INFILL CATEGORICAL EXEMPTION (CE) REQUEST

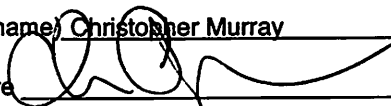
The Class 32 "Urban Infill" Categorical Exemption (Section 15332 of the State CEQA Guidelines), is available for development within urbanized areas. This class is not intended to be applied to projects that would result in any significant traffic, noise, air quality, or water quality impacts.

Check this box if you are requesting a Class 32 Exemption, and:

- You have read DCP's Specialized Instructions for the Class 32 Categorical Exemption (CP-7828) and,
- You have submitted the written justifications identified in the Specialized Instructions, and any supporting documents and/or technical studies to support your position that the proposed Project is eligible for the Class 32 Exemption and the project does not fall under any of the Exceptions pursuant to CEQA Section 15300.2.

Note that requesting the Urban Infill CE does not guarantee that the request will be accepted. The City may require additional studies and information if necessary to process the CE. The City reserves all rights to determine the appropriate CEQA clearance, including using multiple clearances and requiring an EIR if necessary.

**APPLICANT/CONSULTANT'S AFFIDAVIT
OWNER MUST SIGN AND BE NOTARIZED,
IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED**

<p>PROPERTY OWNER</p> <p>I, (print name) _____</p> <p>Signature _____</p>	<p>CONSULTANT/AGENT</p> <p>I, (print name) Christopher Murray _____</p> <p>Signature  _____</p>
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being duly sworn, state that the statements and information, including plans and other attachments, contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief. I hereby certify that I have fully informed the City of the nature of the Project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger Project in violation of CEQA. I understand that should the City determine that the Project is part of a larger Project for purposes of CEQA; the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.

Space Below for Notary's Use

California All-Purpose Acknowledgement

Civil Code Section 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California
County of LOS ANGELES

On NOVEMBER 13, 2018 before me, DINA SNOW, A NOTARY PUBLIC
(Insert Name of Notary Public and Title)

personally appeared CHRISTOPHER MURRAY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 _____ (Seal)
Signature



INSTRUCTIONS: Environmental Assessment Form

REQUIRED SUBMITTAL MATERIALS:

The following materials are required when submitting an Environmental Assessment Form (EAF); materials must be consistent with the application. All materials should reflect the entire Project, not just the area in need of a zone change, variance, or other entitlement.

The submittal materials are IN ADDITION TO those required for any case/application for which the Environmental Assessment Form is being filed.

Exhibits Required: *Please note that based on the circumstances of a particular project proposal, in order to adequately analyze the environmental impacts of the project, assigned staff may require any of the following reports even if the project does not meet the indicated threshold.*

- A. Plot Plans and/or Subdivision Map and/or Haul Route Map:** One full size plot plan, subdivision map or haul route map and two 11" x 17" copies; material must show the location and layout of proposed development including dimensions. Include topographic lines where grade is over 10%; and the location and diameter of all existing trees with a trunk diameter greater than four inches on the project site and the adjacent public right-of-way.
- B. Vicinity Maps:** Two copies (8½" x 11") showing an area larger than the Radius/Land Use Map and depicting nearby street system, public facilities and other significant physical features with project area highlighted (similar to road maps, Thomas Brothers Maps, etc.).
- C. Color Pictures:** Two or more color pictures of the project site (taken within the last 30 days) showing existing improvements, walls, trees and other structures on the property. Black and white or gray scale copies of color photos are not acceptable; internet "street view" images are not acceptable.
- D. Notice of Intent Fee:** An UNDATED check in the amount of \$75 made out to the Los Angeles County Clerk for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by Section 15072 of the State CEQA Guidelines.
- E. Payment Receipt:** Fees must be paid at the time of filing the Environmental Assessment per Article 9, Section 19.05 of the LAMC for the purpose of processing the initial study and for the publication of the Negative Declaration or Mitigated Negative Declaration; provide one copy of the payment receipt.
- F. Associated Application:** A duplicate copy of the application for the associated entitlement (e.g. zone change, general plan amendment, variance, conditional use, subdivider's statement) including entitlement justification and/or findings, if available.
- G. Project Planning Referral Form:** A copy of signed Project Planning Referral form (CP-7812) if the proposed project is located in a specific plan area, Community Design Overlay (CDO), Neighborhood Oriented District (NOD), Sign District (SN), Pedestrian Oriented District (POD), Community Plan Implementation Ordinance area and/or involves small lot subdivision or affordable housing (e.g. Density Bonus, Conditional Use >35% increase, Public Benefit) type of project.
- H. Radius/Land Use Maps:** Two full size and two 8½" x 11" reduced size radius maps, if required for discretionary filing. Maps shall be prepared in compliance with DCP's *Radius Map Requirements & Guidelines* (form CP-7826); 300' radius line is okay for site plan review applications.

- I. **Elevation Plans:** One full size and two 11" x 17" size plans. See DCP's *Elevation Instructions* form (CP-7817) for technical requirements and a listing of types of cases where elevations are always required. Exterior elevations can be required by planning staff as needed to illustrate and communicate the details of any case. Elevation plans must always show legible height dimensions.
- J. **Floor Plans:** One full size and two 11" x 17 size. Floor plans should include patios, balconies and, if proposed for use, portions of the right-of-way. Floor plans are always required for hillside projects, CUB's (seats must be numbered), projects where the City Planning Commission (CPC) or the Area Planning Commission (APC) is the decision maker and other cases when the request involves the interior lay-out of a project. Refer to the Floor Plan Instructions (CP-7751) for detailed information about technical requirements.
- K. **Tree Report:** Two copies of a tree report if project involves removal, relocation, or replacement of any protected trees on the project site or in the right-of way adjacent to the site.
- L. **Geology/Soils Approval Letter:** A copy of letter from Department of Building and Safety and copy of referenced geotechnical report, if located in hillside area and only if new construction is proposed.
- M. **Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS.
- N. **Topographic Map:** If slopes over 10% exist. If site is over 50 acres, 1" = 200' scale is acceptable.
- O. **Cultural/Historic Impact Report:** If project involves a designated Cultural/Historic property or a historic/cultural resource deemed eligible as historic resources through SurveyLA.
- P. **Cultural/Historic Assessment:** If project involves an undesignated structure, 45 years or older, provide clear unobstructed color photographs of all building facades, including accessory structures and a copy of the original (oldest) building permit, with plan sketch, if available.
- Q. **Traffic Assessment:** If the project approaches or exceeds the following thresholds a Traffic Assessment review by the Department of Transportation (DOT) may be required (this list is not exhaustive, and unlisted uses may also require assessment).

Use	Threshold
Apartments	40 units
Condominiums (incl. live/work)	48 units
Convenience store (24-hr)	340 sf.
Convenience store (<24-hr)	720 sf.
Shopping center	6,700 sf.
Supermarket	2,600 sf.

Use	Threshold
General office	16,000 sf.
Fast food w/no drive-thru	570 sf.
Fast food w/drive thru	550 sf.
Restaurant – high turn over	2,300 sf.
Restaurant (including bars)	3,300 sf.

Please note that a Traffic Assessment does not necessarily result in a Traffic Study. However, an additional fee, pursuant to Section 19.15 will be required by the DOT for review of the assessment

- R. **Duplicate Files:** An additional copy of the EAF and each exhibit is necessary for projects which are located in:
 - The Coastal Zone and
 - The Santa Monica Mountains area

ATTACHMENT A

ENVIRONMENTAL ASSESSMENT FORM

ADDITIONAL INFORMATION

REESE DAVIDSON COMMUNITY

2102 - 2120 S. Pacific Avenue, 116 - 302 E. North Venice Boulevard,
2106 -2116 S. Canal Street, and 319 E. South Venice Boulevard
Venice, CA 90291

PROJECT OVERVIEW

Hollywood Community Housing Corporation (“HCHC”) and Venice Community Housing Corporation (“VCHC”), (collectively, the “Applicants”), are seeking to demolish an existing building containing four residential dwelling units and a surface parking lot in order to construct use and maintain an approximately 105,770-square foot mixed-use 100% affordable housing development known as the Reese Davidson Community (“Reese Davidson Community” or “Project”), located on an approximately 115,674 gross square feet¹ (approximately 2.65 acres) site located at 2102 - 2120 S. Pacific Avenue, 116 - 302 E. North Venice Boulevard, 2106 -2116 S. Canal Street, and 319 E. South Venice Boulevard, located within the Venice community of the City of Los Angeles (the “Property”). The Project will contain 140 residential dwelling units, including 136 restricted affordable dwelling units and 4 unrestricted Manager Units. In addition the Project contains approximately 685 square feet of supporting (social service) office uses, approximately 4,065 square feet of retail uses, approximately 500 square feet of restaurant/café uses, approximately 500 square feet of outdoor restaurant service area, and approximately 3,155 square feet of art studio uses. The Project will generally be 35 feet in height and includes a 59-foot tall architectural campanile located at the northwest corner of the Property, with a railing, elevator, and roof access structure extending to a height of approximately 67 feet. A total of 395 to 436 (128 required, 188 replacement, and 79 – 120 non-required) on-site automobile parking spaces and 136 (19 short-term and 117 long-term) bicycle parking spaces will be provided.

PROPERTY

The Property is an approximately 115,674 gross square feet (approximately 2.65 acres) level, irregularly shaped parcel of land, consisting of 40 lots (11 Assessor Parcels) located within the Venice Community Plan area. It is generally located on the block bounded by North Venice Boulevard, Pacific Boulevard, Dell Avenue and South Venice Boulevard and is separated into a

¹ According to the County Assessor records, the gross (prior to any dedications) land area of the Property is 115,674 square feet. The net (after any dedications) land area is 98,739 square feet and the buildable (net land area less required Venice Coastal Zone Specific Plan setbacks) is 93,564 square feet.

West Site and East Site by the terminus of the Grand Canal (which becomes Canal Street north of North Venice Boulevard). The Property has an approximately 174.75-foot frontage on the east side of Pacific Avenue, an approximately 550.75-foot frontage on the south side of North Venice Boulevard, an approximately 78.5-foot frontage on the west side of Dell Avenue, and an approximately 713.75-foot frontage on the north side of South Venice Boulevard. The Property is currently improved with City-owned surface parking lot and a 4-unit multi-family residential building².

The Venice Community Plan designates the Property Open Space, corresponding to the OS Zone. The Property is zoned OS-1XL-O. The Property is located within the North Venice and Venice Canals Subareas of the Venice Coastal Zone Specific Plan. The Property is within the Venice Local Coastal Program Land Use Plan, which designates the Property Open Space.

PROPOSED PROJECT

The Project consists of the demolition of the existing 4-unit residential building and surface parking lots for the construction, use and maintenance of an approximately 105,770 square foot mixed-use 100% affordable housing development with supportive services, containing 140 dwelling units, including 136 restricted affordable and supportive units, and 4 unrestricted units for on-site property management staff. In addition, the Project contains approximately 685 square feet of supporting (social service) office uses, approximately 4,065 square feet of retail uses, approximately 500 square feet of restaurant / café uses, approximately 500 square feet of outdoor restaurant service area, and approximately 3,155 square feet of art studio uses. The Project also includes a public parking garage that will be operated by the City's Department of Transportation ("LADOT") to replace the 188 automobile parking spaces located on the existing surface parking lots. A total of 395 to 436 (128 required, 188 replacement, and 79 – 120 non-required) on-site automobile parking spaces and 136 (19 short-term and 117 long-term) bicycle parking spaces will be provided.

The Project consists of two buildings: one on the East Site and one on the West Site. Each building consists of commercial, community, and residential uses and an internal parking structure. The Project would be generally 35 feet in height and feature horizontal and vertical building articulation and perimeter landscaping. An approximately 59-foot tall architectural campanile is located at the northwest corner of the Property, with a railing, elevator, and roof access structure extending to a height of approximately 67 feet. The Project floor area ratio is 1.17:1.³

The residential component consists of 68 units reserved for low-income formerly homeless households; 34 affordable units for lower-income artists, including live/work studios; 34 affordable units for lower-income households; and 4 units for on-site property management staff.

² According to the Certificate of Occupancy associated with LADBS Permit Application No. 1965WLA59976.

³ Based on a 90,573 square foot buildable area calculated by the net lot area excluding the areas of setbacks required by the Venice Coastal Zone Specific Plan.

The units are comprised of studios (including live/work studios), 1-bedroom and 2-bedroom units. Taking into consideration the four existing units on the Property, the Project provides 136 net new dwelling units.

The Project also includes supporting office space for the case managers for the residents; the Gregory Hines Community Arts Center; community meeting spaces; and, community-serving retail and / or social enterprises, including job training.

The Project provides approximately 16,250 square feet of open space, including approximately 4,930 square feet of landscaped open space. Of this landscaped open space, approximately 1,645 square feet is located within the East banks of the Grand Canal, and approximately 3,285 square feet is located within the north side yard near Dell Avenue.

Ground-level affordable artist live/work studios are located in both buildings and are recessed to provide additional landscaping and open space along North and South Venice Boulevards. These units feature roll-up doors that allow the display of art to pedestrian passersby.

The building on the East Portion has an outdoor area of approximately 4,135 square feet within the north side yard, and a 1,555-square foot Community Room for residents. The building on the West Portion has a roof deck of approximately 4,240 square feet and another roof deck of approximately 685 square feet at the campanile. Additionally, landscaping in the form of new trees, mounded grass planters, and a bamboo hedge are located around the perimeter of the Project.

The existing bridge across the Grand Canal will remain and will facilitate pedestrian- and bicycle-only access between the West and East Sites of the Property. The Grand Canal will feature terraced areas and, as noted earlier, landscaping that will improve public access.

As shown in **Table 1**, below, the Project provides 395 to 436 automobile parking spaces. A total of 128 parking spaces will be required for the residential and commercial/retail uses of the Project, inclusive of 23 Beach Impact Parking spaces, and 79 to 120 non-required parking spaces. In addition, 188 public parking spaces, which replace the existing public surface parking lot, will be provided within the parking structure located on the East Site. A total of 136 bicycle parking spaces will be provided, including 19 short-term and 117 long-term spaces.

TABLE 1: AUTOMOBILE PARKING PROVIDED

Use	Ratio	Quantity	Parking Spaces
RESIDENTIAL:			
Manger Units	1.5 / DU	4	6
Special Needs Unit (AB 744)	0.3 / DU	68	21
Restricted Affordable Unit (AB 744)	0.5 / DU	68	<u>34</u>
Residential Total			61
COMMERCIAL:			
Art Studio	1 / 500 SF	3,155 SF	6
Retail	1 / 225 SF	4,065 SF	18
Restaurant	1 / 50 SF	500 SF	10
Outdoor Restaurant	1 / 50 SF	500 SF	<u>10</u>
Commercial Total			44
OTHER:			
Public Parking			188
Beach Impact Parking			23
Non-Required Parking			<u>79 to 120</u>
Other Total			290 to 331
TOTAL			395 to 436

As shown in **Figure 2** below, the Property is well-served by public transportation by multiple bus lines including Los Angeles County, Santa Monica and Culver City transit systems. Culver City Bus (“CCB”) Line 1, which stops on Pacific Avenue at the Property, provides daily eastbound/westbound service from Washington Boulevard and Fairfax Avenue to Venice Beach and intersects with seven Metro bus lines (Nos. 17, 35, 38, 108, 358, Commuter Express 437) and five Santa Monica Big Blue Bus (“SMBBB”) bus lines, (Nos. R3, 12, 14, 16, and 18). In addition, the eastern terminus of CCB Line 1 provides connections to Metro buses at the West Los Angeles Transit Center, also known as the Washington/Fairfax Transit Hub (35, 37, 38, 105, 217, 705, and 780), which is located at the intersection of Washington Boulevard and Fairfax Avenue, underneath the 10 Freeway.

FIGURE 2: PUBLIC TRANSIT SERVICES IN PROXIMITY TO PROPERTY



Additionally, near the intersection of Venice Way and Main Street, within approximately 1,500 feet north of the Property, there are a number of bus stops served by the following bus lines:

- Metro Local Bus Line 33;
- Metro Rapid Bus Line 733; and,
- SM BBB Line 1.

Metro Local Bus Line 33 and Metro Rapid Bus Line 733 provides eastbound/westbound service from Santa Monica to Downtown Los Angeles. SM BBB Line 1 provides northbound/southbound service from Venice Beach to UCLA.

In addition to the bus lines described above, there is a Metro Bike Share station, which is part of the greater Metro Bike Share System, located adjacent to the Property, at the intersection of Pacific Avenue and North Venice Boulevard. This bicycle station currently has 12 bicycle “docks”. Overall, the Metro Bike Share System features over 1,000 bicycles that are available 24 hours per day, 7 days a week, with stations located in Venice, Downtown Los Angeles, and the Port of Los Angeles. According to Metro, the location of these bicycle stations are based on

proximity to community resources, employment centers, bike infrastructure and transit, providing another opportunity to take alternative transportation to a destination.

ENTITLEMENT REQUESTS

The establishment of the Project requires approval of the following:

- Pursuant to California Government Code Section 65356, Charter Section 555 and Los Angeles Municipal Code (“LAMC”) Sections 11.5.6. and 11.5.11., General Plan Amendments to the Venice Community Plan land use designation from Open Space to Neighborhood Commercial and amendments to the Venice Community Plan text to delete reference in Policy 5-1.1 and the statement on page III-15 regarding open space in the Venice Boulevard median.
- Pursuant to Los Angeles Municipal Code Sections 11.5.11., 11.5.11.(e), 12.32.F., and 12.32.Q., a Vesting Zone Change and Height District Change from OS-1XL-O to (T)(Q)C2-1L-O using the following Developer Incentives:
 - Reduced residential parking pursuant to AB744;
 - Permit the required residential parking for the building on the East Site to be located in the building on the West Site; and,
 - Utilize the side and rear yard requirements for the RAS3 Zone.
- Pursuant to California Government Code Sections 65453 and 65356 and LAMC Section 11.5.7.G., Specific Plan Amendments to the Venice Coastal Specific Plan to:
 - Change the Existing Zoning Map (*Exhibit 7b*) from OS-1XL to C2-1L to be consistent with the proposed zone;
 - Amend Section 10.F.4.a to decrease the front yard setback from five feet to zero feet only on the portion of the Project comprising the cantilevered architectural campanile, which contains a community space, which would be located at the corner of North Venice Boulevard and Pacific Avenue and occurring at a height of 35 feet to 59 feet;
 - Amend Section 10.E.2 to increase the maximum height from 22 feet to 35 feet for the portion of the Project within 10 feet from the property line that faces the Canal and to not require an ascending height equal to one half the horizontal depth above 22 feet in height to a maximum height of 35 feet;
 - Amend Section 10.F.3.a to not require a 35 foot high Varied Roofline, which roofline varies in elevation from zero feet to 35 feet, and to not require that the roof be set back from the required front yard at least one foot in depth for every foot in height above 30 feet;

ATTACHMENT A – Environmental Assessment Form
Additional Information

- Amend Section 9.C.1.a to increase the maximum allowable height of Roof Access Structures from 10 feet to 15 feet above the Flat Roof height to accommodate the Project’s elevator; and,
- Amend Section 9.C.1.d to increase the allowable area within the outside walls of the Roof Access Structure from 100 feet to 300 feet for the required stair and elevator.
- Amend Section 9.C.1.f to decrease the horizontal set back of the Roof Access Structures from 60 horizontal feet to no less than 35 horizontal feet from the mean high tide line of the Grand Canal.
- Pursuant to Los Angeles Municipal Code Section 11.5.6. and Venice Coastal Zone Specific Plan, Section 8.B., a Project Permit Compliance in accordance with the Venice Coastal Zone Specific Plan.
- Pursuant to Public Resources Code, Division 20, Section 30514 (the “California Coastal Act”), Venice Local Coastal Program Land Use Plan Amendments (*Exhibit 10b*) to change the land use category from Open Space to Neighborhood; and to permit the consolidation of lots in the North Venice and Venice Canals Subareas (*Policy 1.A.1.b.*).
- Pursuant to Los Angeles Municipal Code Section 12.20.2., a Coastal Development Permit to demonstrate consistency with the Venice Local Coastal Program Land Use Plan.
- Pursuant to Los Angeles Municipal Code Section 12.37.I.3., a Waiver of Dedication and Improvements on North and South Venice Boulevard, Pacific Avenue and Dell Avenue to maintain consistency of community character.
- Pursuant to Los Angeles Municipal Code Section 16.05., Site Plan Review for a development project consisting of 50 or more of net new residential dwelling units.
- Pursuant to Los Angeles Municipal Code Section 17.03 and 17.15., a Division of Land (*Vesting Tentative Tract Map No. 82288*) for the merger and resubdivision of the Property, merging all of the existing lots and creating an airspace subdivision, as well as approval of a haul route.
- Other discretionary and ministerial permits and approvals that will or may be required, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, and sign permits.

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