

ATTACHMENT B

ENTITLEMENT REQUEST

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.

REQUESTED ENTITLEMENTS

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

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.

Venice Boulevard median. This General Plan Amendments would allow a 100% affordable housing project consisting of 140 housing units, ground floor commercial / retail uses, and 128 associated parking spaces, as well as 252 to 293 automobile parking spaces, including 188 replacement parking spaces, within a public parking structure for use by the general public.

- 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 [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;
 - 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.

The amendment to the Existing Zoning Map would provide for consistency between the Specific Plan Zoning Map and the underlying zoning, and allow 140 housing units,

ground floor commercial uses, and 128 associated Project parking spaces, as well as 252 to 293 automobile parking spaces, including 188 replacement parking spaces, within a public parking structure for use by the general public. The amendments to Sections 10.F.4.a, 10.E.2, 10.F.3, 9.C.1.a, 9.C.1.d, and 9.C.1.f would permit a 35-foot building height and up to 55 feet for the cantilevered architectural campanile for projects providing 100 percent affordable housing units (with allowance for up to 3% of the units for on-site property management staff) plus ground floor commercial uses, and associated parking, and automobile parking spaces in a public parking structure for use by the general public.

- 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.*). These amendments would permit the efficient assembly of 40 lots (11 Assessor Parcels) so that 136 restricted affordable and supportive housing units (and 4 unrestricted units for on-site property management staff) can be developed and social services provided on-site for the residents.
- 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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