

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 104,140-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 2,255 square feet of retail uses, approximately 810 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 360 to 401 (126 required, 188 replacement, and 46 – 87 non-required) on-site automobile parking spaces and 136 (19 short-term and 117 long-term) bicycle parking spaces will be provided.

REQUESTED ENTITLEMENTS

- Pursuant to LAMC Sections 11.5.6 and 11.5.11, General Plan Amendment to the Venice Community Plan and Venice Local Coastal Program Land Use Plan (“LUP”) (Exhibit 10b) to change the land use designation from Open Space and Medium Multiple Family Residential to Neighborhood Commercial;

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.

- Pursuant to LAMC 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:
 - Reduction of residential parking pursuant to AB 744;
 - 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 LAMC Section 11.5.7.G, Amendments to the Venice Coastal Specific Plan to:
 - Amend the Existing Zoning Map (Exhibit 7b) from OS-1XL and RD1.5 to (T)(Q)C2-1L-O to be consistent with the proposed zone;
 - Amend the Existing Zoning Map (Exhibit 7b) to remove the proposed Alberta Avenue right-of-way between North Venice Boulevard and South Venice Boulevard and replace it with (T)(Q)C2-1L-O to be consistent with the existing conditions and proposed zone; and,
 - Amend Section 10 to create a new subarea “Subarea A”, that would establish new land use and development regulations.
- Pursuant to Los Angeles Municipal Code Section 11.5.7.C. and Venice Coastal Zone Specific Plan, Section 8.B., a Project Permit Compliance Review for a Project within the Venice Coastal Zone Specific Plan;
- Pursuant to LAMC Section 12.20.2., a Coastal Development Permit the Dual-Permit Jurisdiction of the Coastal Zone;
- Pursuant to LAMC Section 12.37.I.3., a Waiver of Dedication and Improvements on North and South Venice Boulevard, Pacific Avenue and Dell Avenue;
- Pursuant to LAMC Section 16.05, Site Plan Review for the development of 50 or more residential dwelling units;
- Pursuant to LAMC Section 17.03, 17.10.1. and 17.15, a Vesting Tentative Tract Map for the merger of all existing lots and creation of two ground lots and seven airspace lots;
- Pursuant to California Government Code Sections 5590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for complying with the Mello Act, a Mello Act Compliance Review for the demolition of four Residential Units and the construction of 140 Residential Units in the Coastal Zone; and,
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, haul route permits; grading permits, excavation permits, foundation permits, and building permits.

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