



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 24, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT NO. 2016-000933-(2)
ZONE CHANGE NO. 2016004262
APPLICANT: AMCAL MULTI-HOUSING
COMPTON-FLORENCE ZONED DISTRICT
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

The applicant, AMCAL Multi-Housing, is requesting a zone change to the Mixed Use Development Zone (MXD Zone) for three parcels located at 1600-1610-1616 East Florence Avenue in the unincorporated community of Florence-Firestone. The zone change would bring the project site into conformance with the General Plan land use policy designations for the parcels, which are Mixed Use (MU) and Public and Semi-Public (P). The project consists of a zone change request for the following parcels:

- Assessor Parcel Number 6021-016-009 from Neighborhood Business Zone (C-2) to MXD Zone.
- Assessor Parcel Number 6021-016-901 from C-2 to MXD Zone.
- Assessor Parcel Number 6021-016-900 from IT to MXD Zone.

Upon approval of a zone change, the applicant seeks the authorization to construct a new 170,000-square-foot mixed use building. The new mixed use building is a five-level, 60-foot tall structure, with one level of subterranean parking. The project will contain a new public library and 116 affordable housing units that will be restricted to low- and very low-income households (including family, seniors, and or special needs), plus one manager's unit, for a total of 117 units. With the zone change, the proposed mixed use building project is an allowed, by-right use in the Mixed Use Development Zone and would require only a ministerial approval by Regional Planning staff.

The Regional Planning Commission (Commission) held a public hearing on this matter on December 14, 2016, and voted 5 to 0 to adopt the resolution recommending that the Board approve the zone change request.

IT IS RECOMMENDED THE BOARD AFTER THE PUBLIC HEARING,

Indicate its intent to approve the requested zone change and instruct County Counsel to prepare the final documents to change the zone within the Compton-Florence Zoned District under Zone Change No. RPPL 2016004262 as recommended by the Commission.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project site is located at 1600-1610-1616 East Florence Avenue in the unincorporated community of Florence-Firestone (APNs 6021-016-009; -900; -901), and is currently developed with a commercial retail business, a public library, and associated parking areas. The project consists of a request for a zone change of the following parcels:

- Assessor Parcel Number 6021-016-009 from C-2 to MXD Zone. This parcel has a General Plan land use designation of MU.
- Assessor Parcel Number 6021-016-901 from C-2 to MXD Zone. This parcel has a General Plan land use designation of P.
- Assessor Parcel Number 6021-016-900 from Institutional (IT) to MXD Zone. This parcel has a General Plan land use designation of P.

The zone change request for the three parcels to a MXD Zone reflects the intended land use policy for the Florence Avenue corridor, and the zone change would bring the project site into conformance with the General Plan land use policy designation for the project site. Florence Avenue is a major commercial corridor in the Florence-Firestone community, and the project site is located one block west of the Florence Metro Blue Line station. The project site is also located within a General Plan-identified Transit Oriented District Overlay, which encourages pedestrian-friendly and community-serving uses, and supports new development near transit stops that encourage walking, biking, and transit use.

The Florence Avenue corridor near the Blue Line station is identified as an opportunity area for the development of new housing, commercial, and community services for the Florence-Firestone community. In 2015, the County adopted a new General Plan, and through the General Plan effort, the land use designations for the commercial parcels along Florence Avenue were changed to MU, providing for a land use policy that supports future growth along the corridor. Therefore, the project site is a proper location for the MXD Zone, which supports the development of mixed use buildings and housing near transit stations.

In addition, the request for a zone change is strongly supported by the County's General Plan. There are several General Plan Housing Element policies that support the creation of critical affordable housing units for seniors and special needs low-income populations, and the zone change will facilitate the development of a project that proposes 116 new affordable housing units. The zone change request is also supported by several General Plan policies that encourage smart growth projects with mixed uses and housing near transit stations. The zone change will facilitate the development of a mixed use building with a new public library and 116 new affordable housing units on a project site that is one block west of a major transit station. The zone change will facilitate the development of a project that supports smart growth policies, reduces vehicle miles travelled, provides critical housing units, and provides upgraded library services in a community center.

Implementation of Strategic Plan Goals

The project promotes Goal 1, Make Investments That Transform Lives, of the Los Angeles County Strategic Plan (Strategic Plan) by approving zone changes to three parcels that will facilitate the development of a mixed use project that will provide critical housing units for low- and very-low income families, seniors, and people with special needs, which addresses a critical need for housing for these at-risk populations. In addition, the zone change approval will facilitate the development of a project that proposes a new 10,000-square-foot public library with upgraded services and a new community meeting space.

The project promotes Goal 2 of the Strategic Plan, Foster Vibrant and Resilient Communities, by approving zone changes to three parcels that will facilitate the development of an important community amenity in the heart of the Florence-Firestone community. The zone change approval will facilitate a project that is providing a new public library with upgraded services. The zone change approval will also facilitate the development of a new six-story mixed use building with 116 affordable housing units that will be restricted to individuals that are the most in-need of affordable housing, including low income families, seniors, and people with special needs. The zone change and proposed mixed use project can serve as a catalyst to spur further economic development along the Florence Avenue corridor, which can provide further economic and social benefits to the Florence-Firestone community.

The project promotes Goal 3 of the Strategic Plan, Realize Tomorrow's Government Today, because several County departments and agencies including Regional Planning and the Community Development Commission, have been working together on the request for a zone change and mixed use building proposal, which shows the County's ability to respond to the needs of the community and facilitate the efficient provision of County services.

FISCAL IMPACT/FINANCING

The approval of the requested zone change would not result in any significant costs to the County. The property will be developed by a private entity, which will implement any needed infrastructure improvements that are required by the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On October 23, 1945, all three parcels for the project site were zoned C-2 (Neighborhood Business) by Ordinance No. 4562.

On November 5, 2015, APN No. 6021-016-900 was changed from the C-2 Zone to the IT Zone by Ordinance No. 2015-0043Z.

On December 14, 2016, the Commission recommended adoption of the resolution to change the zone of Assessor Parcel Number 6021-016-009 and Assessor Parcel No. 6021-016-901 from C-2 Zone to MXD Zone, and to change the zone of Assessor Parcel No. 6021-016-900 from IT Zone to MXD Zone.

ENVIRONMENTAL DOCUMENTATION

On December 14, 2016, the Commission found that the project for a zone change is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061.b.3, Review for Exemption, and pursuant to Section 21155 Transit Priority Project Categorical Exemption.

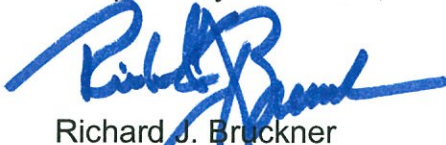
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed zone change is not anticipated to have an impact on current County services or projects. The zone change of the three parcels will bring the project site into conformance with the General Plan land use policy designation for the project site. In addition, future development of the project site is proposed by a private entity who will be responsible for any infrastructure improvements that are required by the County.

The Honorable Board of Supervisors
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For further information, please contact Travis Seawards at (213) 974-6462 or TSeawards@planning.lacounty.gov.

Respectfully submitted,



Richard J. Bruckner
Director

RJB:SA:TSS:ems

Attachments: Findings and Conditions, Commission Staff Reports and Correspondence

c: Executive Office, Board of Supervisors
County Counsel
Assessor
Chief Executive Office
Public Works

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Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 14, 2016

Jay Ross, AMCAL Multi-Housing
30141 Agoura Rd., Suite 199
Agoura Hills, CA 91301-4332

Regarding: PROJECT NUMBER 2016-000933-(2)
ZONE CHANGE NUMBER RPPL 2016004262
1600-1610-1616 E. Florence Ave., Florence-Firestone
APNS: 6021-016-009; 6021-016-900; 6021-016-901

Dear Applicant:

The Regional Planning Commission, by its action of December 14, 2016, is recommending **APPROVAL** of the above described legislative zone change matters to the Los Angeles County Board of Supervisors. The attached documents contain the Regional Planning Commission's findings relating to the this action.

Please be advised that all permits associated with the legislative matter are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Travis Seawards in the Zoning Permits West Section at (213) 974-6462 or e-mail at TSeawards@planning.lacounty.gov.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Travis Seawards, Principal Regional Planner
Zoning Permits West Section

Enclosures: Findings

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;

NP:TSS

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 2016-000933-(2)
ZONE CHANGE NO. 2016004262**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Zone Change No. 2016004262 on December 14, 2016.
2. The permittee, AMCAL Multi-Housing ("permittee"), requests the Project Permits to authorize a Zone Change to change two parcels zoned C-2 (Neighborhood Business Zone), Assessor Parcel Numbers 6021-016-009, and 6021-016-901, and to change one parcel, zoned IT (Institutional Zone), Assessor Parcel Number 6021-016-900, to the MXD Zone (Mixed Use Development Zone) ("Project") on a property located at 1600-1610-1616 E. Florence Avenue in the unincorporated community of Florence-Firestone ("Project Site") pursuant to Los Angeles County Code ("County Code") Section 22.16.070.
3. The approval of the Project Permits will not become effective unless and until the Board has approved the Zone Change.
4. The Project Site is 1.0 gross acres in size and consists of three legal lots. The Project Site is rectangular in shape with level topography and is developed with a 6,000-square-foot retail store, and a 6,600-square-foot public library, and associated parking areas.
5. The Project Site is located in the Compton-Florence Zoned District and is currently zoned C-2 (Neighborhood Business) and IT (Institutional).
6. The Project Site is located within the Mixed Use (MU) and Public and Semi-Public (P) land use categories of the Los Angeles County General Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
 - North: C-2 (Neighborhood Business) and R-3 (Limited Density Multiple Residence)
 - South: R-3
 - East: C-2, C-3 (General Commercial), and M-1 (Light Manufacturing)
 - West: C-2 and C-3
8. Surrounding land uses within a 500-foot radius include:
 - North: Neighborhood commercial businesses and multi-family residences
 - South: Multi-family residences
 - East: Neighborhood and larger retail commercial businesses
 - West: Neighborhood and larger retail commercial businesses, light manufacturing, and a Metro Blue Line train station

9. There are no previous permit approvals for the existing structures on the project site. Building records show that the commercial structure was built in 1942. The project site was zoned C-2 (Neighborhood Business) by Ordinance No. 4562 on October 23, 1945.
10. The Project is a request for a zone change that would bring the project site into conformance with the General Plan land use policy designation for the parcels, which is Mixed Use (MU) and Public and Semi-Public (P). Upon approval of the zone change request, the project consists of the construction of a new 170-square-foot mixed use building. The new mixed use building is a five-level, 60-foot tall structure with an additional level of subterranean parking, and will contain a new 10,000-square-foot public library and 116 affordable housing units, plus one manager's unit, for a total of 117 units.
11. The affordable housing portion of the Project consists of 116 affordable housing units, plus one unit for a manager (98 one-bedroom units, and 19 two-bedroom units). The 116 units will be restricted to low-and very-low income citizens, seniors (age 62+), and/or special needs households with incomes below 60 percent Area Median Income (AMI). Ten percent of the units will be built-out as "accessible" mobility impaired units, and four percent of the units will be built-out as "accessible" sensory impaired units.
12. The Project Site has multiple entrances. The library parking level is accessible via Florence Avenue and from Miramonte Avenue. Access to the residential subterranean parking level is accessible via Maie Avenue to the east.
13. On September 14, 2016, prior to the Commission's public hearing on the Project, the permittee held a community meeting with the Florence-Firestone Community Leaders (FFCL) at Leon H. Washington Park, and FFCL stated that they were supportive of the project, especially the rebuilding of the Florence Library, and is excited to see the community evolving/changing via new construction. Approximately 21 people attended the community meeting. The community voted to adopt a modern style architectural look for the new building and discussed separating the parking for library and residents, homelessness issues on Florence Avenue by the Blue Line Station and the implementation of building security measure, and that the building will have a certified affordable housing manager on-site.
14. The zone change request was sent out for review to the County Departments of Public Works, Public Health, and Fire. There are no comments related to the zone change request. Once the zone change is approved, the project is a by-right use in the Mixed Use Development Zone and will be approved by a plot plan review. The applicant must receive clearance from each Department before the plot plan approval is finalized.
15. Regional Planning staff determined that the Project qualifies for a Section 15061.b.3, Review from Exemption, and a Section 21155 Transit Priority Project Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County.

Section 15061.b.3, Review for Exemption, which states that as a general rule, CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment. The project is a request for a Zone Change of three parcels to the Mixed Use Development Zone on Florence Avenue that are one block west of a Metro Blue Line station (approximately 300 feet). The land use designation for one of the subject parcels and the adjacent, surrounding commercial parcels along Florence Avenue is Mixed Use (MU). Therefore the request for a Zone Change to a Mixed Use Development zoning designation is consistent with the land use designation for the area as adopted by the 2015 Los Angeles County General Plan, and the general land use policy for the area.

The request for a zone change to allow the construction of a 116-unit affordable mixed use building (117 total units) also qualifies for Section 21155 Transit Priority Project Categorical Exemption under CEQA. Transit Priority Projects must contain at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75; (2) provide a minimum net density of at least 20 dwelling units per acre; and (3) be within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan. The total square footage for the project is broken down as follows: 110,000 square feet for the residential component (91.7 % of the total square footage), 10,000 square feet for the library component (8.3% of the total square footage), with a floor area ratio (FAR) of 3.1 and a dwelling units per acre density of 126. The project site is approximately 300 feet, or .05 miles from a Metro Blue Line Station and is also located on Florence Avenue, which has multiple fixed-route bus lines.

The project complies with the environmental criteria for a Transit Priority Project in that the project site is not located in a wetland or riparian area, wildlife habitat area, or other environmentally sensitive habitat area. A Phase I and Phase II report for the project site was completed and the site was not found to be a significant health hazard to future occupants. The project site is not located in a known archaeologically sensitive area, high-fire area, or on open space land. Finally, the project meets the affordability requirement that least at least 20 percent of the housing will be sold to families of moderate income, or not less than 10 percent of the housing will be rented to families of low income, or not less than 5 percent of the housing is rented to families of very low income as the 116 units will be restricted to low-income senior citizens (age 62+) and/or special needs households with incomes below 60 percent Area Median Income (AMI).

16. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
17. Staff received one letter of support for the project from the Florence-Firestone Community Leaders.
18. A duly noticed public hearing was held on December 14, 2016 before the Commission. Commissioners Smith, Louie, Shell, Pedersen, and Modugno were present. Staff

made a brief presentation on the zone change request and mixed use project and recommended approval of the zone change request. The Commission had no questions for staff. Representatives from AMCAL Multi-Housing briefly introduced themselves and their work on the project. The Commission had no questions for the applicant. There being no testimony from the public, three Commissioners stated that they felt this was a good project in the appropriate location and then closed the public hearing and adopted the resolution recommending that the Board of Supervisors approve Zone Change No. 2016004262 subject to the attached findings.

19. The Commission finds that the Project is consistent with the intended uses for the Los Angeles County General Plan Mixed Use and Public and Semi-Public land use designations for the project site. The Mixed Use land use category is intended for pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use, residential and commercial mixed uses, and multi-family residences. The proposed project consists of zone change to change three parcels to the Mixed Use Development Zone, which will allow the construction of a new 170,000-square-foot mixed use building. The project site is located one block west of a Metro Blue Line Station, fronts Florence Avenue, and is surrounded by a mix of commercial and residential uses in all directions. Therefore the project is consistent with the Mixed Use land use category and development pattern for the area. It is also consistent with the Public and Semi-Public land use category, which allows for alternative uses that are compatible with the surrounding development. The new library will be replacing an existing library on the project site. The project will incorporate a public library facility into a mixed use building that is providing affordable housing to seniors and/or special needs populations in a high transit area.
20. The Commission finds that the Project is supported by General Plan land use policies that support smart growth development projects and commercial and housing uses near transit centers, by General Plan housing policies that support the creation of affordable housing units for at-risk populations, and General Plan policies that support improved public services, as follows:
 - *Housing Element, Goal 1A: Wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to low income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, and farmworkers.*
 - *Housing Element, Policy 1.1: Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation.*
 - *Housing Element, Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.*

- *Housing Element, Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.*
- *Housing Element, Policy 2.2: Encourage mixed-use developments along major commercial and transportation corridors.*
- *Housing Element, Goal 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.*
- *Housing Element, Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.*
- *Housing Element, Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low- and moderate-income households and those with special needs to attain and maintain affordable and adequate housing.*
- *Housing Element, Policy 5.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods.*
- *General Plan, Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.*
- *General Plan, Policy LU 4.3: Encourage transit-oriented development in urban and suburban areas with the appropriate residential density along transit corridors and within station areas.*
- *General Plan, Policy LU 4.4: Encourage mixed use development along major commercial corridors in urban and suburban areas.*
- *General Plan, Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*
- *General Plan, Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce Vehicle Miles Traveled (VMTs).*
- *General Plan, Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.*
- *General Plan, Policy LU 10.4: Promote environmentally-sensitive and sustainable design. LEED and possibly Energy Star Homes sustainable design elements will reduce the project's environmental impact.*

- *General Plan, Policy M 1.1: Provide for the accommodation of all users, including pedestrians, motorists, bicyclists, equestrians, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or retrofitting existing, transportation corridors/networks whenever appropriate and feasible.*
- *General Plan, Policy M 5.1: Facilitate transit-oriented land uses and pedestrian-oriented design, particularly in the first-last mile connections to transit, to encourage transit ridership.*
- *General Plan, Goal PS/F 1: A coordinated, reliable, and equitable network of public facilities that preserves resources, ensures public health and safety, and keeps pace with planned development.*
- *General Plan, Policy PS/F 1.3: Ensure coordinated service provision through collaboration between County departments and service providers.*
- *General Plan, Library System Policy PS/F 8.1: Ensure a desired level of library service through coordinated land use and facilities planning.*

21. The Commission finds that modified conditions warrant a revision in the zoning plan as it pertains to the area or district under construction because the request for a zone change and the affordable housing project is supported by General Plan land use and housing policies related to smart growth, the requirement to create new affordable housing units, the need to increase community services, and the zone change will bring the parcels into conformance with the surrounding land use designations for the Florence Avenue corridor. The project site has been designated as Mixed Use and Public and Semi-Public land use categories by the General Plan, and the project is a request for a zone change of three parcels to a Mixed Use Development Zone to bring the parcels into conformance with the predominant land use policy category and will allow the construction of a new mixed-use building with 116 new affordable housing units and a new 10,000-square-foot public library. The project is located one block west of a Metro Blue Line station within a transit oriented district. The zone change would permit a project that supports smart growth policies by providing new critical affordable housing units and services near public transit and along existing commercial corridors, which will reduce vehicle miles travelled and provide upgraded library services in a community center. The 116 units will also be restricted to low- and very-low income citizens, seniors (age 62+), and/or special needs households with incomes below 60 percent Area Median Income (AMI).

22. The Commission finds that the Project is consistent with the General Plan's Housing Element requirement that the County ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated areas to accommodate its fair share of the regional housing need, also known as the Regional Housing Needs Assessment (RHNA) allocation. The unincorporated areas have been assigned a RHNA allocation of 30,145 units for the 2014-2021 Housing Element planning period. Housing Element Policy 1.1 states, "Make available through

land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation". The Zone Change to a Mixed Use Development Zone will allow the construction of the new affordable units at a density of 126 dwelling units per acre without the need for a housing permit, incentives, or variances from any development standards.

23. The Commission finds that there is a need for the proposed zone classification within such area or district as the project site is located in an area that has been identified for future transit-oriented smart growth projects. The project site is located within a General Plan-identified Transit Oriented District Overlay, which encourages pedestrian-friendly and community-serving uses near transit stops that encourage walking, biking, and transit use. The project site is one block west of a Metro Blue Line Station. As part of the General Plan 2035 update process, the commercial parcels along Florence Avenue in Florence-Firestone were changed to a Mixed Use (MU) land use designation in order to promote the development of residential and commercial mixed use projects in support of General Plan policies to encourage smart growth projects near transit stations. The Mixed Use land use allows mixed use project of up to 150 dwelling units per acre and a floor-area ratio of 3.0. The request to change the three project parcels to the Mixed Use Development Zone reflects the intended development pattern for the area and is consistent with the land use planning and policies of the General Plan.
24. The Commission finds that the subject property under consideration is a proper location for said zone classification within such area or district as the project site is located within a General Plan-identified Transit Oriented District Overlay, which encourages pedestrian-friendly, community-serving uses, and housing near transit stops that encourage walking, biking, and transit use. The project site is one block west of a Metro Blue Line Station. In addition, as part of the General Plan 2035 update process, the commercial parcels along Florence Avenue in Florence-Firestone were changed to a Mixed Use land use designation in order to promote the development of residential and commercial mixed use projects near transit stations. The Mixed Use land use allows mixed use project of up to 150 dwelling units per acre and a floor-area ratio of 3.0. The request to change the three project parcels to the Mixed Use Development Zone therefore reflects the intended development pattern for the area and is consistent with the planning and policies of the General Plan. The parcel designated as Public and Semi-Public is currently developed with a parking lot for the existing library. The new mixed use development would replace the existing surface parking lot with a structure that integrates both public and residential use.
25. The Commission finds that the placement of the proposed zone at such location will be in the interest of the public health, safety and general welfare, and in conformity with good zoning practice as increasing housing density on infill sites and building next to existing transit infrastructure provides many benefits to the community. The change of zones to the Mixed Use Development Zone at this project location is good zoning practice. The project site is located on a commercial corridor with high-frequency transit and pedestrian/bicycle amenities, and is supported by numerous General Plan policies to support infill and smart growth development projects and affordable

housing. In addition, one of the parcels (APN 6021-016-901) is identified in the Housing Element's inventory of under-utilized sites available for housing development. However, all three parcels are under-utilized as they are located on a major commercial and transit corridor in Florence-Firestone, and are one block west of the Metro Blue Line Station. Mixed-use developments such as the proposed project are especially beneficial when they are located on larger commercial corridors like Florence Avenue that have existing amenities like transit, stores, markets, and offices. Proximity to these amenities allows for increased alternate transportation options for people, such as walking or biking to services, which in turn increases healthy opportunities for exercise and reduces air pollution impacts through fewer vehicle trips and greenhouse gas emissions.

26. The Commission finds that the proposed zone change is consistent with the adopted general plan for the area. The Department of Regional Planning updated the General Plan for the County in 2015, and two primary goals of the General Plan are to support smart growth projects and the development of community services. The project site has been designated as Mixed Use and Public and Semi-Public land use categories by the General Plan. Therefore, the project is a request for a zone change of three parcels to a Mixed Use Zone to bring the parcels into conformance with the predominant land use policy category for the area to allow the construction of a new mixed-use building with 116 new affordable housing units and a new 10,000-square-foot public library.
27. The Commission finds that once the zone change to the Mixed Use Development Zone is approved, the Project is consistent with the development standards and zoning requirements for the Mixed Use Development Zone. The project meets the requirements of the Mixed Use Development Zone for maximum density, floor area ratio, yard setbacks, height, landscaping, facades, windows, trash bin enclosures, mechanical equipment, pedestrian character, and recreational space.
28. The Commission finds that once the zone change to the Mixed Use Development Zone is approved, the Project is consistent with the requirements for automobile and bicycling parking. Pursuant to Assembly Bill 744, which was passed by the Governor on October 9, 2015, certain qualified projects that provide 100 percent rental housing to affordable to Lower and Very Low Income households can provide parking at a ratio of 0.5 parking spaces per unit. The project is required to provide 59 parking spaces for 116 affordable rental apartments, plus 2 spaces for the managers unit, for a total of 61 parking spaces. The project provides 61 parking spaces for the residential units and is therefore compliant with this requirement. Title 22 does not provide a parking standard for public libraries. However, in coordination with County Library staff, the project is providing 37 library-specific parking spaces, 7 for staff and 30 for visitors.

Pursuant to Section 22.52.1225, multi-family residential projects, are required to provide one short-term bike space for each 10 dwelling units, and one long-term bike parking space for each two dwelling units. Commercial use is 1 space per 5,000 square feet, which is two spaces for the 10,000 sf library. Racks with parking for 12 bikes is provided at ground level on the west side of the building, which exceeds the required minimum. Residential long-term bike parking is one space per two units,

which is 59 spaces for the 117 units. A secure bicycle room is located in the northeast corner with racks for 59 bicycles, which meets the required minimum. Residential short-term use is one space per ten units, which is 12 spaces for the 117 units. Racks with parking for 12 bikes is provided at ground level on the northeast side of the building, which meets the required minimum.

29. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Florence-Firestone community. On November 2, 2016, a total of 104 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Compton-Florence Zoned District and to any additional interested parties.
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.
- B. That a need for the proposed zone classification exists within such area or district.
- C. That the particular property under consideration is a proper location for said zone classification within such area or district.
- D. That placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Sections 15061.b.3 and 21155 of the State CEQA Guidelines; and
- 2. Approves Zone Change Number 2016004262.

ACTION DATE: December 14, 2016

VOTE: 5:0:0:0

Concurring: Smith, Shell, Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

MKK:TSS
11/4/16

c: Each Commissioner, Zoning Enforcement, Building and Safety

Regional Planning Commission Transmittal Checklist

Hearing Date

12/14/16

Agenda Item No.

9

Project Number: 2016-000933-(2)

Case(s): Zone Change No. RPPL 2016004262

Planner: Travis Seawards

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☒ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☐ Draft Conditions
- ☐ Previous CUP Conditions of Approval
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (MND and MMRP)
- ☒ Correspondence
- ☒ Photographs
- ☐ Aerial Image(s)
- ☐ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: 



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

2016-000933-(2)

HEARING DATE

December 14, 2016

REQUESTED ENTITLEMENTS

Zone Change No. RPPL 2016004262

Plot Plan Review No. 2016004266

PROJECT SUMMARY

OWNER / APPLICANT

AMCAL Multi-Housing

MAP/EXHIBIT DATE

October 24, 2016

PROJECT OVERVIEW

The project is a request for a Zone Change of three parcels to the Mixed Use Development Zone (MXD Zone) on Florence Avenue in the unincorporated community of Florence-Firestone. The project consists of a zone change for the following parcels:

- Assessor Parcel Number 6021-016-009 from C-2 to MXD.
- Assessor Parcel Number 6021-016-901 from C-2 to MXD.
- Assessor Parcel Number 6021-016-900 from IT to MXD.

The proposed project consists of the construction of a new 170,000-square-foot mixed-use building. The new mixed use building is a five-level, 60-foot tall structure with an additional level of subterranean parking and will contain a new public library and 116 affordable housing units that will be restricted to low- and very-low income households (including family, seniors, and/or special needs), plus one manager's unit for a total of 117 units.

LOCATION

1600-1610-1616 E. Florence Ave., Florence-Firestone

ACCESS

Florence and Maie Avenues

ASSESSORS PARCEL NUMBER(S)

6021-016-009; -900; -901

SITE AREA

1.0 Acres

GENERAL PLAN / LOCAL PLAN

Los Angeles County General Plan

ZONED DISTRICT

Compton-Florence

LAND USE DESIGNATION

Mixed Use (MU)

Public and Semi-Public (P)

ZONE

C-2 (Neighborhood Business)

IT (Institutional)

PROPOSED UNITS

117

MAX DENSITY/UNITS

150/ac

COMMUNITY STANDARDS DISTRICT

Florence-Firestone CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Section 15061.b.3 (Review for Exemption) and Section 21155 (Transit Priority Project Categorical Exemption)

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.16, Part 2 (Zone Changes and Amendments)
 - 22.44.138 (Florence-Firestone CSD Requirements)
 - 22.40.485 (Mixed Use Development Zone Development Standards)

CASE PLANNER:

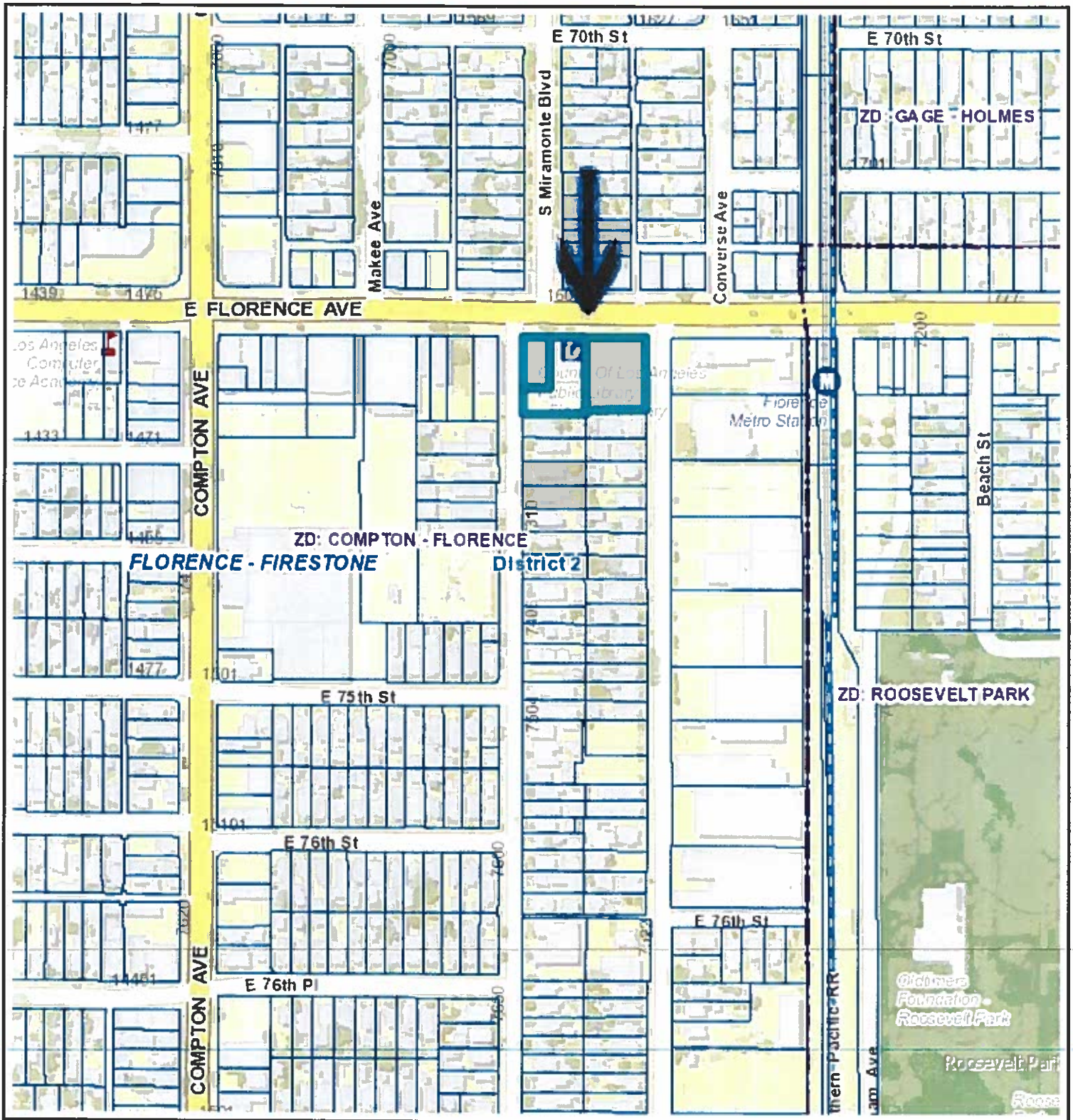
Travis Seawards

PHONE NUMBER:

(213) 974 - 6462

E-MAIL ADDRESS:

TSeawards@planning.lacounty.gov



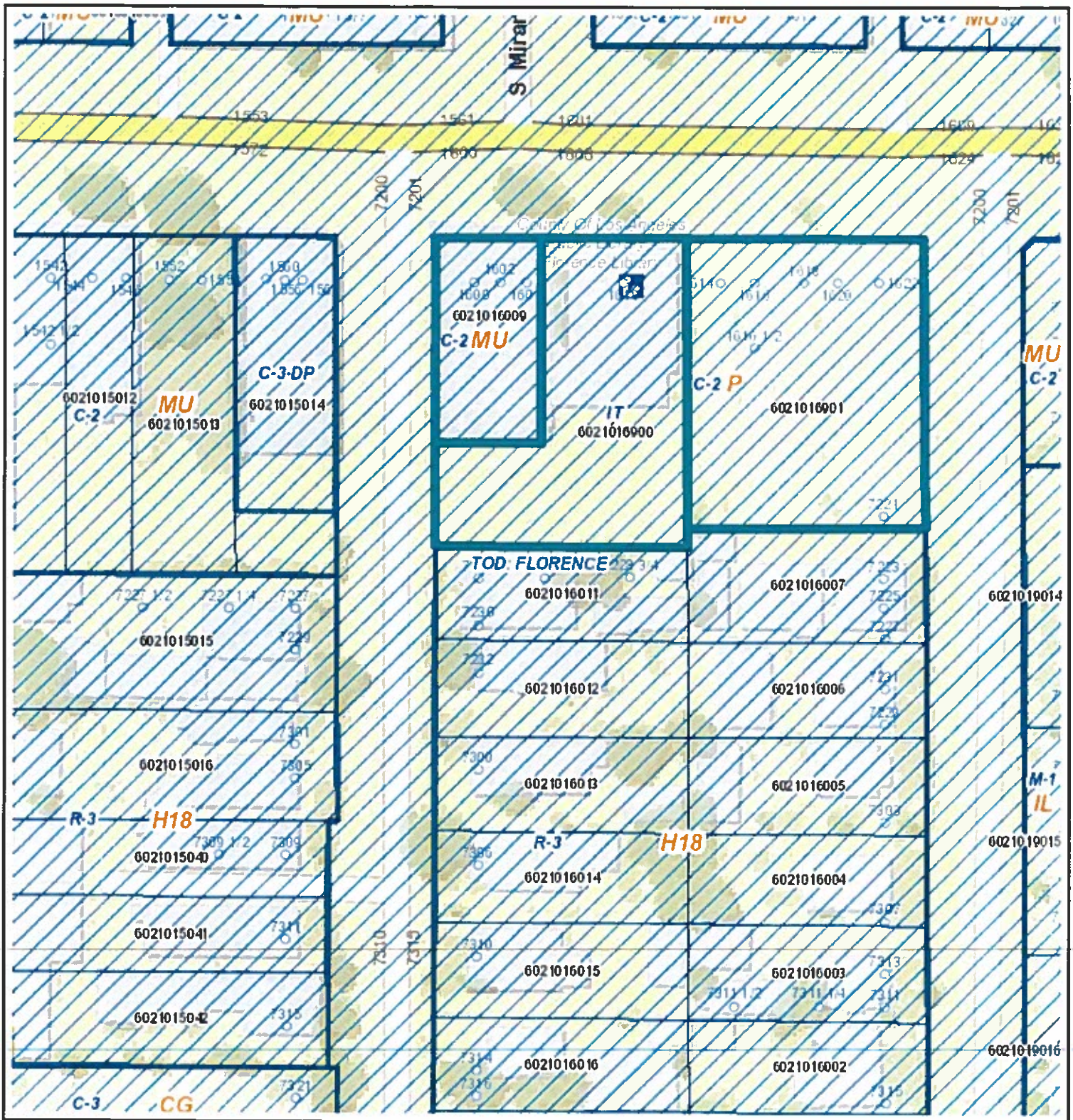
1600-1610-1616 E. Florence Ave., Florence-Firestone **Zone Change No. RPPL 2016004262**

Printed: Nov 16, 2016



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GIS Layers Map

Zone Change No. RPPL 2016004262

Printed: Nov 16, 2016



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Feet

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ENTITLEMENTS REQUESTED

- Zone change to change two parcels zoned C-2 (Neighborhood Business Zone), and one parcel zoned IT (Institutional Zone), to the MXD Zone (Mixed Use Development Zone) pursuant to County Code Section 22.16.070.
- Plot Plan Review to authorize a mixed use building consisting of a public library and a 117-unit affordable housing project with 116 affordable housing units and one manager's unit in the MXD Zone. Pursuant to County Code Section 22.40.640, apartment houses and libraries are permitted uses in the MXD Zone.

PROJECT DESCRIPTION

The project is a request for a zone change of three parcels to the Mixed Use Development Zone (MXD Zone) on 1600 E Florence Avenue in the unincorporated community of Florence-Firestone. The zone change would bring the project site into conformance with the General Plan land use policy designation for the parcels, which is Mixed Use (MU) and Public and Semi-Public (P). The project consists of a zone change for the following parcels:

- Assessor Parcel Number 6021-016-009 from C-2 to MXD Zone.
- Assessor Parcel Number 6021-016-901 from C-2 to MXD Zone.
- Assessor Parcel Number 6021-016-900 from IT to MXD Zone.

The zone change would allow the construction of a new 170,000-square-foot mixed use building. The new mixed use building is a five-level, 60-foot tall above ground structure, with one level of subterranean parking. The project will contain a new public library and 116 affordable housing units that will be restricted to low- and very low-income households (including family, seniors, and or special needs), plus one manager's unit, for a total of 117 units. Upon approval of the zone change, the project is an allowed, by-right use in the Mixed Use Development Zone and requires only a plot plan approval.

Library

The ground level (Level 1) consists of 10,000 square-foot public library, a lobby entrance to the residential units, and a ground level parking area that contains 30 parking spaces designated for the library. The access to the library parking garage will be gated. The gates will be open during operating hours for the library, which is daily between 11:00 a.m. and 7:00 p.m., with staff arriving at 9:00 a.m. The library includes a 1,500-square-foot community meeting room. The pedestrian entrance to the library will be on Florence Avenue, and an additional entrance will be located in the garage. The community room will have a separate entrance on Florence Avenue so it is accessible, as needed, after library operating hours. Night-time delivery trucks will park and unload in the secure garage, which will limit impacts to the residences.

Affordable Housing Units

Levels 2-5 will contain 116 affordable housing units (restricted to low- and very low-income households including family, seniors, and or special needs, heretofore called "affordable housing units"), plus one unit for a manager, for a total of 117 units (98 one-bedroom units and 19 two-bedroom units). The 116 units will be restricted to low- or very-

low income citizens, seniors (age 62+), and/or special needs households with incomes below 60 percent Area Median Income (AMI).

The floor plan above Level 1 is U-shaped, and on Level 2 there is a 10,500-square-foot courtyard/open space area to maximize sunlight to the residential units. The second level will also contain a 2,430-square-foot community room area for the residents that will include a gym, kitchen, media lounge, computer room, manager's office, and a social services caseworker office. Laundry rooms are located on all floors. Ten percent of the units will be built-out as "accessible" mobility impaired units, and four percent of the units will be built-out as "accessible" sensory impaired units.

Residents will have 24-hour access to their units via a secure ground-floor lobby and through elevators from the gated, subterranean parking level. Resident parking will be located in the subterranean parking garage (61 residential spaces and 7 parking spaces for library staff), which will be accessed by a gated driveway on Maie Avenue. Management and maintenance staff will work in the office during daytime hours and be on-call during evening hours, and social service case workers will visit the site several times during the week.

The project includes the demolition of two existing structures: a 6,000-square-foot retail store, and a 6,600-square-foot public library. The new mixed use building will be Leadership in Energy and Environmental Design (LEED) Silver certified with sustainable design elements including high standard air filters, low VOC paints and adhesives, green-label carpeting, Energy Star appliances, low-flow water fixtures, and electric car charger stations. The project will also include 7,000 square feet of drought tolerant landscaping.

The Mixed Use Development Zone allows apartment houses and libraries with a ministerial plot plan review. Therefore, upon approval of the Zone Change application, the project will be approved through a plot plan review.

EXISTING ZONING

The subject property is zoned C-2 and IT, and the project requests a Zone Change to the Mixed Use Development Zone.

Surrounding properties are zoned as follows:

North: C-2 (Neighborhood Business) and R-3 (Limited Density Multiple Residence)

South: R-3

East: C-2, C-3 (General Commercial), and M-1 (Light Manufacturing)

West: C-2 and C-3

EXISTING LAND USES

The subject property is developed with a public library, commercial retail store, and associated parking lots.

Surrounding properties are developed as follows:

North: Neighborhood commercial businesses and multi-family residences

South: Multi-family residences

East: Neighborhood and larger retail commercial businesses
West: Neighborhood and larger retail commercial businesses, light manufacturing, and a Metro Blue Line train station

PREVIOUS CASES/ZONING HISTORY

There are no previous permit approvals for the existing structures on the project site. Building records show that the commercial structure was built in 1942, and the library was constructed in 1970. The project site was zoned C-2 (Neighborhood Business) by Ordinance No. 4562 on October 23, 1945.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that the project for a Zone Change is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15061.b.3, Review for Exemption, which states that as a general rule, CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment. The project is a request for a zone change of three parcels on Florence Avenue to the Mixed Use Development Zone. The project site is one block west of a Metro Blue Line station (approximately 300 feet). The land use policy designation for the subject parcels is Mixed Use and Public and Semi Public Uses, and the site is already developed with a library, retail store, and a parking lot. The land use policy category for parcels along Florence Avenue between Central Ave and Alameda Street is also Mixed Use. Therefore the request for a zone change to a Mixed Use Development zoning designation is consistent with the land use designation for the area as adopted by the Los Angeles County General Plan in 2015, and the general land use policy for the area as supported by the following General Plan land use policies.

- Policy LU 4.3: Encourage transit-oriented development in urban and suburban areas with the appropriate residential density along transit corridors and within station areas.
- Policy LU 4.4: Encourage mixed use development along major commercial corridors in urban and suburban areas.

The request for a zone change to allow the construction of a 116-unit affordable mixed use building (117 total units) also qualifies for Section 21155 Transit Priority Project Categorical Exemption under CEQA. Transit Priority Projects must contain:

- 1) At least 50 percent residential use, based on total building square footage;
 - 2) If the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75;
 - 3) Provide a minimum net density of at least 20 dwelling units per acre; and,
 - 4) Be within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan.
-

The total square footage for the project is broken down as follows: 110,000 square feet for the residential component (91.7 % of the total square footage), 10,000 square feet for the library component (8.3% of the total square footage), with a floor area ratio (FAR) of

2.9 and a 126 dwelling units per acre density. The project site is approximately 300 feet, or .05 miles from a Metro Blue Line Station and is also located on Florence Avenue, which has multiple fixed-route bus lines.

The project complies with the environmental criteria for a Transit Priority Project in that the project site is not located in a wetland or riparian area, wildlife habitat area, or other environmentally sensitive habitat area. The surrounding area is highly urbanized and is developed with a mix of residential, commercial, light industrial, and institutional uses. A Phase I and Phase II report for the project site was completed and the site was not found to be a significant health hazard to future occupants. The project site is not located in a known archaeologically sensitive area, high-fire area, or on open space land. Finally, the project meets the affordability requirement that at least 20 percent of the housing will be sold to families of moderate income, or not less than 10 percent of the housing will be rented to families of low income, or not less than 5 percent of the housing is rented to families of very low income. As the 116 units will be restricted to low-or very-low income citizens, seniors (age 62+), and/or special needs households with incomes below 60 percent Area Median Income (AMI), the project meets these eligibility requirements.

Based on the information outlined above, staff recommends that the Regional Planning Commission determine that the project is exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Mixed Use and Public and Semi-Public land use categories of the Los Angeles County General Plan. The Mixed Use land use category is intended for pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use, residential and commercial mixed uses, and multi-family residences. The proposed project consists of zone change to change three parcels to the Mixed Use Development Zone, which will allow the construction of a new 170,000-square-foot mixed use building. The Public and Semi-Public land use category is intended for public and semi-public and community-serving uses, including public buildings such as the library, and campuses, schools, hospitals, cemeteries, and fairgrounds.

The project site is located one block west of a Metro Blue Line Station, fronts Florence Avenue, and is surrounded by a mix of commercial and residential uses in all directions. Therefore the project is consistent with the Mixed Use land use category and development pattern for the area. It is also consistent with the Public and Semi-Public land use category, which allows for alternative uses that are compatible with the surrounding development. The new library will be replacing an existing library on the project site. The project will incorporate a public library facility into a mixed use building that is providing affordable housing to seniors and/or special needs populations in a high transit area.

The library component of the mixed-use project will provide a public amenity by providing a new library facility, including a community meeting room, and the residential component will provide affordable housing in an area that is highly-served by transit. The zone change

request and the mixed use project is well-supported by a high number of General Plan policies as follows:

Housing Element Goals and Policies

- *Housing Element, Goal 1A: Wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to low income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, and farmworkers.*
- *Housing Element, Policy 1.1: Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation.*
- *Housing Element, Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.*
- *Housing Element, Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.*
- *Housing Element, Policy 2.2: Encourage mixed-use developments along major commercial and transportation corridors.*
- *Housing Element, Goal 3. A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.*
- *Housing Element, Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.*
- *Housing Element, Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low- and moderate-income households and those with special needs to attain and maintain affordable and adequate housing.*
- *Housing Element, Policy 5.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods.*

The project will provide 116 new affordable housing units that will be restricted to low- or very-low income citizens, seniors (age 62+), and/or special needs households with incomes below 60 percent Area Median Income (AMI). The parking lot (Parcel -901) is listed as an underutilized site and targeted for housing. The zone change to Mixed Use

Development Zone allows a higher density, which allows for the development of twice as many affordable units. A private developer, AMCAL, is partnering with the County's Community Development Commission (CDC) for funding and development of the affordable units, and with the County Department of Health Services for funding for special needs units and services. The proposed apartments are 100 percent affordable, and the project site is located one block west of the Blue Line station and fronts Florence Avenue, which as a major commercial and transportation corridor in the community. Ten percent of the units will be built-out as "accessible" mobility impaired units, and four percent of the units will be built-out as "accessible" sensory impaired units.

A non-profit, LifeSTEPS, will be hired to provide educational and personal growth programs and case management for tenants to procure government benefits. The County Health Services Department will provide staff as part of its Housing for Health program to assist special needs tenants who are transitioning from homelessness to permanent housing. The library will be re-built and upgraded as a community facility that will serve youths, families and seniors.

General Plan Goals and Policies

- *General Plan, Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.*
- *General Plan, Policy LU 4.3: Encourage transit-oriented development in urban and suburban areas with the appropriate residential density along transit corridors and within station areas.*
- *General Plan, Policy LU 4.4: Encourage mixed use development along major commercial corridors in urban and suburban areas.*
- *General Plan, Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*
- *General Plan, Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce Vehicle Miles Traveled (VMTs).*
- *General Plan, Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.*
- *General Plan, Policy LU 10.4: Promote environmentally-sensitive and sustainable design. LEED and possibly Energy Star Homes sustainable design elements will reduce the project's environmental impact.*
- *General Plan, Policy M 1.1: Provide for the accommodation of all users, including pedestrians, motorists, bicyclists, equestrians, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or*

retrofitting existing, transportation corridors/networks whenever appropriate and feasible.

- *General Plan, Policy M 5.1: Facilitate transit-oriented land uses and pedestrian-oriented design, particularly in the first-last mile connections to transit, to encourage transit ridership.*
- *General Plan, Goal PS/F 1: A coordinated, reliable, and equitable network of public facilities that preserves resources, ensures public health and safety, and keeps pace with planned development.*
- *General Plan, Policy PS/F 1.3: Ensure coordinated service provision through collaboration between County departments and service providers.*
- *General Plan, Library System Policy PS/F 8.1: Ensure a desired level of library service through coordinated land use and facilities planning.*

The project is an infill site that replaces three under-utilized, low-density uses along Florence Avenue, which is a major transportation and commercial corridor in the Florence-Firestone community. The project site is also located one block west of a Metro Blue line station and is in transit-oriented district, which is identified as being the ideal location for new development that combines housing and services near transit.

The project will provide a newly upgraded public amenity in a new, 10,000-square-foot public library. The project will also be LEED certified silver and will include environmentally sensitive design and amenities, including car chargers and bike racks that will help reduce pollution from fossil-fuels, low-flow fixtures and xeriscape that will reduce water use, and low-VOC paint will reduce carcinogenic emissions. New sidewalks with ADA ramps and shade trees will be installed to accommodate pedestrians and wheelchairs and transit users who walk to the Metro Blue Line station. Florence is also identified in the County Bike Plan for a bike lane. The project is being processed in consultation with the County Library Department, the Cultural Arts Committee, which is coordinating design of the public art, and the County Community Development Commission, which is providing funding for the project's affordable housing.

Zoning Ordinance and Development Standards Compliance

Pursuant to Chapter 22.16, Part 2 of the County Code, the recommendation for a zone change is based on the following principles and standards:

- *That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under construction.*

The Department of Regional Planning updated the General Plan for the county in 2015 (entitled Los Angeles County General Plan 2035). Two primary goals of the General Plan are to support smart growth development and the development of community services. As part of the General Plan update to support these goals, the project site was designated as Mixed Use and Public and Semi-Public land use categories. Therefore, the project request for a zone change of three parcels to a

Mixed Use Development Zone designation brings the project site zoning into conformance with the predominant land use policy category for the area.

The project is located one block west of a Metro Blue Line station within a transit oriented district. The zone change will allow the construction of a new mixed-use building with 116 new affordable housing units and a new 10,000-square-foot public library in a transit-oriented district, identified as an ideal location for new development of housing and services near transit, without the need for a housing permit, density bonus, or variance. The zone change would permit a project that supports smart growth policies, will reduce vehicle miles travelled, and will provide upgraded library services in a community center.

The General Plan's Housing Element supports the critical provision of housing for very-low and low-income households, and the project directly addresses this issue. Levels 2-5 of the project will contain 116 affordable housing units. The 116 units will be restricted to low-and very low-income citizens, seniors (age 62+), and/or special needs households with incomes below 60 percent Area Median Income (AMI). The second level will also contain a 2,430-square-foot community room area that will include a gym, kitchen, media lounge, computer room, manager's office, and a social services caseworker office. Ten percent of the units will be built-out as "accessible" mobility impaired units, and four percent of the units will be built-out as "accessible" sensory impaired units.

The Housing Element also requires the County to ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated areas to accommodate its fair share of the regional housing need, also known as the Regional Housing Needs Assessment (RHNA) allocation. The unincorporated areas have been assigned a RHNA allocation of 30,145 units for the 2014-2021 Housing Element planning period. Housing Element Policy 1.1 states, "Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation". The Zone Change to a Mixed Use Development Zone will allow the construction of the new affordable units at a density of 126 dwelling units per acre without the need for a housing permit, incentives, or variances from any development standards.

- *That a need for the proposed zone classification exists within such area or district.*

The project site is located one block west of a Metro Blue Line station and within a General Plan-identified Transit Oriented District Overlay, which encourages smart-growth projects, and pedestrian-friendly and community-serving uses near transit stops that encourage walking, biking, and transit use. As part of the General Plan 2035 update process, the commercial parcels along Florence Avenue in Florence-Firestone were changed to a Mixed Use (MU) land use designation in order to promote the development of residential and commercial mixed use projects to support General Plan policies to encourage smart growth projects near

transit stations. The Mixed Use land use allows mixed use projects of up to 150 dwelling units per acre and a floor-area ratio of 3.0. Therefore, the need for the requested zoning classification exists, and the request to change the three project parcels to the Mixed Use Development Zone reflects the intended land use development pattern for the area and is consistent with the planning and policies of the General Plan.

The need for zoning to allow more affordable housing also exists. According to the Housing Element, seniors and low-income individuals are two populations that face greater challenges in finding available housing. As a general population group, seniors are at a disadvantage for housing. This is due to an increased likelihood of being on fixed or low incomes, having disabilities, or having different living preferences than families or younger single people. According to the 2010 U.S. Census, seniors account for 9 percent of the unincorporated areas population. In addition to the problems associated with fixed or low incomes, many seniors are faced with various disabilities. According to the 2010 U.S. Census, approximately 38 percent of seniors countywide have a disability. According to the U.S. Census, a substantial increase in the number of seniors will occur by 2030. The senior population in 2030 is projected to be twice as large as in 2000. Therefore the zone change to allow this project will directly address a critical need for housing for this at-risk population.

- *That the particular property under consideration is a proper location for said zone classification within such area or district.*

The project site is located within a General Plan-identified Transit Oriented District Overlay, which encourages pedestrian-friendly and community-serving uses near transit stops that encourage walking, biking, and transit use, and the project site is one block west of a Metro Blue Line Station. Therefore the project site is a proper location for the Mixed Use Development Zone, which supports the development of mixed use buildings and housing near transit stations.

In addition, as part of the General Plan 2035 update process, the commercial parcels along Florence Avenue in Florence-Firestone were changed to a Mixed Use land use designation in order to promote the development of residential and commercial mixed use projects near transit stations. The Mixed Use land use allows mixed use projects of up to 150 dwelling units per acre and a floor-area ratio of 3.0. The request to change the three project parcels to the Mixed Use Development Zone therefore reflects the intended development pattern for the area and is consistent with the planning and policies of the General Plan. The parcel designated as Public and Semi-Public is currently developed with a parking lot for the existing library, and the other two parcels are developed with a public library and a retail store. The new mixed use development would replace the three lots with a structure that integrates both public and residential use. APN 6021-016-901 is identified also in the Housing Element's inventory of under-utilized sites available for housing development. However, all three parcels are considered

under-utilized as they are located on a major commercial and transit corridor in Florence-Firestone, and are one block west of the Metro Blue Line Station.

- *That the placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.*

The change of zones to the Mixed Use Development Zone at this project location is good zoning practice and is in the interest of the public health, safety, and general welfare of the community. Increasing housing density on infill sites and building next to existing transit infrastructure provides many benefits to the community. The project site is located on a commercial corridor with high-frequency transit and pedestrian and bicycle amenities and is supported by numerous General Plan policies to support infill and smart growth development projects.

Mixed-use developments such as the proposed project are especially beneficial when they are located on larger commercial corridors like Florence Avenue that have existing amenities like transit, stores, markets, and offices. Proximity to these amenities allows for increased alternate transportation options for people, such as walking or biking to services, which in turn increases healthy opportunities for exercise and reduces air pollution impacts through fewer vehicle trips and greenhouse gas emissions.

The project is designed in a way to maximize healthy livability. The second level courtyard is U-shaped and faces the south to allow more sunlight and breezes. Open space areas will include garden plots and will encourage social interaction, which results in better mental health for seniors. In addition, the project will include LEED silver sustainable design elements, low-VOC paints and adhesives to reduce exposure to carcinogens, and sealed ducts during construction and MERV filters reduce fine particulates exposure.

The project addresses several goals and policies from the General Plan Housing Element that support the development of new housing. In particular, the Housing Element supports the critical provision of housing for very-low and low-income households. The project will contain 116 affordable housing units, plus one unit for a manager (98 one-bedroom units, and 19 two-bedroom units). The 116 units will be restricted to low- and very-low income citizens, seniors (age 62+), and/or special needs households with incomes below 60 percent Area Median Income (AMI).

The project could allow the opportunity for low-income residents to move out of overcrowded substandard housing. The below-market rents of the affordable units will increase the income available for their tenants, which can be used for necessities such as food, utilities, transportation and medical care. The

redevelopment of this site and investment in Florence Avenue can also provide an impetus for more development opportunities in the area.

- *That the proposed zone change is consistent with the adopted general plan for the area.*

The project site has been designated as Mixed Use and Public and Semi-Public land use categories by the General Plan. Therefore, the project is a request for a zone change of three parcels to a Mixed Use Development Zone brings the parcels into conformance with the predominant land use policy category for the area and will allow the construction of a new mixed-use building with 116 new affordable housing units and a new 10,000-square-foot public library.

Upon approval of the Zone Change, the project is a by-right use and will be approved by a plot plan through a ministerial review. As a by-right use, the project is subject to the development standards of the Mixed Use Development Zone. There are no development standards for the Mixed Use Development Zone in the Florence-Firestone Community Standards District (CSD). Therefore, the only CSD requirements that apply to the project are to maintain all structures walls and fences free from graffiti, to keep all areas of the property free of trash and litter, and to not use black or other similar dark color as the primary base color for any wall or structure. The following development standards from the Mixed Use Development Zone are applicable to the proposed project:

- **Maximum density.** The maximum density for residential-only and mixed- use developments shall be 150 dwelling units per net acre. The project proposes 117 new units on a 1 acre project site, which has a 126 unit per acre density. Therefore the project complies with this requirement.
- **Floor area ratio (FAR).** The maximum allowable FAR shall be 3.0 for commercial-only, mixed-use, or joint live and work developments. The project has a 2.9 FAR. Therefore the project complies with this requirement.
- **Yards.** Side and rear yards abutting parcels located within Zone R-1 or R-2 shall have a minimum depth of 15 feet. If the side or rear lot line of the MXD-zoned parcel is separated from the other zone by a highway, street, alley, or an easement of at least 20 feet in width, this requirement regarding side or rear yard depth shall not apply. The project site faces Florence Avenue to the north, Miramonte Boulevard to the West, and Maie Avenue to the east. South of the project site are parcels that are zoned R-3 (Unlimited Density Multiple Residence Zone). Therefore the R-1 and R-2 setback requirements do not apply to this project. However, the applicant is providing setbacks as follows: 5 foot front yard setback, 5 foot setbacks on both sides, and a varying 5-15 foot rear yard setback.
- **Height.** A building or structure shall not exceed 65 feet above grade, excluding chimneys, rooftop antennas, and rooftop recreational spaces. The project proposes a five-story structure above ground with one subterranean level of parking. The above ground maximum height is 60 feet. Therefore the project complies with this requirement.

- **Landscaping.** A minimum of five percent of the lot shall be landscaped with drought-tolerant lawn, shrubbery, flowers, and/or trees. The project provides a total 9,378 square foot of landscaping on the ground-level and podium level on a 40,510 square foot project site, which exceeds the 5 percent landscaping requirement.
- **Facades and windows.** If the building's frontage faces a major or secondary highway, not more than 25 percent of landscaping shall screen from public view the facade or windows on the ground floor of the building's frontage. Landscaping screens 0% of the façade. Planters are provided along 140 feet of the building frontage, but shrubs will not exceed 4 feet in height (combined planter and shrub height). Therefore the project complies with this requirement.
- **Trash bin enclosures.** Trash enclosures for refuse and recycling bins shall be located within parking structures, at the rear or side of buildings, or between buildings, and shall not be located between a building and a street or highway, and not farther than 150 feet from the building, not placed in any public right-of-way; and screened by solid masonry walls between five and six feet in height, if located outside. The trash/recycling room for the residential units and the library are located inside the ground-level garage, toward the eastern side of the project site. Therefore the project complies with this requirement.
- **Mechanical equipment.** Mechanical equipment shall be completely screened from view through the use of walls and/or landscaping. Per Roof Plan and Sections on the site plan, all rooftop mechanical equipment is screened on all sides with short walls, with a design that will match the building architecture. As shown on the landscape plan, ground-level electric transformers and water backflows are screened with landscaping, such as shrubs.
- **Pedestrian character.** The project complies with these requirements as follows:
 - Transparency. At least 50 percent of any building's ground floor facade that is oriented towards a street or highway with the greatest right-of-way width shall be composed of entrances and display windows or other displays.
 - Glass. All glass utilized in windows or entrances on the first two stories shall be either clear or lightly tinted to maximize pedestrian visibility of building interiors from the sidewalk area. Mirrored, highly reflective glass or densely tinted glass shall be prohibited for use in windows and entrances. As shown on the site plan elevations, glass is utilized on the first floor of the project.
 - Entry orientation. The primary entrance to a commercial use in a building shall face the sidewalk in front of, or at the corner of, a street or highway with the greatest right-of-way width, or face an interior courtyard if the courtyard's entrance is located on such a street or highway. The library entrance faces Florence Avenue, which has the greatest right-of-way width. The residential lobby also faces Florence Avenue.
 - Facade. At least 50 percent of the building facade facing the street, highway, or corner shall include design features such as recessed windows, balconies, offset planes, stepbacks, vertical or horizontal modulations or articulations, or other architectural or decorative accents that create visual

interest in lieu of a long unarticulated wall. If the frontage of the first three stories of a building is flush to the street or highway, then the frontage above the third story shall be stepped back a minimum of two feet from the frontage of the first three stories. The first floor level is cantilevered-over by the upper four levels by three to six feet, so the first three stories are not flush, and therefore there is no requirement for an upper level stepback. In addition, there are two sets of 20-foot vertical "artistic" planes, three sets of balcony stacks that are recessed, five sets of balcony stacks/cubby holes that are recessed, and a five foot edge that is recessed on the east edge of the building for a total of 125 total linear feet of horizontal articulations.

- **Rooflines.** Buildings having 100 feet or more of street frontage shall be designed to provide roofs of varying heights, materials, textures, and/or motifs. The roofline is 247 feet long. The western 80 feet has two "parapet" projections of an extra three feet in height, and a 20-foot-wide vertical portion is pushed back to provide horizontal articulation. The three balconies are also pushed back to provide horizontal articulation. The east 60 feet of the roofline has a 20-foot-wide vertical portion (the elevator/stairwell) that is pushed back to provide horizontal articulation and also towers above the roofline at 65 ft. height. The one stack has its balconies pushed in, creating a cubby hole, to provide additional horizontal articulation. Several different color materials are provided to create three separate "stacks" on the Florence Avenue frontage and the side streets. On the Florence Avenue frontage, the center portion is aqua/gray fiber cement plank siding with horizontal slats, and gray squares around the windows. The side stacks are tan, gray and cream smooth plaster/stucco. The balcony railings in the center are smooth, rounded, silver metal, with a gray aluminum base. The balcony railings on the east and west stacks are thicker, flat, dimpled panels, with a charcoal plaster base. The two 20-foot-wide vertical elements will include stamped plaster, colored stucco, attached ironwork, tilework architectural features to add beauty. The ground floor has a distinct articulation and design. The top levels cantilever over it, and the façade is a mix of glass (90 foot length for the library) and brick veneer for the wall portions.
- **Minimum dimensions required for recreational space.** For all new residential and mixed-use developments with over 60,000 square feet of total floor area, a minimum of 100 square feet per dwelling unit shall be provided for private or common recreational space. Landscaping required for the development may count towards this requirement as long as the landscaping is useable recreational space. The project requires 11,700 square feet of recreational space, and 16,957 square feet is provided (10,500 sf podium courtyard of open space and landscape planters, 5,850 square feet of private balconies, and 607 square feet credited from community room).
- **Other residential amenities.** Any development that includes dwelling units shall provide adequate private or common laundry facilities reserved for the exclusive

use of the residents residing in the development. Laundry rooms are located on each floor, and will contain a total of 12 washers and 16 dryers each.

- **Parking.** Pursuant to Assembly Bill 744, which was passed by the Governor on October 9, 2015, certain qualified projects that provide 100 percent affordable rental housing to Lower and Very Low Income households can provide parking at a ratio of 0.5 parking spaces per unit. The project is required to provide 59 parking spaces for 116 affordable rental apartments plus 2 spaces for the managers unit, for a total of 61 parking spaces. The project provides 61 parking spaces for the residential units and is therefore compliant with this requirement. Title 22 does not provide a parking standard for public libraries. However, in coordination with County Library staff, the project is providing 37 library-specific parking spaces, 7 for staff and 30 for visitors.
- **Bicycle Parking.** Pursuant to Section 22.52.1225, multi-family residential projects, are required to provide one short-term bike space for each 10 dwelling units, and one long-term bike parking space for each two dwelling units. Commercial use is 1 space per 5,000 square feet, which is two spaces for the 10,000 sf library. Racks with parking for 12 bikes is provided at ground level on the west side of the building, which exceeds the required minimum. Residential long-term bike parking is one space per two units, which is 59 spaces for the 117 units. A secure bicycle room is located in the northeast corner with racks for 59 bicycles, which meets the required minimum. Residential short-term use is one space per ten units, which is 12 spaces for the 117 units. Racks with parking for 12 bikes is provided at ground level on the northeast side of the building, plus two bike parking spaces for the library, which meets the required minimum.

Neighborhood Impact/Land Use Compatibility

The proposed project, which is a request for a Zone Change of three parcels to the Mixed Use Development Zone on Florence Avenue, will allow the construction of a new 170,000-square-foot mixed-use building. The new mixed use building will contain a new public library and 116 affordable housing units (plus one manager's unit for a total of 117 units).

The project is strongly supported by Housing Element policies to support the creation of critical affordable housing units for seniors and special needs low-income populations. The project is also supported by several General Plan policies that encourage smart growth projects with mixed uses and housing near transit stations.

The General Plan 2035 update changed the land use policy of the commercial parcels along Florence Avenue to a Mixed Use land use designation, indicating a land use policy that supports future growth along this corridor. The zone change to the project site parcels to a Mixed Use Development Zone reflects this land use policy. The project also meets all of the development requirements of the Mixed Use Development Zone. The Mixed Use Development Zone permits apartment houses and libraries with a ministerial, plot plan review. Therefore, upon approval of the Zone Change application, the project will be approved through a plot plan review.

On September 14, 2016, the applicant held a community meeting with the Florence-Firestone Community Leaders (FFCL) at Leon H. Washington Park. Approximately 21 people attended the community meeting. FFCL stated that they were supportive of the project, especially the rebuilding of the Florence Library, and is excited to see the community evolving and changing via new construction. The permittee proposed two design options, a modern style and a mission style, and 60 percent of the members voted modern, and 40 percent voted for the mission style. In addition, the following issues were discussed at the meeting and resolved as follows:

- Separating the parking for library and residents.
- Homelessness issue on Florence Avenue by the Blue Line Station and the implementation of building security measures.
- Management of residential portion will have a certified affordable housing manager on-site.

The Florence Avenue corridor adjacent to the Metro Blue Line station has long been identified as an opportunity area for the development of housing and new commercial and community services for the Florence-Firestone community. The proposed project can serve as a catalyst to spur other development projects in this area and set an example for mixed use development that is respectful and compatible with the character of the surrounding community.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.16.110 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The zone change request was sent out for review to the County Departments of Public Works, Public Health, and Fire. There are no comments related to the zone change request. Once the zone change is approved, the project is a by-right use in the Mixed Use Development Zone and will be approved by a plot plan review. The applicant must comply with all County Department requirements and is being reviewed for compliance.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends that the Regional Planning Commission adopt the resolution recommending that the Board of Supervisors **APPROVE** of Project Number 2016-000933-(2), and Zone Change Number 2016004262, subject to the attached findings.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15061.B.3, AND ADOPT THE RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE ZONE CHANGE NUMBER 2016004262 SUBJECT TO THE ATTACHED FINDINGS.

Prepared by Travis Seawards, Regional Planner, Zoning Permits West Section
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:

Draft Findings
Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Photographs
Site Plan

MKK:TSS
11/1/16

**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2016-000933-(2)
ZONE CHANGE NO. 2016004262**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 2016004262 on December 14, 2016:

WHEREAS, the Regional Planning Commission finds as follows:

1. The project is located at 1600-1610-1616 E. Florence Avenue, Los Angeles, CA 90001 (APNs 6021-016-009, 6021-016-900, and 6021-016-901).
2. The project is a Zone Change to change two parcels zoned C-2 (Neighborhood Business Zone), Assessor Parcel Numbers 6021-016-009, and 6021-016-901, and to change one parcel, zoned IT (Institutional Zone), Assessor Parcel Number 6021-016-900, to the MXD Zone (Mixed Use Development Zone) to allow the construction of a new 170,000-square-foot mixed-use building. The new mixed use building is a five-level, 60-foot tall structure with an additional level of subterranean parking and will contain a new public library and 116 senior affordable housing that will be restricted to low- and very low-income households (including family, seniors, and or special needs), plus one manager's unit, for a total of 117 units.
3. The project is consistent with the County's General Plan and is supported by General Plan land use policies that support smart growth development projects and mixed commercial and housing uses near transit centers, by General Plan housing policies that support the creation of affordable housing units for at-risk populations, and General Plan policies that support improved public services. The project site has been designated as Mixed Use and Public and Semi-Public land use categories by the General Plan. Therefore, the project to request a zone change of three parcels to a Mixed Use Zone brings the parcels into conformance with the predominant land use policy category for the area and allows the construction of a new mixed-use building with 116 new affordable housing units and a new 10,000-square-foot public library. The mixed-use project will provide a public amenity in a newly constructed public library, and will provide affordable housing in an area that is highly-served by transit.
4. The project meets the Zone Change burden of proof that modified conditions warrant a revision in the zoning plan as it pertains to the area or district under construction because the request for a zone change and the affordable housing project is supported by General Plan land use and housing policies related to smart growth, the requirement to create new affordable housing

units, the need to increase community services, and the zone change will bring the parcels into conformance with the surrounding land use designations for the Florence Avenue corridor. The project site has been designated as Mixed Use and Public and Semi-Public land use categories by the General Plan, and the project is a request for a zone change of three parcels to a Mixed Use Development Zone to bring the parcels into conformance with the predominant land use policy category and will allow the construction of a new mixed-use building with 116 new affordable housing units and a new 10,000-square-foot public library. The project is located one block west of a Metro Blue Line station within a transit oriented district. The zone change would permit a project that supports smart growth policies by providing new critical affordable housing units and services near public transit and along existing commercial corridors, which will reduce vehicle miles travelled and provide upgraded library services in a community center. The 116 units will also be restricted to low- and very-low income citizens, seniors (age 62+), and/or special needs households with incomes below 60 percent Area Median Income (AMI).

5. The project meets the Zone Change burden of proof that there is a need for the proposed zone classification within such area or district as the project site is located in an area that has been identified for future smart growth projects. The project site is located within a General Plan-identified Transit Oriented District Overlay, which encourages pedestrian-friendly and community-serving uses near transit stops that encourage walking, biking, and transit use. The project site is one block west of a Metro Blue Line Station. As part of the General Plan 2035 update process, the commercial parcels along Florence Avenue in Florence-Firestone were changed to a Mixed Use (MU) land use designation in order to promote the development of residential and commercial mixed use projects in support of General Plan policies to encourage smart growth projects near transit stations. The Mixed Use land use allows mixed use project of up to 150 dwelling units per acre and a floor-area ratio of 3.0. The request to change the three project parcels to the Mixed Use Development Zone reflects the intended development pattern for the area and is consistent with the planning and policies of the General Plan.
6. The project meets the Zone Change burden of proof that the subject property under consideration is a proper location for said zone classification within such area or district as the project site is located within a General Plan-identified Transit Oriented District Overlay, which encourages pedestrian-friendly, community-serving uses, and housing near transit stops that encourage walking, biking, and transit use. The project site is one block west of a Metro Blue Line Station. In addition, as part of the General Plan 2035 update process, the commercial parcels along Florence Avenue in Florence-Firestone were changed to a Mixed Use land use designation in order to promote the development of residential and commercial mixed use projects near transit stations. The Mixed Use land use allows mixed use project of up

to 150 dwelling units per acre and a floor-area ratio of 3.0. The request to change the three project parcels to the Mixed Use Development Zone therefore reflects the intended development pattern for the area and is consistent with the planning and policies of the General Plan. The parcel designated as Public and Semi-Public is currently developed with a parking lot for the existing library. The new mixed use development would replace the existing surface parking lot with a structure that integrates both public and residential use.

7. The project meets the Zone Change burden of proof that the placement of the proposed zone at such location will be in the interest of the public health, safety and general welfare, and in conformity with good zoning practice as increasing housing density on infill sites and building next to existing transit infrastructure provides many benefits to the community. The change of zones to the Mixed Use Development Zone at this project location is good zoning practice. The project site is located on a commercial corridor with high-frequency transit and pedestrian/bicycle amenities, and is supported by numerous General Plan policies to support infill and smart growth development projects and affordable housing. In addition, one of the parcels (APN 6021-016-901) is identified in the Housing Element's inventory of under-utilized sites available for housing development. However, all three parcels are under-utilized as they are located on a major commercial and transit corridor in Florence-Firestone, and are one block west of the Metro Blue Line Station. Mixed-use developments such as the proposed project are especially beneficial when they are located on larger commercial corridors like Florence Avenue that have existing amenities like transit, stores, markets, and offices. Proximity to these amenities allows for increased alternate transportation options for people, such as walking or biking to services, which in turn increases healthy opportunities for exercise and reduces air pollution impacts through fewer vehicle trips and greenhouse gas emissions.
8. The project is consistent with the development standards and zoning requirements for the Mixed Use Development Zone once the zone change is granted. The project meets the requirements of the Mixed Use Development Zone for maximum density, floor area ratio, yard setbacks, height, landscaping, facades and windows, trash bin enclosures, mechanical equipment, pedestrian character, recreational space, and automobile and bicycle parking.
9. The project is compatible with the land use development pattern for the area and will not negatively impact the neighborhood as the project is consistent with the as the surrounding area is highly urbanized and is developed with a mix of residential and commercial uses along Florence Avenue, and the project is supported by the land use policy for the Florence corridor. The proposed project, which is a request for a zone change of three parcels to the Mixed Use Development Zone on Florence Avenue will allow the construction

of a new 170,000-square-foot mixed-use building. The new mixed use building is a five-level, 60-foot tall structure with an additional level of subterranean parking and will contain a new public library and 116 senior and/or special needs affordable housing units (plus one manager's unit for a total of 117 units). The project is strongly supported by Housing Element policies to support the creation of critical affordable housing units for seniors and special needs low-income populations. The project is also supported by several General Plan policies that encourage smart growth projects with mixed uses and housing near transit stations. The General Plan 2035 update changed the land use policy of the commercial parcels along Florence Avenue to a Mixed Use land use designation, indicating a land use policy that supports future growth along this corridor. The zone change to the project site parcels to a Mixed Use Development Zone reflects this land use policy.

10. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
11. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change the following zones as follows:
 - Assessor Parcel Number 6021-016-009 from C-2 to MXD Zone.
 - Assessor Parcel Number 6021-016-901 from C-2 to MXD Zone.
 - Assessor Parcel Number 6021-016-900 from IT to MXD Zone.
2. That the Board of Supervisors find that the project is exempt from the California Environmental Quality Act pursuant to Sections 15061.b.3 and 21155 of the State CEQA Guidelines and find that the project will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan: and,
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on December 14, 2016.

Rosie Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

**TSS
12/14/16**

ZONING CASE NUMBER RPPL2016004262

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Los Angeles General Plan, relating to the Compton-Florence Zoned District Number 60.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Compton-Florence Zoned District Number 60 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Los Angeles General Plan of the County of Los Angeles.

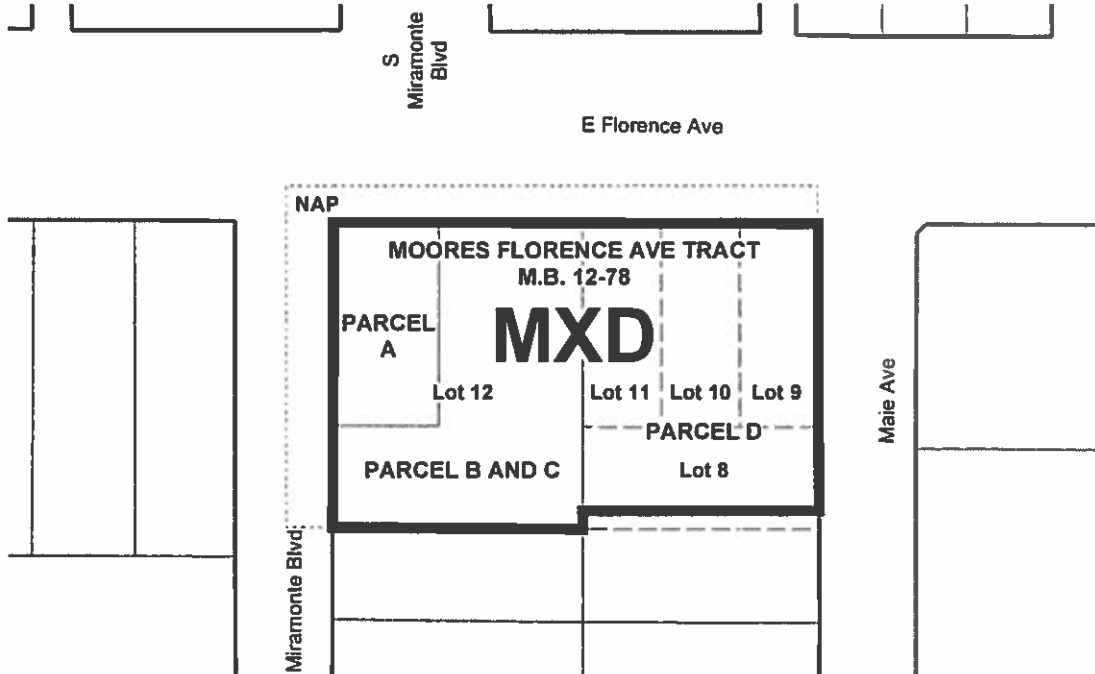
CHANGE OF PRECISE PLAN
COMPTON-FLORENCE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC20160004262

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

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

PARCEL A: 6021-016-009 THE E'LY 60' OF THE W'LY 85' OF THE N'LY 130.5' OF LOT 12 OF THE MOORE'S FLORENCE AVENUE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: 6021-016-901, 900 THE EAST 73.93' OF THE NORTH 130.5' OF LOT 12 OF MOORE'S FLORENCE AVENUE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C: THE NORTH 55' OF THE SOUTH 405' OF LOT 12 OF MOORE'S FLORENCE AVENUE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D: THE N'LY 45' OF LOT 8 AND ALL OF LOTS 9, 10 AND 11 OF MOORE'S FLORENCE AVENUE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP NOT A PART

0 40 80
FEET
COUNTY ZONING MAP
102H213

DIGITAL DESCRIPTION: \ZCOZD_COMPTON_FLORENCE

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LAURA SHELL, CHAIR
RICHARD J. BRUCKNER, PLANNING DIRECTOR

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. 2016-000933-(2)
ZONE CHANGE NO. 2016004262**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Zone Change No. 2016004262 on December 14, 2016.
2. The permittee, AMCAL Multi-Housing ("permittee"), requests the Project Permits to authorize a Zone Change to change two parcels zoned C-2 (Neighborhood Business Zone), Assessor Parcel Numbers 6021-016-009, and 6021-016-901, and to change one parcel, zoned IT (Institutional Zone), Assessor Parcel Number 6021-016-900, to the MXD Zone (Mixed Use Development Zone) ("Project") on a property located at 1600-1610-1616 E. Florence Avenue in the unincorporated community of Florence-Firestone ("Project Site") pursuant to Los Angeles County Code ("County Code") Section 22.16.070.
3. The approval of the Project Permits will not become effective unless and until the Board has approved the Zone Change.
4. The Project Site is 1.0 gross acres in size and consists of three legal lots. The Project Site is rectangular in shape with level topography and is developed with a 6,000-square-foot retail store, and a 6,600-square-foot public library, and associated parking areas.
5. The Project Site is located in the Compton-Florence Zoned District and is currently zoned C-2 (Neighborhood Business) and IT (Institutional).
6. The Project Site is located within the Mixed Use (MU) and Public and Semi-Public (P) land use categories of the Los Angeles County General Plan Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
 - North: C-2 (Neighborhood Business) and R-3 (Limited Density Multiple Residence)
 - South: R-3
 - East: C-2, C-3 (General Commercial), and M-1 (Light Manufacturing)
 - West: C-2 and C-3
8. Surrounding land uses within a 500-foot radius include:
 - North: Neighborhood commercial businesses and multi-family residences
 - South: Multi-family residences
 - East: Neighborhood and larger retail commercial businesses
 - West: Neighborhood and larger retail commercial businesses, light manufacturing, and a Metro Blue Line train station

9. There are no previous permit approvals for the existing structures on the project site. Building records show that the commercial structure was built in 1942. The project site was zoned C-2 (Neighborhood Business) by Ordinance No. 4562 on October 23, 1945.
10. The Project is a request for a zone change that would bring the project site into conformance with the General Plan land use policy designation for the parcels, which is Mixed Use (MU) and Public and Semi-Public (P). Upon approval of the zone change request, the project consists of the construction of a new 170-square-foot mixed use building. The new mixed use building is a five-level, 60-foot tall structure with an additional level of subterranean parking, and will contain a new 10,000-square-foot public library and 116 affordable housing units, plus one manager's unit, for a total of 117 units.
11. The affordable housing portion of the Project consists of 116 affordable housing units, plus one unit for a manager (98 one-bedroom units, and 19 two-bedroom units). The 116 units will be restricted to low-and very-low income citizens, seniors (age 62+), and/or special needs households with incomes below 60 percent Area Median Income (AMI). Ten percent of the units will be built-out as "accessible" mobility impaired units, and four percent of the units will be built-out as "accessible" sensory impaired units.
12. The Project Site has multiple entrances. The library parking level is accessible via Florence Avenue and from Miramonte Avenue. Access to the residential subterranean parking level is accessible via Maie Avenue to the east.
13. On September 14, 2016, prior to the Commission's public hearing on the Project, the permittee held a community meeting with the Florence-Firestone Community Leaders (FFCL) at Leon H. Washington Park, and FFCL stated that they were supportive of the project, especially the rebuilding of the Florence Library, and is excited to see the community evolving/changing via new construction. Approximately 21 people attended the community meeting. The community voted to adopt a modern style architectural look for the new building and discussed separating the parking for library and residents, homelessness issues on Florence Avenue by the Blue Line Station and the implementation of building security measure, and that the building will have a certified affordable housing manager on-site.
14. The zone change request was sent out for review to the County Departments of Public Works, Public Health, and Fire. There are no comments related to the zone change request. Once the zone change is approved, the project is a by-right use in the Mixed Use Development Zone and will be approved by a plot plan review. The applicant must receive clearance from each Department before the plot plan approval is finalized.
15. Regional Planning staff determined that the Project qualifies for a Section 15061.b.3, Review from Exemption, and a Section 21155 Transit Priority Project Categorical Exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County.

Section 15061.b.3, Review for Exemption, which states that as a general rule, CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment. The project is a request for a Zone Change of three parcels to the Mixed Use Development Zone on Florence Avenue that are one block west of a Metro Blue Line station (approximately 300 feet). The land use designation for one of the subject parcels and the adjacent, surrounding commercial parcels along Florence Avenue is Mixed Use (MU). Therefore the request for a Zone Change to a Mixed Use Development zoning designation is consistent with the land use designation for the area as adopted by the 2015 Los Angeles County General Plan, and the general land use policy for the area.

The request for a zone change to allow the construction of a 116-unit affordable mixed use building (117 total units) also qualifies for Section 21155 Transit Priority Project Categorical Exemption under CEQA. Transit Priority Projects must contain at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75; (2) provide a minimum net density of at least 20 dwelling units per acre; and (3) be within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan. The total square footage for the project is broken down as follows: 110,000 square feet for the residential component (91.7 % of the total square footage), 10,000 square feet for the library component (8.3% of the total square footage), with a floor area ratio (FAR) of 3.1 and a dwelling units per acre density of 126. The project site is approximately 300 feet, or .05 miles from a Metro Blue Line Station and is also located on Florence Avenue, which has multiple fixed-route bus lines.

The project complies with the environmental criteria for a Transit Priority Project in that the project site is not located in a wetland or riparian area, wildlife habitat area, or other environmentally sensitive habitat area. A Phase I and Phase II report for the project site was completed and the site was not found to be a significant health hazard to future occupants. The project site is not located in a known archaeologically sensitive area, high-fire area, or on open space land. Finally, the project meets the affordability requirement that least at least 20 percent of the housing will be sold to families of moderate income, or not less than 10 percent of the housing will be rented to families of low income, or not less than 5 percent of the housing is rented to families of very low income as the 116 units will be restricted to low-income senior citizens (age 62+) and/or special needs households with incomes below 60 percent Area Median Income (AMI).

16. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
17. Staff has not received any public comments on the project.
18. Hearing Proceedings. Reserved

19. The Commission finds that the Project is consistent with the intended uses for the Los Angeles County General Plan Mixed Use and Public and Semi-Public land use designations for the project site. The Mixed Use land use category is intended for pedestrian-friendly and community-serving commercial uses that encourage walking, bicycling, and transit use, residential and commercial mixed uses, and multi-family residences. The proposed project consists of zone change to change three parcels to the Mixed Use Development Zone, which will allow the construction of a new 170,000-square-foot mixed use building. The project site is located one block west of a Metro Blue Line Station, fronts Florence Avenue, and is surrounded by a mix of commercial and residential uses in all directions. Therefore the project is consistent with the Mixed Use land use category and development pattern for the area. It is also consistent with the Public and Semi-Public land use category, which allows for alternative uses that are compatible with the surrounding development. The new library will be replacing an existing library on the project site. The project will incorporate a public library facility into a mixed use building that is providing affordable housing to seniors and/or special needs populations in a high transit area.

20. The Commission finds that the Project is supported by General Plan land use policies that support smart growth development projects and commercial and housing uses near transit centers, by General Plan housing policies that support the creation of affordable housing units for at-risk populations, and General Plan policies that support improved public services, as follows:

- *Housing Element, Goal 1A: Wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to low income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, and farmworkers.*
- *Housing Element, Policy 1.1: Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation.*
- *Housing Element, Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.*
- *Housing Element, Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.*
- *Housing Element, Policy 2.2: Encourage mixed-use developments along major commercial and transportation corridors.*
- *Housing Element, Goal 3. A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.*

- *Housing Element, Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.*
 - *Housing Element, Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low- and moderate-income households and those with special needs to attain and maintain affordable and adequate housing.*
 - *Housing Element, Policy 5.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods.*
 - *General Plan, Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.*
 - *General Plan, Policy LU 4.3: Encourage transit-oriented development in urban and suburban areas with the appropriate residential density along transit corridors and within station areas.*
 - *General Plan, Policy LU 4.4: Encourage mixed use development along major commercial corridors in urban and suburban areas.*
 - *General Plan, Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.*
 - *General Plan, Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce Vehicle Miles Traveled (VMTs).*
 - *General Plan, Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.*
-
- *General Plan, Policy LU 10.4: Promote environmentally-sensitive and sustainable design. LEED and possibly Energy Star Homes sustainable design elements will reduce the project's environmental impact.*
-
- *General Plan, Policy M 1.1: Provide for the accommodation of all users, including pedestrians, motorists, bicyclists, equestrians, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or retrofitting existing, transportation corridors/networks whenever appropriate and feasible.*
-
- *General Plan, Policy M 5.1: Facilitate transit-oriented land uses and pedestrian-oriented design, particularly in the first-last mile connections to transit, to encourage transit ridership.*
-

- *General Plan, Goal PS/F 1: A coordinated, reliable, and equitable network of public facilities that preserves resources, ensures public health and safety, and keeps pace with planned development.*
- *General Plan, Policy PS/F 1.3: Ensure coordinated service provision through collaboration between County departments and service providers.*
- *General Plan, Library System Policy PS/F 8.1: Ensure a desired level of library service through coordinated land use and facilities planning.*

21. The Commission finds that modified conditions warrant a revision in the zoning plan as it pertains to the area or district under construction because the request for a zone change and the affordable housing project is supported by General Plan land use and housing policies related to smart growth, the requirement to create new affordable housing units, the need to increase community services, and the zone change will bring the parcels into conformance with the surrounding land use designations for the Florence Avenue corridor. The project site has been designated as Mixed Use and Public and Semi-Public land use categories by the General Plan, and the project is a request for a zone change of three parcels to a Mixed Use Development Zone to bring the parcels into conformance with the predominant land use policy category and will allow the construction of a new mixed-use building with 116 new affordable housing units and a new 10,000-square-foot public library. The project is located one block west of a Metro Blue Line station within a transit oriented district. The zone change would permit a project that supports smart growth policies by providing new critical affordable housing units and services near public transit and along existing commercial corridors, which will reduce vehicle miles travelled and provide upgraded library services in a community center. The 116 units will also be restricted to low- and very-low income citizens, seniors (age 62+), and/or special needs households with incomes below 60 percent Area Median Income (AMI).

22. The Commission finds that the Project is consistent with the General Plan's Housing Element requirement that the County ensure the availability of residential sites, at adequate densities and appropriate development standards, in the unincorporated areas to accommodate its fair share of the regional housing need, also known as the Regional Housing Needs Assessment (RHNA) allocation. The unincorporated areas have been assigned a RHNA allocation of 30,145 units for the 2014-2021 Housing Element planning period. Housing Element Policy 1.1 states, "Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation". The Zone Change to a Mixed Use Development Zone will allow the construction of the new affordable units at a density of 126 dwelling units per acre without the need for a housing permit, incentives, or variances from any development standards.

23. The Commission finds that there is a need for the proposed zone classification within such area or district as the project site is located in an area that has been identified for future transit-oriented smart growth projects. The project site is located within a

General Plan-identified Transit Oriented District Overlay, which encourages pedestrian-friendly and community-serving uses near transit stops that encourage walking, biking, and transit use. The project site is one block west of a Metro Blue Line Station. As part of the General Plan 2035 update process, the commercial parcels along Florence Avenue in Florence-Firestone were changed to a Mixed Use (MU) land use designation in order to promote the development of residential and commercial mixed use projects in support of General Plan policies to encourage smart growth projects near transit stations. The Mixed Use land use allows mixed use project of up to 150 dwelling units per acre and a floor-area ratio of 3.0. The request to change the three project parcels to the Mixed Use Development Zone reflects the intended development pattern for the area and is consistent with the land use planning and policies of the General Plan.

24. The Commission finds that the subject property under consideration is a proper location for said zone classification within such area or district as the project site is located within a General Plan-identified Transit Oriented District Overlay, which encourages pedestrian-friendly, community-serving uses, and housing near transit stops that encourage walking, biking, and transit use. The project site is one block west of a Metro Blue Line Station. In addition, as part of the General Plan 2035 update process, the commercial parcels along Florence Avenue in Florence-Firestone were changed to a Mixed Use land use designation in order to promote the development of residential and commercial mixed use projects near transit stations. The Mixed Use land use allows mixed use project of up to 150 dwelling units per acre and a floor-area ratio of 3.0. The request to change the three project parcels to the Mixed Use Development Zone therefore reflects the intended development pattern for the area and is consistent with the planning and policies of the General Plan. The parcel designated as Public and Semi-Public is currently developed with a parking lot for the existing library. The new mixed use development would replace the existing surface parking lot with a structure that integrates both public and residential use.
25. The Commission finds that the placement of the proposed zone at such location will be in the interest of the public health, safety and general welfare, and in conformity with good zoning practice as increasing housing density on infill sites and building next to existing transit infrastructure provides many benefits to the community. The change of zones to the Mixed Use Development Zone at this project location is good zoning practice. The project site is located on a commercial corridor with high-frequency transit and pedestrian/bicycle amenities, and is supported by numerous General Plan policies to support infill and smart growth development projects and affordable housing. In addition, one of the parcels (APN 6021-016-901) is identified in the Housing Element's inventory of under-utilized sites available for housing development. However, all three parcels are under-utilized as they are located on a major commercial and transit corridor in Florence-Firestone, and are one block west of the Metro Blue Line Station. Mixed-use developments such as the proposed project are especially beneficial when they are located on larger commercial corridors like Florence Avenue that have existing amenities like transit, stores, markets, and offices. Proximity to these amenities allows for increased alternate transportation options for people, such as walking or biking to services, which in turn increases healthy

opportunities for exercise and reduces air pollution impacts through fewer vehicle trips and greenhouse gas emissions.

26. The Commission finds that the proposed zone change is consistent with the adopted general plan for the area. The Department of Regional Planning updated the General Plan for the County in 2015, and two primary goals of the General Plan are to support smart growth projects and the development of community services. The project site has been designated as Mixed Use and Public and Semi-Public land use categories by the General Plan. Therefore, the project is a request for a zone change of three parcels to a Mixed Use Zone to bring the parcels into conformance with the predominant land use policy category for the area to allow the construction of a new mixed-use building with 116 new affordable housing units and a new 10,000-square-foot public library.
27. The Commission finds that once the zone change to the Mixed Use Development Zone is approved, the Project is consistent with the development standards and zoning requirements for the Mixed Use Development Zone. The project meets the requirements of the Mixed Use Development Zone for maximum density, floor area ratio, yard setbacks, height, landscaping, facades, windows, trash bin enclosures, mechanical equipment, pedestrian character, and recreational space.
28. The Commission finds that once the zone change to the Mixed Use Development Zone is approved, the Project is consistent with the requirements for automobile and bicycling parking. Pursuant to Assembly Bill 744, which was passed by the Governor on October 9, 2015, certain qualified projects that provide 100 percent rental housing to affordable to Lower and Very Low Income households can provide parking at a ratio of 0.5 parking spaces per unit. The project is required to provide 59 parking spaces for 116 affordable rental apartments, plus 2 spaces for the managers unit, for a total of 61 parking spaces. The project provides 61 parking spaces for the residential units and is therefore compliant with this requirement. Title 22 does not provide a parking standard for public libraries. However, in coordination with County Library staff, the project is providing 37 library-specific parking spaces, 7 for staff and 30 for visitors.

Pursuant to Section 22.52.1225, multi-family residential projects, are required to provide one short-term bike space for each 10 dwelling units, and one long-term bike parking space for each two dwelling units. Commercial use is 1 space per 5,000 square feet, which is two spaces for the 10,000 sf library. Racks with parking for 12 bikes is provided at ground level on the west side of the building, which exceeds the required minimum. Residential long-term bike parking is one space per two units, which is 59 spaces for the 117 units. A secure bicycle room is located in the northeast corner with racks for 59 bicycles, which meets the required minimum. Residential short-term use is one space per ten units, which is 12 spaces for the 117 units. Racks with parking for 12 bikes is provided at ground level on the northeast side of the building, which meets the required minimum.

29. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case

materials were available on Regional Planning's website and at libraries located in the vicinity of the Florence-Firestone community. On November 2, 2016, a total of 104 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Compton-Florence Zoned District and to any additional interested parties.

30. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.
- B. That a need for the proposed zone classification exists within such area or district.
- C. That the particular property under consideration is a proper location for said zone classification within such area or district.
- D. That placement of the proposed zone at such location will be in the interest of public health, safety, and general welfare, and in conformity with good zoning practice.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Sections 15061.b.3 and 21155 of the State CEQA Guidelines; and
- 2. Approves Zone Change Number 2016004262.

ACTION DATE: December 14, 2016

MKK:TSS
11/4/16

c: Each Commissioner, Zoning Enforcement, Building and Safety



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 22, 2016

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Travis Seawards

FROM: Art Vander Vis 
for Land Development Division
Department of Public Works

PLAN NO. RPPL2016004262

PLAN TYPE: PERMITS AND REVIEWS

WORK CLASS: ZONE CHANGE

PROJECT NO. 2016000933

1600, 1610, AND 1616 FLORENCE AVENUE

ASSESSOR'S MAP BOOK NO. 6021, PAGE 16, PARCEL NOS. 9, 900, AND 901

UNINCORPORATED COUNTY COMMUNITY OF FLORENCE/FIRESTONE

Thank you for the opportunity to review the site plan and zone change application for the proposed project located at 1600, 1610, and 1616 Florence Avenue in the unincorporated County community of Florence/Firestone. The applicant is requesting authorization to allow the construction of a new 5-story, mixed-use building with a subterranean parking garage, and a ground floor with a public library. The building will have five levels with 118 senior affordable units on the top floors and a 10,000 square-foot library on the ground floor.

It is our understanding that if a zone change to establish a Mixed-Use Development Zone is approved, the project will then be processed as a plot plan.

- ☒ Public Works has no conditions that need to be applied to this project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

Please note this clearance applies only to the Zone Change case. Public Works will send a separate clearance relating to the plot plan review.

MD:tb

P:\dpub\SUBPCHECK\Plan\Single\RPPL 2016004266-1600-1616 - florence ave\RPPL 2016004262\2016-11-22 RPPL 2016004262 Sub\2016-11-22 RPPL 2016004262.docx



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

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November 29, 2016

TO: Travis Seaward
Regional Planner
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA, DPA
Environmental Health Division
Department of Public Health

M.T.

SUBJECT: CUP Consultation
PROJECT NO. 2016-000933/ RPPL2016004262
Residential Mixed Use Development
1600 E. Florence Avenue, Florence-Firestone

- ☒ Public Health recommends approval of this CUP permit.
☐ Public Health does **NOT** recommend approval of this CUP permit.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The permit request is for the construction of a new, 60-foot tall mixed use building, consisting of 117 senior affordable apartments, 2,430 sq. ft community room/fitness area, and a 10,000 sq. ft. County public library.

The Department recommends approval of the CUP. The conditions of approval requested in the report dated 11/02/2016 have been satisfied.

Potable Water Supply

The property is in the jurisdiction of a municipal water company (Golden State Water Company/ Florence-Graham System). The applicant has submitted to this Department a current water will serve letter assuring water connection and service to the property.

Noise

TEP staff has reviewed the acoustical study submitted by the applicant:

The revised Noise study (Rincon associates Nov. 2016) was reviewed by our program. We recommend that the noise reduction measures listed in the report be implemented to reduce exterior and interior noise levels at the project site and construction noise levels at residential receptors near the project site.

For questions regarding the above section, please contact Robert Vasquez or Evenor Masis at (213) 738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me at (626) 430-5380 or mtsiebos@ph.lacounty.gov.



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



ZONE CHANGE APPLICATION BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.16, Part 2, the applicant for a Zone Change Application shall substantiate to the satisfaction of the Commission the following facts:

(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

See attached.

B. That a need for the proposed zone classification exists within such area or district; and

See attached.

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

See attached.

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

See attached.



ZONE CHANGE APPLICATION BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.16, Part 2, the applicant for a Zone Change Application shall substantiate to the satisfaction of the Commission the following facts:

**Re: Florence Ave. mixed-use (senior affordable apartments and public library)
Project R2016-000933**

Date: Oct. 4, 2016

A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration:

The 2015 General Plan was approved, which includes updates to smart growth, community services, management of resources and access to food. The proposed development complies with many of the new goals, especially the need for more housing for low-income households. The population of unincorporated areas will increase 19% from 2008 to 2035 by 347,000 (1,053,000 to 1,400,000). From 2014-2021, the population of very low- and low-income households in unincorporated areas will grow by 12,500.

To meet the RHNA very low- and low-income housing construction requirement of 8,500 units from 2014 to 2021, the County proposes new construction of 350 very low- and low-income units. The project proposes 116 units restricted to very low- and low-income households (at least 50% for seniors) of the 117 total units. In addition, the site has a current mix of uses – library, parking lot and retail.

Goal 1 - Smart growth

High-density housing should be built near other commercial and institutional uses, in order to reduce motorized travel and its environmental, health and social harm. The project will add vibrancy to the neighborhood with 117 new households and an improved library, which will provide a haven for students, families and seniors seeking knowledge.

The General Plan seeks to increase live/work/shop around transit, and the housing and library will provide living and work opportunities 2 blocks from the MTA Blue Line station. The proposed project is located in the proposed Florence Ave. corridor as denoted in the draft CSD update (2012). The proposed project fronts on Florence Ave. and its land uses will create augment the proposed corridor between Blue Line station on the east and Central Ave. on the west.

Goal 2 - Community services

A new, upgraded public library with modern technology is included in the proposed project. The General Plan advocates public-private partnerships, and a private developer will build the project in conjunction with County agencies CDC and Library.

The County Dept. of Health Services will provide funding for rent and services for 58 households/ units through its Housing for Health program.

Goal 3 - Strong economy

Jobs will be created at the library (operations staff, libraries, delivery staff, maintenance) and apartments (property management, maintenance, case workers). Educators and case workers will improve tenants' lives, and better jobs will increase the tax base and reduce the burden on county anti-poverty programs.

Goal 4 - Management of air resources

Decreased car travel and locating high-density housing near other commercial and institutional uses will reduce air pollution. Reduced parking will result in lower car ownership, and further decrease less air pollution and personal time lost due to gridlock.

Electricity demand will decrease because of the installation of solar panels, SEER 14 HVAC, thicker insulation, double-paned low-E windows, and Energy Star-rated appliances. The project will be LEED and possibly Energy Star Homes certified, which requires energy efficiency to exceed Title 24.

Water use will be reduced because of low-flow fixtures and xeriscape. Water treatment is energy intensive.

New sidewalks with street trees, furniture, and a bus shelter will create a nicer environment to walk to station, thus encouraging transit use instead of car use and reducing air pollution.

Goal 5 - Healthy communities

Free classes for health/nutrition and successful aging will be provided as part of the social services program of the senior apartments.

Access to food means locating house near food markets, and a large market is 1 block away on Compton Ave. and other smaller food stores are located on Florence Ave.

Low VOC paints/adhesives will be used, which reduces carcinogens.

Public art creates beauty which promotes good mental health, and the new building with colorful art will avoid grays of rundown, older urban areas. Attractive and distinct artistry creates pride of ownership and environment and stimulates the minds of residents.

Analysis of Housing Element

Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to low income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, and farmworkers.

The proposed project is entirely affordable and restrict to seniors, with 58 units restricted to special needs/ homeless persons.

As a general population group, seniors are at a disadvantage for housing. This is due to an increased likelihood of being on fixed or low incomes, having disabilities, or having different living preferences than families or younger single people.

According to the 2010 U.S. Census, seniors account for 9% of the unincorporated areas population. 20% of unincorporated area households are headed by seniors.

Persons with disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many persons with disabilities do not have the means of

earning a living, their options may be narrowed by income. As shown in Figure 3.9, seniors age 65 and over have a significantly higher rate of disability compared to younger populations.

Policy 1.1: Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation.

The parking lot (Parcel -901) is listed as an underutilized site and targeted for housing. The zone change to MXD allows a higher density, increasing from 50 du/a to 150 du/a, which allows for the development of twice as many affordable units.

Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.

A private developer, AMCAL, is partnering with the CDC for funding for development of the affordable units and with the Dept. of Health Services for funding for special needs units and services.

Incentives for reduced setbacks are requested.

Goal 2: Sustainable communities with access to employment opportunities, community facilities and services, and amenities.

Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.

The proposed apartments are 100% affordable, and includes 58 units for homeless/special needs. Location is 2 blocks from the MTA Blue Line station, and five bus lines are within 1 block, which benefit disabled persons who cannot drive.

10% of units will be built to accommodate physically disabled tenants, and 4% of units will be built to accommodate sensory disabled tenants. All units are adaptable for future disabled tenants.

Policy 2.2: Encourage mixed-use developments along major commercial and transportation corridors.

The apartments and library front on Florence Ave., a commercial corridor with bus lines, markets, stores, public facilities and offices.

Goal 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.

All units are restricted to senior households who earn less than 60% AMI, including units for the most needy households who earn less than 30% AMI.

Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

Very low- (<50% AMI) and low-income (51-60% AMI) restricted units are provided.

Policy 3.2: Incorporate advances in energy and cost-saving technologies into housing design, construction, operation, and maintenance.

The project will be LEED and possibly Energy Star Homes certified with solar panels, Seer 14 HVAC, thicker R21 insulation, low-E windows, low-flow fixtures and xeriscape that reduce utility costs and water use.

Policy 4.1: Provide financial assistance and ensure that necessary supportive services are provided to assist low- and moderate-income households and those with special needs to attain and maintain affordable and adequate housing.

A non-profit, LifeSTEPS, will be hired to provide educational and personal growth programs and case management for tenants to procure government benefits.

The Health Services Dept. will provide staff as part of its Housing for Health program to assist special needs tenants who are transitioning from homelessness to permanent housing.

Goal 5: Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts to maintain, reinvest in, and upgrade the existing housing supply.

Policy 5.2: Maintain adequate neighborhood infrastructure, community facilities, and services as a means of sustaining the overall livability of neighborhoods.

The library will be re-built and upgraded as a community facility that will serve youths, families and seniors, and promote knowledge.

Program 11: Countywide Affordable Rental Housing Development

Objectives: Assist in the development of 350 extremely low and very low income rental housing units in the unincorporated areas through gap financing, a revolving loan fund, and technical assistance during the planning period.

The CDC will fund 116 affordable units (at least 50% for seniors), which will help the County meets its goal of 350 affordable units. The Planning Dept. will provide fee waivers for entitlements and impact fees.

Program 25: Best Practices for Accessible Housing

Objectives: Take active steps to ensure compliance with accessibility design standards as required by the California Building Code, ADA Requirements, and Uniform Federal Accessibility Standards (UFAS).

10% of units will be built to accommodate physically disabled tenants, and 4% of units will be built to accommodate sensory disabled tenants. All units will have Universal Design, including grab bars and tub seats, and are adaptable for future disabled tenants.

Units will be registered on the County Housing Resource Center website.

B. That a need for the proposed zone classification exists within such area or district:

From 2014-2021 unincorporated County areas will grow by 12,500 new very low- and low-income households. 116 units restricted to very low- and low-income households will be provided.

Many poor seniors live in southern area of Los Angeles, and the MU zone will allow the construction of more affordable units – 116 of the 117 proposed units. Otherwise, the site is limited to 50 units by the CSD (2004). Only 2 of the lots currently allow residential, by virtue of their C2 zoning. No residential can be built on Zone IT property.

Apartments have lower rent than houses, by virtue of their smaller size, and that will reduce housing costs for low-income households. All proposed units are rental apartments with restricted rents.

50% of housing stock is older than 50 years.

12% of households live in overcrowded housing.

50% of households are burdened and pay 30%+ of income to rent.

Seniors are 9% of population and head 20% of households.

58,423 homeless persons live in Los Angeles County.

As shown in Figure 3.24, a majority of the housing stock in the unincorporated areas are single-family homes, with only 16% of the housing stock being multi-family. The lack of housing diversity is a common theme found throughout many unincorporated areas.

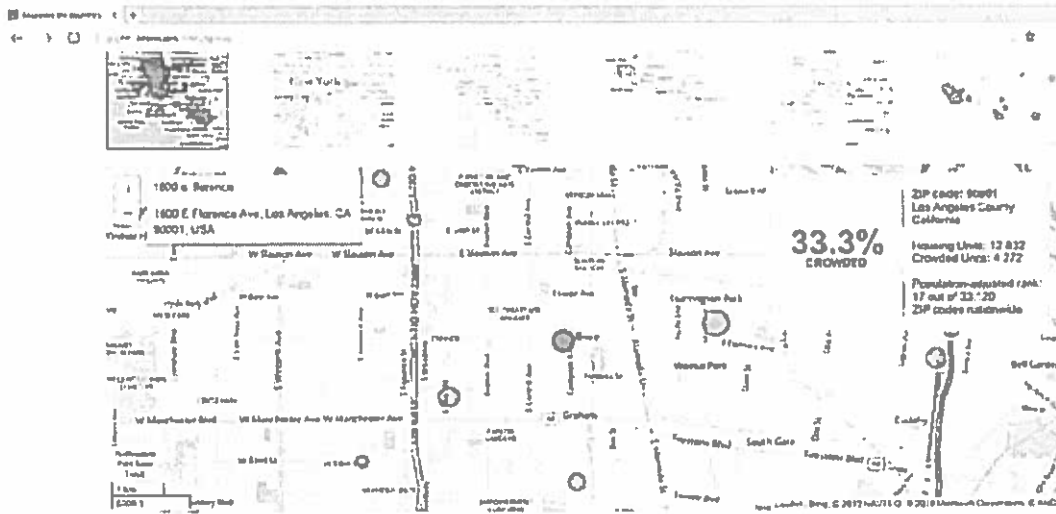
In addition to the type of housing, the size of the unit has implications on affordability and access. As shown in Figure 3.25, in general, renter-occupied units are smaller than single-family homes. This makes rental units more likely to be affordable, but they may not be ideally sized for larger households. Most owner-occupied units have three or more bedrooms, which are appropriate for larger households, but also tend to be less affordable.

The lack of housing choices for low income households is largely a function of the residential marketplace. In general, single-family homes are desired by most owner-occupied households and can command higher profit for developers. This market trend inherently overlooks disadvantaged or low income households.

Per US Census Bureau, 33% of units in 90001 zip code are overcrowded as a result of increasing rents and decreasing incomes for low-income households, especially in south Los Angeles County.

Rents have easily outpaced incomes across the region. A federal study three years ago found that between 1990 and 2009, rents in the Los Angeles metropolitan area rose more than 20% while the incomes of renters sagged 6%, after adjusting for inflation. Experts say building is unusually difficult in Los Angeles, one of the factors contributing to the affordable housing shortage.

The cramped conditions echo an earlier era, when urban reformers railed against teeming tenements. After World War II, bigger homes and better incomes afforded Americans more space, and the shrinking size of families fueled the trend by 1970. But crowding rates began creeping higher again after the immigration wave of the 1980s, census data show.



Sources: U.S. Census Bureau, Times analysis

C. That the particular property under consideration is a proper location for said zone classification within such area or district:

The location is along Florence Ave. and near Compton Ave. and two blocks from the MTA Blue Line station, which have five bus lines and a light-rail line. The area is listed as a Transit Oriented District in the General Plan, which is a zoning overlay for areas near Metro transit stations that promotes transit-oriented and pedestrian-oriented development to increase transit use, manage traffic congestion, and improve air quality.

To achieve these goals, the following TODs are established to create and apply unique development standards and case processing procedures to geographic areas within an approximately 1/4 to 1/2 mile radius around Metro transit stations in the unincorporated areas (see Table 3.12):

Blue Line TODs

- Slauson Station TOD
- Florence Station TOD
- Firestone Station TOD

One of the sites, the public parking lot (Parcel -901), is listed in the Housing Element's inventory of underutilized sites available for housing development.

All three of the parcels are underutilized. The parking lot has no residential or commercial land uses; the library is a short 1-story building with a single land use; and the retail is a short 1-story building with a single land use. The proposed project combines the three parcels and increases the height to make more space for several land uses, including a public amenity and much needed affordable housing.

The County CDC and Library Dept. will provide funding for construction of the affordable apartments and public library. The Dept. of Health Services will provide funding for social services for the special needs tenants.

An abundant amount of vacant and underutilized land, coupled with the City of Los Angeles' efforts in the corridor, and the location of the Slauson, Florence and Firestone stations for the Metro Blue Line, make the area prime for transit-oriented development and economic revitalization.

In Metro Planning Area, which includes Florence-Firestone, GP states that many opportunities exist for public-private partnerships to revitalize many of the older, commercial corridors with pedestrian amenities and mixed uses, like Florence Ave. In addition, the population is heavily transit-dependent and residences are often overcrowded due to poverty.

The parcel is a full block that fronts along the Florence Ave. commercial corridor with shops and markets directly to the east and west, and only two blocks from the MTA Blue Line station. The General Plan targets development for infill sites like this.

Urban and suburban areas with access to major transit and commercial corridors have the most potential for infill development. Transit-oriented development is well-suited for higher density housing and mixed uses in urban and suburban areas, with nodes commercial, employment, and civic activities. Transit-oriented development in urban and suburban areas connects neighborhoods, and community and employment centers through a broad network of pedestrian, bicycle, transit, and roadway facilities.

Jobs will be created in the project for apartment property management and maintenance staff and for the library staff. In addition, the 150+ new residents will increase market demand for nearby stores on the Florence Ave. and Compton Ave. commercial strips.

Florence-Firestone is home to many opportunity areas, which are depicted in Figure 5.27, many of which are in need of investment and redevelopment.

Increasing housing density on infill sites and building next to existing infrastructure benefits the community, especially the Florence Ave. site on a commercial corridor with high-frequency transit and pedestrian and bicycle amenities. Land in the suburbs and rural areas is preserved for agriculture and habitat, pollution is reduced, and public works budgets are reduced. Wet and dry utility lines are available along the site's frontages, numerous non-car transportation options are readily available, car use is discouraged, and no extensions or upsizings are required.

Suburban sprawl is a land use pattern that extends urban infrastructure and residential development into undeveloped areas with limited or no infrastructure, such as roads, public utilities, and public transit. While well-designed development may occur in isolation, the impacts of suburban sprawl can be seen when there are no clear and defined growth boundaries and strong development restrictions, which results, over time, in the spread of the initial developed area into surrounding undeveloped areas. A suburban sprawl land use pattern puts the unincorporated areas at risk of losing resources, such as agricultural lands, and will contribute to the fragmentation and isolation of open space areas. Suburban sprawl also can potentially contribute to traffic congestion, air pollution, and greenhouse gas emissions.

Resident parking is 61 spaces for 116 affordable units (plus 1 managers unit). Locations within ¼ miles of MTA Blue Line station are allowed a 40% reduction, and County code allows 0.5 for senior housing.

A minor parking deviation procedure is available to allow reductions in the required parking. Upon request by the applicant, the Director of Planning may consider minor deviations of the required parking of less than 30 percent. The Parking Permit procedure is also available to allow parking reductions of 50% or more, as well as greater design flexibility, such as compact parking spaces for apartment houses or uncovered parking for housing for low and moderate income households.

D. That placement of the proposed zone at such location would be in the interest of public health, safety and general welfare, and in conformity with good zoning practice:

1. Public health:

Mixed-use developments are most beneficial when they are located on larger commercial corridors like Florence Ave. that already have amenities like transit, stores, markets and offices. The convenient and close locations of the amenities and job centers allow for shorter trips and more trips by walking and bicycle than by car, which improves physiological health through exercise and reduced air pollution.

The reduced parking for the senior/special needs affordable development at 0.5 and extra space for bicycle parking will result in lower car ownership and lower car use. With fewer car trips, air pollution will be reduced and healthcare costs will decrease. Time for work and personal lives lost due to gridlock will decrease, which will improve mental health. Both will produce more personal income available for necessities such as food, utility bills, housing and medical bills.

The mixed-use development with a library will pull seniors out of units, and along with the convenient nearby amenities, will prevent them from becoming shut-ins and experiencing social isolationism.

In the site design, the courtyard is U-shaped and faces the south to allow more sunlight and breezes. Sunlight exposure improves physiological health and mental health. Open space, which includes garden plots, encourages social interaction and motivates seniors to leave their units, which results in better mental health.

LEED silver sustainable design elements improve physiological health. Low-VOC paints and adhesives reduce exposure to carcinogens. Sealed ducts during construction and MERV filters reduce fine particulates that clog the lungs.

The large number of 116 affordable units helps the County to meet its RHNA deficit and prevent persons from falling into homelessness, especially for seniors who are less secure financially. A warm, secure, and sanitary shelter with utilities improves physical and mental health.

In addition, 58 units will be reserved for seniors and households who are currently homeless and live on the streets, with funding by Dept. of Health Services' Housing for Health program. A home that they can call their own, along with monitoring by case workers, will improve their physical and mental health.

2. Safety

The new apartments with 150+ residents and the daily patronage of library users will increase pedestrian activity on Florence Ave. and add more eyes on the street and augment "natural surveillance," which deters loitering. The current land uses of a parking lot and retail are inactive at night, as is the next door retail and car wash, which allows criminals to loiter. Sidewalks and entrances/exits to the building are designed to County standards and will reduce vehicle/ bicycle/ pedestrian conflicts.

Utility lines in the rear of the site and along Maie Ave. will be undergrounded, which will reduce likelihood of electrocutions due to collisions and storm damage.

The buildings will be constructed per fire codes, which will reduce the likelihood of fire.

3. General welfare

The construction of a large number of units with low rents, increased via the zone change, will allow low-income residents to move out of overcrowded, substandard housing.

The below-market rents of the affordable units will increase the income available for their tenants, which can be used for necessities such as food, utilities, transportation and medical care.

The redevelopment of this site and investment in Florence Ave. will increase the property values for land owners in the area, and may spark improved patronage of nearby businesses, which may increase jobs.

The location of the site very close to the MTA Blue Line station likely will increase ridership and improve the finances of the transportation line, allowing the County to further leverage its large investment.

Social services will be provided for free for all senior residents, which include case management and classes in computers, English, health/wellness and successful aging. The programs empower and improve lives, connects residents to state and federal and local benefit programs, and that personal life improvement reduces criminal activity and reduces the burden on county entitlement programs.

LEED / possible Energy Star Homes sustainable design elements reduce the project's environmental impact. Car chargers and bike racks reduce pollution from fossil fuels, low-flow fixtures and xeriscape reduces water use, recycled materials reduce depletion of natural resources, and low-VOC paint reduces carcinogenic emissions.

Building next to existing infrastructure allows the County to leverage these previous investments and reduces the pressure for development sprawl into suburbs and rural areas, which produces long car commutes, destroys habitat for animals and flora, and mental health problems that results from time lost with families and frustration from social isolation.

4. Good zoning

Mixed-use developments provide the most benefits when they are located on larger commercial corridors like Florence Ave. that provide convenient access to community needs like government centers, childcare, transportation systems, stores and markets, and offices for jobs. The proposed mixed-use development includes an important community need, a public library.

In addition, the site already has a mix of uses – a public institution (the library), a public asset (parking lot) and commercial (retail shoe store).

The Housing Element identifies the need for denser housing types in the unincorporated areas to accommodate the changing housing needs for populations, such as a growing senior citizen population, younger individuals living alone, low-income households, and others who need and/or desire apartments, and smaller, more affordable housing units. 117 apartments (including 116 that are restricted for low-income households) will add to the market for nearby stores.

The site design consolidates three separate lots with three separate uses into a single, harmonious development. The façade is built close to the property line, to create an urban, walkable neighborhood, with parking spaces wrapped in the rear of the site, where they do not dominate the main Florence Ave. frontage.

Analysis of General Plan

Chapter 6 - Land Use element:

Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.

The project is an infill site that replaces three underutilized, low-density uses. The pressure to develop pristine suburban or rural land with habitat is reduced.

Goal LU 2: Community-based planning efforts that implement the General Plan and incorporate public input, and regional and community level collaboration.

The development team met with the Florence-Firestone Leadership Committee on Sept. 14, and the committee members and community residents were generally supportive.

Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.

Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.

A mixed-use project with high-density residential is proposed for the commercial corridor of Florence Ave. In addition, the site has a current mix of uses – library, parking lot and retail.

Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.

A mixed-use project with public library is proposed for the commercial corridor of Florence Ave.

Policy LU 5.3: Support a mix of land uses that promote bicycling and walking, and reduce VMTs.

Libraries have many patrons who are children, who do not drive, and will visit by walking, biking or bus/rail. Senior citizens drive less than adult residents, and will walk and ride transit more.

Policy LU 5.4: Encourage community-serving uses, such as early care and education facilities, grocery stores, farmers markets, restaurants, and banks to locate near employment centers.

A mixed-use project with public library is proposed for the commercial corridor of Florence Ave.

Policy LU 5.7: Direct resources to areas that lack amenities, such as transit, clean air, grocery stores, bikeways, parks, and other components of a healthy community.

A mixed-use project southern Los Angeles County, which has high levels of pollution and fewer amenities than wealthier areas.

Policy LU 5.8: Encourage farmers markets, community gardens, and proximity to other local food sources that provide access to healthful and nutritious foods

The residential portion may include garden plots or hanging gardens, in which residents can grow produce.

Goal LU 9: Land use patterns and community infrastructure that promote health and wellness.

LU 9.1: Promote community health for all neighborhoods.

Policy LU 9.2: Encourage patterns of development that promote physical activity.

Policy LU 9.3: Encourage patterns of development that increase convenient, safe access to healthy foods, especially fresh produce, in all neighborhoods.

The mixed-use development will place LEED- and possibly Energy Star-certified affordable apartments and a library with reduced parking and a bicycle room on a commercial corridor near the MTA Blue Line station. This will reduce car trips and air pollution, increase walking and biking, reduce water and power use, and reduce social isolation – improving physical and mental health.

The residential portion will include garden plots, in which residents can grow produce.

Policy LU 10.1: Encourage community outreach and stakeholder agency input early and often in the design of projects.

The development team met with the Florence-Firestone Leadership Committee on Sept. 14, and the committee members and community residents were generally supportive.

The SD2 office suggested an urban-style site plan with the building line close to the sidewalk and the contemporary style architecture.

A public art component will be installed with design input from SD2 and a formal charrette process that will include community members.

Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.

The contemporary style architecture establishes a new and exciting aura to the non-descript area and allows a new identity with a modern touch to emerge.

Policy LU 10.4: Promote environmentally-sensitive and sustainable design.

LEED and possibly Energy Star Homes sustainable design elements reduce the project's environmental impact. Car chargers and bike racks reduce pollution from fossil fuels, low-flow fixtures and xeriscape reduces water use, recycled materials reduce depletion of natural resources, and low-VOC paint reduces carcinogenic emissions.

Policy LU 10.5: Encourage the use of distinctive landscaping, signage and other features to define the unique character of districts, neighborhoods or communities, and engender community identity, pride and community interaction.

A public art component will be included with the library, which will be designed in conjunction with the community. The building sign will be similar to a horizontal, decorative movie marquee or a vertical art-deco type sign.

Policy LU 10.6: Encourage pedestrian activity through the following:

- * Designing the main entrance of buildings to front the street;

The apartment lobby entrance two library entrances to the main library and community meeting room will front the main Florence Ave. commercial corridor frontage.

- * Incorporating landscaping features;

Landscaping planters will be located in the front setback and street trees will be planted along the Florence Ave. commercial corridor.

- * Limiting masonry walls and parking lots along commercial corridors and other public spaces;

The main frontage on the Florence Ave. commercial corridor will have the library and apartment lobby. The parking will be subterranean and located behind the library in the rear of the site.

- * Incorporating street furniture, signage, and public events and activities;

New benches and a bus shelter will be installed on the Florence Ave. frontage.

Policy LU 10.8: Promote public art and cultural amenities that support community values and enhance community context.

A public art component will be included with the library, which will be designed in conjunction with the community.

Policy LU 10.9: Encourage land uses and design that stimulate positive and productive human relations and foster the achievement of community goals.

The mixed-use development includes a library, which expands knowledge, interaction of disparate groups, and promotes higher education.

Policy LU 10.10: Promote architecturally distinctive buildings and focal points at prominent locations, such as major commercial intersections and near transit stations or open spaces.

A unique and historic Mission design with unique marquee or vertical signage will be implemented at the site, which is two blocks from the MTA Blue Line station.

Goal LU 11: Development that utilize sustainable design techniques.

Project will be LEED and possibly Energy Star Homes certified.

Policy LU 11.1: Encourage new development to employ sustainable energy practices, such as utilizing passive solar techniques and/or active solar technologies.

Solar thermal panels will be installed.

Policy LU 11.2: Support the design of developments that provide substantial tree canopy cover, and utilize light-colored paving materials and energy-efficient roofing materials to reduce the urban heat island effect.

Street trees will be planted in the right-of-way, and trees will be planted in the rear yard.

Policy LU 11.3: Encourage development to optimize the solar orientation of buildings to maximize passive and active solar design techniques.

The courtyard faces south for sunlight warmth in winter and sunshine in summer, and awnings will provide shaded cooling in the summer.

Chapter 7 - Mobility element

Goal M 1: Street designs that incorporate the needs of all users.

Policy M 1.1: Provide for the accommodation of all users, including pedestrians, motorists, bicyclists, equestrians, users of public transit, seniors, children, and persons with disabilities when requiring or planning for new, or retrofitting existing, transportation corridors/networks whenever appropriate and feasible.

New sidewalks with ADA ramps and shade trees will be installed to accommodate pedestrians and wheelchairs and transit users who walk to the MTA Blue Line station. A bus shelter will be installed for transit riders. Bike lanes may be installed on Maie Ave.

Policy M 1.2: Ensure that streets are safe for sensitive users, such as seniors and children.

New sidewalks and corner cuts with visibility triangles and ADA ramps will be installed. Shade trees, a bus shelter, benches, street lamps will be installed, and utility lines on Maie Ave. will be undergrounded. Bike lanes may be installed on Maie Ave.

Policy M 2.3: Accommodate pedestrians and bicyclists, and reduce motor vehicle accidents by implementing the following intersection designs, whenever appropriate and feasible:

Right angle intersections that reduce intersection skew.

Existing intersections are at right angles.
Smaller corner radii to reduce crossing distances and slow turning vehicles.
Corner radius of 25 ft. will be installed to accommodate easier traffic flow onto Florence Ave., per DPW, because it is a busy commercial corridor.
Crossings at all legs of an intersection will be striped, if required.
Policy M 2.4: Ensure a comfortable walking environment for pedestrians by implementing the following, whenever appropriate and feasible:
Adequate lighting on pedestrian paths, particularly around building entrances and exits, and transit stops.
Street lamps will be installed along the sidewalks, and lights will be installed at the apartment lobby and library entrances.
Designs for curb ramps, which are pedestrian friendly and compliant with the American Disability Act (ADA).
Curb ramps at both corners (Florence/Maie and Florence/Miramonte) will be constructed per County/ADA standards.
Pedestrian walking speed based on the latest standard for signal timing. Slower speeds should be used when appropriate (i.e., near senior housing, rehabilitation centers, etc.)
Approved devices to extend the pedestrian clearance times at signalized intersections.
New signal will be installed at southeast corner of Florence / Miramonte and will have Accessible Pedestrian Signals (APS), Pedestrian signal heads, countdown pedestrian heads, pedestrian phasing and leading pedestrian intervals.
Regular crosswalks will be striped.
Rectangular Rapid Flashing Beacon or other similar approved technology at locations of high pedestrian traffic will be installed if required.
Safe and convenient crossing locations at transit stations and transit stops located at safe intersections will be installed if required.
Policy M 2.9: Encourage the planting of trees along streets and other forms of landscaping to enliven streetscapes by blending natural features with built features.
Street trees with wide canopies will be planted on the frontages' rights of way.
Policy M 2.10: Encourage the provision of amenities, such as benches, shelters, secure bicycle storage, and street furniture, and comfortable, safe waiting areas near transit stops.
New benches, a bus shelter, and bicycle racks will be installed on the Florence Ave. frontage.

Goal M 4: An efficient multimodal transportation system that serves the needs of all residents.

Travel Demand Management

Policy M 4.15: Reduce vehicle trips through the use of mobility management practices, such as the reduction of parking requirements, employer/institution based transit passes, regional carpooling programs, and telecommuting.

Reduced parking of 0.5 will be implemented for affordable apartments (seniors and special needs households).

Goal M 5: Land use planning and transportation management that facilitates the use of transit.

Land Use and Transportation

Policy M 5.1: Facilitate transit-oriented land uses and pedestrian-oriented design, particularly in the first-last mile connections to transit, to encourage transit ridership.
The mixed-use project with high-density residential and public library uses and a façade along the right-of-way with wrapped parking is located very close to the MTA Blue Line station, just 2 blocks to the west.

Chapter 8 - Air quality element

Goal AQ 1: Protection from exposure to harmful air pollutants.

MERV filters will be installed for apartments.

Policy AQ 1.2: Encourage the use of low or no volatile organic compound (VOC) emitting materials.

Low-VOC paints and adhesives will be used, as part of LEED certification.

Goal AQ 3: Implementation of plans and programs to address the impacts of climate change.

Policy AQ 3.1: Facilitate the implementation and maintenance of the Community Climate Action Plan to ensure that the County reaches its climate change and greenhouse gas emission reduction goals.

Carpooling, transit use, bicycling and walking will be promoted to staff and patrons.

Policy AQ 3.2: Reduce energy consumption in County operations by 20 percent by 2015.

Library will exceed Title 24 energy efficiency requirements.

Policy AQ 3.3: Reduce water consumption in County operations.

Library will have low-flow fixtures, along with posting water conservation educational materials, and plant xeriscape.

Policy AQ 3.5: Encourage energy conservation in new development and municipal operations.

Title 24 energy efficiency standards will be exceeded.

Policy AQ 3.6: Support rooftop solar facilities on new and existing buildings.

Solar thermal panels will be installed on the roof for hot water heating.

Policy AQ 3.7: Support and expand urban forest programs within the unincorporated areas.

Street trees and trees in the rear yard will be planted.

Chapter 9 - Conservation element

Goal C/NR 5: Protected and useable local surface water resources.

Surface Water Protection

Policy C/NR 5.1: Support the LID philosophy, which seeks to plan and design public and private development with hydrologic sensitivity, including limits to straightening and channelizing natural flow paths, removal of vegetative cover, compaction of soils, and distribution of naturalistic BMPs at regional, neighborhood, and parcel-level scales.

A LID plan with BMPs that complies with State Water Board will be installed and maintained.

Policy C/NR 5.6: Minimize point and non-point source water pollution.

Filters in stormwater cisterns will clean water prior to release into soil and aquifer.

Goal C/NR 7: Protected and healthy watersheds.

Watershed Protection

Policy C/NR 7.1: Support the LID philosophy, which mimics the natural hydrologic cycle using undeveloped conditions as a base, in public and private land use planning and development design

A LID plan with BMPs that complies with State Water Board will be installed and maintained.

Chapter 11 - Noise element

Goal N 1: The reduction of excessive noise impacts.

Policy N 1.3: Minimize impacts to noise-sensitive land uses by ensuring adequate site design, acoustical construction, and use of barriers, berms, or additional engineering controls through Best Available Technologies (BAT).

Walls, floors and windows will be built to County standards to reduce noise in library.

Policy N 1.5: Ensure compliance with the jurisdictions of State Noise Insulation Standards (Title 24, California Code of Regulations and Chapter 35 of the Uniform Building Code), such as noise insulation of new multifamily dwellings constructed within the 60 dB (CNEL or Ldn) noise exposure contours.

Walls, floors and windows will be built to County standards to reduce noise in apartments. The site plan locates the units along Florence Ave., which will buffer noise from the roadway to the open courtyard on the south side.

Policy N 1.6: Ensure cumulative impacts related to noise do not exceed health-based safety margins.

Vehicle noise will be mitigated by non-squeal ramps and garage walls. Roof-top air conditioner compressor noise will be mitigated with roof assembly and screening materials.

Policy N 1.9: Require construction of suitable noise attenuation barriers on noise sensitive uses that would be exposed to exterior noise levels of 65 dBA CNEL and above, when unavoidable impacts are identified.

Walls, floors and windows will be built to County standards to reduce roadway noise in open space, senior apartments and library.

Chapter 12 - Safety element

Goal S 1: An effective regulatory system that prevents or minimizes personal injury, loss of life and property damage due to seismic and geotechnical hazards.

Policy S 1.1: Discourage development in Seismic Hazard and Alquist-Priolo Earthquake Fault Zones.

The site is not located in either zone.

Policy S 1.2: Prohibit the construction of most structures for human occupancy adjacent to active faults until a comprehensive fault study that addresses the potential for fault rupture has been completed.

The site is not located in fault area.

Goal S 2: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to flood and inundation hazards.

Policy S 2.1: Discourage development in the County's Flood Hazard Zones.

The site is located in Zone X, which is not a hazard zone.

Policy S 2.2: Discourage development from locating downslope from aqueducts.

The site is located away from aqueducts.

Goal S 3: An effective regulatory system that prevents or minimizes personal injury, loss of life, and property damage due to fire hazards.

Policy S 3.1: Discourage high density and intensity development in VHFHSZs.

The site is not located in that zone.

Chapter 13 - Public services

Goal PS/F 1: A coordinated, reliable, and equitable network of public facilities that preserves resources, ensures public health and safety, and keeps pace with planned development.

Policy PS/F 1.1: Discourage development in areas without adequate public services and facilities.

The site is a transit-oriented site that is served by transit lines, library, park, stores/markets, schools and other amenities.

Policy PS/F 1.2: Ensure that adequate services and facilities are provided in conjunction with development through phasing or other mechanisms.

Wet and dry utilities are available and do not require extensions or upsizing. A public library is provided as part of the mixed-use project.

Policy PS/F 1.3: Ensure coordinated service provision through collaboration between County departments and service providers.

The Library Dept. is coordinating design of the project. The Cultural Arts Committee is coordinating design of the public art. The CDC is providing funding for the project's affordable housing.

Policy PS/F 1.5: Focus infrastructure investment, maintenance and expansion efforts where the General Plan encourages development.

Commercial corridors and locations next to transit are targeted for development.

Policy PS/F 1.7: Consider resource preservation in the planning of public facilities.

Redevelopment of infill sites will reduce the pressure to build in suburban and rural areas with pristine habitat and insufficient infrastructure.

Goal PS/F 2: Increased water conservation efforts.

Policy PS/F 2.1: Support water conservation measures.

Xeriscape and native flora will be planted and low-flow faucets, showerheads and toilets will be installed.

Policy PS/F 2.2: Support educational outreach efforts that discourage wasteful water consumption.

The property management company will provide a tenant handbook with water conservation strategies, along with the justifications, and will monitor water bills for excessive water use.

Goal PS/F 3: Increased local water supplies through the use of new technologies.

Policy PS/F 3.2: Support the increased production, distribution and use of recycled water, gray water, and rainwater harvesting to provide for groundwater recharge, seawater intrusion barrier injection, irrigation, industrial processes and other beneficial uses.

A cistern will capture rainwater and infiltrate into the ground to recharge aquifers.

Goal PS/F 5: Adequate disposal capacity and minimal waste and pollution.

Policy PS/F 5.7: Encourage the recycling of construction and demolition debris generated by public and private projects.

75% construction waste will be recycled or re-used, thus diverted from landfills.

Policy PS/F 5.9: Encourage the availability of trash and recyclables containers in new developments, public streets, and large venues

Separate bins with chutes will be available to separate trash and recyclables.

Goal PS/F 6: A County with adequate public utilities.

Policy PS/F 6.3: Expand access to wireless technology networks, while minimizing visual impacts through co-location and design.

The apartments and library will have wifi internet, which is valuable for low-income tenants and neighbors without computers who use the library.

Policy PS/F 6.4: Protect and enhance utility facilities to maintain the safety, reliability, integrity and security of utility services.

New utility wires will be installed, as part of undergrounding, on Maie Ave.

Policy PS/F 6.5: Encourage the use of renewable energy sources in utility and telecommunications networks.

Solar thermal panels will be installed for water heating.

Policy PS/F 6.6: Encourage the construction of utilities underground, where feasible.

Utility lines on Maie Ave. will be undergrounded.

Policy PS/F 6.8: Encourage projects that incorporate onsite renewable energy systems.

Solar thermal panels will be installed for water heating.

Goal PS/F 8: A comprehensive public library system.

Library System Policy PS/F 8.1: Ensure a desired level of library service through coordinated land use and facilities planning.

The mixed-use development will include a new library replacement.

Policy PS/F 8.2: Support library mitigation fees that adequately address the impacts of new development.

The non-restricted apartments will pay the library fee.

1600-1610-1616 E. Florence Ave., Los Angeles 90001 (APNs 6021-016-009, 900 & 901)

#2: From the west, looking east



1600-1610-1616 E. Florence Ave., Los Angeles 90001 (APNs 6021-016-009, 900 & 901)

#4: From the north, looking south at center portion of site



1600-1610-1616 E. Florence Ave., Los Angeles 90001 (APNs 6021-016-009, 900 & 901)

#6: From the east, looking west



1600-1610-1616 E. Florence Ave., Los Angeles 90001 (APNs 6021-016-009, 900 & 901)

#1: Aerial: From the south, looking north



**THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 2016-000933-(2)
ZONE CHANGE NO. 2016004262**

WHEREAS, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 2016004262 on December 14, 2016:

WHEREAS, the Regional Planning Commission finds as follows:

1. The project is located at 1600-1610-1616 E. Florence Avenue, Los Angeles, CA 90001 (APNs 6021-016-009, 6021-016-900, and 6021-016-901).
2. The project is a Zone Change to change two parcels zoned C-2 (Neighborhood Business Zone), Assessor Parcel Numbers 6021-016-009, and 6021-016-901, and to change one parcel, zoned IT (Institutional Zone), Assessor Parcel Number 6021-016-900, to the MXD Zone (Mixed Use Development Zone) to allow the construction of a new 170,000-square-foot mixed-use building. The new mixed use building is a five-level, 60-foot tall structure with an additional level of subterranean parking and will contain a new public library and 116 senior affordable housing that will be restricted to low- and very low-income households (including family, seniors, and or special needs), plus one manager's unit, for a total of 117 units.
3. The project is consistent with the County's General Plan and is supported by General Plan land use policies that support smart growth development projects and mixed commercial and housing uses near transit centers, by General Plan housing policies that support the creation of affordable housing units for at-risk populations, and General Plan policies that support improved public services. The project site has been designated as Mixed Use and Public and Semi-Public land use categories by the General Plan. Therefore, the project to request a zone change of three parcels to a Mixed Use Zone brings the parcels into conformance with the predominant land use policy category for the area and allows the construction of a new mixed-use building with 116 new affordable housing units and a new 10,000-square-foot public library. The mixed-use project will provide a public amenity in a newly constructed public library, and will provide affordable housing in an area that is highly-served by transit.
4. The project meets the Zone Change burden of proof that modified conditions warrant a revision in the zoning plan as it pertains to the area or district under construction because the request for a zone change and the affordable housing project is supported by General Plan land use and housing policies related to smart growth, the requirement to create new affordable housing

units, the need to increase community services, and the zone change will bring the parcels into conformance with the surrounding land use designations for the Florence Avenue corridor. The project site has been designated as Mixed Use and Public and Semi-Public land use categories by the General Plan, and the project is a request for a zone change of three parcels to a Mixed Use Development Zone to bring the parcels into conformance with the predominant land use policy category and will allow the construction of a new mixed-use building with 116 new affordable housing units and a new 10,000-square-foot public library. The project is located one block west of a Metro Blue Line station within a transit oriented district. The zone change would permit a project that supports smart growth policies by providing new critical affordable housing units and services near public transit and along existing commercial corridors, which will reduce vehicle miles travelled and provide upgraded library services in a community center. The 116 units will also be restricted to low- and very-low income citizens, seniors (age 62+), and/or special needs households with incomes below 60 percent Area Median Income (AMI).

5. The project meets the Zone Change burden of proof that there is a need for the proposed zone classification within such area or district as the project site is located in an area that has been identified for future smart growth projects. The project site is located within a General Plan-identified Transit Oriented District Overlay, which encourages pedestrian-friendly and community-serving uses near transit stops that encourage walking, biking, and transit use. The project site is one block west of a Metro Blue Line Station. As part of the General Plan 2035 update process, the commercial parcels along Florence Avenue in Florence-Firestone were changed to a Mixed Use (MU) land use designation in order to promote the development of residential and commercial mixed use projects in support of General Plan policies to encourage smart growth projects near transit stations. The Mixed Use land use allows mixed use project of up to 150 dwelling units per acre and a floor-area ratio of 3.0. The request to change the three project parcels to the Mixed Use Development Zone reflects the intended development pattern for the area and is consistent with the planning and policies of the General Plan.
6. The project meets the Zone Change burden of proof that the subject property under consideration is a proper location for said zone classification within such area or district as the project site is located within a General Plan-identified Transit Oriented District Overlay, which encourages pedestrian-friendly, community-serving uses, and housing near transit stops that encourage walking, biking, and transit use. The project site is one block west of a Metro Blue Line Station. In addition, as part of the General Plan 2035 update process, the commercial parcels along Florence Avenue in Florence-Firestone were changed to a Mixed Use land use designation in order to promote the development of residential and commercial mixed use projects near transit stations. The Mixed Use land use allows mixed use project of up

to 150 dwelling units per acre and a floor-area ratio of 3.0. The request to change the three project parcels to the Mixed Use Development Zone therefore reflects the intended development pattern for the area and is consistent with the planning and policies of the General Plan. The parcel designated as Public and Semi-Public is currently developed with a parking lot for the existing library. The new mixed use development would replace the existing surface parking lot with a structure that integrates both public and residential use.

7. The project meets the Zone Change burden of proof that the placement of the proposed zone at such location will be in the interest of the public health, safety and general welfare, and in conformity with good zoning practice as increasing housing density on infill sites and building next to existing transit infrastructure provides many benefits to the community. The change of zones to the Mixed Use Development Zone at this project location is good zoning practice. The project site is located on a commercial corridor with high-frequency transit and pedestrian/bicycle amenities, and is supported by numerous General Plan policies to support infill and smart growth development projects and affordable housing. In addition, one of the parcels (APN 6021-016-901) is identified in the Housing Element's inventory of under-utilized sites available for housing development. However, all three parcels are under-utilized as they are located on a major commercial and transit corridor in Florence-Firestone, and are one block west of the Metro Blue Line Station. Mixed-use developments such as the proposed project are especially beneficial when they are located on larger commercial corridors like Florence Avenue that have existing amenities like transit, stores, markets, and offices. Proximity to these amenities allows for increased alternate transportation options for people, such as walking or biking to services, which in turn increases healthy opportunities for exercise and reduces air pollution impacts through fewer vehicle trips and greenhouse gas emissions.
8. The project is consistent with the development standards and zoning requirements for the Mixed Use Development Zone once the zone change is granted. The project meets the requirements of the Mixed Use Development Zone for maximum density, floor area ratio, yard setbacks, height, landscaping, facades and windows, trash bin enclosures, mechanical equipment, pedestrian character, recreational space, and automobile and bicycle parking.
9. The project is compatible with the land use development pattern for the area and will not negatively impact the neighborhood as the project is consistent with the surrounding area is highly urbanized and is developed with a mix of residential and commercial uses along Florence Avenue, and the project is supported by the land use policy for the Florence corridor. The proposed project, which is a request for a zone change of three parcels to the Mixed Use Development Zone on Florence Avenue will allow the construction

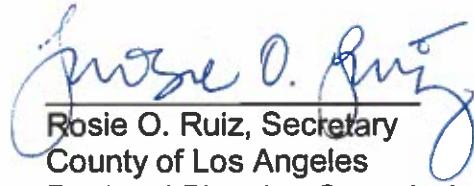
of a new 170,000-square-foot mixed-use building. The new mixed use building is a five-level, 60-foot tall structure with an additional level of subterranean parking and will contain a new public library and 116 senior and/or special needs affordable housing units (plus one manager's unit for a total of 117 units). The project is strongly supported by Housing Element policies to support the creation of critical affordable housing units for seniors and special needs low-income populations. The project is also supported by several General Plan policies that encourage smart growth projects with mixed uses and housing near transit stations. The General Plan 2035 update changed the land use policy of the commercial parcels along Florence Avenue to a Mixed Use land use designation, indicating a land use policy that supports future growth along this corridor. The zone change to the project site parcels to a Mixed Use Development Zone reflects this land use policy.

10. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
11. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

RESOLVED, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Change the following zones as follows:
 - Assessor Parcel Number 6021-016-009 from C-2 to MXD Zone.
 - Assessor Parcel Number 6021-016-901 from C-2 to MXD Zone.
 - Assessor Parcel Number 6021-016-900 from IT to MXD Zone.
2. That the Board of Supervisors find that the project is exempt from the California Environmental Quality Act pursuant to Sections 15061.b.3 and 21155 of the State CEQA Guidelines and find that the project will not have a significant impact upon the environment;
3. That the Board of Supervisors find the recommended zoning is consistent with the Los Angeles County General Plan: and,
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on December 14, 2016.


Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

VOTE: 5:0:0:0

Concurring: Smith, Shell, Louie, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

Action Date: December 14, 2016

TSS
12/14/16

ZONING CASE NUMBER RPPL2016004262

ORDINANCE NUMBER _____

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Los Angeles General Plan, relating to the Compton-Florence Zoned District Number 60.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Compton-Florence Zoned District Number 60 as shown on the map attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the Los Angeles General Plan of the County of Los Angeles.

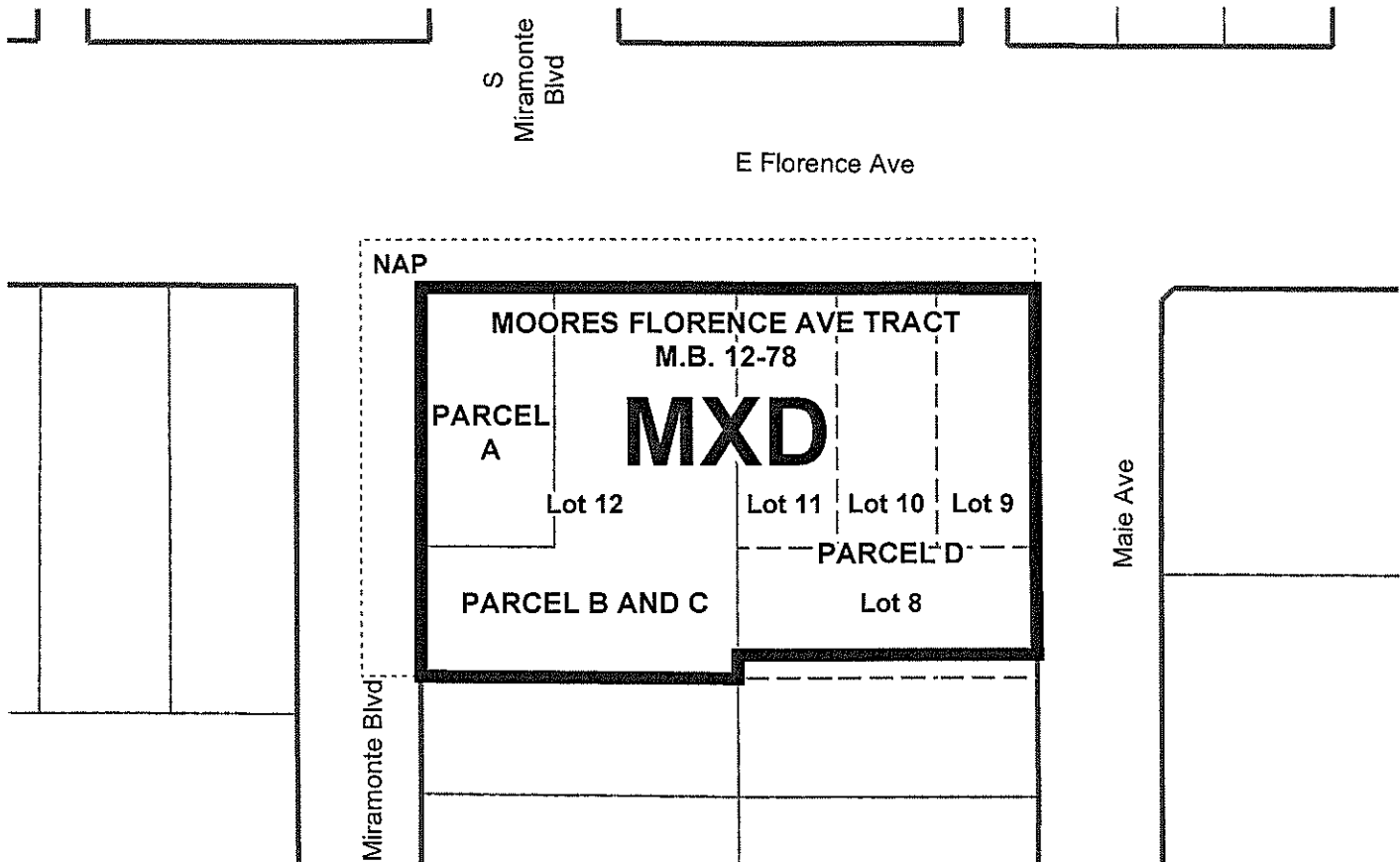
CHANGE OF PRECISE PLAN
COMPTON-FLORENCE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC20160004262**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

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

PARCEL A: 6021-016-009 THE E'LY 60' OF THE W'LY 85' OF THE N'LY 130.5' OF LOT 12 OF THE MOORE'S FLORENCE AVENUE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: 6021-016-901, 900 THE EAST 73.93' OF THE NORTH 130.5' OF LOT 12 OF MOORE'S FLORENCE AVENUE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C: THE NORTH 55' OF THE SOUTH 405' OF LOT 12 OF MOORE'S FLORENCE AVENUE TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL D: THE N'LY 45' OF LOT 8 AND ALL OF LOTS 9, 10 AND 11 OF

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP** NOT A PART



0 40 80

FEET

COUNTY ZONING MAP

102H213

SITE INFORMATION

ZONING: EXISTING: C2 & IT PROPOSED: MXD
LAND USE: EXISTING: MU & P PROPOSED: MU & P
ENTITLEMENTS: Zone change proposed from C2/IT/MU/R3 to MXD
CEQA- Notice of Exemption proposed

DISTRICT: Florence - Firestone Community Standards District
SITE AREA: GROSS SITE AREA
47,105 SF /1.08 ACRES
NET SITE AREA MINUS ALL DEDICATIONS
40,453 SF / .93 ACRES

DENSITY: 117 UNITS/ .93 ACRES = 126 UNITS/ ACRE
MAX PER 22.40.485: 150 UNITS/ACRES

LOT COVERAGE: 82.0%
BUILDING FOOTPRINT/ SITE AREA 33,200 SF/ 40,453 SF

FRONTAGE: 62.0%
GLAZING or OPENING/ BUILDING STREET FRONTAGE 242'/390'

YARDS: HEIGHT:
REQUIRED: PROVIDED
FRONT: 0' FRONT: 0'-5'
SIDE: 0' SIDE: 0'-5'
REAR: 0' REAR: 5'-15'

MAXIMUM: 65' PER 22.40.485
PROVIDED: 60'

OPEN SPACE REQUIRED: PER MXD ZONE
100 SF PER UNIT 117 x 100 SF 11,700 SF

OPEN SPACE PROVIDED:
COURTYARD: 10,500 SF
COMMUNITY ROOM 2,430SF x 25% 607 SF
BALCONIES: 117 x 50SF 5,850 SF
TOTAL PROVIDED: 16,957 SF

FAR: FAR:
MAXIMUM: PROVIDED:
3.1 (3.0 + .1 FOR LOT ASSEMBLY) 3.0

UNIT TABULATION

TOTAL 1BD:					
UNIT	SIZE	NO.	NET AREA	GROSS AREA	PATIO AREA
A1	565 SF	87	49,155 SF	NET + (NET x .35)	60 SF * 98 UNITS
A2	660 SF	4	2,640 SF		
A3	640 SF	4	2,560 SF		
A4	690 SF	3	2,070 SF		
TOTAL NET 1BD		98 UNITS	56,425 SF	76,175 SF	5,880 SF

TOTAL 2BD:					
UNIT	SIZE	NO.	NET AREA	GROSS AREA	PATIO AREA
B1	840 SF	4	3,360 SF	NET + (NET x .35)	60 SF * 19 UNITS
B2	870SF	4	3,480 SF		
B3	830 SF	4	3,320SF		
B4	850 SF	4	3,400 SF		
B5	905 SF	3	2,715 SF		
TOTAL NET 2BD		19 UNITS	16,275 SF	21,970 SF	1,140 SF

PROJECT TOTALS		NET AREA	GROSS AREA	PATIO AREA
RESIDENTIAL		72,700 SF	98,145 SF	
RESIDENTIAL LOBBY		920 SF		
GYM/ COMMUNITY ROOM/ LEASING		2,430 SF		
SOCIAL ENTERPRISE ROOM		900 SF		7,020 SF
TOTAL RESIDENTIAL	117 UNITS	76,950 SF	102,395 SF	
TOTAL LIBRARY		10,000 SF		
TOTAL FAR AREA		119,415 SF		3.0 FAR
LEVEL ONE PARKING STRUCTURE		20,300 SF		
TOTAL ABOVE GRADE FLOOR AREA		139,715 SF		
BASEMENT PARKING STRUCTURE		34,800 SF		
TOTAL FLOOR AREA		174,515 SF		

LAUNDRY COUNT: 3 WASHERS + 4 DRYERS PER LEVEL = TOTAL: 12 WASHERS + 16 DRYERS
UNIVERSAL DESIGN: ALL UNITS COMPLY WITH UNIVERSAL DESIGN
NON-SMOKING: 50% OF UNITS
MANAGER'S UNIT: A 2 BD UNIT
SUSTAINABLE DESIGN: CERTIFICATION TO LEED
FIRE SPRINKLERS: AUTOMATIC FIRE SPRINKLERS SYSTEM TO BE INSTALLED
CONSTRUCTION TYPE: (BASEMENT/ PODIUM LEVEL = TYPE 1A) (RESIDENTIAL LEVELS 2-5 = TYPE VA)

PARKING REQUIRED

RESIDENTIAL:		.5 Stalls per unit x 117 Units 2 Stalls for Managers Unit	59 STALLS 2 STALLS 61 STALLS
LIBRARY:			37 STALLS 98 STALLS

PARKING PROVIDED

RESIDENTIAL:		STD. STALLS (8.5' X 18') BELOW GRADE TANDEM STALLS (8.5' X 15' or 18') BELOW GRADE	61 STALLS *4 HANDICAP STALLS 16 STALLS
LIBRARY:		STD. STALLS (8.5' X 18') BELOW GRADE STD. STALLS (8.5' X 18') ABOVE GRADE	7 STALLS 30 STALLS *2 HANDICAP STALLS 114 STALLS

BICYCLE PARKING REQUIRED

LONG TERM:			N/A
LIBRARY:			
RESIDENTIAL:		1 PER 2 UNITS	59 STALLS 59 STALLS
SHORT TERM:			
LIBRARY:		1 PER 5,000SF/ MIN 2	2 STALLS
RESIDENTIAL:		1 PER 10 UNITS	12 STALLS 14 STALLS

BICYCLE PARKING PROVIDED

LONG TERM:		2.5' X 7' LOCKERS	60 STALLS
SHORT TERM:		2.5' X 7' CORRAL	14 STALLS

A-00.1
DATA SHEET
01-06-2017

PREPARED FOR:
AMCAL MULTI-HOUSING, INC.
30141 AGOURA RD., SUITE #100
AGOURA HILLS, CA 91301
(818) 706-0694

FLORENCE MIXED USE APARTMENTS AND LIBRARY
1600 E. Florence Ave. Los Angeles, CA 90001 APN-6021-016-009
1610 E. Florence Ave. Los Angeles, CA 90001 APN-6021-016-900
1616 E. Florence Ave. Los Angeles, CA 90001 APN-6021-016-901

UNIT #	UNIT TYPE		SENIOR UNITS	SPECIAL NEEDS
LEVEL 2				
201	A2	1BD/1BA		x
202	B2	2BD/1BA	x	
203	A1	1BD/1BA		x
204	A1	1BD/1BA	x	
205	A1	1BD/1BA		x
206	A1	1BD/1BA	x	
207	A1	1BD/1BA		x
208	A1	1BD/1BA	x	
209	A1	1BD/1BA		x
210	B3	2BD/1BA	x	
211	A1	1BD/1BA		x
212	A1	1BD/1BA		x
213	B1	2BD/1BA	x	
214	A1	1BD/1BA	x	
215	A1	1BD/1BA		x
216	A1	1BD/1BA	x	
217	A1	1BD/1BA		x
218	A1	1BD/1BA	x	
219	A1	1BD/1BA		x
220	A1	1BD/1BA	x	
221	A1	1BD/1BA		x
222	A3	1BD/1BA		SENSORY
223	A1	1BD/1BA	SENSORY	
224	A1	1BD/1BA		MOBILITY
225	A1	1BD/1BA	MOBILITY	
226	A1	1BD/1BA		MOBILITY
227	B4	2BD/1BA	MOBILITY	
27 TOTAL UNITS			(9) ^{1BD} (4) ^{2BD}	(14) ^{1BD}

UNIT #	UNIT TYPE	SENIOR UNITS	SPECIAL NEEDS	MANAGER'S UNIT
LEVEL 3				
301	A2	1BD/1BA	x	
302	B2	2BD/1BA	x	
303	A1	1BD/1BA	x	
304	A1	1BD/1BA	x	
305	A1	1BD/1BA	x	
306	A1	1BD/1BA	x	
307	A1	1BD/1BA	x	
308	A1	1BD/1BA	x	
309	A1	1BD/1BA	x	
310	B3	2BD/1BA	x	
311	A1	1BD/1BA	x	
312	A1	1BD/1BA	x	
313	B1	2BD/1BA	x	
314	A1	1BD/1BA	x	
315	A1	1BD/1BA	x	
316	A1	1BD/1BA	x	
317	A1	1BD/1BA	x	
318	A1	1BD/1BA	x	
319	A1	1BD/1BA	x	
320	A1	1BD/1BA	x	
321	A1	1BD/1BA	x	
322	A1	1BD/1BA	x	
323	B5	2BD/1BA		x
324	A3	1BD/1BA	x	
325	A1	1BD/1BA	x	
326	A1	1BD/1BA	x	
327	A4	1BD/1BA	MOBILITY	
328	A1	1BD/1BA	MOBILITY	
329	A1	1BD/1BA	MOBILITY	
330	B4	2BD/1BA	MOBILITY	
30 TOTAL UNITS		(11) 1BD (4) 2BD	(14) 1BD	(1) 2BD

UNIT #	UNIT TYPE	SENIOR UNITS	SPECIAL NEEDS
LEVEL 4			
401	A2	1BD/1BA	x
402	B2	2BD/1BA	x
403	A1	1BD/1BA	x
404	A1	1BD/1BA	x
405	A1	1BD/1BA	x
406	A1	1BD/1BA	x
407	A1	1BD/1BA	x
408	A1	1BD/1BA	x
409	A1	1BD/1BA	x
410	B3	2BD/1BA	x
411	A1	1BD/1BA	x
412	A1	1BD/1BA	x
413	B1	2BD/1BA	x
414	A1	1BD/1BA	x
415	A1	1BD/1BA	x
416	A1	1BD/1BA	x
417	A1	1BD/1BA	x
418	A1	1BD/1BA	x
419	A1	1BD/1BA	x
420	A1	1BD/1BA	x
421	A1	1BD/1BA	x
422	A1	1BD/1BA	x
423	B5	2BD/1BA	x
424	A3	1BD/1BA	x
425	A1	1BD/1BA	x
426	A1	1BD/1BA	x
427	A4	1BD/1BA	MOBILITY
428	A1	1BD/1BA	MOBILITY
429	A1	1BD/1BA	MOBILITY
430	B4	2BD/1BA	SENSORY
30 TOTAL UNITS		(10) 1BD (5) 2BD	(15) 1BD

UNIT #	UNIT TYPE		SENIOR UNITS	SPECIAL NEEDS
LEVEL 5				
501	A2	1BD/1BA		x
502	B2	2BD/1BA	x	
503	A1	1BD/1BA		x
504	A1	1BD/1BA		x
505	A1	1BD/1BA	x	
506	A1	1BD/1BA		x
507	A1	1BD/1BA	x	
508	A1	1BD/1BA		x
509	A1	1BD/1BA		x
510	B3	2BD/1BA	x	
511	A1	1BD/1BA	x	
512	A1	1BD/1BA		x
513	B1	2BD/1BA	x	
514	A1	1BD/1BA		x
515	A1	1BD/1BA	x	
516	A1	1BD/1BA		x
517	A1	1BD/1BA	x	
518	A1	1BD/1BA		x
519	A1	1BD/1BA	x	
520	A1	1BD/1BA		x
521	A1	1BD/1BA	x	
522	A1	1BD/1BA		x
523	B5	2BD/1BA	x	
524	A3	1BD/1BA		x
525	A1	1BD/1BA	x	
526	A1	1BD/1BA		SENSORY
527	A4	1BD/1BA	x	
528	A1	1BD/1BA		SENSORY
529	A1	1BD/1BA	MOBILITY	
530	B4	2BD/1BA	x	
30 TOTAL UNITS			(10) 1BD (5) 2BD	(15) 1BD

13 SENIOR UNITS: (1 SENSORY UNIT/ 2 MOBILITY UNITS)
14 SPECIAL NEEDS UNITS: (1 SENSORY UNIT/ 2 MOBILITY UNITS)

15 SENIOR UNITS: (2 MOBILITY UNITS)
14 SPECIAL NEEDS UNITS: (2 MOBILITY UNITS)
1 MANAGER'S UNIT

15 SENIOR UNITS: (1 SENSORY UNIT/ 1 MOBILITY UNITS)
15 SPECIAL NEEDS UNITS: (2 MOBILITY UNITS)

15 SENIOR UNITS: (1 MOBILITY UNITS)
15 SPECIAL NEEDS UNITS: (2 SENSORY UNITS)

1 MANAGER'S UNIT

58 TOTAL SENIOR UNITS (UNIVERSAL DESIGN AND HANDICAP ACCESSIBLE WITH GRAB BARS & SHOWER/TUB SEATS INSTALLED):

40 1BD UNITS	4 MOBILITY IMPAIRED 1BD UNITS/ 1 SENSORY IMPAIRED 1BD UNIT
18 2BD UNITS	2 MOBILITY IMPAIRED 2BD UNITS/ 1 SENSORY IMPAIRED 2BD UNIT

58 TOTAL SPECIAL NEEDS UNITS (UNIVERSAL DESIGN AND HANDICAP ADAPTABLE):

58 1BD UNITS **6** MOBILITY IMPAIRED 1BD UNITS/ **3** SENSORY IMPAIRED 1BD UNITS

0 2BD UNITS **0** MOBILITY IMPAIRED 2BD UNITS/ **0** SENSORY IMPAIRED 2BD UNITS

117 TOTAL UNITS

12 TOTAL MOBILITY IMPAIRED (10%) / 5 TOTAL SENSORY IMPAIRED UNITS (4%)

A-00.2

UNIT TYPE TABULATION

01-06-2017

PREPARED FOR:

AMCAL MULTI-HOUSING, INC.
30141 AGOURA RD., SUITE #100
AGOURA HILLS, CA 91301
(818) 706-0694

FLORENCE MIXED USE APARTMENTS AND LIBRARY

1600 E. Florence Ave. Los Angeles, CA 90001 APN-6021-016-009

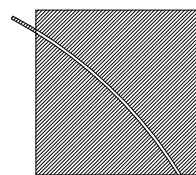
1610 E. Florence Ave. Los Angeles, CA 90001 APN-6021-016-900

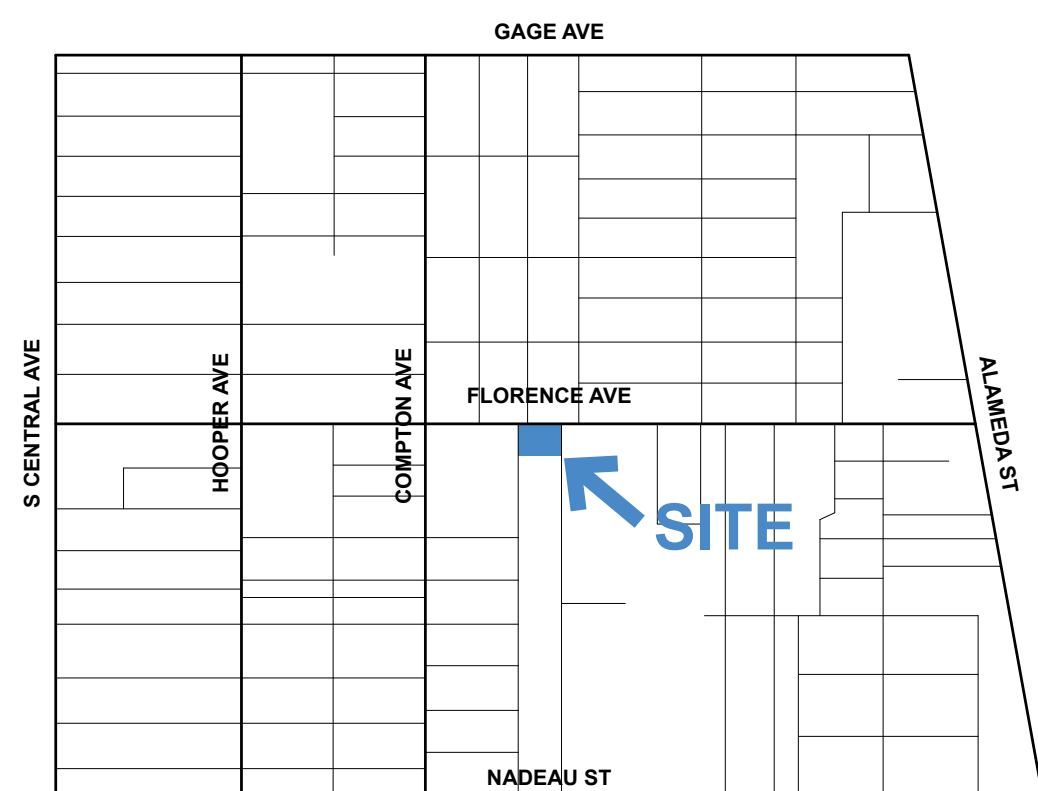
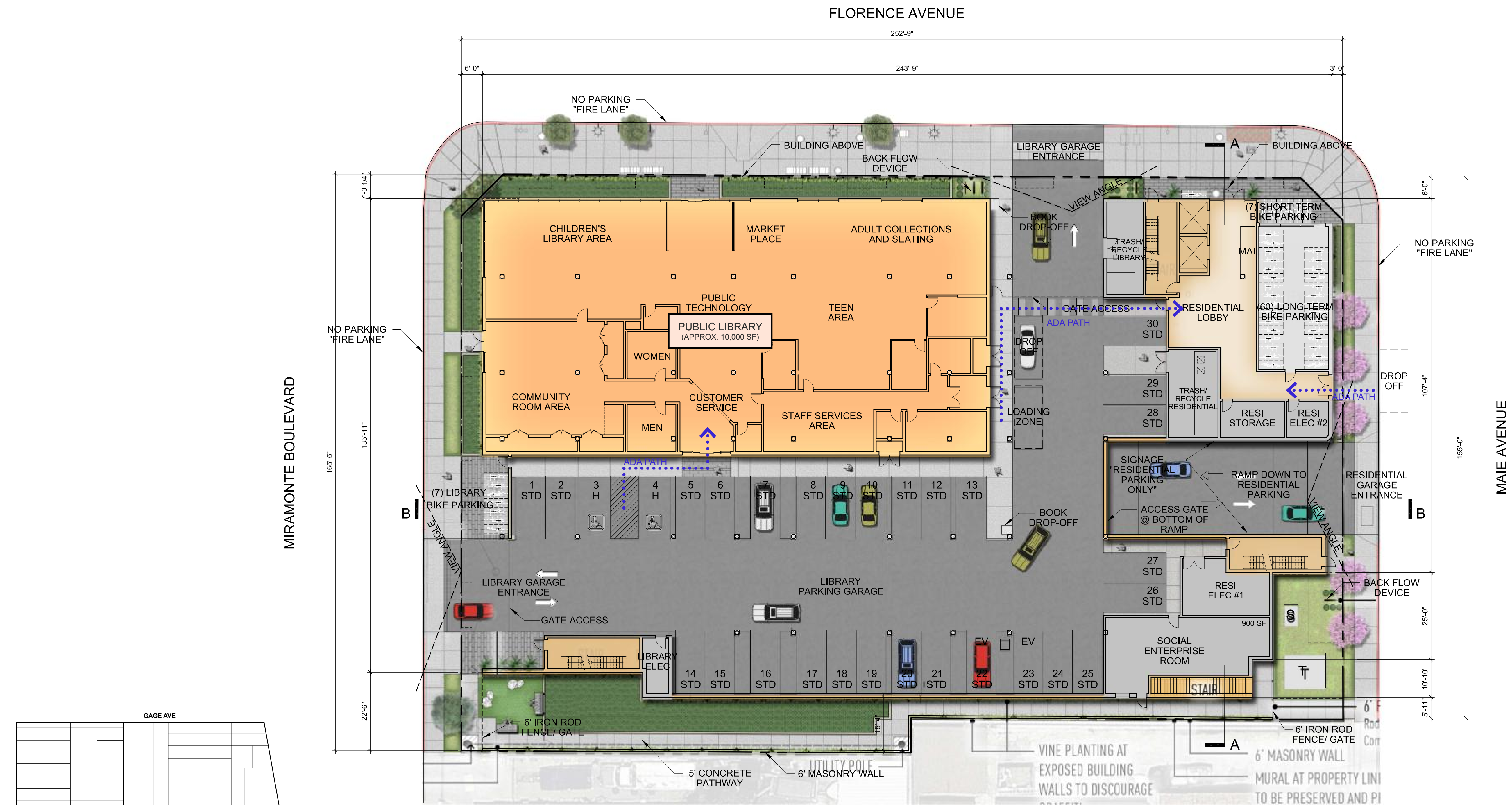
1616 E. Florence Ave. Los Angeles, CA 90001 APN-6021-016-901

1738 BERKELEY STREET
SANTA MONICA, CA 90404
TEL 310.394.0273 FAX 310.394.2424
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ARCHITECTURE • PLANNING • URBAN DESIGN





VICINITY MAP

INSTALLED ELECTRIC VEHICLE STALLS: 5% OF ALL PARKING STALLS WILL HAVE EV CHARGERS INSTALLED (2 EV STALLS LEVEL ONE & 6 EV STALLS IN THE BASEMENT)
FUTURE ELECTRIC VEHICLE STALLS: 100% OF ALL PARKING STALLS WILL HAVE CONDUIT HOOKUP FOR FUTURE EV CHARGERS
FIRE ACCESS: ALL WALKWAYS TO DOORS ACCESSED OF R.O.W. ARE A MINIMUM OF 5'

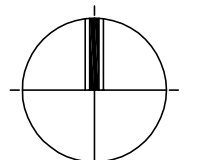
PREPARED FOR:

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 30141 AGOURA RD., SUITE #100
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 (818) 706-0694

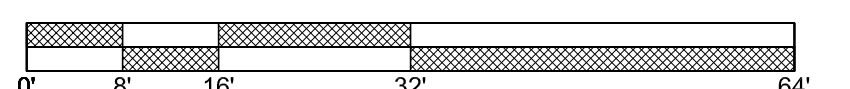
FLORENCE MIXED USE APARTMENTS AND LIBRARY

1600 E. Florence Ave. Los Angeles, CA 90001 APN-6021-016-009
 1610 E. Florence Ave. Los Angeles, CA 90001 APN-6021-016-900
 1616 E. Florence Ave. Los Angeles, CA 90001 APN-6021-016-901

A-01 CONCEPTUAL SITE PLAN

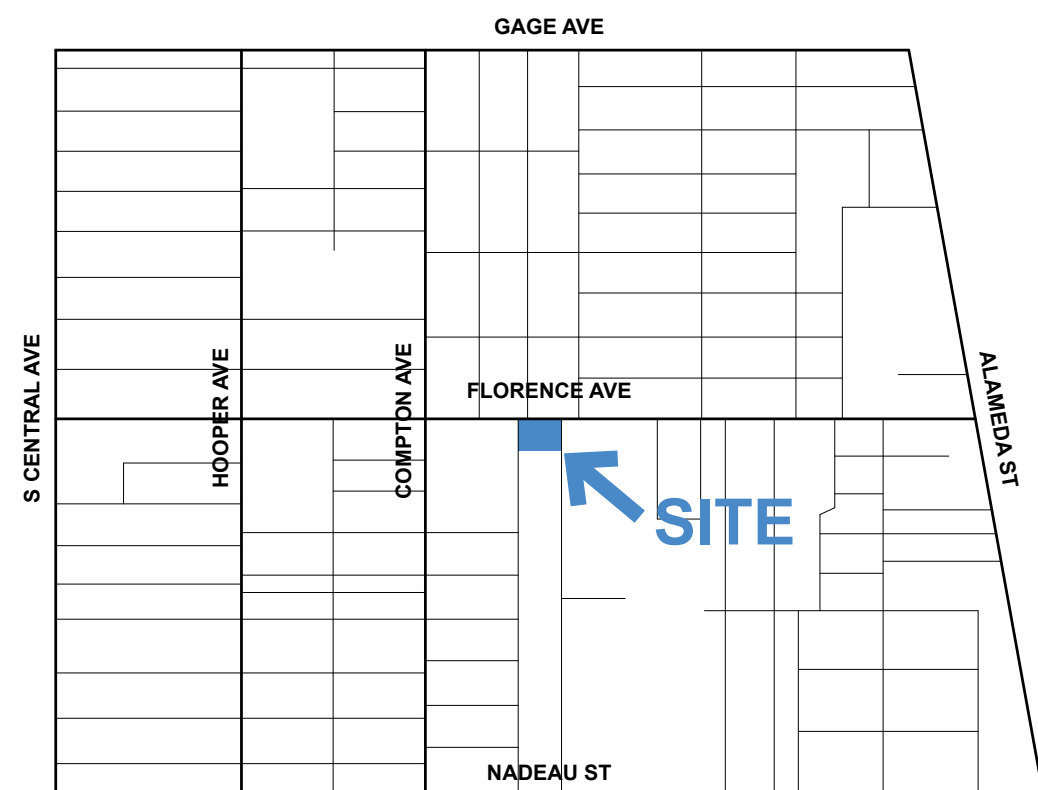


SCALE: 1/16" = 1'-0"

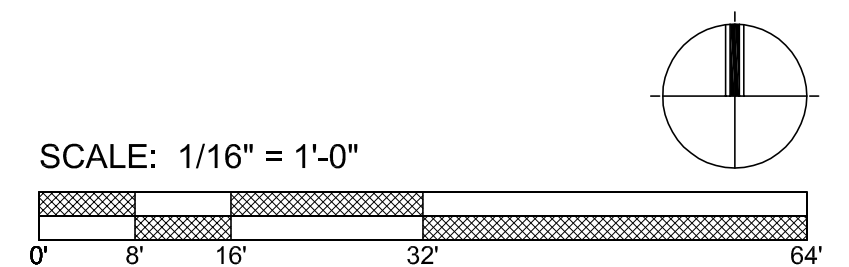
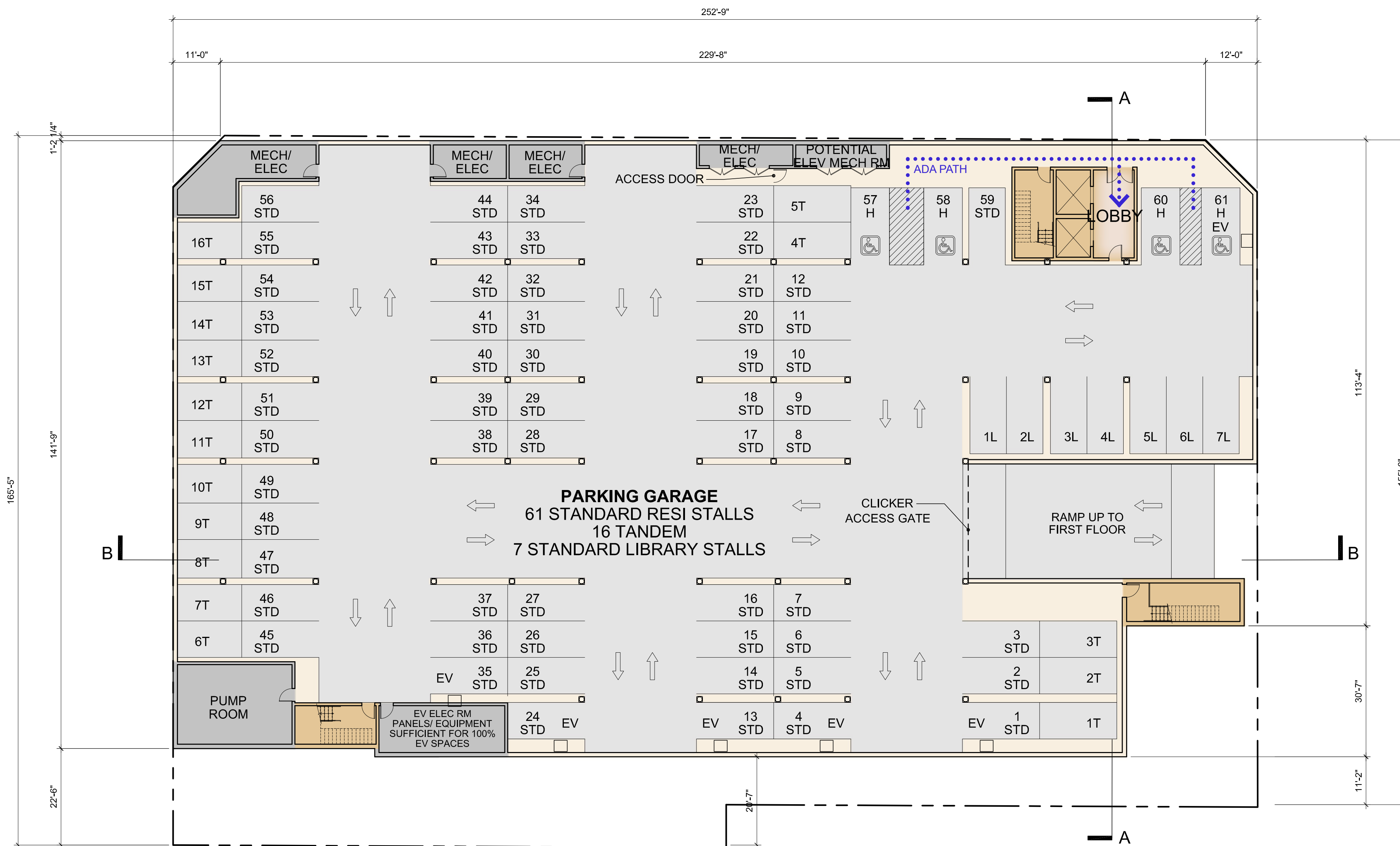


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VICINITY MAP



A-02

OVERALL PARKING PLAN

01-06-2017

PREPARED FOR:

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FLORENCE MIXED USE APARTMENTS AND LIBRARY

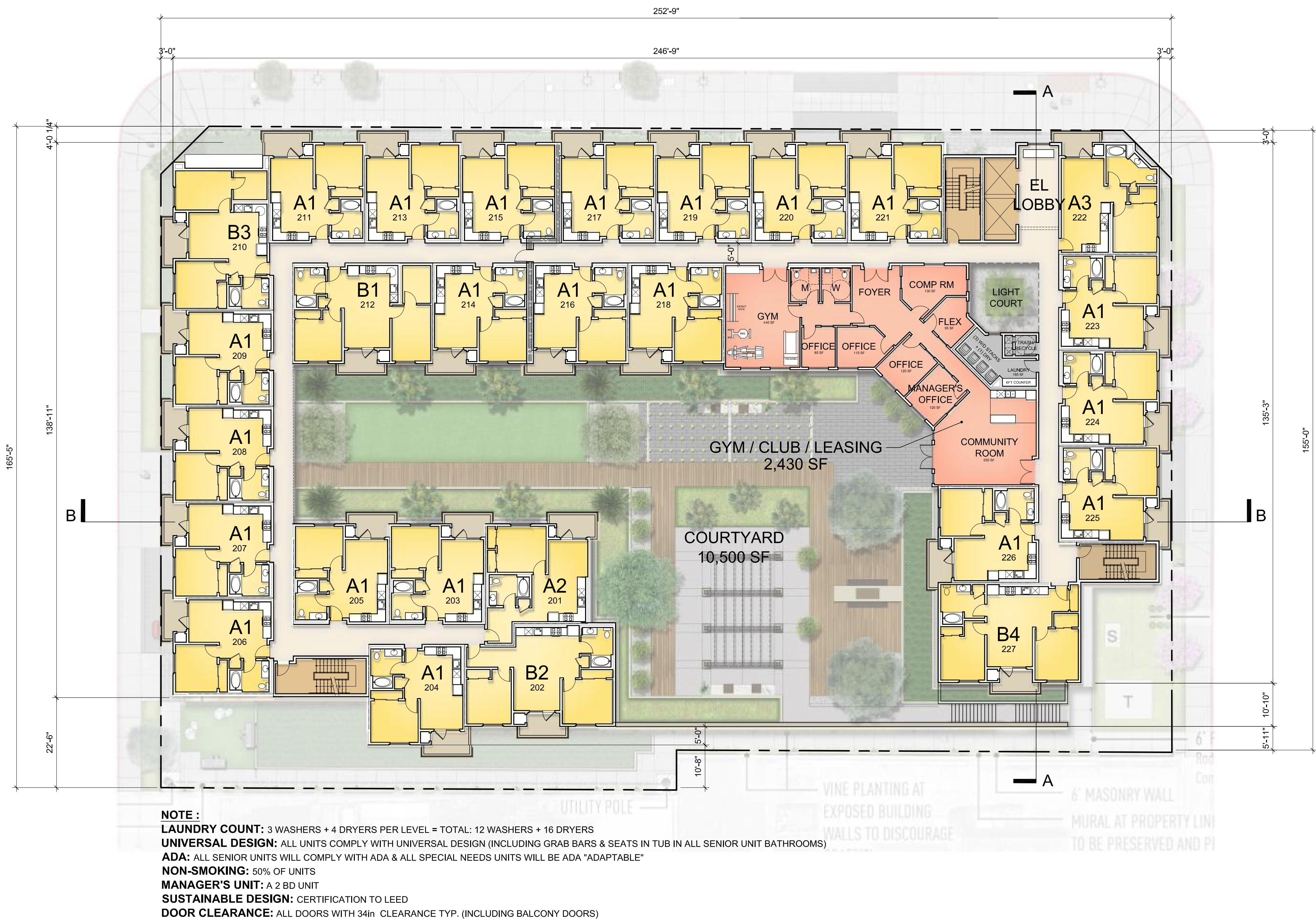
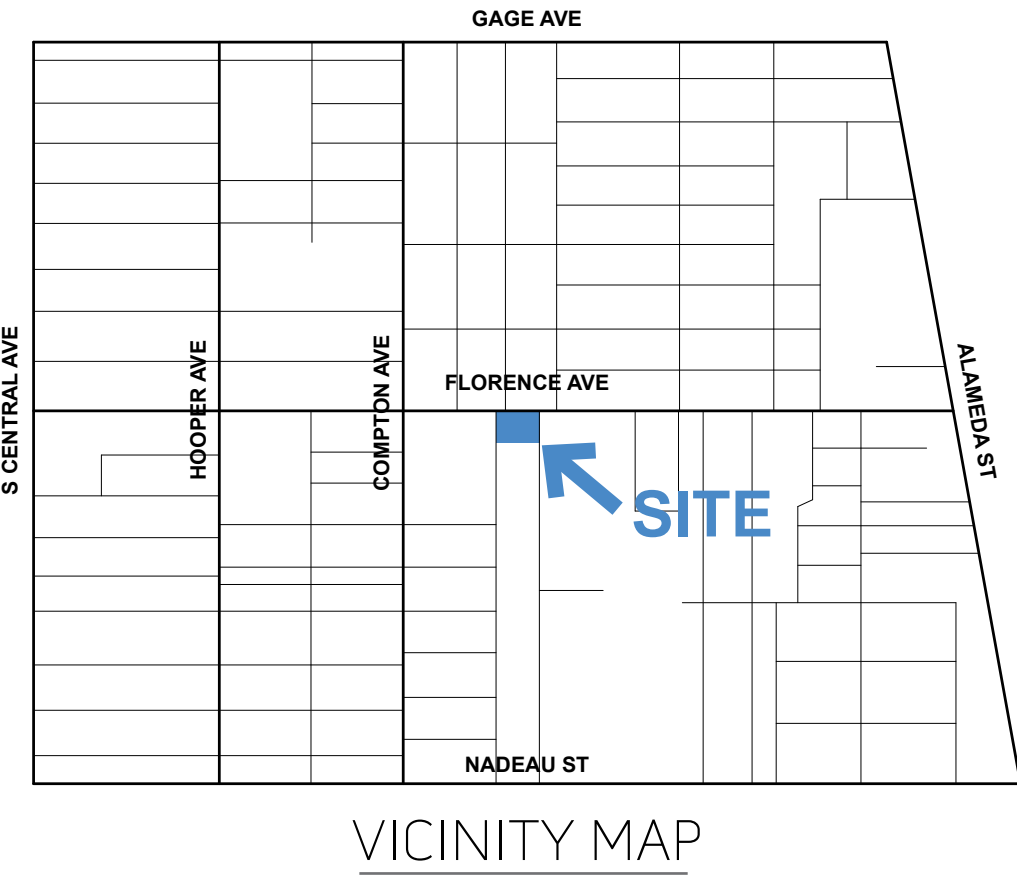
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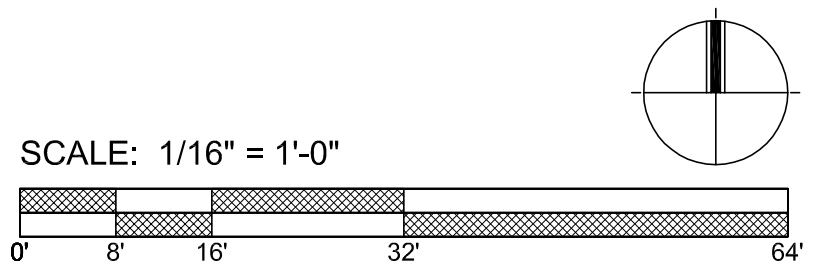
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UNIT TYPE TABULATION

UNIT #	UNIT TYPE		SENIOR UNITS	SPECIAL NEEDS
LEVEL 2				
201	A2	1BD/1BA		x
202	B2	2BD/1BA	x	
203	A1	1BD/1BA		x
204	A1	1BD/1BA	x	
205	A1	1BD/1BA		x
206	A1	1BD/1BA	x	
207	A1	1BD/1BA		x
208	A1	1BD/1BA	x	
209	A1	1BD/1BA		x
210	B3	2BD/1BA	x	
211	A1	1BD/1BA		x
212	A1	1BD/1BA		x
213	B1	2BD/1BA	x	
214	A1	1BD/1BA	x	
215	A1	1BD/1BA		x
216	A1	1BD/1BA	x	
217	A1	1BD/1BA		x
218	A1	1BD/1BA	x	
219	A1	1BD/1BA		x
220	A1	1BD/1BA	x	
221	A1	1BD/1BA		x
222	A3	1BD/1BA		SENSORY
223	A1	1BD/1BA	SENSORY	
224	A1	1BD/1BA		MOBILITY
225	A1	1BD/1BA	MOBILITY	
226	A1	1BD/1BA		MOBILITY
227	B4	2BD/1BA	MOBILITY	
27 TOTAL UNITS			(9) 1BD (4) 2BD	(14) 1BD



NOTE :
LAUNDRY COUNT: 3 WASHERS + 4 DRYERS PER LEVEL = TOTAL: 12 WASHERS + 16 DRYERS
UNIVERSAL DESIGN: ALL UNITS COMPLY WITH UNIVERSAL DESIGN (INCLUDING GRAB BARS & SEATS IN TUB IN ALL SENIOR UNIT BATHROOMS)
ADA: ALL SENIOR UNITS WILL COMPLY WITH ADA & ALL SPECIAL NEEDS UNITS WILL BE ADA "ADAPTABLE"
NON-SMOKING: 50% OF UNITS
MANAGER'S UNIT: A 2 BD UNIT
SUSTAINABLE DESIGN: CERTIFICATION TO LEED
DOOR CLEARANCE: ALL DOORS WITH 34in CLEARANCE TYP. (INCLUDING BALCONY DOORS)



A-03
RESIDENTIAL FLOOR PLAN LEVEL 2
01-06-2017

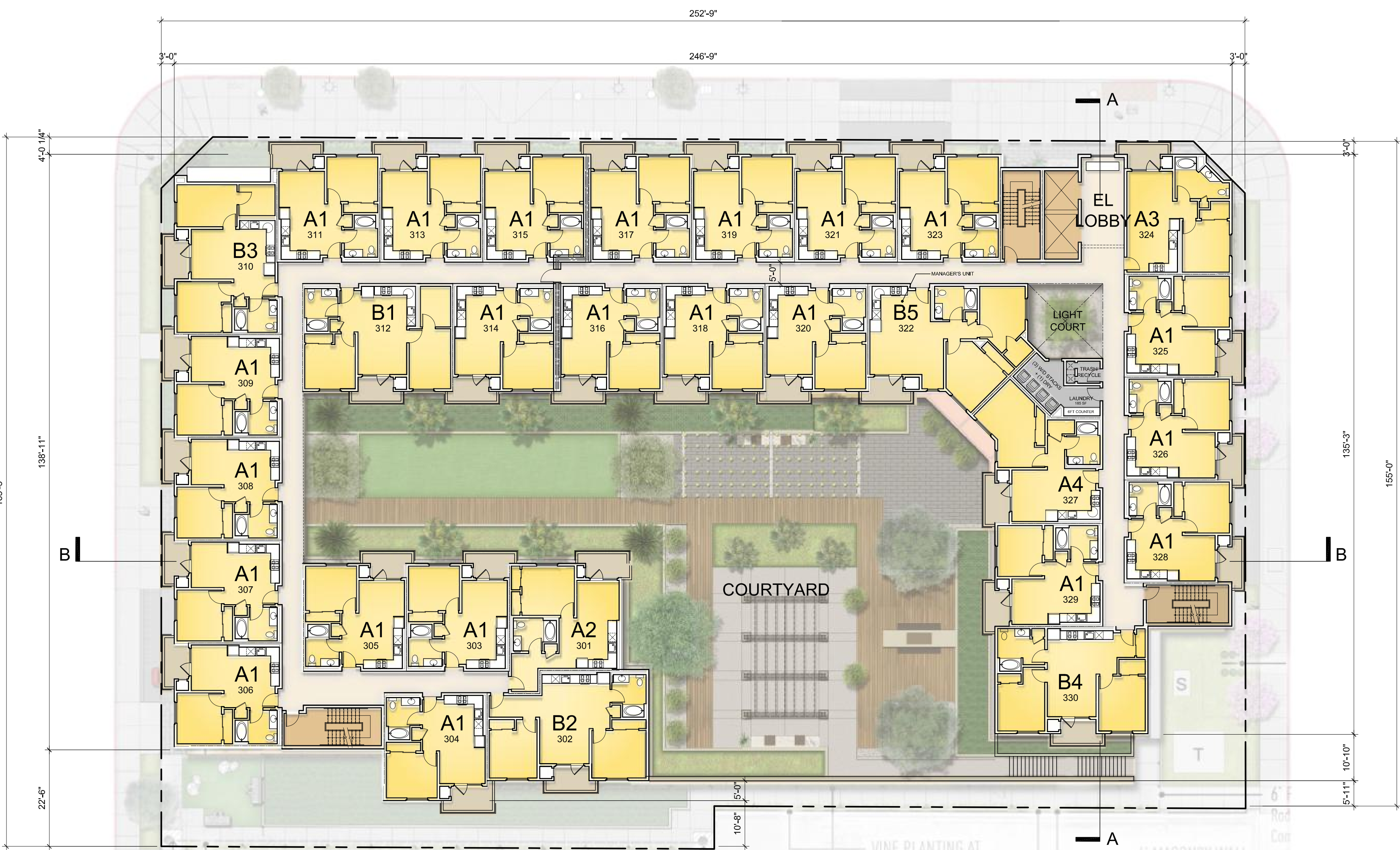
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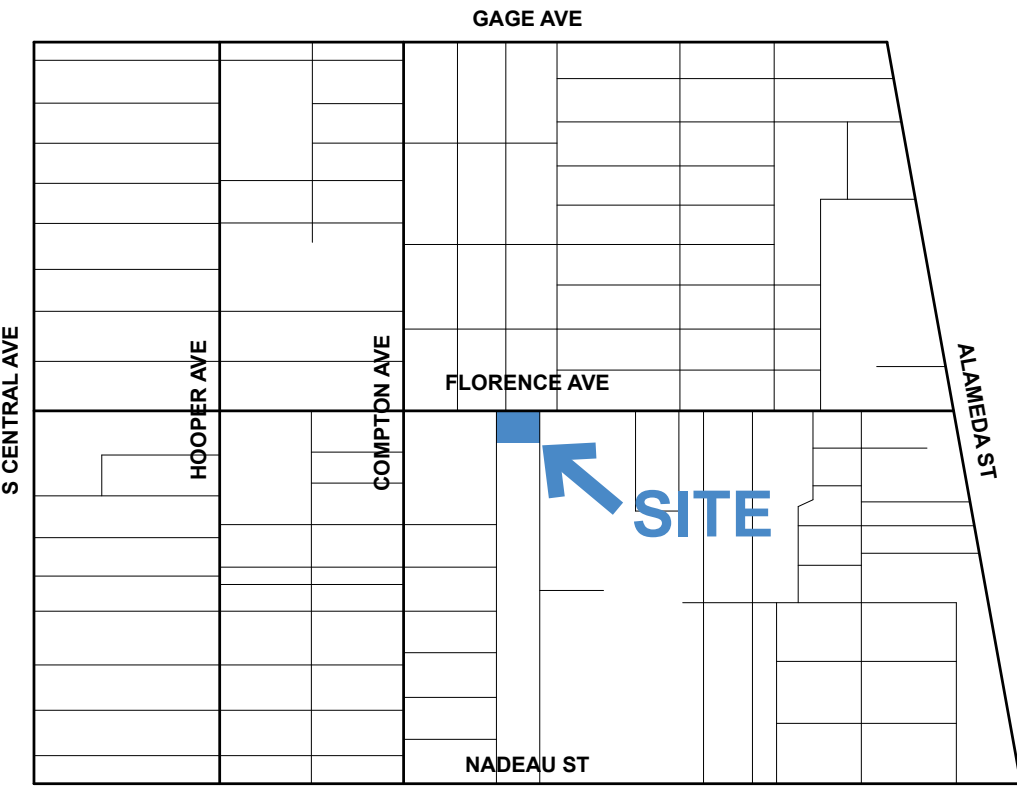
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UNIT TYPE TABULATION

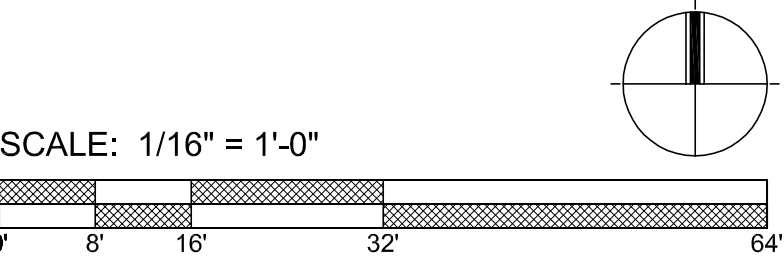
UNIT #	UNIT TYPE		SENIOR UNITS	SPECIAL NEEDS	MANAGER'S UNIT
LEVEL 3					
301	A2	1BD/1BA		x	
302	B2	2BD/1BA	x		
303	A1	1BD/1BA		x	
304	A1	1BD/1BA	x		
305	A1	1BD/1BA		x	
306	A1	1BD/1BA	x		
307	A1	1BD/1BA		x	
308	A1	1BD/1BA	x		
309	A1	1BD/1BA		x	
310	B3	2BD/1BA	x		
311	A1	1BD/1BA		x	
312	A1	1BD/1BA		x	
313	B1	2BD/1BA	x		
314	A1	1BD/1BA	x		
315	A1	1BD/1BA		x	
316	A1	1BD/1BA	x		
317	A1	1BD/1BA		x	
318	A1	1BD/1BA	x		
319	A1	1BD/1BA		x	
320	A1	1BD/1BA	x		
321	A1	1BD/1BA		x	
322	A1	1BD/1BA	x		
323	B5	2BD/1BA			x
324	A3	1BD/1BA	x		
325	A1	1BD/1BA		x	
326	A1	1BD/1BA	x		
327	A4	1BD/1BA		MOBILITY	
328	A1	1BD/1BA	MOBILITY		
329	A1	1BD/1BA		MOBILITY	
330	B4	2BD/1BA	MOBILITY		
30 TOTAL UNITS			(11) 1BD (4) 2BD	(14) 1BD	(1) 2BD



NOTE :
LAUNDRY COUNT: 3 WASHERS + 4 DRYERS PER LEVEL = TOTAL: 12 WASHERS + 16 DRYERS
UNIVERSAL DESIGN: ALL UNITS COMPLY WITH UNIVERSAL DESIGN (INCLUDING GRAB BARS & SEATS IN TUB IN ALL SENIOR UNIT BATHROOMS)
ADA: ALL SENIOR UNITS WILL COMPLY WITH ADA & ALL SPECIAL NEEDS UNITS WILL BE ADA "ADAPTABLE"
NON-SMOKING: 50% OF UNITS
MANAGER'S UNIT: A 2 BD UNIT
SUSTAINABLE DESIGN: CERTIFICATION TO LEED
DOOR CLEARANCE: ALL DOORS WITH 34in CLEARANCE TYP. (INCLUDING BALCONY DOORS)



VICINITY MAP



A-04
RESIDENTIAL FLOOR PLAN LEVEL 3
01-06-2017

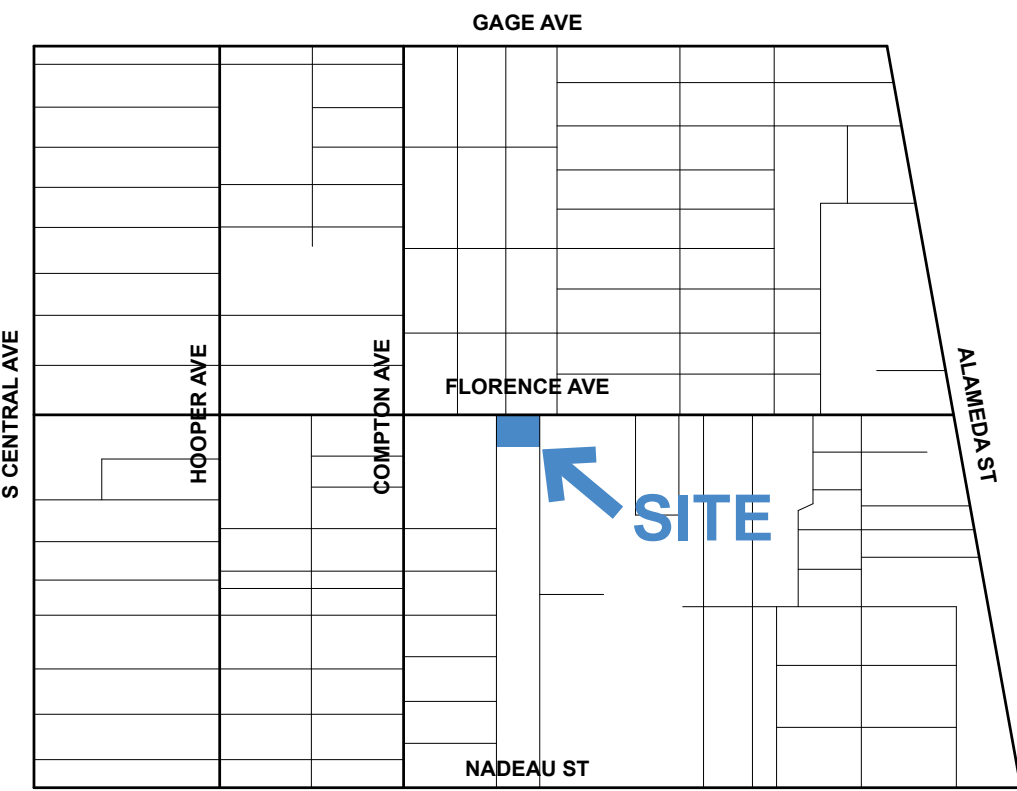
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UNIT TYPE TABULATION

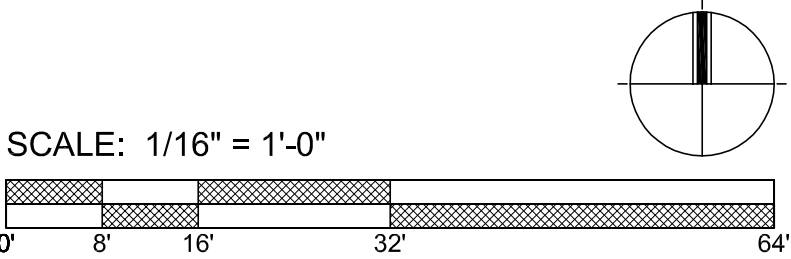
UNIT #	UNIT TYPE	SENIOR UNITS	SPECIAL NEEDS
LEVEL 4			
401	A2 1BD/1BA		x
402	B2 2BD/1BA	x	
403	A1 1BD/1BA		x
404	A1 1BD/1BA	x	
405	A1 1BD/1BA		x
406	A1 1BD/1BA	x	
407	A1 1BD/1BA		x
408	A1 1BD/1BA	x	
409	A1 1BD/1BA		x
410	B3 2BD/1BA	x	
411	A1 1BD/1BA		x
412	A1 1BD/1BA		x
413	B1 2BD/1BA	x	
414	A1 1BD/1BA	x	
415	A1 1BD/1BA		x
416	A1 1BD/1BA	x	
417	A1 1BD/1BA		x
418	A1 1BD/1BA	x	
419	A1 1BD/1BA		x
420	A1 1BD/1BA	x	
421	A1 1BD/1BA		x
422	A1 1BD/1BA	x	
423	B5 2BD/1BA	x	
424	A3 1BD/1BA		x
425	A1 1BD/1BA		x
426	A1 1BD/1BA	x	
427	A4 1BD/1BA		MOBILITY
428	A1 1BD/1BA	MOBILITY	
429	A1 1BD/1BA		MOBILITY
430	B4 2BD/1BA	SENSORY	
30 TOTAL UNITS		(10) 1BD (5) 2BD	(15) 1BD



VICINITY MAP



NOTE :
LAUNDRY COUNT: 3 WASHERS + 4 DRYERS PER LEVEL = TOTAL: 12 WASHERS + 16 DRYERS
UNIVERSAL DESIGN: ALL UNITS COMPLY WITH UNIVERSAL DESIGN (INCLUDING GRAB BARS & SEATS IN TUB IN ALL SENIOR UNIT BATHROOMS)
ADA: ALL SENIOR UNITS WILL COMPLY WITH ADA & ALL SPECIAL NEEDS UNITS WILL BE ADA "ADAPTABLE"
NON-SMOKING: 50% OF UNITS
MANAGER'S UNIT: A 2 BD UNIT
SUSTAINABLE DESIGN: CERTIFICATION TO LEED
DOOR CLEARANCE: ALL DOORS WITH 34in CLEARANCE TYP. (INCLUDING BALCONY DOORS)



A-05
RESIDENTIAL FLOOR PLAN LEVEL 4
01-06-2017

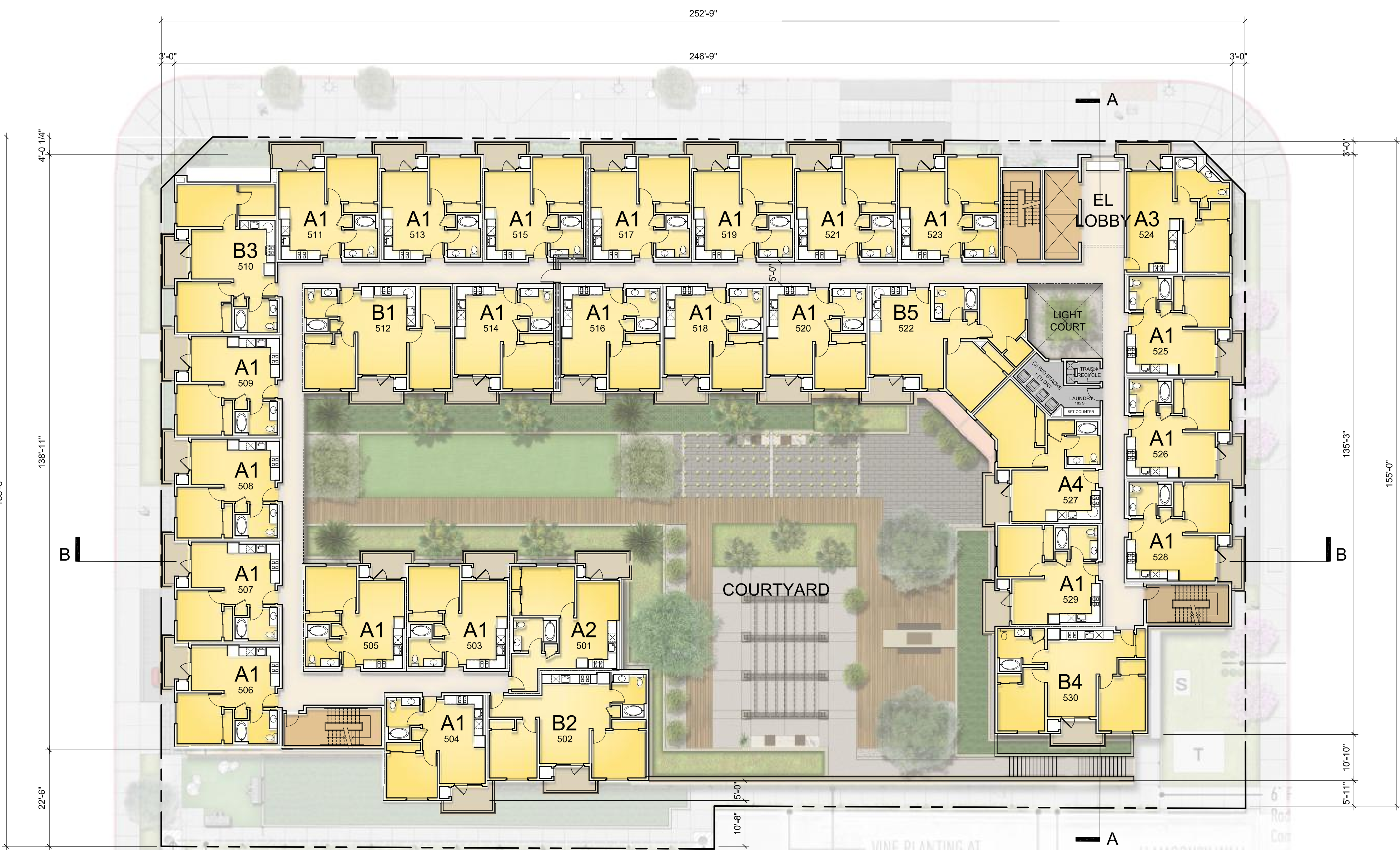
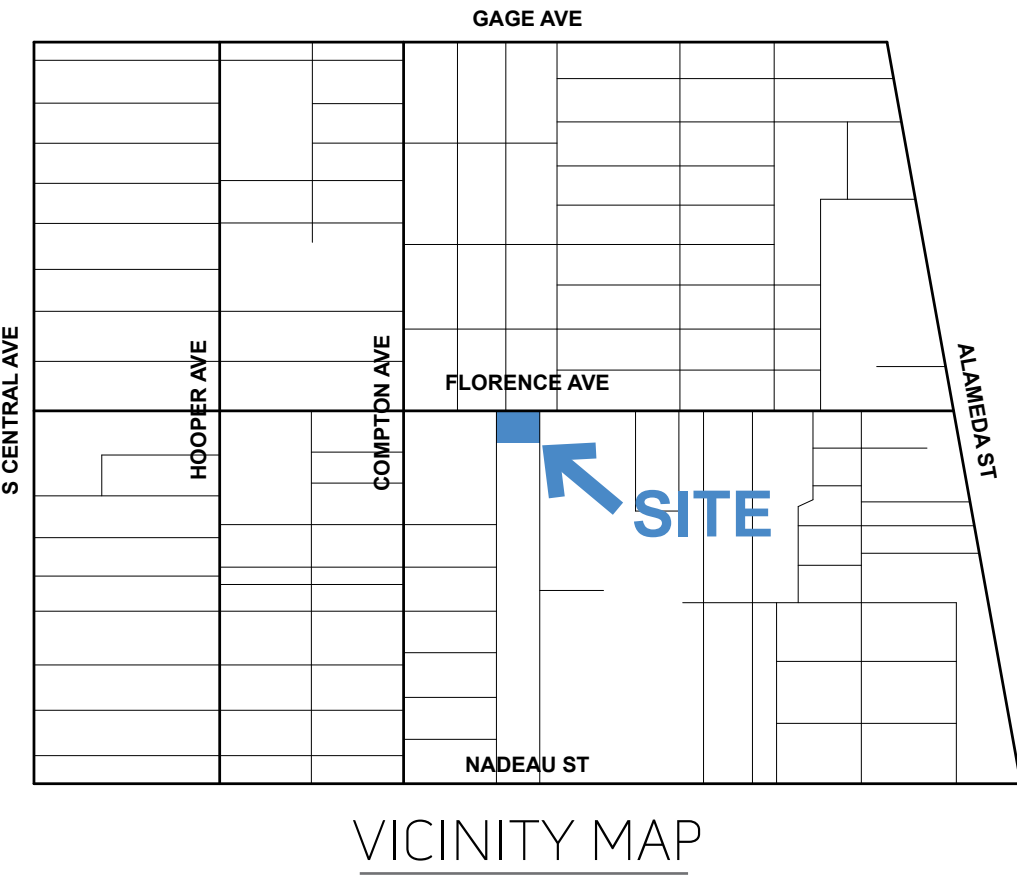
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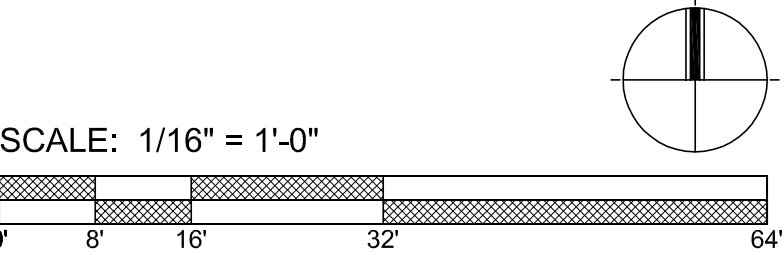
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UNIT TYPE TABULATION

UNIT #	UNIT TYPE	SENIOR UNITS	SPECIAL NEEDS
LEVEL 5			
501	A2	1BD/1BA	x
502	B2	2BD/1BA	x
503	A1	1BD/1BA	x
504	A1	1BD/1BA	x
505	A1	1BD/1BA	x
506	A1	1BD/1BA	x
507	A1	1BD/1BA	x
508	A1	1BD/1BA	x
509	A1	1BD/1BA	x
510	B3	2BD/1BA	x
511	A1	1BD/1BA	x
512	A1	1BD/1BA	x
513	B3	2BD/1BA	x
514	A1	1BD/1BA	x
515	A1	1BD/1BA	x
516	A1	1BD/1BA	x
517	A1	1BD/1BA	x
518	A1	1BD/1BA	x
519	A1	1BD/1BA	x
520	A1	1BD/1BA	x
521	A1	1BD/1BA	x
522	A1	1BD/1BA	x
523	B5	2BD/1BA	x
524	A3	1BD/1BA	x
525	A1	1BD/1BA	x
526	A1	1BD/1BA	x
527	A4	1BD/1BA	x
528	A1	1BD/1BA	x
529	A1	1BD/1BA	MOBILITY
530	B4	2BD/1BA	x
30 TOTAL UNITS		(10) 1BD (5) 2BD	(15) 1BD



NOTE :
LAUNDRY COUNT: 3 WASHERS + 4 DRYERS PER LEVEL = TOTAL: 12 WASHERS + 16 DRYERS
UNIVERSAL DESIGN: ALL UNITS COMPLY WITH UNIVERSAL DESIGN (INCLUDING GRAB BARS & SEATS IN TUB IN ALL SENIOR UNIT BATHROOMS)
ADA: ALL SENIOR UNITS WILL COMPLY WITH ADA & ALL SPECIAL NEEDS UNITS WILL BE ADA "ADAPTABLE"
NON-SMOKING: 50% OF UNITS
MANAGER'S UNIT: A 2 BD UNIT
SUSTAINABLE DESIGN: CERTIFICATION TO LEED
DOOR CLEARANCE: ALL DOORS WITH 34in CLEARANCE TYP. (INCLUDING BALCONY DOORS)

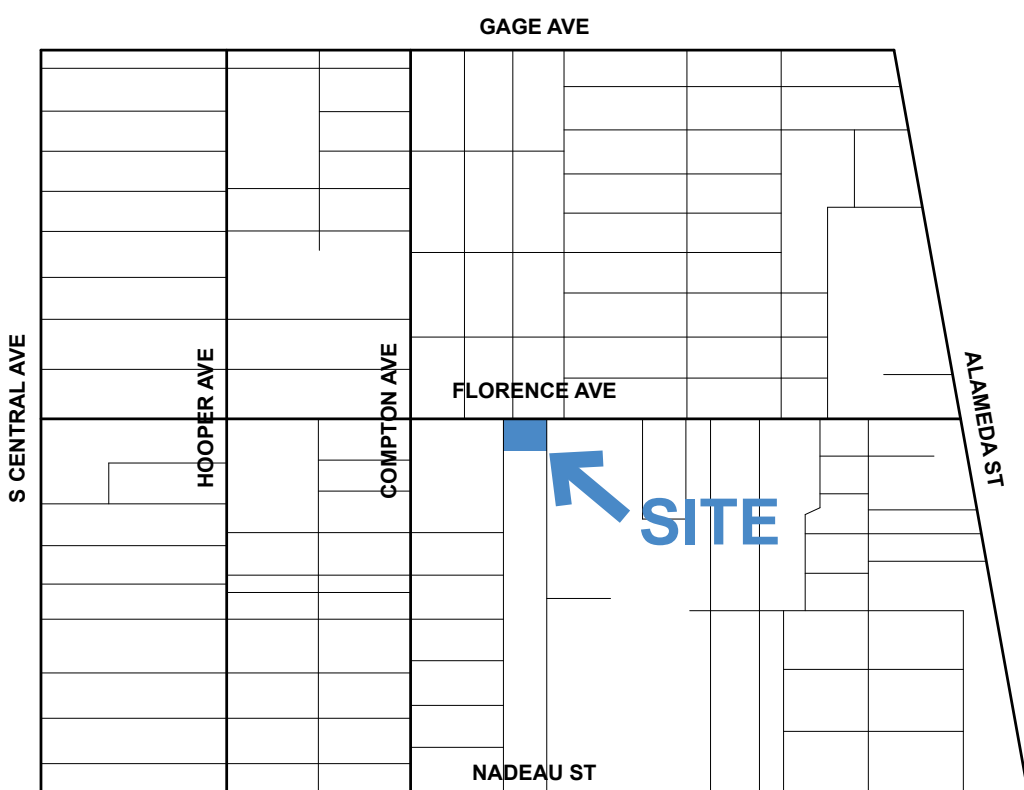


A-06
RESIDENTIAL FLOOR PLAN LEVEL 5
01-06-2017

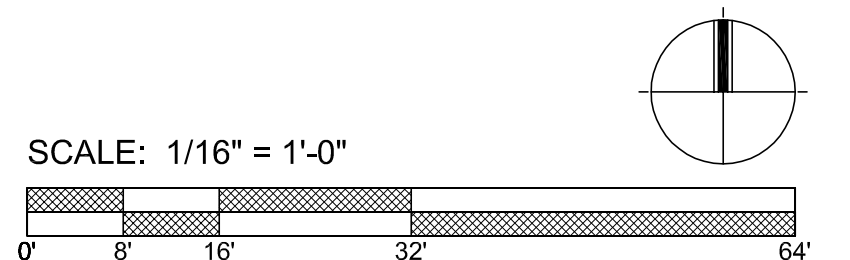
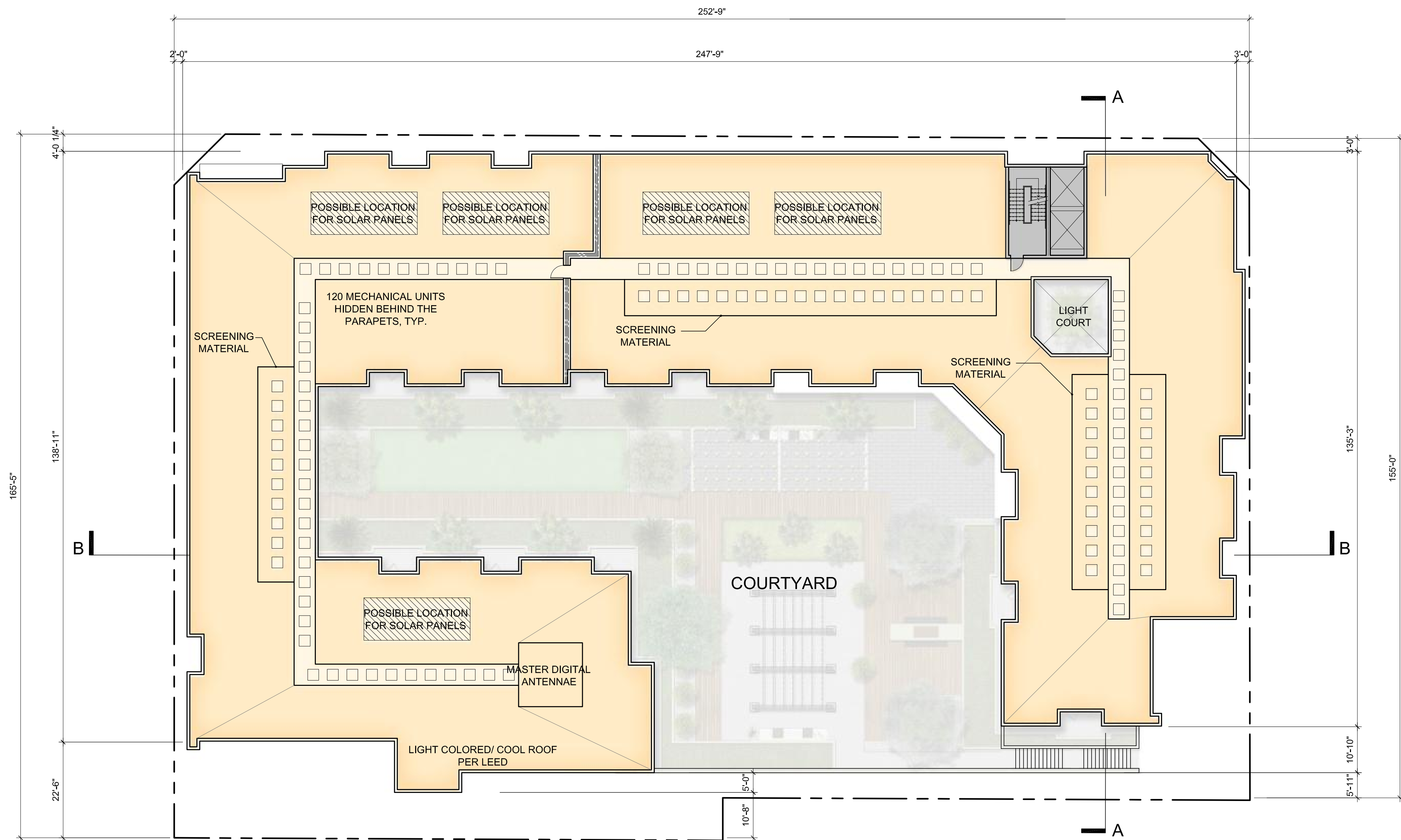
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VICINITY MAP



A-07 ROOF PLAN

01-06-2017

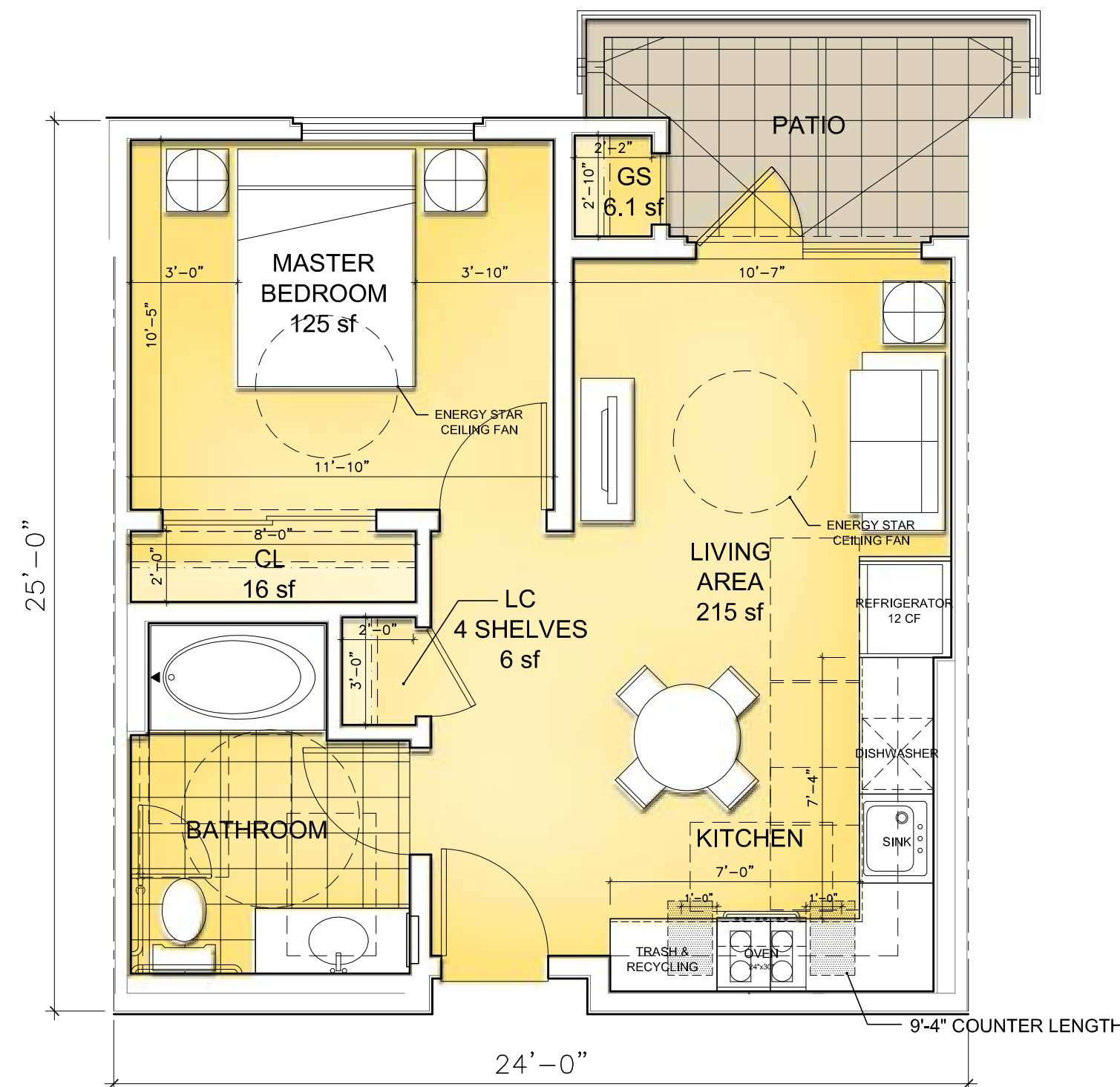
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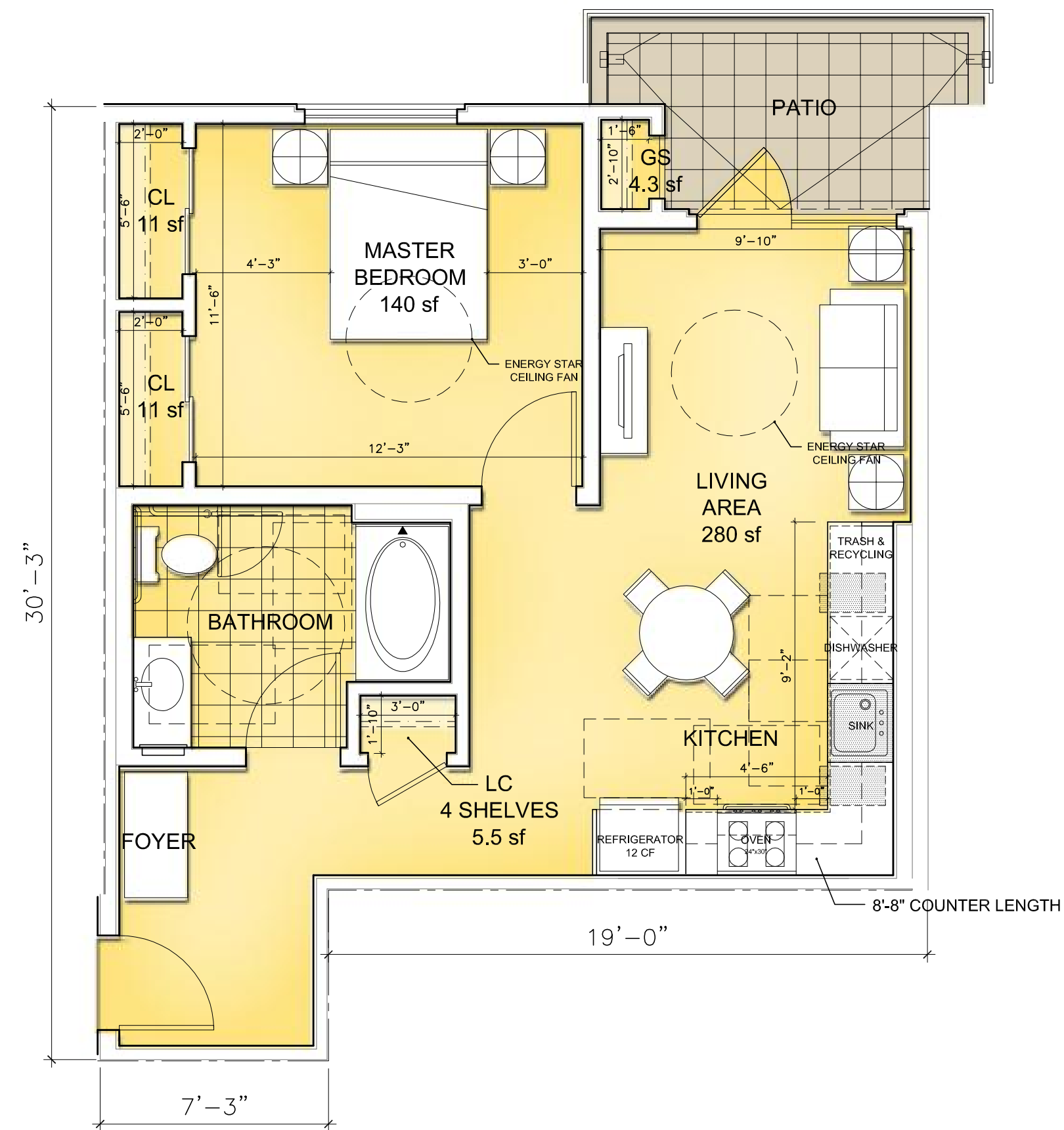
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UNIT A1
1 BD/ 1BA
(87) TOTAL UNITS
505 SF UNIT (NET)
565 SF UNIT (GROSS)
60 SF BALCONY

BEDROOM STORAGE: 136 cu. ft.
 LINEN STORAGE: 28 cu. ft.
 GENERAL STORAGE: 66 cu. ft.

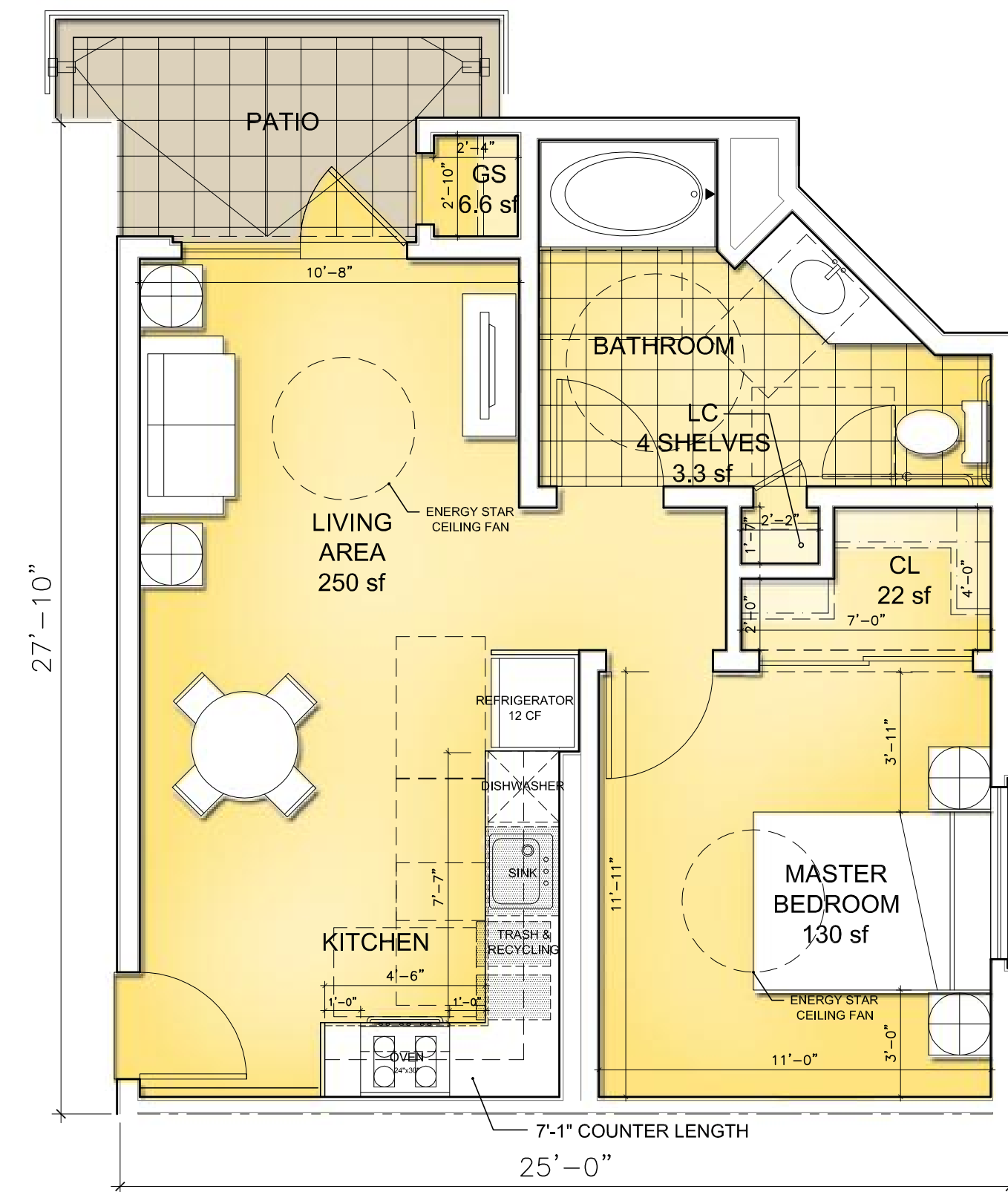
ALL ADDITIONAL STORAGE ABOVE THE MINIMUM BEDROOM
 & LINEN STORAGE REQUIREMENTS ARE INCLUDED IN
 GENERAL STORAGE



UNIT A2
1 BD/ 1BA
(4) TOTAL UNITS
595 SF UNIT (NET)
660 SF UNIT (GROSS)
60 SF BALCONY

BEDROOM STORAGE: 136 cu. ft.
 LINEN STORAGE: 28 cu. ft.
 GENERAL STORAGE: 107 cu. ft.

ALL ADDITIONAL STORAGE ABOVE THE MINIMUM BEDROOM
 & LINEN STORAGE REQUIREMENTS ARE INCLUDED IN
 GENERAL STORAGE

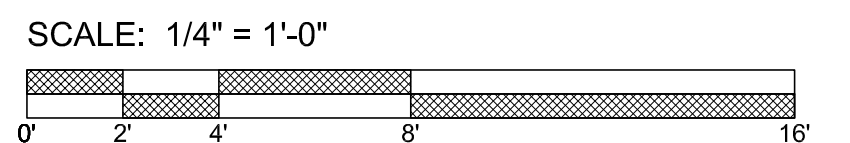


UNIT A3
1 BD/ 1BA
(4) TOTAL UNITS
580 SF UNIT (NET)
640 SF UNIT (GROSS)
60 SF BALCONY

BEDROOM STORAGE: 136 cu. ft.
 LINEN STORAGE: 28 cu. ft.
 GENERAL STORAGE: 114 cu. ft.

ALL ADDITIONAL STORAGE ABOVE THE MINIMUM BEDROOM
 & LINEN STORAGE REQUIREMENTS ARE INCLUDED IN
 GENERAL STORAGE

NOTE :
UNIVERSAL DESIGN: ALL UNITS COMPLY WITH UNIVERSAL DESIGN (INCLUDING GRAB BARS & SEATS IN TUB IN ALL SENIOR UNIT BATHROOMS)
ADA: ALL SENIOR UNITS WILL COMPLY WITH ADA & ALL SPECIAL NEEDS UNITS WILL BE ADA "ADAPTABLE"
NON-SMOKING: 50% OF UNITS
MANAGER'S UNIT: A 2 BD UNIT
SUSTAINABLE DESIGN: CERTIFICATION TO LEED (ALL APPLIANCES TO BE ENERGY STAR)
ISA SYMBOL: INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE INSTALLED IN ALL ACCESSIBLE UNITS
DOOR CLEARANCE: ALL DOORS WITH 34in CLEARANCE TYP. (INCLUDING BALCONY DOORS)



A-08

A1/A2/A3 UNIT PLANS

01-06-2017

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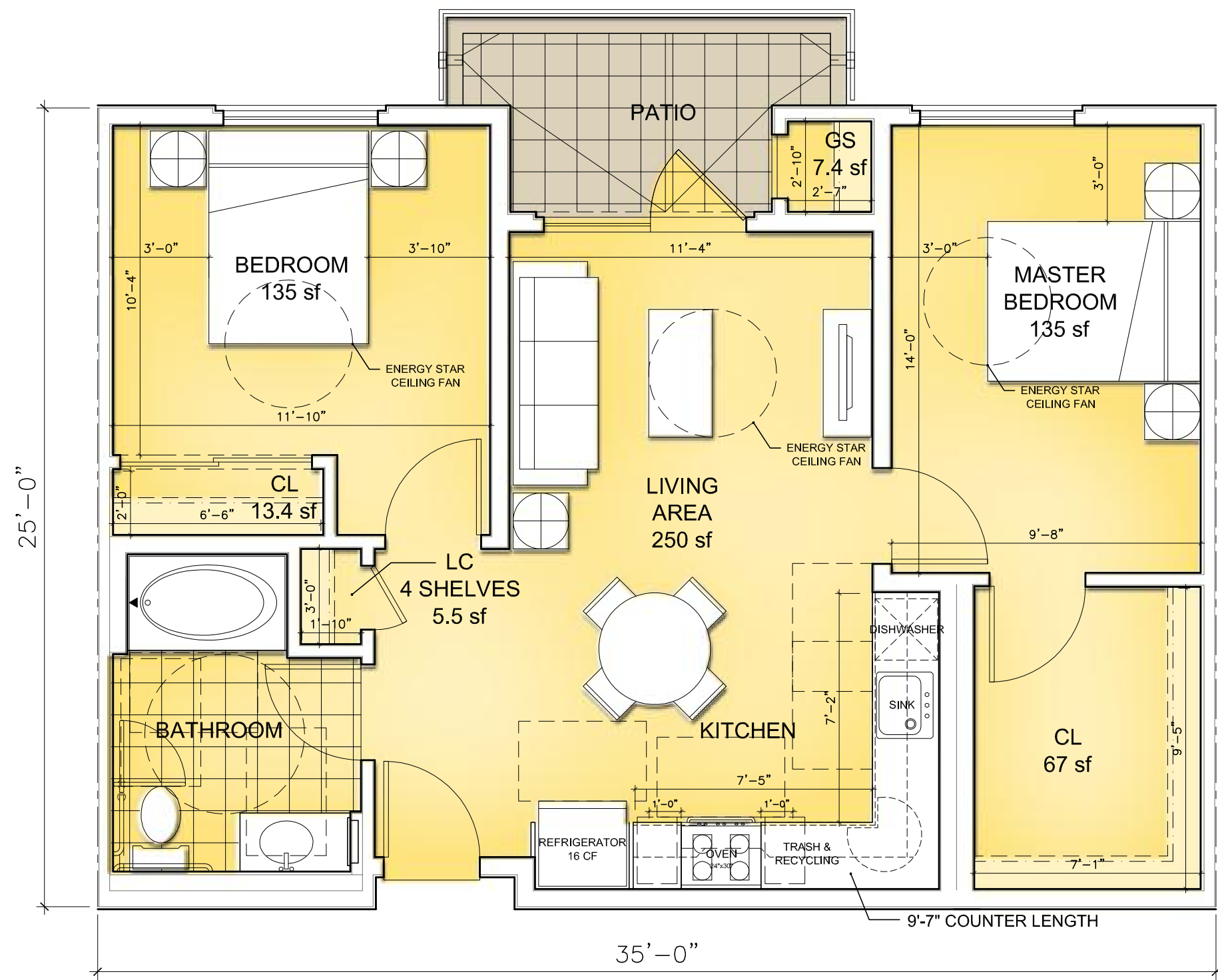
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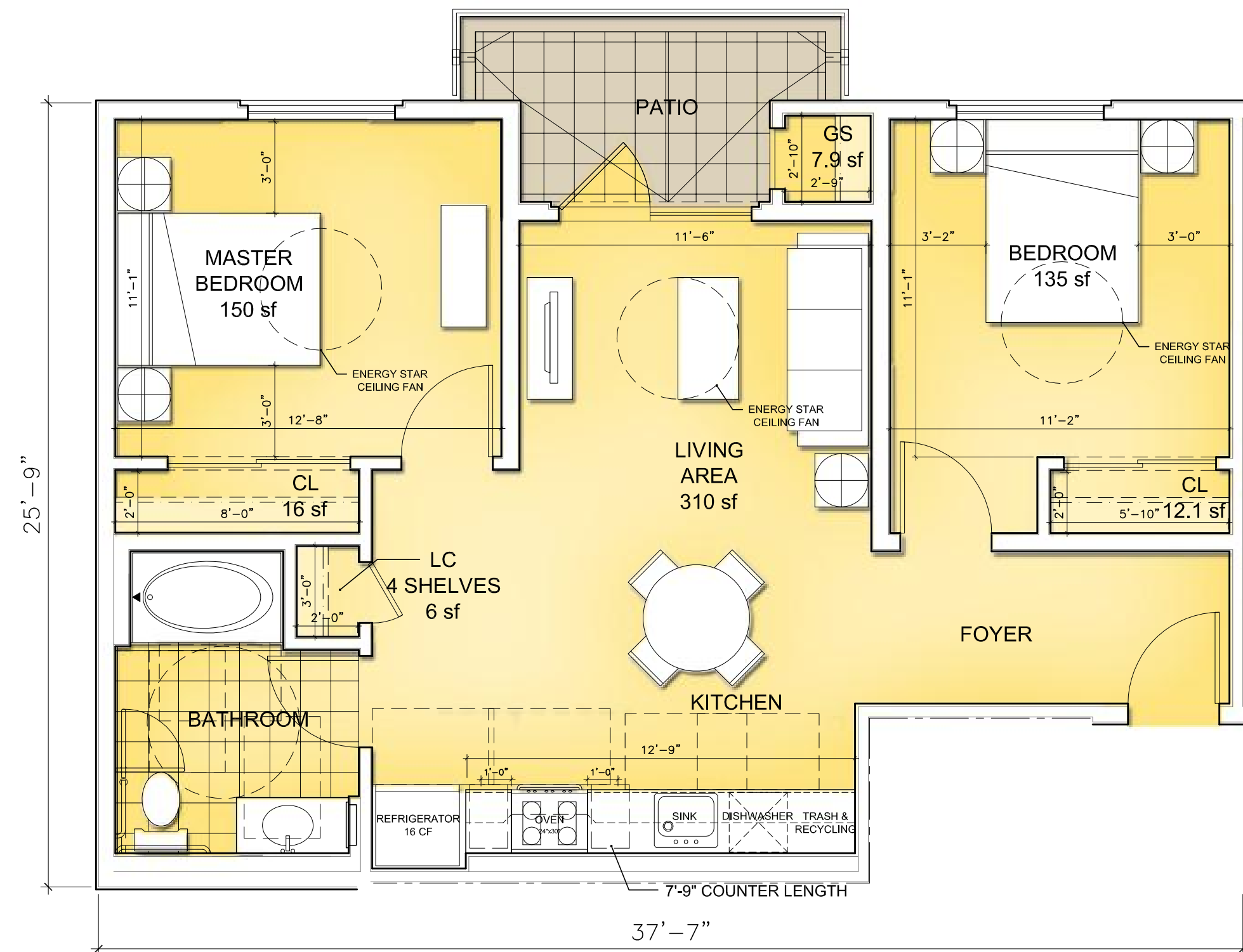
UNIT B1 2 BD/ 1BA (4) TOTAL UNITS 775 SF UNIT (NET) 840 SF UNIT (GROSS) 60 SF BALCONY

BEDROOM STORAGE: 221 cu. ft.
LINEN STORAGE: 28 cu. ft.
GENERAL STORAGE: 544 cu. ft.
ALL ADDITIONAL STORAGE ABOVE THE MINIMUM BEDROOM
& LINEN STORAGE REQUIREMENTS ARE INCLUDED IN
GENERAL STORAGE



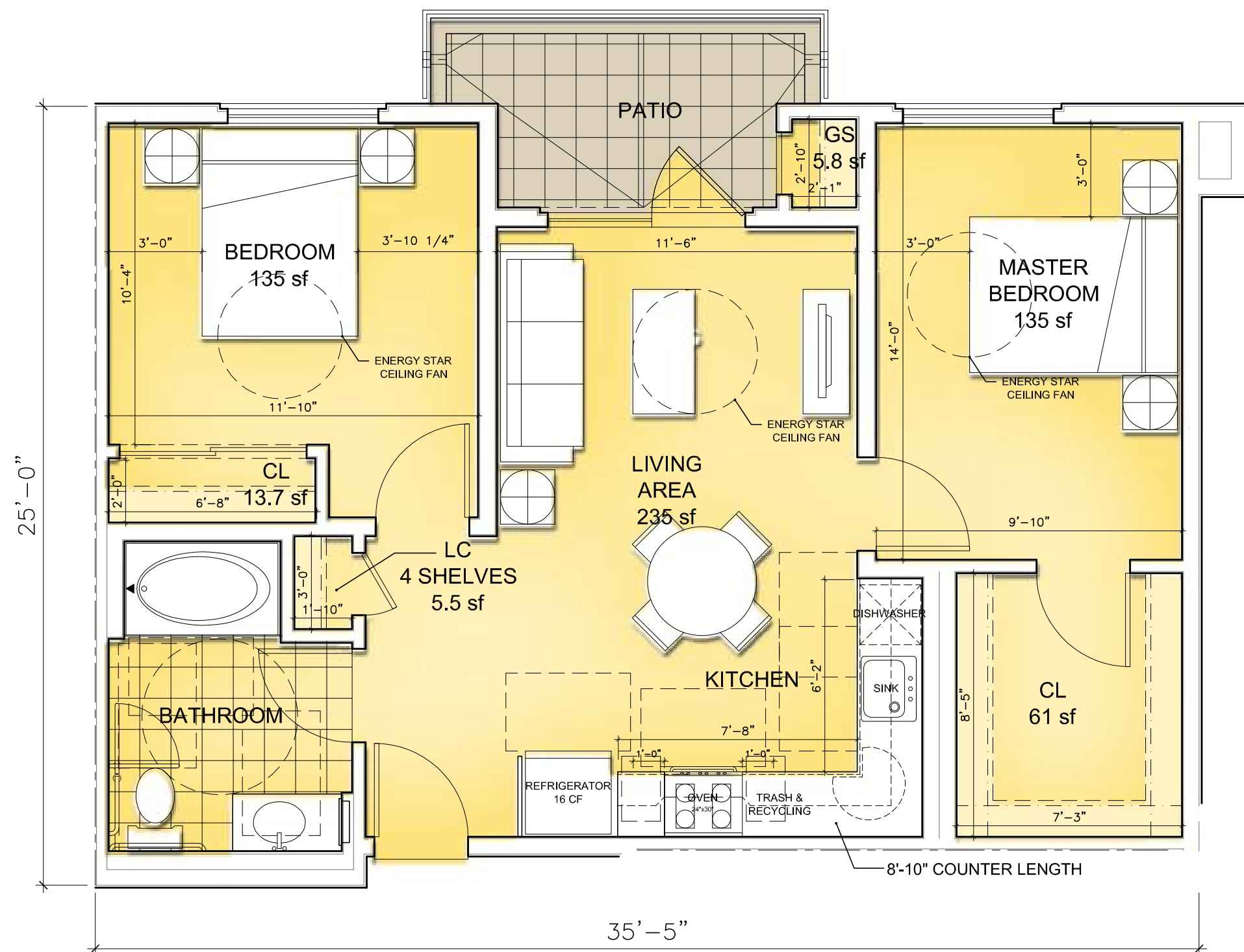
UNIT B2 2 BD/ 1BA (4) TOTAL UNITS 790 SF UNIT (NET) 870 SF UNIT (GROSS) 60 SF BALCONY

BEDROOM STORAGE: 221 cu. ft.
LINEN STORAGE: 28 cu. ft.
GENERAL STORAGE: 107 cu. ft.
ALL ADDITIONAL STORAGE ABOVE THE MINIMUM BEDROOM
& LINEN STORAGE REQUIREMENTS ARE INCLUDED IN
GENERAL STORAGE



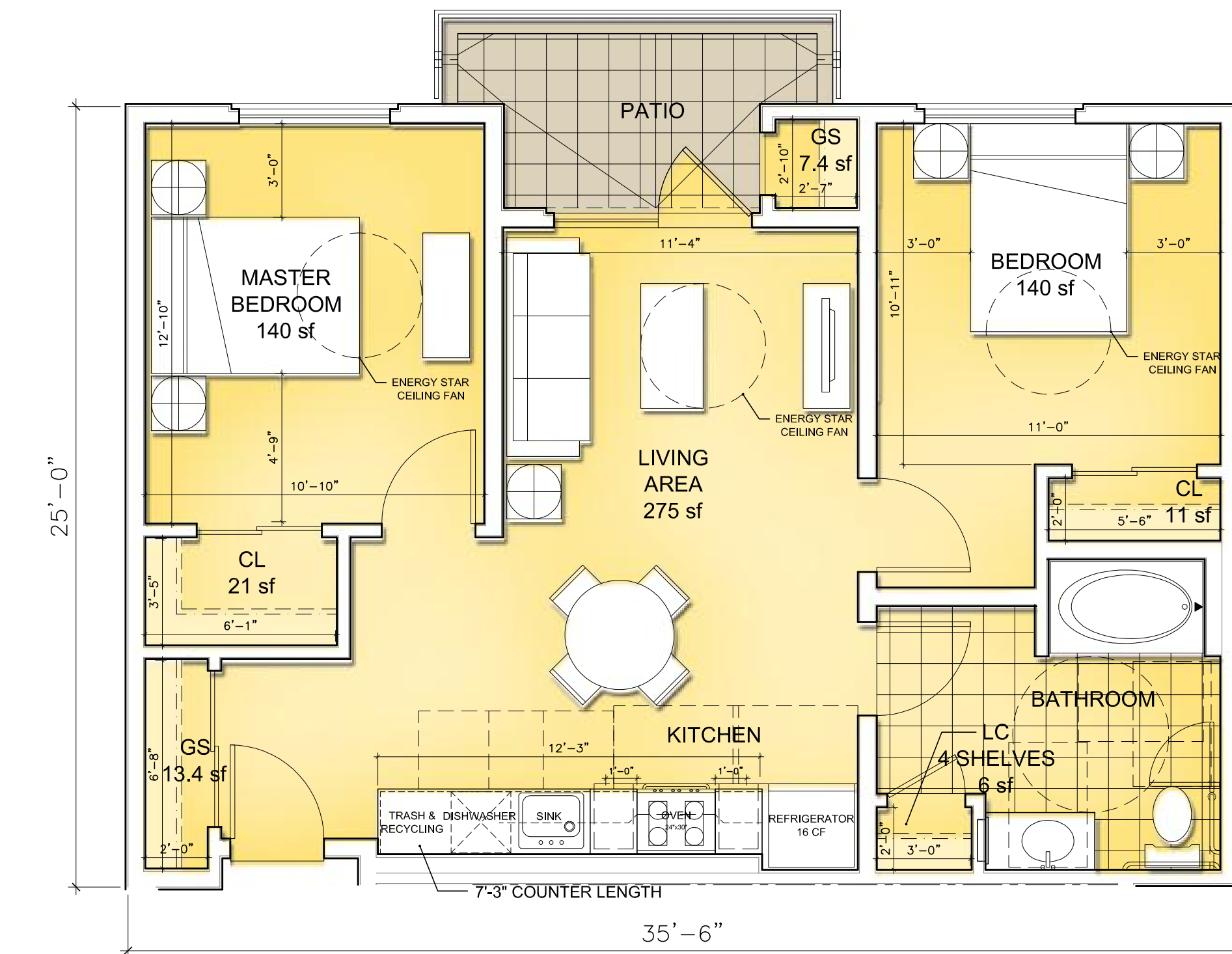
UNIT B3 2 BD/ 1BA (4) TOTAL UNITS 760 SF UNIT (NET) 830 SF UNIT (GROSS) 60 SF BALCONY

BEDROOM STORAGE: 221 cu. ft.
LINEN STORAGE: 28 cu. ft.
GENERAL STORAGE: 482 cu. ft.
ALL ADDITIONAL STORAGE ABOVE THE MINIMUM BEDROOM
& LINEN STORAGE REQUIREMENTS ARE INCLUDED IN
GENERAL STORAGE

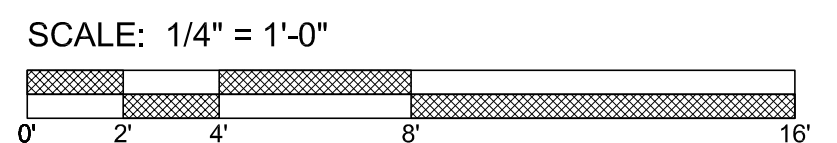


UNIT B4 2 BD/ 1BA (4) TOTAL UNITS 780 SF UNIT (NET) 850 SF UNIT (GROSS) 60 SF BALCONY

BEDROOM STORAGE: 221 cu. ft.
LINEN STORAGE: 28 cu. ft.
GENERAL STORAGE: 251 cu. ft.
ALL ADDITIONAL STORAGE ABOVE THE MINIMUM BEDROOM
& LINEN STORAGE REQUIREMENTS ARE INCLUDED IN
GENERAL STORAGE



NOTE :
UNIVERSAL DESIGN: ALL UNITS COMPLY WITH UNIVERSAL DESIGN (INCLUDING GRAB BARS & SEATS IN TUB IN ALL SENIOR UNIT BATHROOMS)
ADA: ALL SENIOR UNITS WILL COMPLY WITH ADA & ALL SPECIAL NEEDS UNITS WILL BE ADA "ADAPTABLE"
NON-SMOKING: 50% OF UNITS
MANAGER'S UNIT: A 2 BD UNIT
SUSTAINABLE DESIGN: CERTIFICATION TO LEED (ALL APPLIANCES TO BE ENERGY STAR)
ISA SYMBOL: INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE INSTALLED IN ALL ACCESSIBLE UNITS
DOOR CLEARANCE: ALL DOORS WITH 34in CLEARANCE TYP. (INCLUDING BALCONY DOORS)



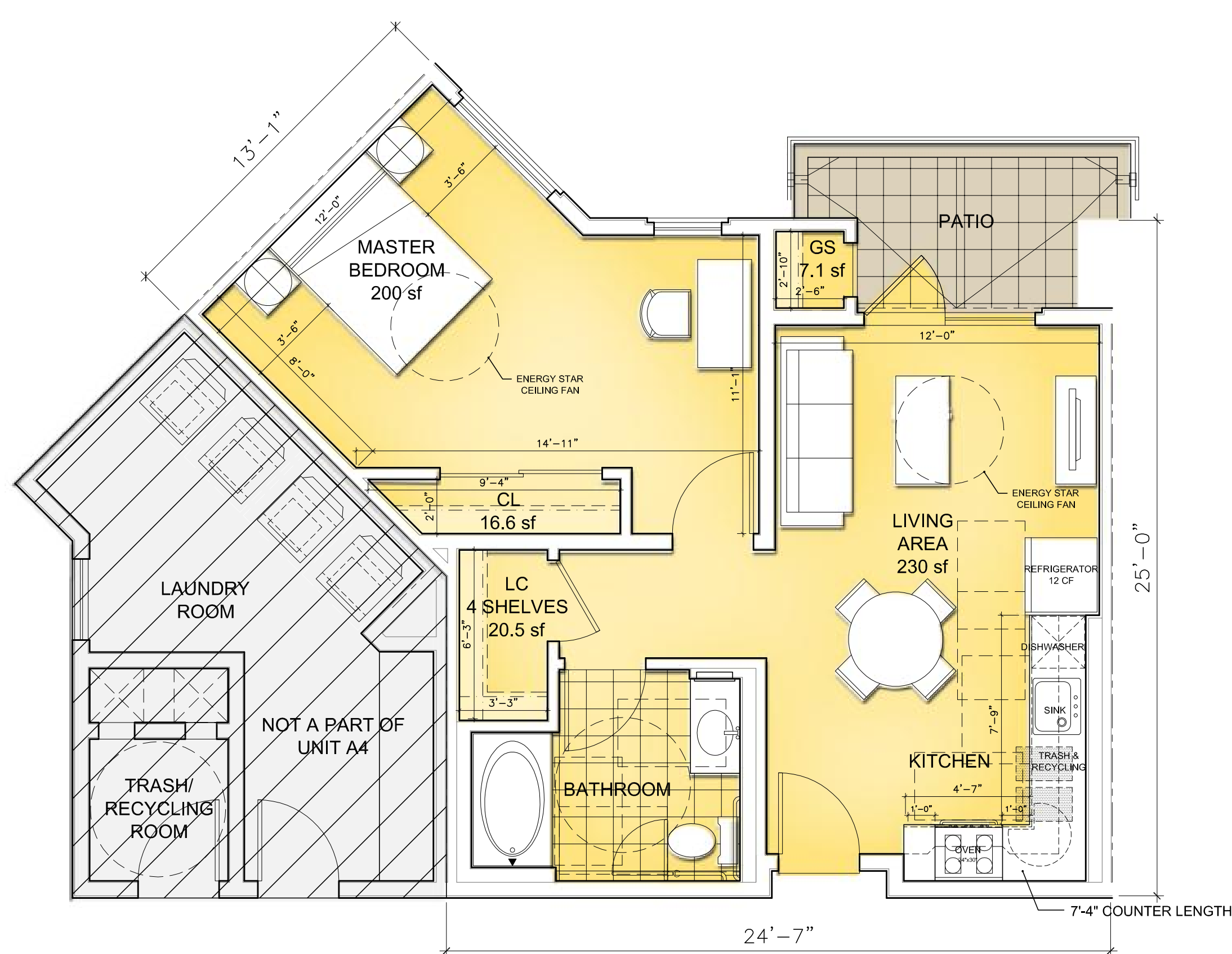
A-09 B1/B2/B3/B4 UNIT PLANS 01-06-2017

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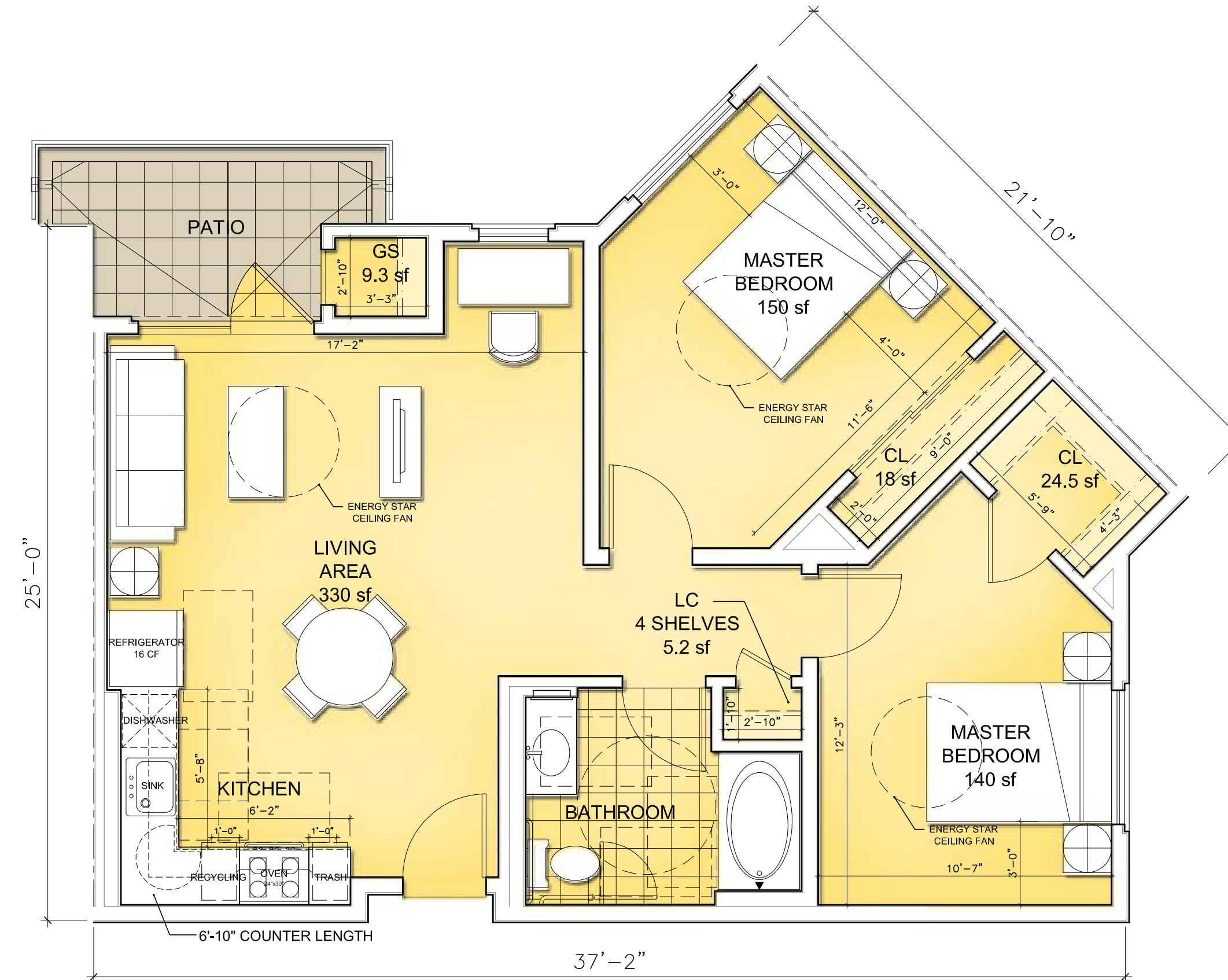
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UNIT A4
1 BD/ 1BA
(3) TOTAL UNITS
620 SF UNIT (NET)
690 SF UNIT (GROSS)
60 SF BALCONY

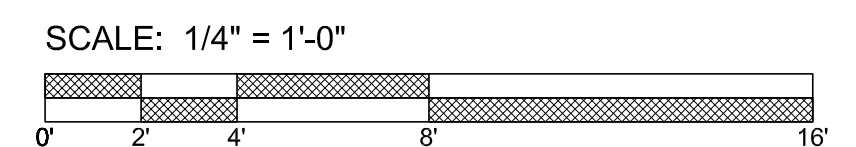
BEDROOM STORAGE: 136 cu. ft.
 LINEN STORAGE: 28 cu. ft.
 GENERAL STORAGE: 210 cu. ft.
ALL ADDITIONAL STORAGE ABOVE THE MINIMUM BEDROOM & LINEN STORAGE REQUIREMENTS ARE INCLUDED IN GENERAL STORAGE



UNIT B5
2 BD/ 1BA
(3) TOTAL UNITS
835 SF UNIT (NET)
905 SF UNIT (GROSS)
60 SF BALCONY

BEDROOM STORAGE: 221 cu. ft.
 LINEN STORAGE: 28 cu. ft.
 GENERAL STORAGE: 235 cu. ft.
ALL ADDITIONAL STORAGE ABOVE THE MINIMUM BEDROOM & LINEN STORAGE REQUIREMENTS ARE INCLUDED IN GENERAL STORAGE

NOTE :
UNIVERSAL DESIGN: ALL UNITS COMPLY WITH UNIVERSAL DESIGN (INCLUDING GRAB BARS & SEATS IN TUB IN ALL SENIOR UNIT BATHROOMS)
ADA: ALL SENIOR UNITS WILL COMPLY WITH ADA & ALL SPECIAL NEEDS UNITS WILL BE ADA "ADAPTABLE"
NON-SMOKING: 50% OF UNITS
MANAGER'S UNIT: A 2 BD UNIT
SUSTAINABLE DESIGN: CERTIFICATION TO LEED (ALL APPLIANCES TO BE ENERGY STAR)
ISA SYMBOL: INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE INSTALLED IN ALL ACCESSIBLE UNITS
DOOR CLEARANCE: ALL DOORS WITH 34in CLEARANCE TYP. (INCLUDING BALCONY DOORS)



A-10

A4/B5 UNIT PLANS

01-06-2017

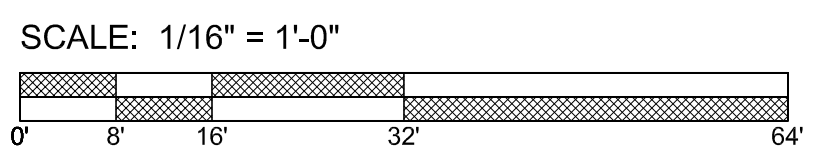
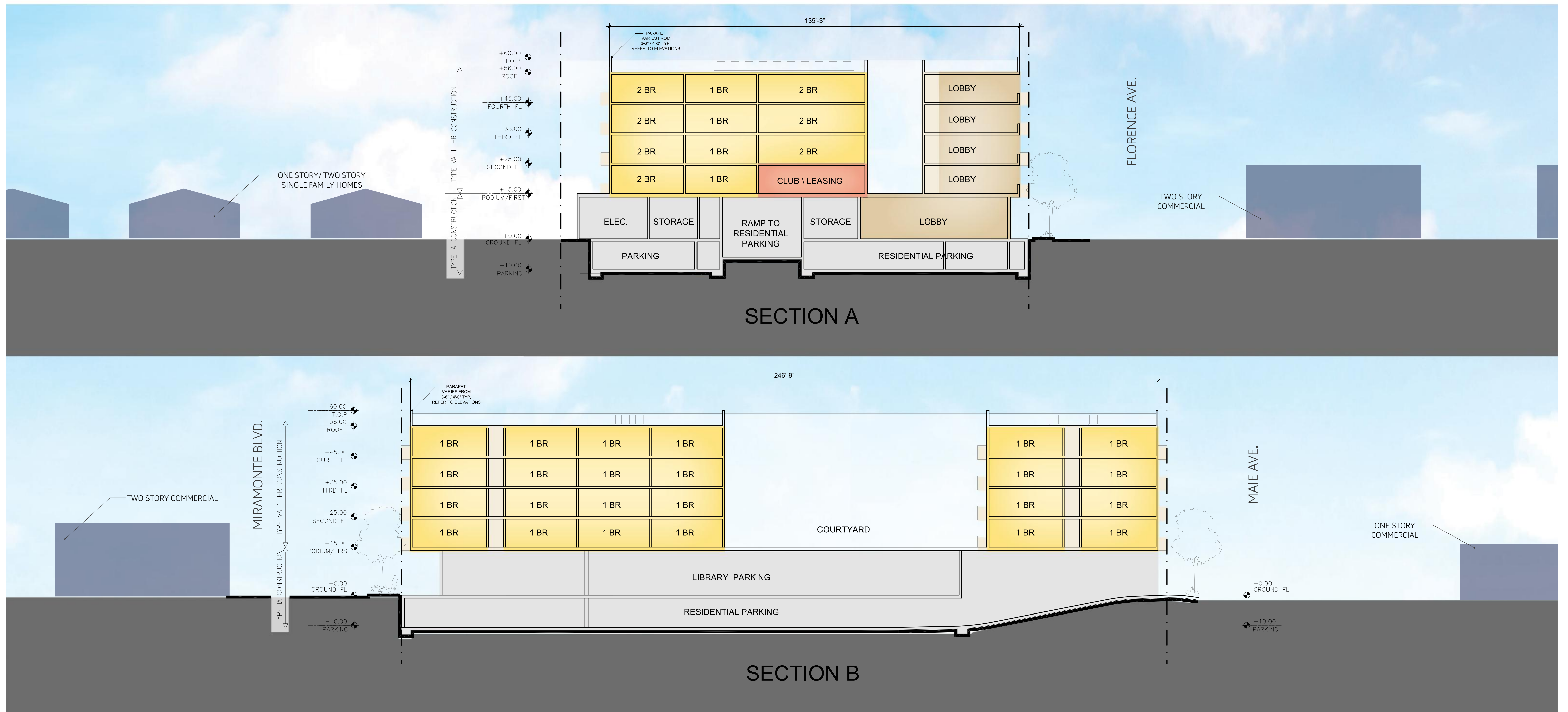
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A-11

CONCEPTUAL SECTIONS

01-06-2017

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Note: Landscape is a conceptual place holder provided by the Architects.
Refer to the landscape plans for any specific information about the landscape.

VIEW FROM FLORENCE AVE.



Architect: VTBS Architects
Prepared for: AMCAL Multi Housing Inc.

Florence Library Project
1600,1610,1616 E Florence Avenue, Los Angeles, CA 90001

Note: Landscape is a conceptual place holder provided by the Architects.
Refer to the landscape plans for any specific information about the landscape.

VIEW FROM FLORENCE AVE.



Architect: VTBS Architects
Prepared for: AMCAL Multi Housing Inc.

Florence Library Project
1600,1610,1616 E Florence Avenue, Los Angeles, CA 90001

Note: Landscape is a conceptual place holder provided by the Architects.
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A-15
ELEVATION 01 & 02
01-06-2017

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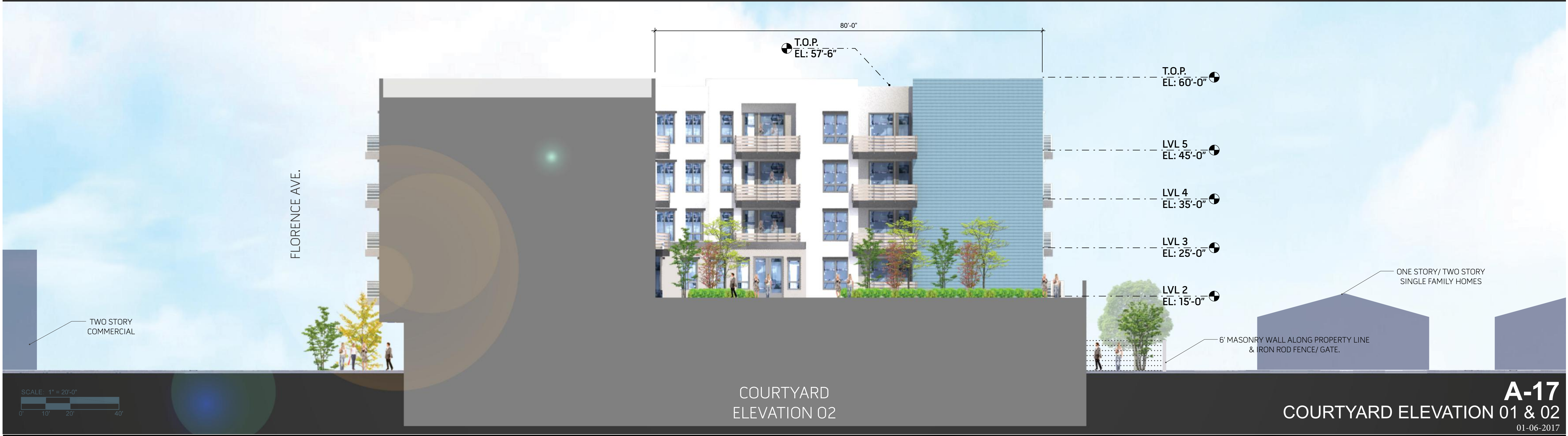
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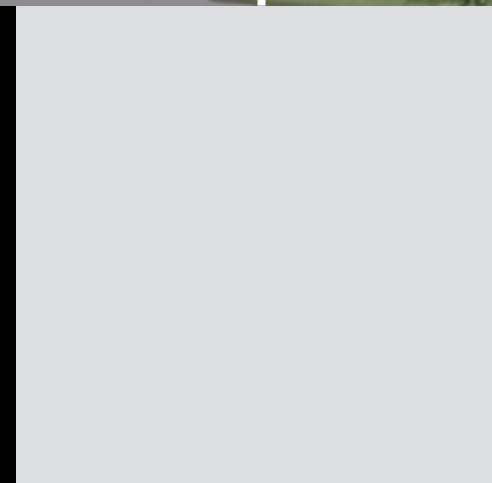
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A-18
COURTYARD ELEVATION 03 & 04
01-06-2017



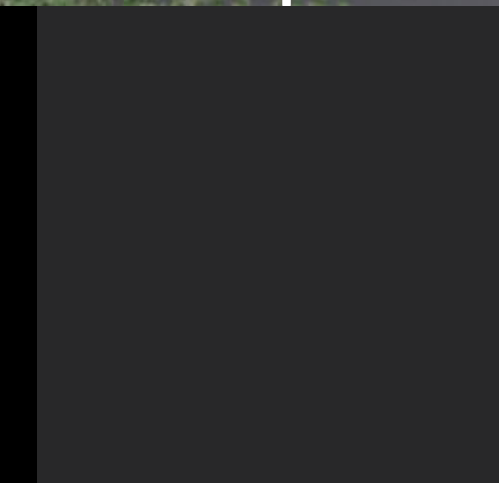
**TWO TONE
THIN BRICK**



WHITE PLASTER



GREY PLASTER



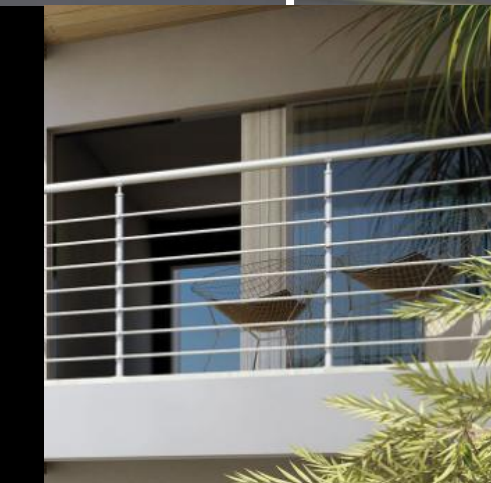
CHARCOAL PLASTER



**AQUA GREY
FIBER CEMENT
PLANK SIDING**



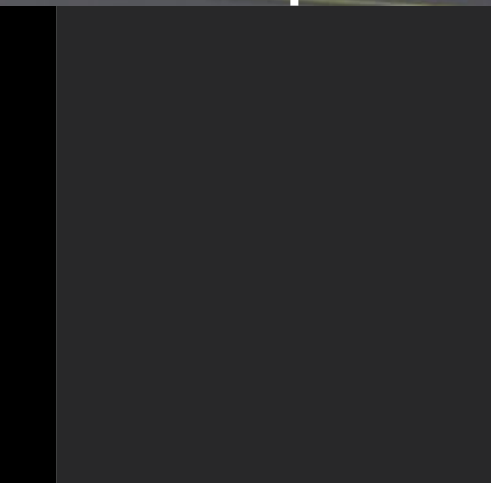
**BALCONY WITH
ARCHITECTURAL
PANEL SIDING**



BALCONY RAILING



**GREY
ALUMINUM SIDING**



**CHARCOAL
ALUMINUM SIDING**



THIN BRICK

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A-19
MATERIAL BOARD
01-06-2017



1'-6"
HORIZONTAL
RECESS

ELEVATOR SHAFT
PARAPET HEIGHT
± 65'-0"

HORIZONTAL SHADE
3'-0" PROJECTION

PARAPET HEIGHT
60'-0"
2'-6" DIFFERENCE

3'-0"
HORIZONTAL
FACADE RECESS

3'-0"
BALCONY
PROJECTIONS

3'-0"
HORIZONTAL
PROJECTION

PARAPET HEIGHT
60'-0"
2'-6" DIFFERENCE

4'-6" HORIZONTAL
FACADE RECESS

PARAPET HEIGHT
57'-6"

2'-6" DIFFERENCE

HORIZONTAL SHADE
3'-0" PROJECTION

1'-0"
HORIZONTAL
FACADE RECESS

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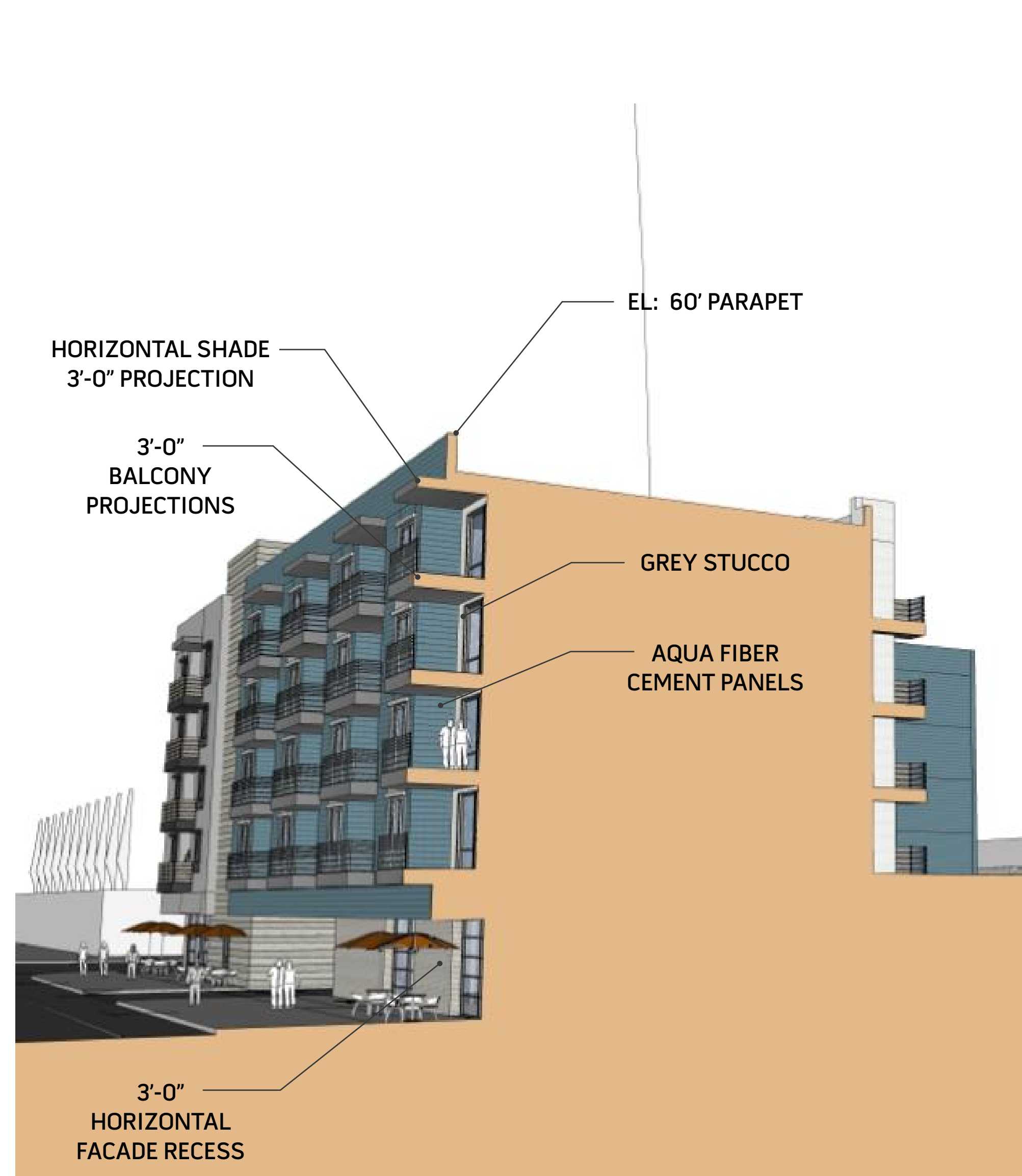
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A-20
FACADE PROJECTIONS
01-06-2017

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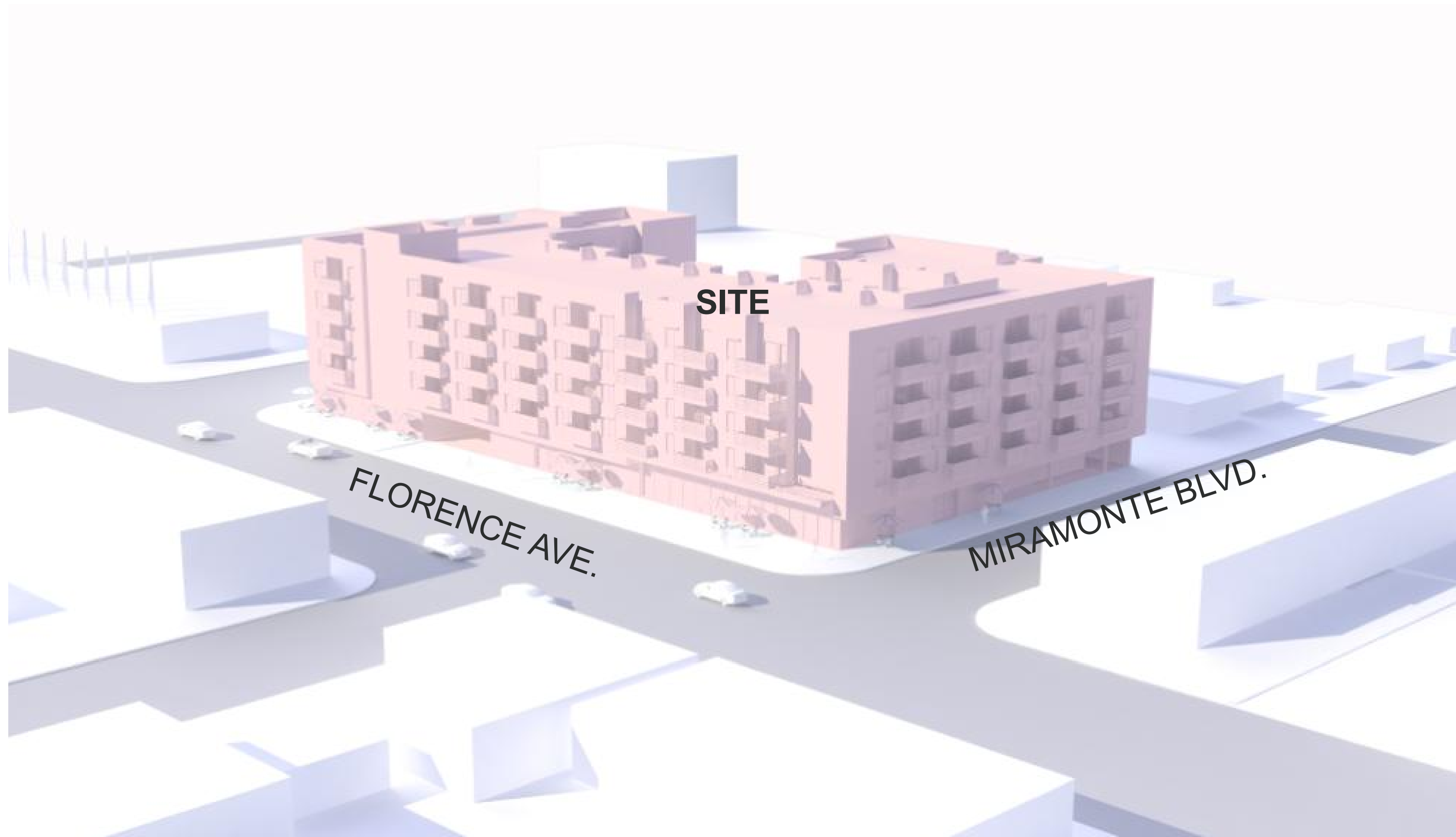
CROSS SECTION 01



CROSS SECTION 02



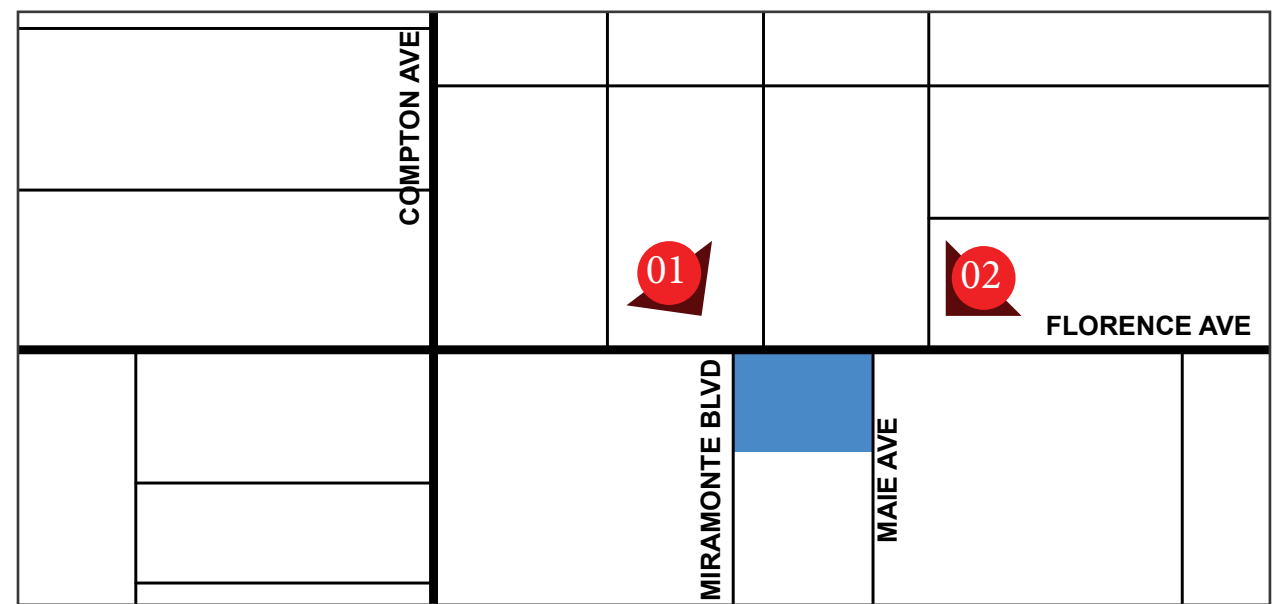
CROSS SECTION 03



01) MIRAMONTE BLVD./ FLORENCE AVE. MASSING



02) MAIE AVE./ FLORENCE AVE. MASSING



VICINITY MAP

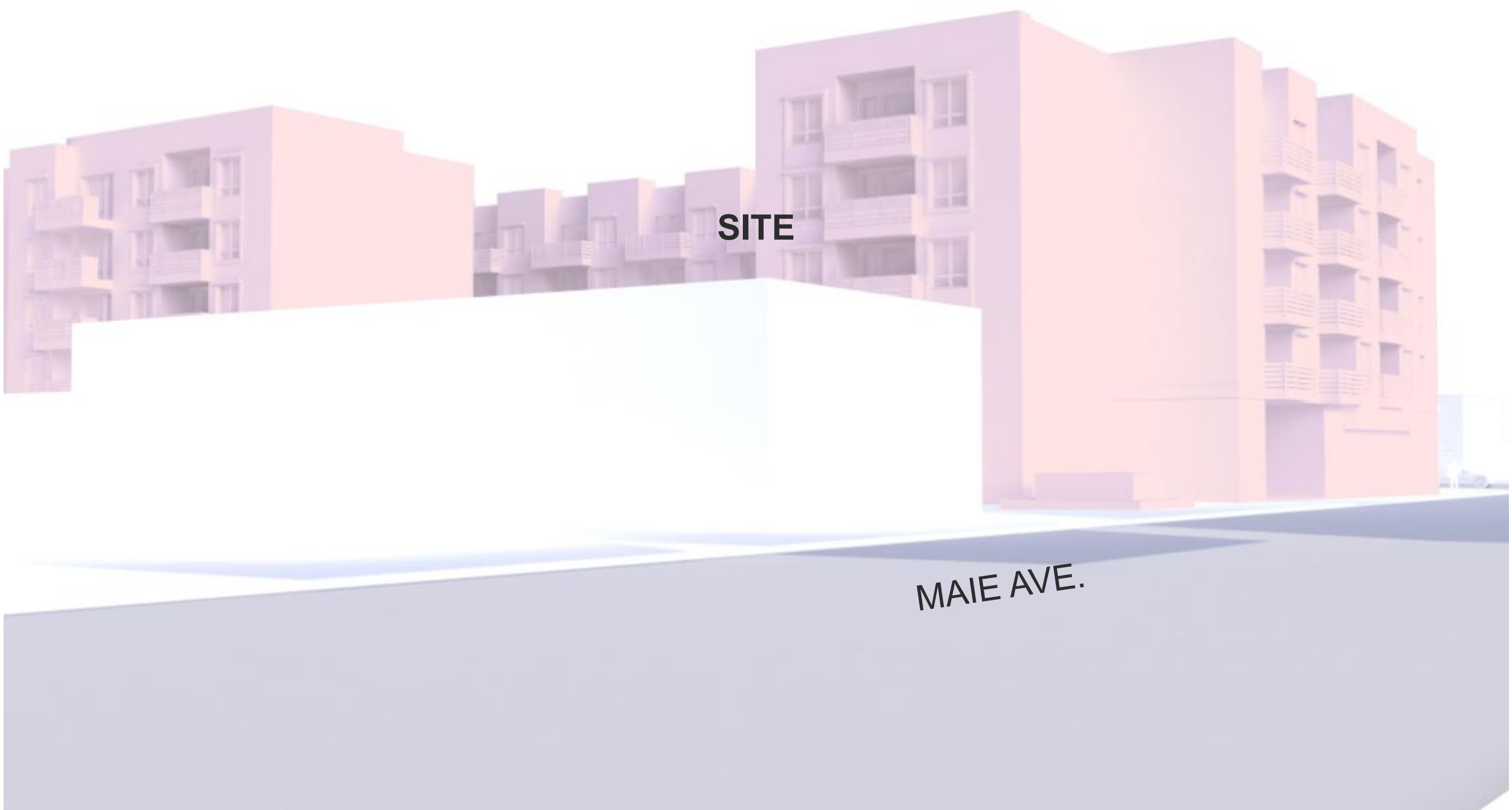
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03) MIRAMONTE BLVD. MASSING



04) MAIE AVE. MASSING


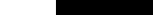
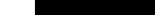


VICINITY MAP

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NORTH SCALE: 1/8" = 1'

MIRAMONTE AVENUE



TREE and PALM LEGEND			
TREES	BOTANICAL NAME	SIZE	QTY
	AGONIS FLEXUOSA Peppermint Tree	36"BOX	3
	BRAHEA ARMATA Mexican Blue Palm	24"BOX	6
	CYCAS REVOLUTA Japanese Sago Palm	36"BOX	1
	DRACAENA DRACO Dragon Tree	36"BOX	4
	LAGERSTROEMIA INDICA 'PINK' Crape Myrtle	36"BOX	5
	OLEA EUROPAEA 'WILSONII' Fruitless Olive Multi-Trunk	48"BOX	2
	QUERCUS AGRIFOLIA Coast Live Oak Multi-Trunk	48"BOX	1
	RHUS LANCEA African Sumac	36"BOX	2
	TRACHYCARPUS FORTUNEI Windmill Palm	12" B.T.H.	6
	EXISTING STREET TREES	VARIES	3

PLANT PALETTE NOTE:

1. NATIVE OR DROUGHT-TOLERANT PLANTS SHALL BE USED FOR A MINIMUM OF 75% (BY QUANTITY) OF LANDSCAPED AREA.
2. USE ONLY LIGHT WEIGHT SOIL IN STORMWATER PLANTERS.

SOIL MANAGEMENT REPORT NOTE:

1.1 Soil Management Report

(a) In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the Contractor, as follows:

(1) Submit one soil sample to a certified agronomic soils laboratory for analysis and recommendations.

(b) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

(c) The soil analysis may include, but is not limited to:

1. soil texture;
2. infiltration rate determined by laboratory test or soil texture infiltration rate table;
3. pH;
4. total soluble salts;
5. sodium;
6. percent organic matter; and
7. recommendations.

(d) The soil analysis report shall be made available, in a timely manner, to the design professional preparing the landscape design plans and irrigation design plans in order to make any necessary adjustments to the design plans.

(e) The design professional shall submit documentation verifying implementation of soil analysis report recommendations to the Client with the Certification of Completion.

SHRUB LEGEND		
SYMBOL	BOTANICAL NAME	SIZE
	ALOE STRIATA Coral Aloe	5 GAL.
	AGAVE VILMORINANA Octopus Agave	15 GAL.
	AGAVE ATTENUATA 'NOVA' Foxtail Agave	15 GAL.
	ALYGONE HUEGELII Blue Hibiscus	5 GAL.
	BACCHARIS x 'STARN THOMPSON' Trailing Desert Broom	1 GAL.
	BOUGAINVILLEA 'ROSENKA' Bougainvillea	5 GAL.
	CAESALPINIA PULCHERRIMA Dwarf Poinciana	5 GAL.
	CALLISTEMON 'LITTLE JOHN' Dwarf Callistemon	5 GAL.
	DIETES VEGETA Fortnight Lily	5 GAL.
	GREVILLEA ROSMARINIFOLIA Grevillea	5 GAL.
	HEMEROCALLIS 'RED VELVET' Evergreen Daylily	1 GAL.
	HESPERALOE PARVIFOLIA Red Yucca	5 GAL.
	LEUCOPHYLLUM FRUTESCENS Texas Ranger	5 GAL.
	RHAPIOLEPIS 'UMBELLATA MINOR' Dwarf Yedda Hawthorn	5 GAL.
	RHAPIOLEPIS 'MAJESTIC BEAUTY' Majestic Beauty Indian Hawthorn	5 GAL.
	TECOMA STANS Yellow Bells	15 GAL.
	SENECIO MADRALISCAE Flame Vine	FLATS 6" O.C.

NOTE: SHRUB PLANTING NOT TO EXCEED 4 FT HEIGHT (COMBINED PLANTER and SHRUB HEIGHT)

FLOW THRU PLANTERS		
SYMBOL	BOTANICAL NAME	SIZE
	ACHILLEA MILLEFOLIUM Common Yarrow	5 GAL.
	CAREX PANSA California Meadow Sedge	5 GAL.
	DIETES 'ORANGE DROP' Orange Drop Fortnight Lily	5 GAL.
	MUHLENBERGIA RIGENS Deer Grass	5 GAL.
	RHAMNUS CALIFORNICA Coffeeberry	1 GAL.

NOTE: SHRUB PLANTING NOT TO EXCEED 4 FT HEIGHT (COMBINED PLANTER and SHRUB HEIGHT)

HARDSCAPE KEY - PODIUM	
SYMBOL	MATERIAL
	COLORLED CONCRETE TOPPING SLAB WITH MEDIUM SAND FINISH AND SAWCUTS AS SHOWN. COLOR: MOCHA
	PRECAST CONCRETE PAVERS OVER SAND BASE. TAN AND WARM GRAY MIX.
	LINEAR TILE OVER CONCRETE BASE. COLOR: WOOD
	SYNTHETIC TURF
	4" THICK COBBLE. COLOR: BEACH BUFF

STREET TREE NOTE:

STREET TREES WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PLANTED per APPROVED STREET IMPROVEMENT PLANS.

LANDSCAPE NOTES:

1. ALL TREE SPECIES SELECTED per LA COUNTY TREE PLANTING ORDINANCE.
2. NO TURF GRASS PROPOSED.
3. PLANT MATERIAL HAS BEEN GROUPED WITH SIMILAR WATERING NEEDS.
4. IRRIGATION EQUIPMENT SPECIFIED PROVIDE A HIGH EFFICIENCY SYSTEM, INCLUDING BUT NOT LIMITED TO SMART CONTROLLERS, SUB-SURFACE DRIP IRRIGATION AND IRRIGATION HYDROZONES.

MAINTENANCE SCHEDULES:

MAINTENANCE SCHEDULES. A REGULAR MAINTENANCE SCHEDULE SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO; CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT, RESETTNG THE AUTOMATIC CONTROLLER, AERATING AND DETHATCHING TURF AREAS, REPLENISHING MULCH, FERTILIZING, PRUNING, AND WEEDING IN ALL LANDSCAPED AREAS.

WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENTS.

A LANDSCAPE IRRIGATION AUDIT SCHEDULE AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 MAY BE RECOMMENDED. THE MAXIMUM PERIOD BETWEEN AUDITS SHALL BE FIVE YEARS.

RECREATION SPACE REQUIREMENT:

- REQUIRED: 11,700 S.F. (100 SF per 117 UNITS)
- PROVIDED: 16,975 S.F. (10,500 S.F. PODIUM COURTYARD and LANDSCAPE PLANTERS + 5,850 S.F. PRIVATE BALCONIES)

MAINTENANCE NOTE:

1. ALL LANDSCAPE AREA WITHIN THE PROPERTY LINES WILL BE MAINTAINED BY PROPERTY OWNER.
2. ALL LANDSCAPED AREAS OR PLANTER BOXES SHALL BE ACCESSIBLE FOR MAINTENANCE.

LANDSCAPE AREA:

(5% MINIMUM REQUIREMENT OF TOTAL PROJECT SITE)

TOTAL PROJECT AREA: 40,510 S.F.
REQUIRED LANDSCAPE: 203 S.F. (5%)
PROVIDE LANDSCAPE AREA: 7,662 S.F. (19%)
GROUND LEVEL: 3,856 S.F.
PODIUM LEVEL: 3,806 S.F.

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COUNTY OF LOS ANGELES

NORTH

SCALE: 1/8" = 1'

MJS
LANDSCAPE
ARCHITECTURE

