



# Weingart Projects

## Case Number: ENV-2017-615-SCEA

**Project Location:** Site 1: 554-562 South San Pedro Street, 555-561 South Crocker Street, Los Angeles, CA 90013;  
Site 2: 600-628 South San Pedro Street, 611-615 South Crocker Street, 518-522 East 6<sup>th</sup> Street, Los Angeles, CA 90013.

**Community Plan Area:** Central City Community Plan Area

**Council District:** 14 – José Huizar

### Project Description:

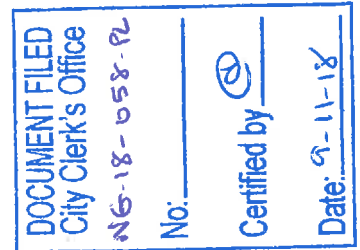
#### Site 1 Project

Site 1 Location: 554-562 South San Pedro Street and 555-5616 South Crocker Street

Site 1 Project Summary: Site 1 development generally includes the demolition and removal of an existing 7,000-square-foot food service building and surface parking area and construction of 222,574 square feet of mixed residential, philanthropic institution, and commercial land uses in two towers (Tower 1A and Tower 1B) and one level of subterranean parking garage with 32 parking spaces (27,300 square feet). The Site 1 Project would include a total of 382 residential dwelling units (194,831 square feet); a total of 25,493 square feet to be used for philanthropic institution land uses; 2,250 square feet to be used for commercial land uses; and approximately 26,060 square feet of common indoor and outdoor open space. Of the 382 residential dwelling units, 378 units would be set aside as Restricted Affordable Units with the remaining four units designated as Manager Units. Vehicular access to Site 1 would be provided via a single driveway on Crocker Street. In addition, the southern paseo would permit limited vehicular access from Crocker Street from an existing curb cut (not out to South San Pedro Street but in and out of Site 1, only). Limited vehicular access would be required per an existing easement to provide loading and unloading opportunities to the abutting Weingart Center Association building and the building located at the northwest corner of Crocker Street and 6<sup>th</sup> Street.

To allow for the proposed development of Site 1, the Project Applicant is requesting the following discretionary approvals:

- Pursuant to Los Angeles City Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Central City Community Plan to amend the land use designation of Site 1 from Light Manufacturing to Regional Center Commercial and to amend Footnote No. 3 of the Community Plan to permit development on Site 1 to exceed the 6:1 floor area limitations;
- Pursuant to LAMC Section 12.32 F, a Zone and Height District Change from M2-2D to C2-4D and pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k) the following three Developer Incentives to permit:
  - 35 percent increase in FAR for a maximum 8.1:1 FAR, or 223,615 square feet, in lieu of the Development “D” Limitation of 6:1 FAR, or 165,641 square feet;
  - 26,060 square feet of open space and 48 trees (a 33 percent reduction in required open space and a 50 percent reduction in the number of required trees) in lieu of the 38,200 square feet of open space and 96 trees required pursuant to LAMC Section 12.21 G, and to permit up to 76 percent of the open space to be provided as interior common area (47 percent or 12,285 square feet) and covered outdoor areas (28 percent or 7,305 square feet) in lieu of LAMC Section 12.21 G’s maximum 25 percent interior common open space limitation and its requirement that all open spaces be open to the sky ;
  - No parking spaces to be required for dwelling units set aside for households earning less than 50 percent of the Area Medium Income as determined by the Housing and Community Investment Department in lieu of the parking required pursuant to 12.21 A,4
- Pursuant to LAMC Section 16.05, Site Plan Review, for a project which proposes more than 50 residential dwelling units; and
- Pursuant to LAMC Sections 17.01 and 17.15, approval of Vesting Tentative Tract Map No. 74852, to allow the merger and re-subdivision of land for a phased tract map to permit one master ground lot and three air space lots, a haul route, and a modification of the dedication requirements along Crocker Street.



## Site 2 Project

Site 2 Location: 600-628 South San Pedro Street, 611-615 South Crocker Street, and 518-522 East 6<sup>th</sup> Street

Site 2 Project Summary: Site 2 development generally includes the demolition and removal of an existing surface parking lot and development of the site with 164,875 square feet of mixed-use residential and commercial land uses in two buildings (Building 1 and Building 2). The Site 2 Project would include a total of 303 residential dwelling units (298 Very-Low-Income affordable units and 5 manager units, approximately 148,705 square feet); 3,200 square feet to be used for commercial land uses; 17,100 square feet to be used for office land uses; 33,000 square feet of open space; and 79,752 square feet to be used for parking land uses, providing 212 vehicle parking spaces. A 13,815-square-foot outdoor courtyard/urban park would separate the two buildings and provide pedestrian access to Site 2 from South San Pedro Street and Crocker Street. Vehicular access to Site 2 would be provided via a single driveway on San Pedro Street.

To allow for the proposed development of Site 2, the Project Applicant is requesting the following discretionary approvals:

- Pursuant to Los Angeles City Charter Section 555 and LAMC Section 11.5.6, a General Plan Amendment to the Central City Community Plan to amend the land use designation of Site 2 from Light Manufacturing to Regional Center Commercial;
- Pursuant to LAMC Section 12.32 F, a Zone and Height District Change from M2-2D to C2-4D and pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k) the following two Developer Incentives to permit:
  - 27 percent (9,145 square feet) of the common open space be provided in interior common areas, 30percent (or 10,040 square feet) of the provided open space to be covered by a structure or trellis and 38 trees, in lieu of LAMC Section 12.21 G that limits the interior common areas to 25 percent of required (or 7,574 square feet), mandates all exterior areas to be open to the sky and requires 96 trees. The Project provides 33,000 square feet of open space, or one percent (2,700 square feet) more than required (30,300 square feet) by the LAMC;
  - no parking spaces shall be required for dwelling units set aside for households that earn less than 50 percent of the Area Medium Income as determined by the Housing and Community Investment Department;
- Pursuant to LAMC Section 16.05, Site Plan Review for a project which proposes more than 50 residential dwelling units; and
- Pursuant to LAMC Sections 17.01 and 17.15, approval of Vesting Tentative Tract Map No. 74864to permit the merger and re-subdivision of the land and creation of one ground lot and four airspace lots.

**PREPARED FOR:**

City of Los Angeles  
Department of City Planning

**PREPARED BY:**

CAJA Environmental Services  
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**APPLICANT:**

Weingart Center Association  
566 South San Pedro Street  
Los Angeles, CA 90013

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**September 2018**