

# Land use Committee November 11, 2021

6:45pm start due to technical difficulties

## Board members present:

Thomas Murray  
Richard Williams  
Brian Piatek  
Client Simons (Chair)

## **A. 4410-4422 Jefferson**

4410-4422 Jefferson is NOT Crenshaw Crossing

- Full time parking attendant during business hours is approved by the developer
- The Residential development is reduced by 1 unit, stacked parking as previously discussed plus 9 elevated spaces
- Parking requirement for commercial space will not be reduced
  - Surface striped and elevated 2<sup>nd</sup> level (autolift system for parking)

27000 sf retail/office – 6 residential units across the alley

A parking variance is required as much of the parking is across the alley by the residential units

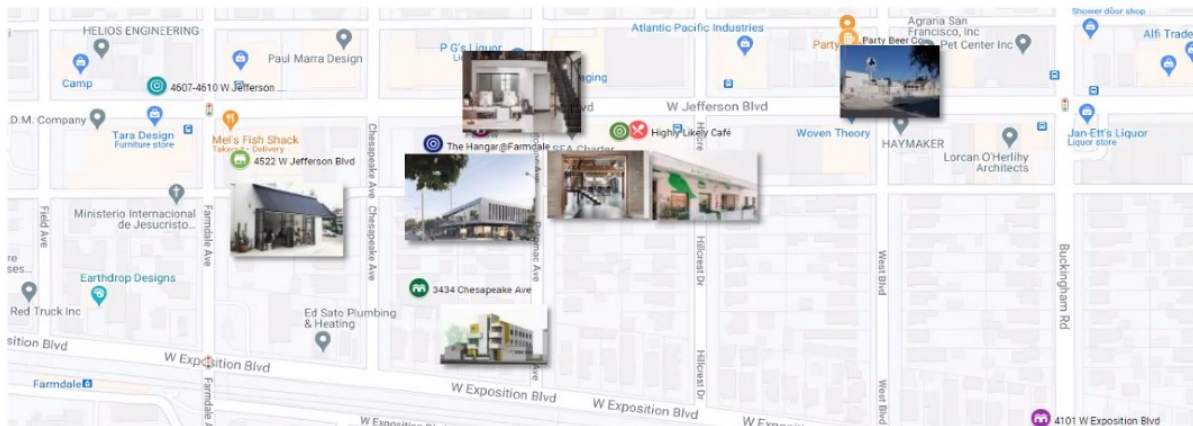
Developer info:

**ABINGTON EMERSON INVESTMENTS, LLC**

### LOCAL DEVELOPER

Abington Emerson Investments, LLC ("AEI") is a privately held Los Angeles real estate firm that focuses on the development, construction and management of urban real estate.

Since 2016, Abington Emerson has been focused on small residential and local commercial development in and around Metro light rail stations in the West Adams neighborhood. Abington Emerson currently owns seven (7), under development or completed, small residential and neighborhood commercial properties in the area.



## LOCAL PRESENCE

- AEI's locally serving retail businesses such as Mel's Fish Shack have created over 30 local jobs
- AEI's office tenants, including Fellow and Another, have been in the neighborhood since 2015
- The Project's architects, Abramson Architects, are headquartered in West Adams
- The Project's lead Construction Manager is from the local community
- AEI is planning to relocate its headquarters to West Adams in 2024

## PROPOSED DEVELOPMENT SUMMARY

COMMERCIAL

HANGAR@ FARMDALE  
4410-22 W. JEFFERSON BLVD

A ~27,000SF creative commercial office building with local-hire retail/restaurant on the ground floor, pedestrian oriented beautification and activation along Jefferson Blvd.

HOUSING/  
AFFORDABLE  
HOUSING

HOMES@ HANGAR  
3416 CHESAPEAKE AVE/ 3417 POTOMAC AVE

Recently re-designed, smaller, two building, 6-unit housing/affordable housing project with excess parking for residential and creative office use.

PARKING

PARKING

Total of 39 parking spots to be provided between commercial and residential buildings. There will be a significant improvement, beautification and security enhancement of existing alleyway between residential and creative commercial buildings.

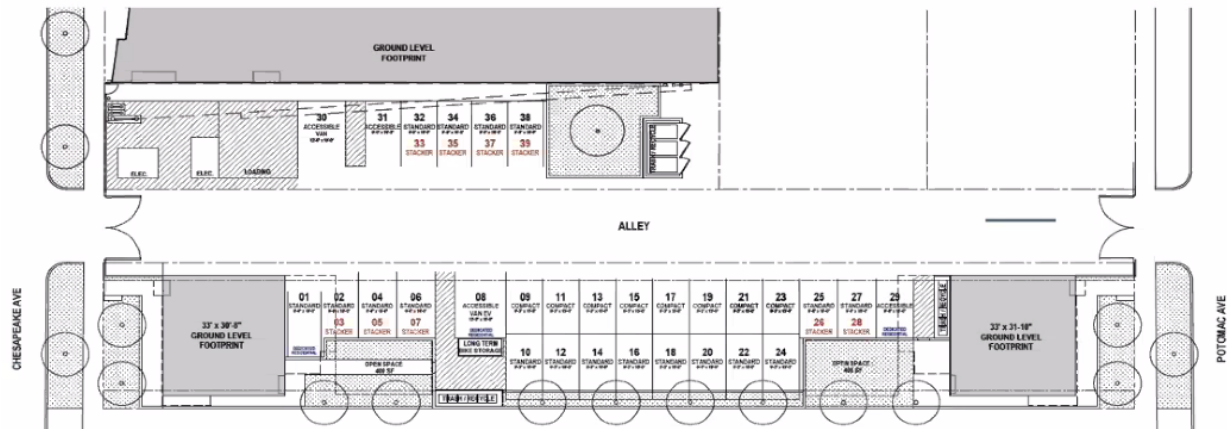


# UPDATED SITE PARKING PLAN

Based on the feedback from the first Neighborhood Council meeting, the property was redesigned to include:

- Fewer units
- Reduced building footprint and mass
- Larger front yard setback
- Reduced building overhang
- Improved landscaping
- Parking attendant during business hours

COMMERCIAL PARKING: 36 STALL  
 RESIDENTIAL PARKING: 3 STALLS  
 TOTAL PARKING: 39 STALLS  
 PARKING PROVIDED ON RESIDENTIAL LOT: 29 STALLS (INCLUDING 5 STACKERS)  
 PARKING PROVIDED ON COMMERCIAL LOT: 10 STALLS (INCLUDING 4 STACKERS)



## ENTITLEMENTS AND TOC SUMMARY

### ENTITLEMENTS SUMMARY

- Zone variance to permit required parking for a commercial building to be located on two lots which are only 20 feet distant from the commercial building and located in the RD3-1 Zone, rather than on-site as is required per Zoning Code
- CPIO administrative review for compliance with the West Adams - Baldwin Hills - Leimert Community Plan Implementation Overlay (CPIO)

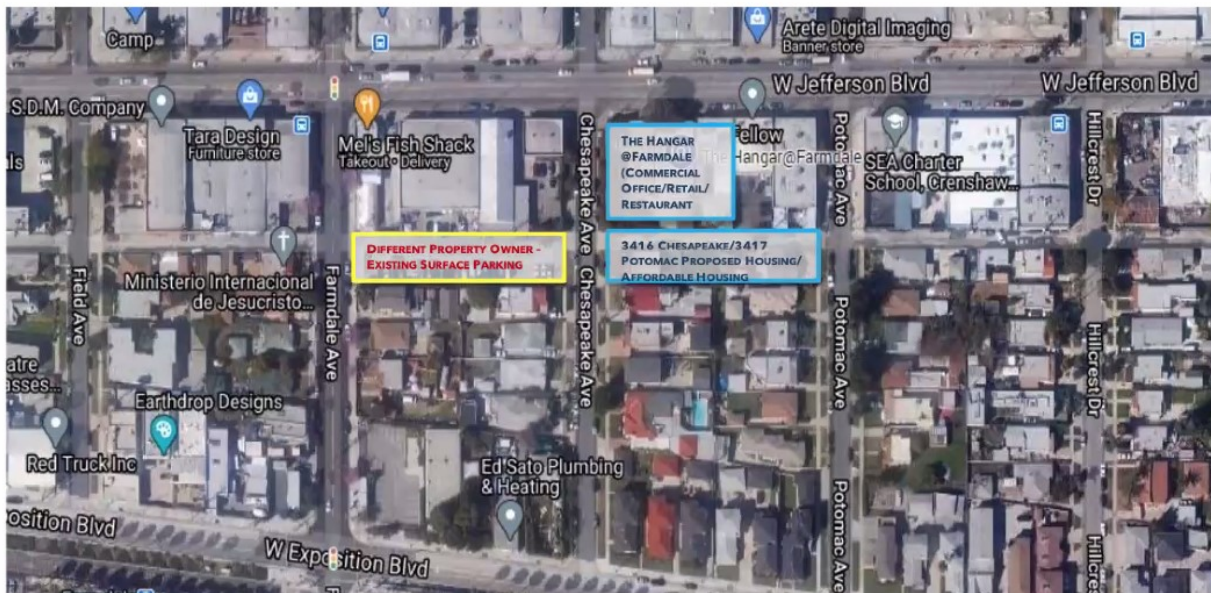
### TOC SUMMARY

The Transit Oriented Communities (TOC) Incentive Program encourages the construction of housing and affordable housing near bus and train stations. The new units generated by the TOC incentives provide convenient options for both market rate and low-income residents, adds to the City's housing stock, and promotes alternatives to car travel. The TOC Incentive Program is **widely approved** by the Planning Department throughout the City of Los Angeles to increase the supply of housing/affordable housing in a deficient market.

### **3416 Chesapeake/3417 Potomac Relevant TOC Summary:**

6 units with 1 unit to be Very Low Income, 0.5 stalls per unit = 3 parking stalls, 3.5 ft side yard setback.

## PROPOSED SITE PLAN AND EXISTING SURFACE PARKING



### IN CONCLUSION: PROJECT SUMMARY AND COMMUNITY BENEFITS

- Hangar@Farmdale and Homes@Hangar projects have been designed with consideration of elegant integration with existing structures in the neighborhood and transparencies for pedestrian oriented activation and beautification
- Per neighborhood council's suggestions the project was updated with:
  - Redesign of building façade for elegant set back to adjacent housing
  - Parking attendant during business hours
  - Fewer units
  - Smaller structure and footprint
  - Improved landscaping
- Project community benefits:
  - Adding much needed housing/affordable housing
  - Community sourced architects and contractors
  - Local job creation for retail/restaurant/creative commercial/construction
  - Pedestrian oriented activation, enhanced beautification landscaping, lighting, and security

#### Entitlement Request

**Ability to provide full code commercial parking 20 feet across alleyway in developer owned residential project**

Planning hearing on Dec 1

Kevin White – KB White Construction – Says the developer cares about the community.

Lee Bikofsky – Brewmaster @ Party Beer – says the developer cares – assistant brewer lives in the area.

Tracy Weisert – also says the presentation was good. ADA requirements being met is good.

Sandra Meija – Small Business Owner – Plant Chica – behind Mel's Fish Shack – again complimentary.

Land use (Richard, Brian and Thomas) would endorse the project to the board. (Clint was absent for the vote)

## B: Crenshaw Crossing

Crenshaw & Exposition – both sides of the street

**Change from last presentation – Targeting to be 100% Income restricted (lower income) housing – requires a grant from the city. If that falls through the project will dedicate 20% of the units to lower income persons and 80% market rate – that is up from 15%.**

### PROJECT TIMELINE

- August 2018 – ENA executed
- September 2019 – Project plans submitted to LA Planning
- Q3 – Q4 2019 – Community briefings on project
- Q1 – Q2 2020 – Finalize SCEA (CEQA) application and submit to City
- June 2021 – City SCEA draft publication
- July 7<sup>th</sup>, 2021 – Joint Hearing Examiner / Advisory Agency
- October 2021 – PLUM and City Council hearings
- Dec. 16<sup>th</sup> 2021 – City Planning Commission



### PROJECT PROGRAM



- Mixed-use site on two parcels
- **Target 100% affordable**
- 401 units of housing
- Prevailing wage
- 40,000 SF of ground-floor commercial, community and retail space
- Local hire / West Adams/AADAP
  - Grocer, Hilltop, LA Create Space
- 502 parking stalls
- 20% affordable set aside

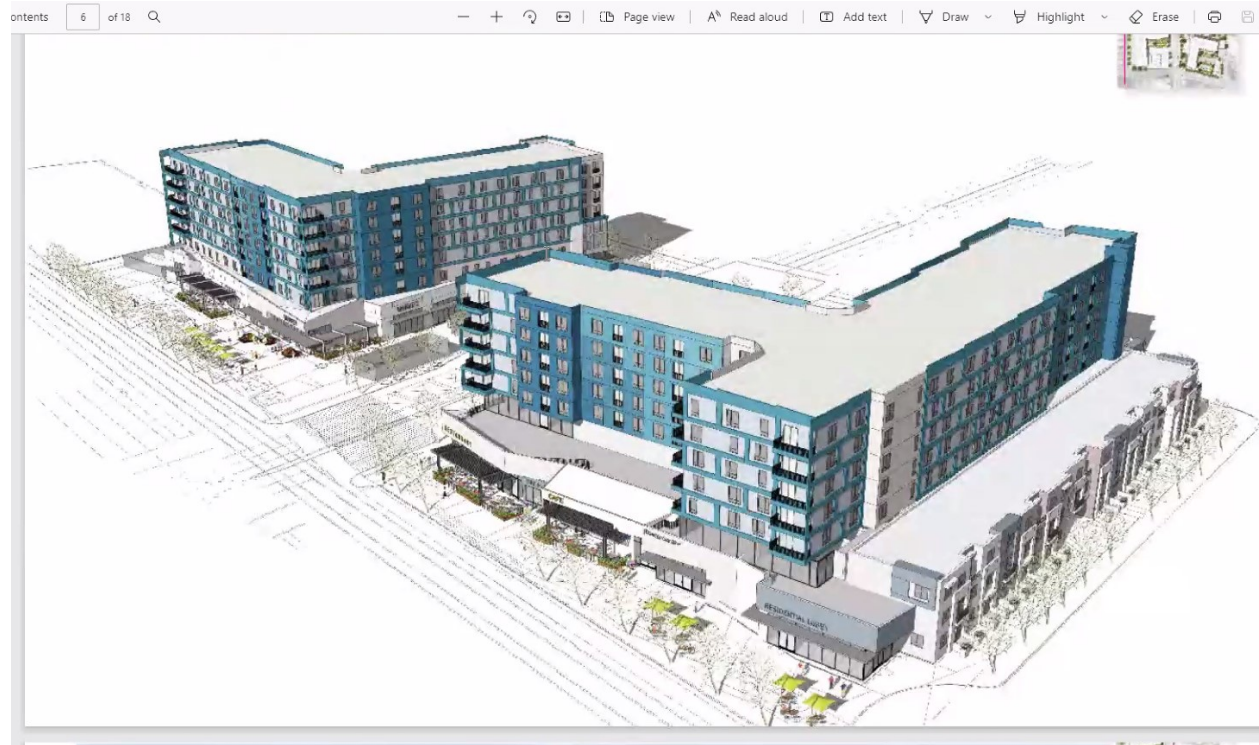
## AFFORDABILITY SUMMARY

- Developer has applied for a City subsidy which would allow for the following:
  - 100 units 30% of AMI - \$621 studio, \$24,840
  - 100 units 50% of AMI - \$1,035 studio, \$41,400
  - 201 units at 80% of AMI - \$1,656 studio, \$66,240

Ami – AREA MEDIAN INCOME - set annually by HUD

Income verification for prospective tenants – Angeles CDC is the income screener. The City ultimately approves low income lessees

Deed restricted by covenant for 55 years to have the status of reduced income properties







**Dec 16 – planning commission meeting** – WANC meeting Dec 20 – would require a special meeting  
Brian asked if Urban Forestry was consulted – the developer said the open space design was by Metro  
Yolanda – trees – urban forestry question and how does the developer interact with Metro to perhaps  
increase the density of or quantity of trees and green space on the property.

D & E were mostly tabled pending a request to CIM Group to present to the Board.

F. Land Use will continue efforts to work with neighboring NCs and CD10 to create an event for  
stakeholders to understand their rights with development.

G. Letter to developers would be a byproduct of F.

Adjourn at 8:20pm