

## **Committee and Community Questions Summary for Applicant:**

(This list is not intended to be complete or comprehensive but is based on the discussion on June 23 at the Policy Committee)

### **GPA & ZC:**

- When was the proposed new parking garage first conceived by AAA as a possible project for AAA's changing needs?
- NANDC, the Committee and the community had been working for years on the draft new South Community Plan (SCP) and specifically on proposed zone changes. During the course of our public hearings there was much discussion with many stakeholders about the potential impacts some of the changes would affect. Where was our neighbor AAA during this time?
- Did corporate AAA formulate any reaction to the draft SCP and if so what were they?
- Given the permanency of your request for the GPA & ZC why aren't you simplifying the process and just asking for a Conditional Use Permit (CUP) instead. This action would leave the underlying zoning as RD1.5 residential for potential future housing development and maintain compliance with the GP.

### **640-700 West 27th Street**

- Do you own or rent the current surface parking lot site?
- When did you purchase it?
- Was it a parking lot when you bought it?
- What were the residential properties that existed previously on the site?
- When did the demolitions occur?
- What owner did the demolishing?

### **AAA Headquarters & Parking**

- When was the Adams Boulevard AAA office annex built along Adams Boulevard?
- When did AAA demolish the Clark Mansion?
- When did AAA relocate the majority of its headquarters staff to Costa Mesa in Orange County?
- How many parking stalls does the AAA Adams-27th Street surface parking lot contain?
- The AAA Adams-annex has been a rental for many years. Is it still a rental or has corporate staff relocated back to that space?
- Does the Adams-annex rental include the adjoining surface parking lot?
- If the parking lot is shared by both AAA staff and renting personnel what are the proportions of use?

### **Other AAA Parking Lots**

- AAA also owns a parking lot on the north side of Adams at St. James Park Place. The abutting Mount St. Mary's University is renting this lot. How many parking spaces are available on that lot?
- What other AAA parking facilities in the community are being used by AAA staff or some other function?

### **Community Redevelopment Agency Hoover Project (CRA/LA)**

- The Project site is located in the CRA/LA University Park-Exposition Park Project Area (formally the Hoover Project Area). Although Governor Jerry Brown closed down Community Redevelopment Agencies State wide, the land-use legacy continues on. Have you reviewed your project for compliance with the still binding requirements of CRA?
- Have you been consulting with the Planning Department about these issues?
- Have you reached any final resolution about CRA compliance?
- Could a parking lot be developed under a CUP retaining the RD1.5 zoning/

### **Other questions**

- Is this parking structure strictly for use by AAA?
- What is the impact of 700 cars now coming to work at the same time getting onto a parking structure built on these small lots on 27<sup>th</sup> Street in the midst of students and bicycles?
- What about the navigation onto and from Figueroa Street to 27<sup>th</sup> Street/ What is LADOT doing about the navigation?
- What is being done about pollution: noise, air, emissions from vehicles? Will the structure be ventilated? How will this effect air quality?
- If this is dedicated to AAA employees, how this might be later repurposed for venue events or park and ride?
- How is the height limitation changing which might continue to allow higher than 3 story structures throughout the area?
- Approvals process with both the City and CRA?
- Looking at the Redevelopment Plan how does this meet the plans goals and objectives?
- How was the original surface parking lot developed? Is there a land use agreement with CRA for it? Or an OPA to allow for parking in a residential zone?
- If this is consolidating the other AA lots, which are they, and what is planned for these lots?
- Shouldn't there be a master plan? So we can see what is being contemplated?
- What is going to happen with the existing surface parking lots?

- Will there be docking stations provided for scooter riders. I indicated that it's not AAA's responsibility; however, given that they are in the business of transportation, it is a compatible provision.
- Will the openings shown in the renderings be designed in such a way to prevent "jumpers?"
- Will there be EV charging stations?
- Will there be decorative benches so that this can serve as a break area?
- What are the findings that need to be made for the GPA and the Zone Change?
- How do you justify taking 6 residential lots on the interior streets and repurposing them for parking?
- The LAUSD combined housing and parking for employees on 6 RD1.5 lots on Oak Street. Why can't this be looked at as a solution?
- While significant design review has taken place for this parking structure, how do you justify removing these desirable lots from residential development?
- What is going to happen to the existing Adams Boulevard AAA structure and lot? And the main AAA building on Adams and Figueroa?
- Have you considered the context of the area including the CRA surveyed Fraternity/Sorority Row historic district n 28<sup>th</sup> Street?