

**AAA – 640-700 W. 27<sup>th</sup> Street**  
**Neighborhood Council Comment Responses**  
**July 28, 2020**

**1. What was AAA’s involvement in the Community Plan Update?**

At the time of the Community Plan Update process, AAA was planning for the continued growth of its existing facilities. In 2018, AAA identified the parking structure as a needed infrastructure improvement to support continued job growth. Because the lot had continually been zoned as RD1.5 and utilized for parking since 1969, it was unknown to AAA that a Zone Change or GPA would be required for such a development under the existing Zoning Code. By the time AAA began planning in earnest for the Project, the Community Plan Update was already approved. Because AAA did not have any other development considerations at the time, they did not submit any comments during the Community Plan update process.

AAA has made an additional effort to comply with the Design Guidelines adopted with the Community Plan Update for parking structures as well as some key land use policies. As suggested in the adopted Plan, the proposed design includes ample screening to improve the building’s appearance, limits vehicle conflict with pedestrians by reducing existing curb cuts to only one entry/exit for vehicles, incorporates pedestrian safety with a clearly marked crosswalk, and provides abundant landscaping. These are all design features that are focused on enhancing the pedestrian experience for the community.

**2. When did AAA start planning on developing the Parking Structure?**

The determination by AAA to focus resources and invest in the LA campus has been continual. Beginning in 2016, AAA realized that the sustained organic growth at the Los Angeles campus would require additional supporting infrastructure to continue AAA’s ongoing job creation in Los Angeles. As a part of this supporting infrastructure, a formal plan for a parking garage at this site was conceived of in 2018. Since 2019, AAA has gone through extensive discussions with the City Planning Department to develop a parking design that is functional as well as compatible with the surrounding neighborhood.

**3. Why does AAA need the parking?**

AAA has continued to invest in the LA Headquarters and continues to support job growth. Specifically, AAA has grown various services over the past two decades. In 2000, AAA included the addition of an Insurance Policy Management group that has grown from 200 to 285 positions; in 2017 a Direct sales operation which has doubled from 70 employees to over 150 employees and an insurance claims operation with a staffing level of over 175 new positions; and the Club Labs (e-business) operation adding another 40+ workstations. AAA plans to accommodate the hiring of an additional 450 new employees at the LA Headquarters over the next decade.

Additional parking infrastructure is necessary to continue to support this growth in services and employment. The new parking structure will primarily support the addition of local jobs and also consolidate parking at AAA’s campus. AAA has no other active development plans. The other existing surface parking lots will be maintained.