

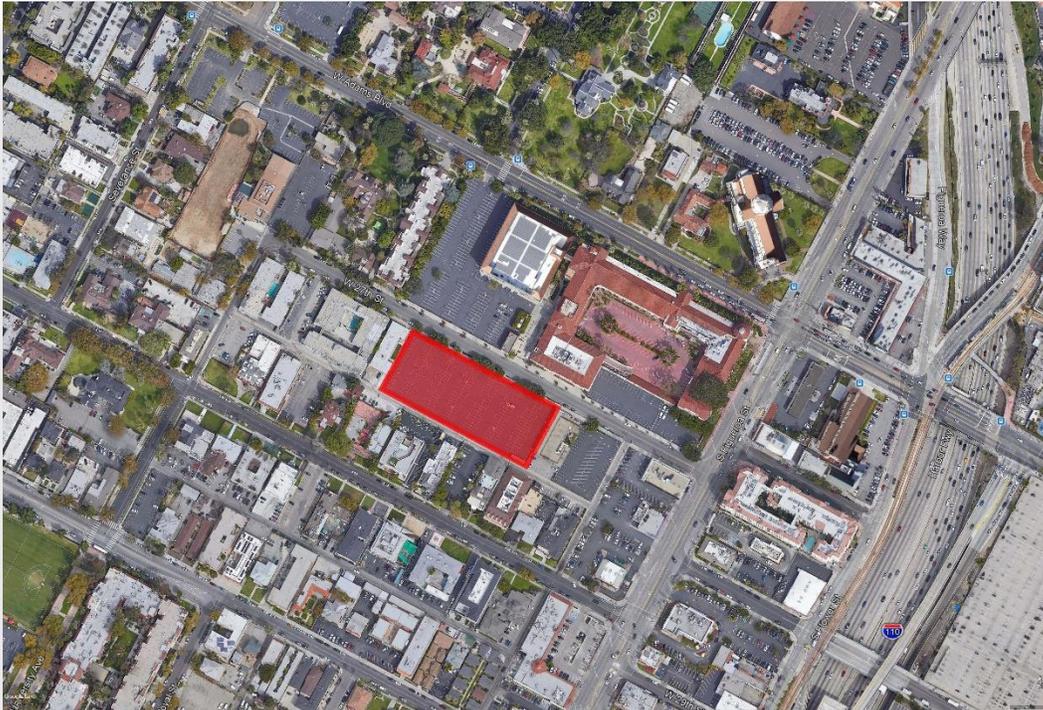
Automobile Club of Southern California

640-700 W. 27th Street

Quick Fact Sheet

Project Site and Background

- The subject property is located at 640-700 W. 27th Street (“Site” or “Project Site”), also known as Accessor Parcel Number (“APN”) 5123-015-006, 5123-015-007, 5123-015-008, 5123-015-009, 5123-016-001, and 5123-016-002.



- The Site is currently developed with an existing surface parking lot of 69,731 square feet (“SF”) with 247 parking spaces for the Automobile Club of Southern California (“AAA”) employees that work at the AAA Headquarters facility located directly across the street at 2601 South Figueroa Street.
- The Site is located in the North University Park neighborhood in the South Los Angeles Community Plan Area.
- Surrounding uses include a combination of multi-family residential uses and commercial uses.
- The AAA Headquarters was established in 1923 and is a pillar in the Central Los Angeles community. AAA is committed to expanding its presence and services

in Southern California and the City. Specifically, AAA is hiring an estimated 400 employees in addition to its current employee base of approximately 909 employees at the Headquarters facility.

- The employees will be a majority of new hires for AAA, focusing on technology jobs at AAA's call center.
- Other new jobs will include a variety of areas of expertise and skill levels with a focus on administrative jobs. AAA hopes that many of these jobs will be attractive to local community members.

Proposed Project and Requested Approvals

- The Applicant proposes the demolition of the existing surface parking lot and the development of a new, 202,200 SF four and a half-story parking structure with up to 750 parking spaces and up to 70 long-term and short-term bicycle parking spaces.
- The Applicant has also incorporated an aesthetically pleasing design with open arches, façade screening, and ample greenery including trees and drought-tolerant landscaping.
- The visually appealing design is complemented with ample landscaping to be sensitive to the surrounding residential uses and consistent with the historic nature of the AAA buildings across the street while enhancing the pedestrian experience.
- The following entitlements have been requested to permit the development of the Proposed Project:
 - City-initiated General Plan Amendment ("GPA") to change the land use designation of the Site from the existing Low Medium II Residential to the proposed Community Commercial designation.
 - Zone Change ("ZC") and Height District ("HD") change to the zoning and height district from the existing RD1.5-1-O to C2-2-O.

Project Status

- Application was filed on October 22, 2019.
- Assigned Planner is Sergio Ibarra.
- Environmental Review: Mitigated Negative Declaration (MND).