



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

Sustainable Communities Environmental Assessment

Enlightenment Plaza Project

Case Numbers: ENV-2019-5597-SE, ENV-2020-2497-SCEA
Related Cases: CPC-2019-5596-GPAJ-ZCJ-SP-SPP-SPR, VTT-82798

Project Location: 321 N. Madison Avenue [including 317, 327, 333, 339, 345 N. Madison Avenue, 312, 316, 322, 328, N. Juanita Avenue, and 3810, 3812, 3812 ½, 3814, 3814 ½, 3818, 3820, 3830, and 3838 W. Oakwood Avenue, Los Angeles, CA 90004]

Community Plan Area: Wilshire

Council District: 13 – Mitch O’Farrell

Project Description: The Proposed Project includes the demolition of three existing commercial buildings formerly used for the commercial operation of a telecommunications company, three existing single-family residential buildings, one surface parking lot, and removal of 4 non-protected street trees, and the construction, operation, and maintenance of five eight-story multi-family buildings in a Permanent Supportive Housing project consisting of 454 dwelling units (“Proposed Project”). The Proposed Project consists of 100 percent affordable housing for the formerly homeless serving lower-income and target population members, exclusive of the five manager’s units. The Proposed Project includes 370 studio units, 71 one-bedroom units, and 13 two-bedroom units. Vehicular access to the Project Site would be provided via one full-access driveway along Madison Avenue, one full-access driveway along Oakwood Avenue, one full-access driveway along Juanita Avenue, and a loading/drop-off area along Madison Avenue. Additionally, the Proposed Project would provide 36,580 square feet of interior and exterior open space and 11,772 square feet of resident supportive services space (which includes 5,700 square feet of Case Management service area as well as 6,072 square feet of interior open space equal to 4.7 percent of the projects floor area). The Proposed Project’s total floor area would consist of 247,812 square feet of residential space, resulting in a Floor Area Ratio of 2.8:1. The maximum building height is 95 feet above grade.

The Proposed Project would also include the renovation of an existing office building at 3838 Oakwood Avenue and the vacation of portions of Madison Avenue, Juanita Avenue, and Oakwood Avenue to allow for secured and controlled access to the Project Site and the adjacent PATH project, and to provide an opportunity to facilitate transit access and enhance landscaping and open space features. The operation of the project is not dependent upon any future street vacations. The record includes no evidence that any other property owner, or development project in the SNAP has expressed an interest in using the newly proposed Subarea D2 at this time. Therefore, the analysis of amending the SNAP to include this new Subarea D.2 is limited to the project area.

PREPARED FOR:
The City of Los Angeles
Department of City
Planning

PREPARED BY:
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APPLICANT:
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