

FINDINGS

SITE PLAN REVIEW FINDINGS

1. The project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

The Project is in substantial conformance with the purposes, intent and provisions of the General Plan as set forth in all applicable elements and local plans: the General Plan Framework Element and the West Adams – Baldwin Hills – Leimert Community Plan as described below.

General Plan Framework Element

The Framework Element, adopted in December 1996 and readopted in August 2001, sets forth a Citywide comprehensive long-range growth strategy and defines City-wide policies that are implemented at the community level through community plans and specific plans. The Project is consistent with the Framework Element's goals, objectives and policies, including those listed below:

Industrial Lands

Goal 3J: Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability

Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.

Policy 3.14: Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g. movie /television/media production, set design, reproduction, etc.)

Economic Development

Policy 7.2.8: Retain the current manufacturing and industrial land use designations consistent with other Framework element policies, to provide adequate quantities of land for emerging industrial sectors.

Policy 7.2.11: Ensure that the City has sufficient quantities of land suitable to accommodate existing, new and relocating industrial firms, whose operations are appropriate to a special location in Los Angeles.

Policy 7.10.2: Support efforts to provide all residents with reasonable access to transit infrastructure, employment, and educational and job training opportunities.

The Project will facilitate the above goals, objectives and policies improving the area's economic vitality by increasing industrial land use opportunities in the Jefferson/La Cienega TOD Subarea. The subject lots are currently occupied by surface parking and an approximately 49,877 square-foot media production building that does not maximize the employment generating potential. Most of the Project Site is covered by surface parking. Increasing the maximum building height would allow existing businesses to reasonably expand their operations or new businesses to locate at a site that allows greater flexibility in the building envelope with open concept floor plans made for creative and emerging economy, technology and media users. Moreover, increasing maximum height also allows for a smaller building footprint and good building design, thus increasing the space available for ground level landscaping and pedestrian uses.

This supports the General Plan Framework goals, policies and objectives for business retention, business attraction and increasing the City's fiscal well-being while supporting the Framework's goal of providing residents educational and employment opportunities.

Land Use Element - West Adams-Baldwin Hills - Leimert Community Plan

The West Adams Community Plan anticipates that existing commercial, industrial, and transit-oriented opportunity areas will accommodate future growth in a manner that improves economic vitality as well as physical conditions in the West Adams CPA. The creation of diverse employment opportunities in all sectors is encouraged in the West Adams CPA so that jobs will be distributed more equitably and made more accessible to nearby families, thereby strengthening local economic self-sufficiency and overall community sustainability.

The proposed project will promote the objectives, policies, and goals of the West Adams Community Plan by preserving land for industrial use and supporting increased employment and training opportunities in close proximity to transit in the Jefferson/La Cienega TOD Subarea. As businesses expand or new developments occur at the subject site, there will be increased economic development opportunities for local residents resulting in more sustainable and healthy neighborhoods.

The proposed ordinances are consistent with the following goals, objectives, and policies of the West Adams Community Plan, including:

Transit-Oriented Community Centers

Goal LU40: A community where the economic vitality of commercial nodes, centers and transit-oriented development areas is increased by encouraging contextual new development that maximizes access to transit, jobs, goods and services, and conserves desirable community character

Goal LU42: A community where neighborhood serving uses which strengthen and diversify the economic base are attracted by expanding market opportunities for both traditional existing businesses and emerging new businesses.

Goal LU46: A community that maintains and increases the commercial employment base for community residents whenever possible.

Sustainability

Policy LU28-3: Mix of Uses. Ensure a mix of residential, commercial, office and light industrial, where appropriate, to encourage economic sustainability and encourage walkability.

Policy LU29-2: Green Roofs. Encourage all new building construction to incorporate green roofs and encourage conversions of existing roof space to green roofs in order to maximize opportunities for gardening and reduce heat gain.

Industrial Areas

Goal LU65: A community where existing and future industrial uses which contribute job opportunities for residents are provided and which minimize environmental and visual impacts to the community.

Policies LU65-1: Maintain Existing Industrial Land Where Appropriate. Maintain existing industrial land uses where appropriate as well as designate lands for new emerging industry including industrial parks, research and development facilities, light manufacturing, and other similar uses which provide employment opportunities.

LU65-3: High Quality Projects. Require that projects be designed and developed to achieve a high level of quality, distinctive character and compatibility with existing uses.

Goal LU66: A community plan which retains industrial designations that are appropriate in order to maintain and increase the industrial employment for community residents.

Policy LU66-1: Link Jobs to Residents. To reconnect neighborhoods by linking residents to nearby jobs, training and needed services.

Policy LU67-1: Enhanced Streetscapes and Urban Design. Improve the quality of life and the built environment by promoting safety through enhanced streetscape and urban design that promotes pedestrian activity and bicycling instead of automobile dependence through better pedestrian orientation of structures and conservation of desirable prevailing neighborhood character.

The proposed Project promotes the goals and policies of the Community Plan of supporting transit-oriented districts outside the City Center that attract “Hybrid Industrial” uses and encourage emerging commercial, office, and “clean-tech” uses. The Community Plan identifies the Jefferson/La Cienega TOD Subarea as a multimodal village that includes a mixture of uses and balances the need for jobs, housing, open space, goods, and services while being sensitive to its surrounding neighborhood character.

The Project, with the inclusion of 344,947 square feet of office space, increases the potential of emerging industry space in the Community Plan area resulting in an increase in potential commercial and industrial use on lots targeting growth adjacent to a medium to high intensity transit hub. The Project would support increased opportunities for job generation in the creation of a multimodal village within the subarea by furthering employment growth in the area. The expansion of existing businesses and redevelopment at the subject lots will increase the potential for job generating uses.

The project will allow for growth in the Subarea while preserving the character of the surrounding neighborhood implementation of use limitations and development standards as defined in the CPIO. The project will support the mix of uses essential to creating a healthy, viable, and sustainable community in the Community Plan area. The Project further supports the preservation of industrial land for job generating and training opportunities within the Community Plan area. The Project Site is located in the Jefferson/La Cienega TOD Subarea of the CPIO, which consists of a mix of commercial and industrial uses. The Subarea is intended to preserve industrial land uses, support the creation of high wage jobs and training opportunities in the local area and encourage a mix of uses to support a balance of jobs, housing and neighborhood serving amenities. The Project, with 344,947 amount of creative and flexible office space, is consistent with the General Plan, Community Plan and Subarea goals because they allow employment growth to occur for existing businesses that may wish to expand or redevelop at the Project Site. By targeting employment growth within a quarter mile of the La Cienega Expo Line Transit Station, the Project advances the City’s goals for the area. The close proximity to the Expo Line increases accessibility to an employment center resulting in vehicle miles traveled in nearby neighborhoods. Supporting the Project Site as a job center will provide more employment opportunities in the local area as well as provide more options for commuting through public transit.

Furthermore, the design of the proposed Project incorporates a green roof located at grade over the subterranean parking with extensive landscaping in the form of a mixture of trees, paths, and green landscape, thereby encouraging walking and passive recreation. Seating, gathering, and pedestrian paths culminate on the Project Site with a park-like setting that surrounds the Project and roofs.

The Project also enhances the existing streetscape and pedestrian environment with a design favors the pedestrian through four levels of subterranean parking. This design allows for a park-

like setting for users of the site, as well as the community in general. The pedestrian and streetscape environment are further enhanced by the tower design that allows for approximately 24 percent of the site to be landscaped and green. As a result, the Project design promotes pedestrian and transit connectivity and alternative modes of travel consistent with this Transit Priority Area.

2. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements that is or will be compatible with existing and future development on adjacent properties and neighboring properties.

The Project provides for an arrangement of buildings and structures, and other improvements that are compatible with the scale and character of the adjacent properties and the surrounding neighborhood.

The Project Site has been designed to be compatible with neighboring properties. Neighboring buildings in the Project vicinity range in height from one to 3 stories up to 17 and 30 stories (and 230 to 320 feet in height), which is consistent with the proposed 320-foot 22-story Project.

Off-Street Parking Facilities. Access will be provided on Jefferson Boulevard along one existing driveway located north on the Project Site and one new driveway to be developed along the southern portion of the Project Site with internal circulation designed in compliance with applicable code standards. The vast majority of the 908 parking spaces will be provided in four subterranean levels of parking allowing for the generous landscaping and open spaces proposed when combined with the tower footprint that occupies a small portion of the Project site.

Height. The proposed 22-story building is appropriately sized in height and mass. The increase in height will allow the Project Site to be designed in compatibility with existing development on adjacent properties and neighboring properties that are 17 to 30 stories.

Massing. The Project's architectural design is the aggregate of multiple parts offering varying forms and dimensions for a variety of office related purposes that is compatible with the light industrial area. The design of the building is comprised of four components. The first built component is the 4 levels of subterranean parking, and the second is composed of four on-grade, green-roofed open spaces – one at each corner of four corners of the Project Site. The third component, the Base, contains three floors with a trussed perimeter, designed to accommodate large horizontal expanses of flexible office, meeting, exhibition and production uses, located centrally within the Base. The fourth component, the Tower, emerges vertically from the Base, beginning at a height of 49 feet, circular in plan at the 49-foot height, evolving in shape to a simple plan rectangle in plan at a roof deck top. Each floor perimeter differs slightly from the adjacent floors above and below as the Tower gradually transitions from round to rectangular. Therefore, the projects varied massing is compatible with the surrounding area.

Loading & Service Areas. Access to the loading and service area of the building is provided along the existing private driveway on the northern perimeter of the Project Site. In order to screen these areas from public view, it has been integrated into one of the landscape mounds to the rear of the Project site. Vehicles maneuvering into the service area can be accommodated on-site without impact to public streets.

Landscaping. The design of the Project includes extensive landscaping and open space totaling 100,054 square feet, of which 47,854 square feet will be landscaped. Along a pedestrian route

from the Expo line station through a sequence of new and retrofitted office structures is a mixture of trees, paths, and green landscape. Seating, gathering, and walking paths culminate on the Project Site in the park-like venue that surrounds and organizes access to the proposed building.

Setbacks. The building base is setback approximately 166 feet from the east property line, 97 feet from the south, up to 12 feet five inches to the west and 160 feet from the north. Other properties in the vicinity do not follow a distinct setback but provide generous setbacks. Within that landscape are building accoutrements – stacks, flues, vents, grills, louvers, windows – that provide clues as to parking, office and utility uses hidden below the horticulture. Park amenities including seating, meeting areas, barbeque space, and more generally a rolling, sometimes terraced, green landscape interspersed with hardscape venues, surround pedestrians on the way to the ground floor primary entrances.

Therefore, the Project not only provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and the surrounding neighborhood, but will also enhance the surrounding neighborhood.

3. Any residential project provides recreational and service amenities to improve habitability for its residents and minimize impacts on neighboring properties.

No residential uses are proposed as part of the Project, therefore this finding does not apply.

**ZONING ADMINISTRATOR DETERMINATION FINDINGS
(Transitional Height) (§§ 12.24.X.22 and 12.24.E)**

4. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

Pursuant to the LAMC Section 12.21.1.A.10, sites that are located in a C zone must not exceed 61 feet in height when located between 100 to 199 feet in distance from a lot classified in the RW1 Zone or more restrictive. The Transitional Height limitations are exceeded, in this instance, by the Ballona Creek flood protection channel located in the OS Zone to the west of the Project Site across from Jefferson Boulevard.

Transitional height restrictions are primarily aimed at protecting sensitive land uses, including those located in residential and open space zones from incompatible adjacent buildings. In this case, the nearest residential zones are located over 700 feet to the south from the proposed building on the Project Site.

The Project application includes a request to exceed the transitional height requirements in Section 12.21.1.A.10 by approximately 259 feet pursuant to LAMC Section 12.24.X.22. The proposed 22-story building would be set back over 72 feet from the flood protection channel, and only a small footprint of the building exceeds the transitional height limits at the outer edge of the 199-foot limit (see Exhibit D). Importantly, the square footage of the Project is consistent with all zoning and CPIO requirements. The increased height proposed by the Project building design combined with the parking proposed below-ground allows for increased landscaping and gathering spaces that are inviting to the community and enhances the existing streetscape and pedestrian environment. The park-like setting is inviting to transit users and alternative modes of travel that will decrease reliance on vehicles.

The Project Site has been designed to be compatible with neighboring properties and to enhance the built environment. The design of the Project includes extensive landscaping in the form of a mixture of trees, paths, and green landscape. Seating, gathering, and pedestrian paths culminate on the Project Site with a park venue that surrounds the Project and roofs, in some instances, the on-grade office structures.

Within that landscape are building accoutrements – stacks, flues, vents, grills, louvers, windows – that provide clues as to parking, office and utility uses hidden below the horticulture. Park amenities including seating, meeting areas, barbeque space, and more generally a rolling, sometimes terraced, green landscape interspersed with hardscape venues, surround pedestrians on the way to the first office floor and entry lobby. That central lobby is accessed and entered from the park three directions, north, south, and west.

Although the flood protection channel is located in the OS zone, it is not a use sensitive to the proposed 22-story building. As described above, the landscaping surrounding the Project has been designed to be compatible with the flood control channel.

Therefore, as described, the Project will enhance the built environment in the surrounding neighborhood and will perform a function or provide a service that is beneficial to the community, city, and region.

5. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The Project's location, size, height, operations, and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety. The Project Site has been designed to be compatible with neighboring properties including recent developments of buildings ranging in height from 17 and 30 stories in the Jefferson/La Cienega TOD area. The design of the Project includes extensive landscaping in the form of a mixture of trees, paths, and green landscape. Seating, gathering, and pedestrian paths culminate on the Project Site with a park venue that surrounds the Project and roofs, in some instances, the on-grade office structures.

The design of the Project includes extensive landscaping and open space. Along a pedestrian route from the Expo line through a sequence of new and retrofitted office structures is a mixture of trees, paths, and green landscape. Seating, gathering, and walking paths culminate on the Project Site in the park-like venue that surrounds and organizes access to the proposed building. The building base is set back approximately 166 feet from the east property line, 97 feet from the south, up to 12 feet five inches to the west and 160 feet from the north.

The Project Site is located in an industrial area that is designated for transit-oriented development. The Project increases the potential of emerging industry space in the Community Plan area resulting in an increase in potential commercial and industrial use on lots targeting growth adjacent to a medium to high intensity transit hub. Notably, the Project Site is located within walking distance of the La Cienega/Jefferson Expo Station. The proximity to the Expo Line increases accessibility to an employment center resulting in the reduction of traffic in nearby neighborhoods. The Project Site will provide more employment opportunities in the local area as well as provide more options for travel to work by convenient and reliable public transit.

The Project is located along Jefferson Boulevard and placed in a park-like setting that includes approximately 47,854 of landscaping. The site rises upward toward the project in a series of four perimeter mounds that slope from grade level to the second floor of the Project. The mounds serve as a visual transition upward as the building appears to rise out of the land. These mounded areas define the primary entry points to the building located in wide open plazas with landscape, hardscape, and pedestrian seating. The mounds provide a buffer between the two largest plazas and the automobile areas of the parking lot and Jefferson Boulevard. These mounds provide a green roof for interior office space where height allows. The northeast mound accommodates the loading areas of the Project, and the southeast mound integrates the access ramp for the subterranean parking structure. The mounds are planted with a combination of native plants and grasses that require low water and provide a diverse range of colors and textures.

Pedestrian pathways that lead to building entrances feature decorative paving with integrated benches and pathway lighting. As described above, the Project provides a transit-oriented development designed for flexible, creative office space and provides a heavily landscaped and pedestrian-friendly orientation to further encourage transit use in the area. The Project will not degrade adjacent properties and in fact will revitalize a surface parking lot with a unique design. As noted further below, multiple designs by Eric Owen Moss Architects, the architect behind the design of this Project, are included in the Community Plan as examples of desirable design in industrial areas of the Community Plan.

6. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

The Project is in substantial conformance with the purposes, intent and provisions of the General Plan as set forth in all applicable elements and local plans: the General Plan Framework Element and the West Adams – Baldwin Hills – Leimert Community Plan as described below.

General Plan Framework Element

The Framework Element, adopted in December 1996 and readopted in August 2001, sets forth a Citywide comprehensive long-range growth strategy and defines City-wide policies that are implemented at the community level through community plans and specific plans. The Project is consistent with the Framework Element's goals, objectives and policies, including those listed below:

Industrial Lands

Goal 3J: Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability

Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.

Policy 3.14: Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g. movie /television/media production, set design, reproduction, etc.)

Economic Development

Policy 7.2.8: Retain the current manufacturing and industrial land use designations consistent with other Framework element policies, to provide adequate quantities of land for emerging industrial sectors.

Policy 7.2.11: Ensure that the City has enough land suitable to accommodate existing, new and relocating industrial firms, whose operations are appropriate to a special location in Los Angeles.

Policy 7.10.2: Support efforts to provide all residents with reasonable access to transit infrastructure, employment, and educational and job training opportunities.

The Project will facilitate the above goals, objectives and policies improving the area's economic vitality by increasing industrial land use opportunities in the Jefferson/La Cienega TOD Subarea. The subject lots are currently occupied by surface parking and an approximately 49,877 square-foot media production building that does not maximize the employment generating potential. Most of the Project Site is covered by surface parking.

Increasing the maximum building height would allow existing businesses to reasonably expand their operations or new businesses to locate at a site that allows greater flexibility in the building envelope for flexible office space for the creative and emerging economy, technology and media users. Moreover, increasing maximum height also allows for a smaller building footprint and good building design, thus increasing the space available for ground level landscaping and pedestrian uses. This supports the General Plan Framework goals, policies and objectives for business retention, business attraction and increasing the City's fiscal well-being while supporting the Framework's goal of providing residents educational and employment opportunities.

Land Use Element - West Adams - Baldwin Hills-Leimert Community Plan

The proposed ordinances are consistent with the following goals, objectives and policies of the West Adams Community Plan, including:

Transit-Oriented Community Centers

Goal LU40: A community where the economic vitality of commercial nodes, centers and transit-oriented development areas is increased by encouraging contextual new development that maximizes access to transit, jobs, goods and services, and conserves desirable community character.

Goal LU42: A community where neighborhood serving uses which strengthen and diversify the economic base are attracted by expanding market opportunities for both traditional existing businesses and emerging new businesses.

Goal LU46: A community that maintains and increases the commercial employment base for community residents whenever possible.

Sustainability

Policy LU28-3: Mix of Uses. Ensure a mix of residential, commercial, office and light industrial, where appropriate, to encourage economic sustainability and encourage walkability.

Policy LU29-2: Green Roofs. Encourage all new building construction to incorporate green roofs and encourage conversions of existing roof space to green roofs in order to maximize opportunities for gardening and reduce heat gain.

Industrial Areas

Goal LU65: A community where existing and future industrial uses which contribute job opportunities for residents are provided and which minimize environmental and visual impacts to the community.

Policies LU65-1: Maintain Existing Industrial Land Where Appropriate. Maintain existing industrial land uses where appropriate as well as designate lands for new emerging industry including industrial parks, research and development facilities, light manufacturing, and other similar uses which provide employment opportunities.

LU65-3: High Quality Projects. Require that projects be designed and developed to achieve a high level of quality, distinctive character and compatibility with existing uses.

Goal LU66: A community plan which retains industrial designations that are appropriate in order to maintain and increase the industrial employment for community residents.

Policy LU66-1: Link Jobs to Residents. To reconnect neighborhoods by linking residents to nearby jobs, training and needed services.

Policy LU67-1: Enhanced Streetscapes and Urban Design. Improve the quality of life and the built environment by promoting safety through enhanced streetscape and urban design that promotes pedestrian activity and bicycling instead of automobile dependence through better pedestrian orientation of structures and conservation of desirable prevailing neighborhood character.

The West Adams Community Plan anticipates that existing commercial, industrial and transit-oriented opportunity areas will accommodate future growth in a manner that improves economic vitality as well as physical conditions in the West Adams CPA. The creation of diverse employment opportunities in all sectors is encouraged in the West Adams CPA so that jobs will be distributed more equitably and made more accessible to nearby families, thereby strengthening local economic self-sufficiency and overall community sustainability. The proposed project, with xx of creative office, will promote the objectives, policies and goals of the West Adams Community Plan by preserving land for industrial use and supporting increased employment and training opportunities in close proximity to transit in the Jefferson/La Cienega TOD Subarea. As businesses expand or new developments occur at the subject site, there will be increased economic development opportunities for local residents resulting in more sustainable and healthy neighborhoods.

The proposed Project promotes the goals and policies of the Community Plan of supporting transit-oriented districts outside the City Center that attract “Hybrid Industrial” uses and encourage emerging commercial, office, and “clean-tech” uses. The Community Plan identifies the Jefferson/La Cienega TOD Subarea as a multimodal village that includes a mixture of uses and balances the need for jobs, housing, open space, goods, and services while being sensitive to its surrounding neighborhood character.

The Project increases the potential of emerging industrial space in the Community Plan area resulting in an increase in potential commercial and industrial use on lots targeting growth adjacent to a medium to high intensity transit hub. The Project would support increased opportunities for job generation in the creation of a multimodal village within the subarea by furthering employment growth in the area.

The Project will permit a maximum height of 320 feet at the subject lots in the West Adams CPIO Jefferson/La Cienega TOD Subarea E. The expansion of existing businesses and redevelopment at the subject lots will increase the potential for job generating uses by allowing more flexibility in the building envelope and unique design. The project will support the mix of uses essential to creating a healthy, viable, and sustainable community in the Community Plan area.

The Project further supports the preservation of industrial land for job generating and training opportunities within the Community Plan area. The Project Site is located in the Jefferson/La Cienega TOD Subarea of the CPIO, which consists of a mix of commercial and industrial uses. The Subarea is intended to preserve industrial land uses, support the creation of high wage jobs and training opportunities in the local area and encourage a mix of uses to support a balance of jobs, housing and neighborhood serving amenities. The Project is consistent with the General

Plan, Community Plan and Subarea goals because they allow employment growth to occur for existing businesses that may wish to expand or redevelop at the Project Site.

By targeting employment growth within a quarter mile of the La Cienega Expo Line Transit Station, the Project advances the City's goals for the area. The proximity to the Expo Line increases accessibility to an employment center resulting in the reduction of traffic in nearby neighborhoods. Supporting the Project Site as a job center will provide more employment opportunities in the local area as well as provide more options for travel to work by convenient and reliable public transit. It should be further noted that multiple designs by Eric Owen Moss Architects, the architect behind the design of this Project, are included in the Community Plan as examples of desirable design in industrial areas of the Community Plan.

West Adams Community Plan Implementation Overlay District (CPIO)

The proposed Project complies with the purposes of the West Adams CPIO which is an implementation tool of the West Adams Community Plan. The Project is consistent with the purposes of the CPIO, including:

- C. To foster revitalization of properties along the commercial corridors and at major intersection nodes throughout the Community Plan Area.
- F. To promote the overall health and sustainability of the community that reside, work, and recreate in the Community Plan Area.
- G. To encourage a vibrant mix of uses that increases access to a greater variety of goods and services within close proximity to surrounding established residential neighborhoods, commercial corridors, and industrial employment areas.
- I. To encourage the creation of pedestrian-friendly, multi-modal transit villages where jobs, housing, goods, and services, as well as access to open space, are all located within walking distance of the station area.
- N. To encourage new infill development that promotes and enhances existing neighborhood character and is not dominated by excessive automobile orientation.
- R. To preserve viable industrial land for the emergence of innovative new "clean-tech," "information technology," and other "high-tech" uses.

The Project provides a unique and attractive design to attract creative office users, bringing jobs to this underutilized site and creating a desired Transit-Oriented Development near the La Cienega/Jefferson Expo Station. The Project Site will provide employment opportunities within walking distance of the La Cienega/Jefferson Expo Station, promoting public transit use. The Project provides a pedestrian-friendly design where jobs as well as access to open space are located within walking distance of the Expo station.

The project, like goal N, is an infill development that is not dominated by excessive automobile orientation by providing parking for the Project primarily underground in four subterranean levels, allowing for extensive landscaping and open space to be provided around the building at grade on top of the subterranean parking. In support of Goal I, the project provides approximately 47,854 square feet of landscaping at ground level, which is over 24 percent coverage of the Project Site.

The Project is consistent with the permitted FAR for the site. The increased height allows for more of the Project Site to be enhanced with landscaping and open spaces that promote community gathering spaces. The Project will preserve viable industrial land for "clean-tech" and "high-tech" uses, support transit-oriented businesses, and support the creation of high wage jobs and training for the Community Plan area. The proposed amendment will not change the General Plan land

use designation of Hybrid Industrial for the Project Site. Ensuring that industrial land in the Jefferson/La Cienega TOD Subarea is preserved and maximized, is an important factor in retaining a strong industrial and commercial employment sector in the Community Plan area. The approval of the Project and CPIO amendment will support the development goals of the West Adams Community Plan Implementation Overlay for the local area.

7. That the project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and surrounding neighborhood.

The Project provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and the surrounding neighborhood. The Project Site has been designed to be compatible with neighboring properties. Neighboring buildings in the Project vicinity range in height from one to 3 stories up to 17 and 30 stories (and 230 to 320 feet in height), which is consistent with the proposed 320-foot 22-story Project. Access will be provided on Jefferson Boulevard along one existing driveway located north on the Project Site and one new driveway to be developed south of the Project Site with internal circulation designed in compliance with applicable code standards. The proposed building is appropriately sized in height and mass. The increase in height will allow the Project Site to be designed in compatibility with existing development on adjacent properties and neighboring properties that are 17 to 30 stories.

The Project's architectural design is the aggregate of multiple parts offering varying forms and dimensions for a variety of office related purposes that is compatible with the light industrial area. The design of the building is comprised of four components. The first built component is the 4 levels of subterranean parking, and the second is composed of four on-grade, green-roofed open spaces – one at each corner of four corners of the Project Site. The third component, the Base, contains three floors, designed to accommodate large horizontal expanses of flexible office, meeting, exhibition and production uses, located centrally within the Base. The fourth component, the Tower, emerges vertically from the Base, beginning at a height of 49 feet. Each floor perimeter differs slightly from the adjacent floors above and below as the Tower gradually transitions from round to rectangular. Stairs, elevators, bathrooms, and mechanical equipment are contained in the two vertical cores, which begin in the garage, pass through the Base and emerge from the curtain wall as external elements as the tower ascends.

Furthermore, the design of the Project includes extensive landscaping and open space in the form of a mixture of trees, paths, and green landscape. Seating, gathering, and pedestrian paths culminate on the Project Site with a park venue that surrounds the Project and roofs, in some instances, the on-grade office structures. Park amenities including seating, meeting areas, barbeque space, and more generally a rolling, sometimes terraced, green landscape interspersed with hardscape venues, surround pedestrians on the way to the first office floor and entry lobby. That central lobby is accessed and entered from the park from four directions, north, south, east and west.

Therefore, this Project not only provides for an arrangement of uses, buildings, structures, open spaces and other improvements that are compatible with the scale and character of the adjacent properties and the surrounding neighborhood, but will also enhance the surrounding neighborhood.

CPIO Amendment Findings

Charter Findings

8. *Charter Section 556 - In accordance with Charter Sections 556, the proposed ordinance amending the West Adams CPIO (Ordinance No. 184,794, adopted on March 07, 2017) is in substantial conformance with the purposes, intent and provisions of the City's General Plan and all applicable provisions of the Los Angeles Municipal Code (LAMC).*

The ordinance is consistent with and further accomplish goals objectives and policies in portions of the General Plan including the General Plan Framework.

General Plan Findings

The amendment to the West Adams CPIO will have no adverse effect upon the City's General Plan. The ordinance further accomplishes the goals, objectives and policies contained in the General Plan including the General Plan Framework and Land Use Element.

General Plan Framework

The proposed ordinance is consistent with the following goals, objectives, and policies of the General Plan Framework as they relate to Industrial Land and Economic Development:

Industrial Lands

Goal 3J: Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability

Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.

Policy 3.14: Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g. movie /television/media production, set design, reproduction, etc.)

Economic Development

Policy 7.2.8: Retain the current manufacturing and industrial land use designations consistent with other Framework element policies, to provide adequate quantities of land for emerging industrial sectors.

Policy 7.2.11: Ensure that the City has sufficient quantities of land suitable to accommodate existing, new and relocating industrial firms, whose operations are appropriate to a special location in Los Angeles.

Policy 7.10.2: Support efforts to provide all residents with reasonable access to transit infrastructure, employment, and educational and job training opportunities.

The Project will facilitate the above goals, objectives and policies improving the area's economic vitality by increasing industrial land use opportunities in the Jefferson/La Cienega TOD Subarea. The subject lots are currently occupied by surface parking and an approximately 49,877 square-foot media production building that does not maximize the employment generating potential. Most of the Project Site is covered by surface parking.

Increasing the maximum building height would allow existing businesses to reasonably expand their operations or new businesses to locate at a site that allows greater flexibility in the building envelope for flexible office space for the creative and emerging economy, technology and media users. Moreover, increasing maximum height also allows for a smaller building footprint and good building design, thus increasing the space available for ground level landscaping and pedestrian uses. This supports the General Plan Framework goals, policies and objectives for

business retention, business attraction and increasing the City's fiscal well-being while supporting the Framework's goal of providing residents educational and employment opportunities.

Land Use Element - West Adams-Baldwin Hills - Leimert Community Plan

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Transit-Oriented Community Centers

Goal LU40: A community where the economic vitality of commercial nodes, centers and transit-oriented development areas is increased by encouraging contextual new development that maximizes access to transit, jobs, goods and services, and conserves desirable community character

Goal LU42: A community where neighborhood serving uses which strengthen and diversify the economic base are attracted by expanding market opportunities for both traditional existing businesses and emerging new businesses.

Goal LU46: A community that maintains and increases the commercial employment base for community residents whenever possible.

Sustainability

Policy LU28-3: Mix of Uses. Ensure a mix of residential, commercial, office and light industrial, where appropriate, to encourage economic sustainability and encourage walkability.

Policy LU29-2: Green Roofs. Encourage all new building construction to incorporate green roofs and encourage conversions of existing roof space to green roofs in order to maximize opportunities for gardening and reduce heat gain.

Industrial Areas

Goal LU65: A community where existing and future industrial uses which contribute job opportunities for residents are provided and which minimize environmental and visual impacts to the community.

Policies LU65-1: Maintain Existing Industrial Land Where Appropriate. Maintain existing industrial land uses where appropriate as well as designate lands for new emerging industry including industrial parks, research and development facilities, light manufacturing, and other similar uses which provide employment opportunities.

LU65-3: High Quality Projects. Require that projects be designed and developed to achieve a high level of quality, distinctive character and compatibility with existing uses.

Goal LU66: A community plan which retains industrial designations that are appropriate in order to maintain and increase the industrial employment for community residents.

Policy LU66-1: Link Jobs to Residents. To reconnect neighborhoods by linking residents to nearby jobs, training and needed services.

Policy LU67-1: Enhanced Streetscapes and Urban Design. Improve the quality of life and the built environment by promoting safety through enhanced streetscape and urban design that promotes pedestrian activity and bicycling instead of automobile dependence through better pedestrian orientation of structures and conservation of desirable prevailing neighborhood character.

The West Adams Community Plan anticipates that existing commercial, industrial and transit-oriented opportunity areas will accommodate future growth in a manner that improves economic vitality as well as physical conditions in the West Adams CPA. The creation of diverse employment opportunities in all sectors is encouraged in the West Adams CPA so that jobs will be distributed more equitably and made more accessible to nearby families, thereby strengthening local economic self-sufficiency and overall community sustainability. The proposed project, with xx of creative office, will promote the objectives, policies and goals of the West Adams Community Plan

by preserving land for industrial use and supporting increased employment and training opportunities in close proximity to transit in the Jefferson/La Cienega TOD Subarea. As businesses expand or new developments occur at the subject site, there will be increased economic development opportunities for local residents resulting in more sustainable and healthy neighborhoods.

The proposed Project promotes the goals and policies of the Community Plan of supporting transit-oriented districts outside the City Center that attract “Hybrid Industrial” uses and encourage emerging commercial, office, and “clean-tech” uses. The Community Plan identifies the Jefferson/La Cienega TOD Subarea as a multimodal village that includes a mixture of uses and balances the need for jobs, housing, open space, goods, and services while being sensitive to its surrounding neighborhood character.

The Project increases the potential of emerging industrial space in the Community Plan area resulting in an increase in potential commercial and industrial use on lots targeting growth adjacent to a medium to high intensity transit hub. The Project would support increased opportunities for job generation in the creation of a multimodal village within the subarea by furthering employment growth in the area.

The Project will permit a maximum height of 320 feet at the subject lots in the West Adams CPIO Jefferson/La Cienega TOD Subarea E. The expansion of existing businesses and redevelopment at the subject lots will increase the potential for job generating uses by allowing more flexibility in the building envelope and unique design. The project will support the mix of uses essential to creating a healthy, viable, and sustainable community in the Community Plan area.

The Project further supports the preservation of industrial land for job generating and training opportunities within the Community Plan area. The Project Site is located in the Jefferson/La Cienega TOD Subarea of the CPIO, which consists of a mix of commercial and industrial uses. The Subarea is intended to preserve industrial land uses, support the creation of high wage jobs and training opportunities in the local area and encourage a mix of uses to support a balance of jobs, housing and neighborhood serving amenities. The Project is consistent with the General Plan, Community Plan and Subarea goals because they allow employment growth to occur for existing businesses that may wish to expand or redevelop at the Project Site.

By targeting employment growth within a quarter mile of the La Cienega Expo Line Transit Station, the Project advances the City’s goals for the area. The proximity to the Expo Line increases accessibility to an employment center resulting in the reduction of traffic in nearby neighborhoods. Supporting the Project Site as a job center will provide more employment opportunities in the local area as well as provide more options for travel to work by convenient and reliable public transit. It should be further noted that multiple designs by Eric Owen Moss Architects, the architect behind the design of this Project, are included in the Community Plan as examples of desirable design in industrial areas of the Community Plan.

9. Charter Section 558 - Los Angeles City Charter Section 558 requires that prior to adopting a land use ordinance, the City Council shall make findings that the ordinance conforms with public necessity, convenience, general welfare, and good zoning practice.

The proposed ordinance conforms with public necessity and good zoning practice because it supports the preservation of industrial land with the goal of creating employment and training opportunities consistent with the goals and objectives of the West Adams CPIO, West Adams-

Baldwin Hills-Leimert Community Plan, Los Angeles Municipal Code and the General Plan Framework Element.

The project site is located in the CM-2D-CPIO Zone in the West Adams – Baldwin Hills – Leimert Community Plan Area of the City of Los Angeles and is bounded by commercial uses in the [T][Q]M1-2DCPIO and [Q]M1-2D-CPIO zones to the north, Jefferson Boulevard to the west, commercial uses to the east in the MR1-1VL-CPIO and C4-2D-CPIO zones to the east and commercial uses in the MR1-1VL-CPIO zone to the south (“Project Site”). The Project Site is located at 5850 West Jefferson Boulevard. The Project Site is approximately 197,412 square feet in area and is accessible via Jefferson Boulevard, which is a designated Modified Avenue II street in the Mobility Plan 2035.

The Project is proposing to redevelop a portion of the approximately 4.53-acre Project Site by replacing the existing surface parking area with an approximately 344,947 square-foot office building approximately 320 feet and 22 stories in height with parking provided in four subterranean levels (“Project”). The existing approximately 49,877 square-foot media production building will remain. The Project includes parking with 908 automobile spaces and 104 bicycle spaces. Upon completion, the Project Site would include approximately 394,824 square feet of floor area.

The proposed ordinance substantially advances a legitimate public interest, convenience and general welfare because it supports the overall fiscal health of the West Adams CPA and City by reasonably increasing the allowable height at the subject site in order to increase the industrial development potential for expansion of existing businesses or attraction of new business sectors to support additional employment opportunities. These larger industrially planned parcels possess considerable potential as viable sites for light industrial development or redevelopment due to their quarter mile proximity to the La Cienega Expo Line Transit Hub. The increase of job generating uses at this site supports the City’s desire to maintain a strong ratio of good paying local jobs and housing, reduce commute times for residents in the area and retain and attract businesses in growing sectors such as high-tech and cleantech industries. In addition, the creation of jobs close to a transit station will reduce vehicle miles traveled alleviating traffic congestion as a result which benefits the local residents and the general public at large.

The proposed ordinance conforms to public necessity, convenience, and general welfare and good zoning practice. The proposed changes will increase the maximum height of the subject lots from 75 feet to 320 feet and varying individual floor heights that exceed 14 feet, expanding hybrid industrial uses in the Community Plan Area. Granting the requested amendment will be consistent with public necessity, convenience, general welfare, and good zoning practice because they will expand employment opportunities and further the economic development and industrial land use goals of the General Plan and the Community Plan.

The amendment will be consistent with public necessity, convenience, and general welfare because it further supports the preservation of industrial land for job generating and training opportunities within the Community Plan area. The subject site is located in the Jefferson/La Cienega TOD Subarea of the CPIO which consists of a mix of commercial and industrial uses. The Subarea is intended to preserve industrial land uses, support the creation of high wage jobs and training opportunities in the local area and encourage a mix of uses to support a balance of jobs, housing and neighborhood serving amenities.

The amendment is consistent with public necessity and the Subarea goals because it allows employment growth to occur for existing businesses that may wish to expand or redevelop at the subject site. The proposed amendment will allow a reasonable increase in height without an

increase in square footage, supporting the potential for a more efficient use of industrial land and building envelopes to expand job generating uses. Parking for the Project will generally be provided underground in four subterranean levels, allowing for extensive landscaping and open space to be provided around the building at grade on top of the subterranean parking. More open space is achieved with this amendment by providing a greater building height and smaller building footprint. Approximately 100,054 square feet of open space will be provided at ground level, which is over 50 percent coverage of the Project Site.

Public convenience and general welfare are also met by the proposed amendment because it reduces reliance on vehicles by targeting employment growth within a quarter mile of the La Cienega Expo Line Transit Station. The proximity to the Expo Line increases accessibility to an employment center resulting in the reduction of vehicle miles traveled in nearby neighborhoods. Supporting the subject site as a job center will provide more employment opportunities in the local area as well as provide more options for travel to work by convenient and reliable public transit.

Granting the requested amendment will be consistent with good zoning practice. The proposed ordinance follows good zoning practice in implementing the goals of the General Plan and the West Adams Community Plan by encouraging job growth in industrial areas adjacent to transit. The amendment will allow consistent scale and height for the subject lots with adjacent industrial properties. The site to the north is being developed with a 17-story building, and further to the north, a 30-story building is currently under construction. The approval of the proposed action will provide a consistent development pattern and building envelope for future industrial uses along the La Cienega and Jefferson TOD and in the vicinity.

LAMC 13.14 C.4

10. In accordance with LAMC 13.14 C.4, the ordinance amending the West Adams CPIO, Ordinance No. 184,794 is consistent with the goals, policies, and objectives of the Community Plan.

The Project will permit a maximum height of 320 feet at the subject lots in the West Adams CPIO Jefferson/La Cienega TOD Subarea E. The expansion of existing businesses and redevelopment at the subject lots will increase the potential for job generating uses by allowing more flexibility in the building envelope and unique design. The increased height will allow for growth in the Subarea while preserving the character of the surrounding neighborhood through use limitations and development standards as defined in the CPIO. The approval of the amendment ordinance will support the mix of uses essential to creating a healthy, viable, and sustainable community in the Community Plan area.

The ordinance is consistent with and further accomplish goals objectives and policies in portions of the General Plan including the General Plan Framework.

General Plan Findings

The amendment to the West Adams CPIO will have no adverse effect upon the City's General Plan. The ordinance further accomplishes the goals, objectives and policies contained in the General Plan including the General Plan Framework and Land Use Element.

General Plan Framework

The proposed ordinance is consistent with the following goals, objectives, and policies of the General Plan Framework as they relate to Industrial Land and Economic Development:

Industrial Lands

Goal 3J: Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability

Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.

Policy 3.14: Provide flexible zoning to facilitate the clustering of industries and supporting uses, thereby establishing viable "themed" sectors (e.g. movie /television/media production, set design, reproduction, etc.)

Economic Development

Policy 7.2.8: Retain the current manufacturing and industrial land use designations consistent with other Framework element policies, to provide adequate quantities of land for emerging industrial sectors.

Policy 7.2.11: Ensure that the City has sufficient quantities of land suitable to accommodate existing, new and relocating industrial firms, whose operations are appropriate to a special location in Los Angeles.

Policy 7.10.2: Support efforts to provide all residents with reasonable access to transit infrastructure, employment, and educational and job training opportunities.

The Project will facilitate the above goals, objectives and policies improving the area's economic vitality by increasing industrial land use opportunities in the Jefferson/La Cienega TOD Subarea. The subject lots are currently occupied by surface parking and an approximately 49,877 square-foot media production building that does not maximize the employment generating potential. Most of the Project Site is covered by surface parking.

Increasing the maximum building height would allow existing businesses to reasonably expand their operations or new businesses to locate at a site that allows greater flexibility in the building envelope for flexible office space for the creative and emerging economy, technology and media users. Moreover, increasing maximum height also allows for a smaller building footprint and good building design, thus increasing the space available for ground level landscaping and pedestrian uses. This supports the General Plan Framework goals, policies and objectives for business retention, business attraction and increasing the City's fiscal well-being while supporting the Framework's goal of providing residents educational and employment opportunities.

Land Use Element - West Adams-Baldwin Hills - Leimert Community Plan

Transit-Oriented Community Centers

Goal LU40: A community where the economic vitality of commercial nodes, centers and transit-oriented development areas is increased by encouraging contextual new development that maximizes access to transit, jobs, goods and services, and conserves desirable community character

Goal LU42: A community where neighborhood serving uses which strengthen and diversify the economic base are attracted by expanding market opportunities for both traditional existing businesses and emerging new businesses.

Goal LU46: A community that maintains and increases the commercial employment base for community residents whenever possible.

Sustainability

Policy LU28-3: Mix of Uses. Ensure a mix of residential, commercial, office and light industrial, where appropriate, to encourage economic sustainability and encourage walkability.

Policy LU29-2: Green Roofs. Encourage all new building construction to incorporate green roofs and encourage conversions of existing roof space to green roofs in order to maximize opportunities for gardening and reduce heat gain.

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The West Adams Community Plan anticipates that existing commercial, industrial and transit-oriented opportunity areas will accommodate future growth in a manner that improves economic vitality as well as physical conditions in the West Adams CPA. The creation of diverse employment opportunities in all sectors is encouraged in the West Adams CPA so that jobs will be distributed more equitably and made more accessible to nearby families, thereby strengthening local economic self-sufficiency and overall community sustainability. The proposed project, with xx of creative office, will promote the objectives, policies and goals of the West Adams Community Plan by preserving land for industrial use and supporting increased employment and training opportunities in close proximity to transit in the Jefferson/La Cienega TOD Subarea. As businesses expand or new developments occur at the subject site, there will be increased economic development opportunities for local residents resulting in more sustainable and healthy neighborhoods.

The proposed Project promotes the goals and policies of the Community Plan of supporting transit-oriented districts outside the City Center that attract “Hybrid Industrial” uses and encourage emerging commercial, office, and “clean-tech” uses. The Community Plan identifies the Jefferson/La Cienega TOD Subarea as a multimodal village that includes a mixture of uses and balances the need for jobs, housing, open space, goods, and services while being sensitive to its surrounding neighborhood character.

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The Project will permit a maximum height of 320 feet at the subject lots in the West Adams CPIO

Jefferson/La Cienega TOD Subarea E. The expansion of existing businesses and redevelopment at the subject lots will increase the potential for job generating uses by allowing more flexibility in the building envelope and unique design. The project will support the mix of uses essential to creating a healthy, viable, and sustainable community in the Community Plan area.

The Project further supports the preservation of industrial land for job generating and training opportunities within the Community Plan area. The Project Site is located in the Jefferson/La Cienega TOD Subarea of the CPIO, which consists of a mix of commercial and industrial uses. The Subarea is intended to preserve industrial land uses, support the creation of high wage jobs and training opportunities in the local area and encourage a mix of uses to support a balance of jobs, housing and neighborhood serving amenities. The Project is consistent with the General Plan, Community Plan and Subarea goals because they allow employment growth to occur for existing businesses that may wish to expand or redevelop at the Project Site.

By targeting employment growth within a quarter mile of the La Cienega Expo Line Transit Station, the Project advances the City's goals for the area. The proximity to the Expo Line increases accessibility to an employment center resulting in the reduction of traffic in nearby neighborhoods. Supporting the Project Site as a job center will provide more employment opportunities in the local area as well as provide more options for travel to work by convenient and reliable public transit. It should be further noted that multiple designs by Eric Owen Moss Architects, the architect behind the design of this Project, are included in the Community Plan as examples of desirable design in industrial areas of the Community Plan.

WAIVER OF DEDICATION AND IMPROVEMENT FINDINGS

The subject request is for a Waiver of Improvements for the subject property located along West Jefferson Boulevard in the City of Los Angeles located within the West Adams – Baldwin Hills – Leimert Community Plan Area. Previously on the project site, an irrevocable offer to dedicate 10 feet of the Project Site was recorded on September 27, 2018 (Document No. 20180989018), and a resolution accepting the dedication was recorded on November 8, 2018 (Document No. 20181134698) in conjunction with redevelopment of the Project Site with an approximately 49,877 square-foot media production building. Subsequent to this dedication, an application to redevelop a portion of the approximately 4.53-acre Project Site has been proposed to replace the existing surface parking area with an approximately 344,947 square-foot office building approximately 320 feet and 22 stories in height with parking provided in four subterranean levels. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.37.1.3, this Waiver of Improvements request is to utilize the 10-foot dedicated area for pedestrian and streetscape enhancements and additional landscaping as part of the Project.

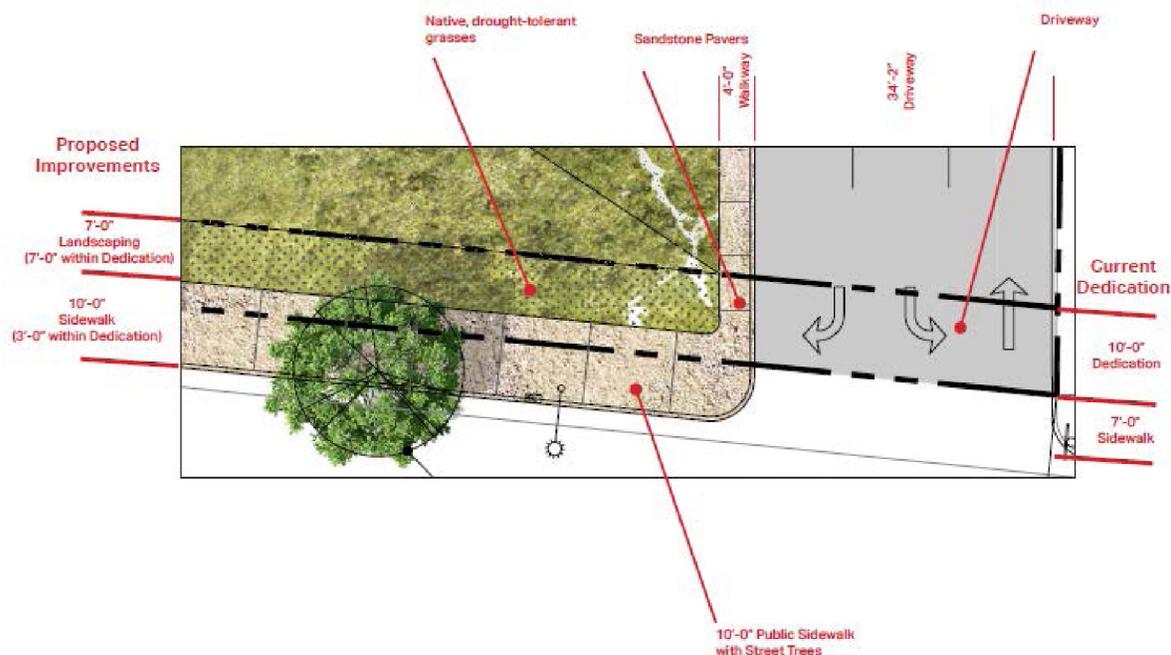
- 11. That the dedication or improvement requirement does not bear a reasonable relationship to any project impact; that the dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on guidelines the Streets Standards Committee has established; or that the dedication or improvement requirement is physically impractical.**

The Project Site is located mid-block on the eastern side of Jefferson Boulevard between Obama Boulevard (formerly Rodeo Road) and National Boulevard. The Project frontage along Jefferson Boulevard is approximately 515 feet. Modifying the Bureau of Engineering's (BOE) improvement requirements would enable the Project to provide mobility improvements that are in line with existing conditions in the area. Consequently,

the subject improvement is not necessary or practical, and does not bear a reasonable relationship to any Project impact.

The modified improvement requirement would also continue to advance the policies of the City's Mobility Plan 2035 policies in recognizing walking as a component of every trip to ensure high-quality pedestrian access and activity. The Mobility Plan 2035 incorporates "complete streets" principles, to "lay the foundation for a network of complete streets and establish new complete street standards that will provide safe and efficient transportation for pedestrians (especially for vulnerable users such as children, seniors and the disabled), bicyclists, transit riders, and car and truck drivers" (Mobility Plan 2035, p. 14). The Project incorporates 10 new street trees that will be planted along the Project's street frontage, and a new direct pedestrian path of travel has been designated from the sidewalk to the main entrance to the Project and nearby Metro rail station to the north. Existing bicycle lanes along Jefferson Boulevard would be maintained, and vehicles would primarily access the Project Site through the proposed southern driveway, which will be signalized and provide protected pedestrian and bicycle crossings.

In considering the Project Site, previously BOE had required a 10-foot dedication along the Project's frontage along Jefferson Boulevard to complete a 45-foot wide half right-of-way, with the construction of a 15-foot wide concrete sidewalk. The Jefferson Boulevard right-of-way is currently 70 feet wide with a 60-foot roadway width and a 10-foot sidewalk along the Project Site. Jefferson Boulevard provides four travel lanes, two in each direction along the Project Site and a two-way left-turn median. Lanes are typically 10 feet wide, and the total paved width is typically 60 feet. North/south bicycle lanes are provided on both sides of the street, and on-street parking is not available on the street. However, the west side of Jefferson Boulevard across from the Project Site lacks a pedestrian sidewalk due to the proximity of the flood control channel. On January 9, 2020, BOE required no further dedication along Jefferson Boulevard beyond the already dedicated 10 foot dedication, and to construct additional public sidewalk in the public right-of-way. The Project has incorporated the mobility needs of the corridor by proposing a modified sidewalk improvement. The Project proposes to provide an enhanced pedestrian experience along the Project Site with additional landscaping adjacent to the sidewalk. Three feet of the 10 foot dedication will be used to extend the public sidewalk and maintain the existing 10-foot sidewalk in its current width and location on the Project Site. The sidewalk will provide wells for street trees to provide a visual and sound buffer between West Jefferson Boulevard traffic and the Project Site. The remaining seven feet of dedication will be used to extend the pedestrian-friendly environment and park-like landscape area that surrounds the Project building – the landscaping in this remaining seven-foot dedication area will likely include native, drought-tolerant grasses that will be accessible for pedestrians, and sandstone paving will be utilized for walkways and entrances that cross the dedication area. Given the lack of sidewalk across the street and the low probability of development due to the flood control channel's location, the Project's high-quality pedestrian improvements and additional open space are critical to providing a safe and activated pedestrian path to and from the Project Site and the nearby Metro station.



The Project's design incorporates pedestrian- and bicycle-friendly designs, such as long- and short-term bicycle parking, ample sidewalks, and park-like open space with increased connectivity to Metro's nearby fixed rail system. Along a pedestrian route from the Metro rail-line through a sequence of new and retrofitted office structures is an attractive set of trees, paths, and green landscape. Seating, gathering, and walking paths culminate on the Project Site in the park-like venue that surrounds and organizes access to the proposed building. In addition, the Project enhances the existing streetscape and pedestrian environment with a design that shuns an above-grade parking podium in favor of four levels of subterranean parking. This urban design decision allows for a park-like setting (approximately 66,100 sf) and lush green inviting spaces for pedestrians, visitors and users of the Project Site, as well as the community in general. The pedestrian and streetscape environment is further enhanced by the tower design that allows for approximately 24 percent of the Project Site to be landscaped and green and allows for greater compatibility with the flood control channel across Jefferson Boulevard. The Project's building base is set back approximately 166 feet from the east property line, 97 feet from the south, up to 12 feet five inches to the west and 160 feet from the north.

As mentioned above, the Project incorporates a new signalized intersection at Jefferson Boulevard and its southern driveway that will provide protected pedestrian and bicycle crossings to the Project Site from a midblock location, as well as pedestrian phasing, crosswalk striping, and Americans with Disabilities Act wheelchair ramps. No other protected crossings are available between National Boulevard and Obama Boulevard, a distance of approximately 1,800 feet.

Furthermore, as analyzed in the Project Transportation Assessment report as approved by the Los Angeles Department of Transportation and the Environmental Impact Report Addendum (Exhibit E), Project impacts on transportation are less than significant, and no widening is recommended. Consequently, the subject improvement is not necessary or practical, and does not bear a reasonable relationship to any Project impact.

CEQA FINDINGS

FOUND based on the independent judgement of the Commission; after consideration of the whole of the administrative record, the project was assessed in EIR No. ENV-2008-478-EIR certified on June 29, 2016, and pursuant to CEQA Guidelines 15162 and 15164, and the Addendum dated August 2020, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required of the project. See Exhibit E.