

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL DOCUMENT:	COUNCIL DISTRICT:
CPC-2019-4992-CPIOA-ZAD-SPR-WDI	ENV-2008-478-EIR; Addendum	10 – Wesson
PROJECT ADDRESS:		
5860 West Jefferson Boulevard		
APPLICANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
David McNaught, 5850 West Jefferson, LLC 587 Grapevine Drive Corona, CA 92882 <input type="checkbox"/> New/Changed	(951) 278-0026	MCNAUGHTDAVIDA@GMAIL.COM
APPLICANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
Francis Park Park & Velayos LLP 801 South Figueroa Street Unit 450 Los Angeles, CA 90017	(213) 570-8000	FPARK@PARKVELAYOS.COM
APPELLANT	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
APPELLANT'S REPRESENTATIVE	TELEPHONE NUMBER:	EMAIL ADDRESS:
N/A	N/A	N/A
PLANNER CONTACT INFORMATION:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Sergio Ibarra	(213) 473-9985	sergio.ibarra@lacity.org
ENTITLEMENTS FOR CITY COUNCIL CONSIDERATION		
Amendment to the West Adams Community Plan Implementation Overlay District (CPIO Amendment)		

FINAL ENTITLEMENTS NOT ADVANCING:

Zoning Administrator Determination (ZAD); Site Plan Review (SPR); Waiver of Dedication and Improvement (WDI)

ITEMS APPEALED:

N/A

ATTACHMENTS:**REVISED:****ENVIRONMENTAL CLEARANCE:****REVISED:**

- ☒ Letter of Determination
- ☒ Findings of Fact
- ☒ Staff Recommendation Report
- ☒ Conditions of Approval
- ☒ Ordinance
- ☒ Zone Change Map
- ☐ GPA Resolution
- ☐ Land Use Map
- ☐ Exhibit A - Site Plan
- ☒ Mailing List
- ☐ Land Use
- ☐ Other _____

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- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☐ Mitigated Negative Declaration
- ☒ Environmental Impact Report
- ☐ Mitigation Monitoring Program
- ☐ Other

- ☐
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- ☐
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- ☐

NOTES / INSTRUCTION(S):

Edits to CPIO attached.

FISCAL IMPACT STATEMENT:☒ Yes☐ No

*If determination states administrative costs are recovered through fees, indicate "Yes".

PLANNING COMMISSION:

- ☒ City Planning Commission (CPC)
- ☐ Cultural Heritage Commission (CHC)
- ☐ Central Area Planning Commission
- ☐ East LA Area Planning Commission
- ☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission
- ☐ South LA Area Planning Commission
- ☐ South Valley Area Planning Commission
- ☐ West LA Area Planning Commission

PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
November 19, 2020	8 – 0
LAST DAY TO APPEAL:	APPEALED:
December 30, 2020	No
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant	March 1, 2021



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: **DEC 15 2020**

Case No. CPC-2019-4992-CPIOA-ZAD-SPR-WDI

Council District: 10 – Wesson

CEQA: ENV-2008-478-EIR; Addendum

Plan Area: West Adams - Baldwin Hills - Leimert

Project Site: 5860 Jefferson Boulevard

Applicant: 5850 West Jefferson, LLC

Representative: Francis Park, Park & Velayos LLP

At its meeting of **November 19, 2020**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

Redevelopment of a portion of the Project site by replacing the existing surface parking area with an approximately 344,947 square foot office building that is approximately 320 feet (22 stories) in height. Approximately 908 vehicle parking spaces would be provided in four subterranean parking levels and limited surface parking, and the 5850 Project would also include approximately 104 bicycle parking spaces (including 69 long-term bicycle parking spaces and 35 short-term bicycle parking spaces). The existing approximately 49,877 square foot media production building would remain on-site. Upon completion, the Project Site would include approximately 394,824 square feet of floor area.

1. **Found**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report No. ENV-2008-478-EIR, certified on June 29, 2016; and pursuant to CEQA Guidelines, Sections 15164 and the Addendum, dated August 2020, that no major revisions to the EIR are required and no subsequent EIR, or negative declaration is required for approval of the Project;
2. **Approved and Recommended** that City Council **adopt**, pursuant to Sections 12.32 and 13.14 of the Los Angeles Municipal Code (LAMC), an amendment to the West Adams CPIO, to amend provisions applicable to Parcel E only to:
 - a. Allow a maximum building height of 320 feet in lieu of the otherwise allowed 75 feet per CPIO Section V-2(A)(1)(c);
 - b. Allow a maximum individual floor height of up to 37 feet and with atrium space up to 52 feet in height in lieu of the otherwise allowed 14 feet and 25 feet, respectively per CPIO Section V-2(A)(1)(e); and
 - c. Prohibit off-site and digital signage as well as billboards;
3. **Approved**, pursuant to LAMC Section 12.24 X.22, a Zoning Administrator Determination regarding transitional height to exceed the height limit of 61 feet within 100 to 199 feet of an OS Zone;
4. **Approved**, pursuant to LAMC Section 16.05, a Site Plan Review for the addition of over 50,000 square feet of non-residential floor area;
5. **Approved**, pursuant to LAMC Section 12.37.1.2.b, a Waiver of Dedication and Improvement to utilize the 10-foot dedicated area for three feet of additional sidewalk to complete a 10 foot sidewalk and seven feet of additional landscaping as part of the Project;

6. **Adopted** the attached Modified Conditions of Approval; and
7. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Ambroz
Second: Leung
Ayes: Choe, Khorsand, Lopez-Ledesma, Mack, Millman, Perlman

Vote: 8 – 0



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is appealable to the Los Angeles City Council within 15 days after the mailing date of this determination letter. Any appeal not filed within the 15-day period shall not be considered by the Council. All appeals shall be filed on forms provided at the Planning Department's Development Service Centers located at: 201 North Figueroa Street, Fourth Floor, Los Angeles; 6262 Van Nuys Boulevard, Suite 251, Van Nuys; or 1828 Sawtelle Boulevard, West Los Angeles.

FINAL APPEAL DATE: DEC 30 2020

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable** and the decision is final.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Findings, Interim Appeal Filing Procedure,
Appeal Facts Sheet

c: Faisal Roble, Principal City Planner
Michelle Singh, Senior City Planner
Sergio Ibarra, City Planner

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, stamped "Exhibit A," and attached to the subject case file. No change to the plans will be made without prior review by the Department of City Planning, West/South/Coastal Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Los Angeles Municipal Code or the project conditions. Should the project design have substantial design changes, the project shall be scheduled for a City Planning Commission hearing for review prior to final sign-off.
2. **Floor Area Ratio.** The project shall be limited to a maximum floor area ratio ("FAR") of 2:1.
3. **Land Use.** Any new use or change of use shall be subject to the use regulations set forth in Table V-1 of the CPIO.
4. **Height (CPIO Amendment).**
 - a. The project shall be limited to 22 stories and 320 feet in height per Exhibit "A".
 - b. The maximum individual floor height shall be up to 37 feet and with atrium space up to 52 feet in height in lieu of the otherwise allowed 14 feet and 25 feet, respectively per CPIO Section V-2(A)(1)(e)..
5. **Transitional Height (ZAD).** Transitional height requirements of LAMC Section 12.21.1.A.10 shall not apply.
6. **Community Plan Implementation Overlay.** Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the West Adams - Baldwin Hills - Leimert Community Plan Implementation Overlay (CPIO) pursuant to Ordinance No. 184794.
7. **Open Space.** The project shall provide a minimum of 100,054 square feet of publicly accessible open space per Exhibit "A".
8. **Zoning.** The project shall comply with all other requirements of the CM-2D-CPIO zone.
9. **Waiver of Street Improvement (BOE).**

Jefferson Boulevard - Construct additional concrete sidewalk in the public right-of-way to complete a 10-foot sidewalk. The applicant may obtain a revocable permit from the Central District Office of the Bureau of Engineering for additional landscaping proposed in the dedicated right-of-way.
10. **Automobile Parking.** The project shall provide commercial parking at a rate of one (1) space per 500 square feet of floor area as required by the Los Angeles Municipal Code ("LAMC") Section 12.21.A.4(c). Pursuant to Section V-2.E of the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay ("CPIO") the project shall provide commercial parking at a maximum of 90% of the parking otherwise required by the Los Angeles Municipal Code ("LAMC") Section 12.21.A.4(c).

11. **Electric Vehicle Parking.** All electric vehicle charging spaces (EV Spaces) and electric vehicle charging stations (EVCS) shall comply with the regulations outlined in Sections 99.04.106 and 99.05.106 of Article 9, Chapter IX of the LAMC.
12. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16.
13. **Landscape Plan.** The project shall provide a minimum of 47,854 square feet of landscaped open space per Exhibit "A"
14. **Streetscape Plan.** The project shall be in substantial conformance with the Streetscape, Mobility, and Open Space guidelines enumerated in Appendix A of the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay.
15. **Street Trees.** Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by Urban Forestry Division of the Bureau of Street Services. Parkway tree removals shall be replanted at a 2:1 ratio. All street tree plantings shall be brought up to current standards. Street Trees shall be in conformance with Streetscape guidelines enumerated in Appendix A of the CPIO.
16. **Lighting.** All pedestrian walkways and vehicle access points will be well-lit. All outdoor lighting will be shielded to prevent excessive illumination and mitigate light impacts on adjacent residential properties and the public right-of-way. Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.
17. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).
18. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.
19. **Or:** Where power poles are available, electricity from power poles and/or solar-powered generators rather than temporary diesel or gasoline generators shall be used during construction. (WL)
20. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.
21. **Signage.** There shall be no off-site commercial signage on construction fencing during construction. As an Amendment to the West Adams-Baldwin Hills-Leimert Park Community Plan Implementation Overlay, Parcel E, the project shall be prohibited from providing off-site and digital signage as well as billboards.
22. **Security Devices.** Exterior roll-down doors shall be no less than 75 percent transparent.

Environmental Conditions

23. **AE2** Any approval of a Discretionary project or “*Active Change Area Project*”, shall ensure that all lighting be directed and/or shielded to minimize lighting spillover effects onto adjacent and nearby properties.

AE3 Any approval of a Discretionary project or “*Active Change Area Project*”, shall ensure that glare effects be limited by using non-reflective building and construction materials, such as concrete, wood, and stucco. This shall include, but not be limited to, art installations, fencing material, and recreational equipment.

24. **AQ1** Any approval of a Discretionary project or “*Active Change Area Project*”, shall ensure that all contractors include the following best management practices in contract specifications:

- Use properly tuned and maintained equipment.
- Contractors shall enforce the idling limit of five minutes as set forth in the California Code of Regulations.
- Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g. engine catalysts) to the extent they are readily available and feasible.
- Use heavy-duty diesel-fueled equipment that uses low NOx diesel fuel to the extent it is readily available and feasible.
- Use construction equipment that uses low polluting fuels (i.e. compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
- Maintain construction equipment in good operating condition to minimize air pollutants.
- All off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with Best Available Control Technologies devices certified by the California Air Resources Board (CARB). Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.
- Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.

- Construction contractors shall utilize super-compliant architectural coatings as defined by the South Coast Air Quality Management District (VOC standard of less than ten grams per liter).
 - Construction contractors shall utilize materials that do not require painting, as feasible.
 - Construction contractors shall use pre-painted construction materials, as feasible.
 - Construction contractors shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow.
 - Construction contractors shall provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site as feasible.
 - Construction contractors shall reroute construction trucks away from congested streets or sensitive receptor areas as feasible.
 - Construction contractors shall appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.
25. **BR1** Any approval of a Discretionary project or *“Active Change Area Project”* shall ensure that in order to prevent the disturbance of nesting native and/or migratory bird species, all clearing of a project site should take place between September 1 and February 14. If construction is scheduled or ongoing during bird nesting season (February 15 to August 31), qualified biologists shall survey the area within 200 feet (or up to 300 feet, depending on topography or other factors, and 500 feet for raptors) of the construction activity to determine if construction would disturb nesting birds. If nesting activity is being compromised, construction shall be suspended in the vicinity of the nest until fledging is complete. This mitigation measure shall be implemented by a qualified biologist under contract with the project applicant(s). The project biologist should prepare a report detailing the results of the construction monitoring efforts. The report should be submitted to the California Department of Fish and Wildlife (CDFW) within two months of the completion of the monitoring activities.
26. **CR5** Any approval of a Discretionary project or *“Active Change Area Project”* shall ensure that prior to excavation and construction on a proposed project site, the prime construction contractor and any subcontractor(s) shall be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, and other cultural materials from the proposed project site.
- CR6** Any approval of a Discretionary project or *“Active Change Area Project”* shall ensure that if during any phase of project construction any cultural materials are encountered, construction activities within a 50-meter radius shall be halted immediately, and the project applicant shall notify the City. A qualified prehistoric archaeologist (as

approved by the City) shall be retained by the project applicant and shall be allowed to conduct a more detailed inspection and examination of the exposed cultural materials. During this time, excavation and construction would not be allowed in the immediate vicinity of the find. However, those activities could continue in other areas of the project site.

CR7 Any approval of a Discretionary project or *“Active Change Area Project”* shall ensure that if any find were determined to be significant by the archaeologist, the City and the archaeologist would meet to determine the appropriate course of action.

CR8 Any approval of a Discretionary project or *“Active Change Area Project”* shall ensure that all cultural materials recovered from the site would be subject to scientific analysis, professional museum curation, and a report prepared according to current professional standards.

CR9¹ Any approval of a Discretionary project or *“Active Change Area Project”* shall ensure that during excavation and grading, if paleontological resources are uncovered, all work in that area shall cease and be diverted so as to allow for a determination of the value of the resource. Construction activities in that area may commence once the uncovered resources are collected by a paleontologist and properly processed. Any paleontological remains and/or reports and surveys shall be submitted to the Los Angeles County Natural History Museum.

CR10 Any approval of a Discretionary project or *“Active Change Area Project”* shall ensure that if human remains are unearthed at a project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the City of Los Angeles Public Works Department and County coroner shall be immediately notified. No further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition in accordance with California Health and Safety Code Section 7050.5. If the remains are determined to be those of a Native American, the Native American Heritage Commission (NAHC) in Sacramento shall be contacted before the remains are removed in accordance with Section 21083.2 of the California Public Resources Code.

27. **GHG1** Any approval of a Discretionary project or *“Active Change Area Project”* shall ensure that the following greenhouse gas reduction measures are incorporated into the project design:

Install energy efficient lighting (e.g., light emitting diodes), heating and cooling systems, appliances, equipment, and control systems).

¹ Mitigation Measure CR9 was provided in the Cultural Resources section of the Certified EIR. However, as a result of the changes to the CEQA Guidelines described previously in Section 3 of this Addendum, the issue of paleontological resources is now addressed within the Geology and Soils section. Therefore, for the 5850 Project, Mitigation Measure CR9 is discussed under Geology and Soils, in Exhibit E.

Install light colored “cool” roofs and cool pavements.

Create water-efficient landscapes.

Install water-efficient fixtures and appliances.

28. **HM1** Any approval of a Discretionary project or “Active Change Area Project” that involves new construction that will involve soil disturbance shall ensure that a Phase I Environmental Site Assessment (ESA) is prepared. The assessment shall be prepared by a Registered Environmental Assessor (REA) in accordance with State standards/guidelines to evaluate whether the site or the surrounding area is contaminated with hazardous substances from the potential past and current uses including storage, transport, generation, and disposal of toxic and hazardous waste or materials. Depending on the results of this study, further investigation and remediation may be required in accordance with local, State, and federal regulations and policies. Any further study found necessary by an REA or relevant federal, state or local agency shall be performed prior to project approval and any remediation found necessary by the REA or any relevant federal, state or local agency shall be performed prior to project approval or made a condition on the project if that is found to be adequate for remediation by an REA or the relevant federal, state or local agency.
29. **PDF-1** Prior to the issuance of a grading permit, the Project Applicant will prepare a Soil Management Plan (SMP), which will include protocols to identify impacts, perform confirmation sampling, and segregate excavated material, followed by stockpiling, transportation, disposal, and other appropriate measures. The SMP will be accompanied by a worker health and safety plan and appropriate air quality monitoring during such activities.
30. **N1** Any approval of a Discretionary project or “Active Change Area Project” shall ensure that all contractors include the following best management practices in contract specifications:
- Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
 - The construction contractor shall locate construction staging areas away from sensitive uses.
 - When construction activities are located in close proximity to noise-sensitive land uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and noise sensitive uses.
 - Impact pile drivers shall be avoided where possible in noise-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.

- Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.
- The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.

31. **PDF-2** All diesel-fueled equipment will use advanced mufflers that reduce noise levels by more than 10 dBA L_{max} at 50 feet of distance to ensure compliance with LAMC Section 112.05.

PS1 Discretionary projects in the CPIO or the Crenshaw Corridor Specific Plan shall be reviewed at the discretion of the Los Angeles Police Department (LAPD). Per department standards, the LAPD will determine if any additional crime prevention and security features would be available that are consistent with the development standards as applied to the design of the project. Any additional design features identified by the LAPD shall be incorporated into the project's final design and to the satisfaction of LAPD, prior to issuance of a Certificate of Occupancy for the project.

32. **Inadvertent discovery of tribal cultural resources:** If objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities, all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:

Upon a discovery of a potential tribal cultural resource, the project permittee shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; and (2) the Department of City Planning at (213) 978-1454.

If the City determines, pursuant to PRC Section 21074(a)(2), that the object or artifact appears to be a tribal cultural resource, the City shall provide any affected tribe a reasonable period of time, not less than 14 days, to conduct a site visit and make recommendations to the project permittee and the City regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

The project permittee shall implement the tribe's recommendations if a qualified archaeologist, retained by the City and paid for by the project permittee, reasonably concludes that the tribe's recommendations are reasonable and feasible.

The project permittee shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any affected tribes that have been reviewed and determined by the qualified archaeologist to be reasonable and feasible. The project permittee shall not be allowed to recommence ground disturbance activities until the City approves this plan.

If the project permittee does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist, the project permittee may request mediation by a mediator agreed to by the permittee and the City who has the requisite professional qualifications and experience to mediate such a dispute. The project permittee shall pay any costs associated with the mediation.

The project permittee may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and determined to be reasonable and appropriate.

Copies of any subsequent prehistoric archaeological study or tribal cultural resources study or report detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the SCCIC at California State University, Fullerton.

Notwithstanding the above, any information determined to be confidential in nature by the City Attorney's office shall be excluded from submission to the SCCIC or the public under the applicable provisions of the California Public Records Act, California PRC, and shall comply with the City's AB 52 Confidentiality Protocols.

33. **CR4** Any approval of a Discretionary project or "Active Change Area Project" shall ensure that prior to excavation and construction on a proposed project site, the project applicant shall perform a cultural resources literature and records search by an institution recognized and approved by the City of Los Angeles Planning Department to assess the potential for the proposed project site to contain sensitive protected cultural resources.

Administrative Conditions

34. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Plans Approved". A copy of the Plans Approved, supplied by the applicant, shall be retained in the subject case file.
35. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.
36. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

37. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
38. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
39. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
40. **Indemnification and Reimbursement of Litigation Costs.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably

cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

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. move /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

:

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.

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.

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.

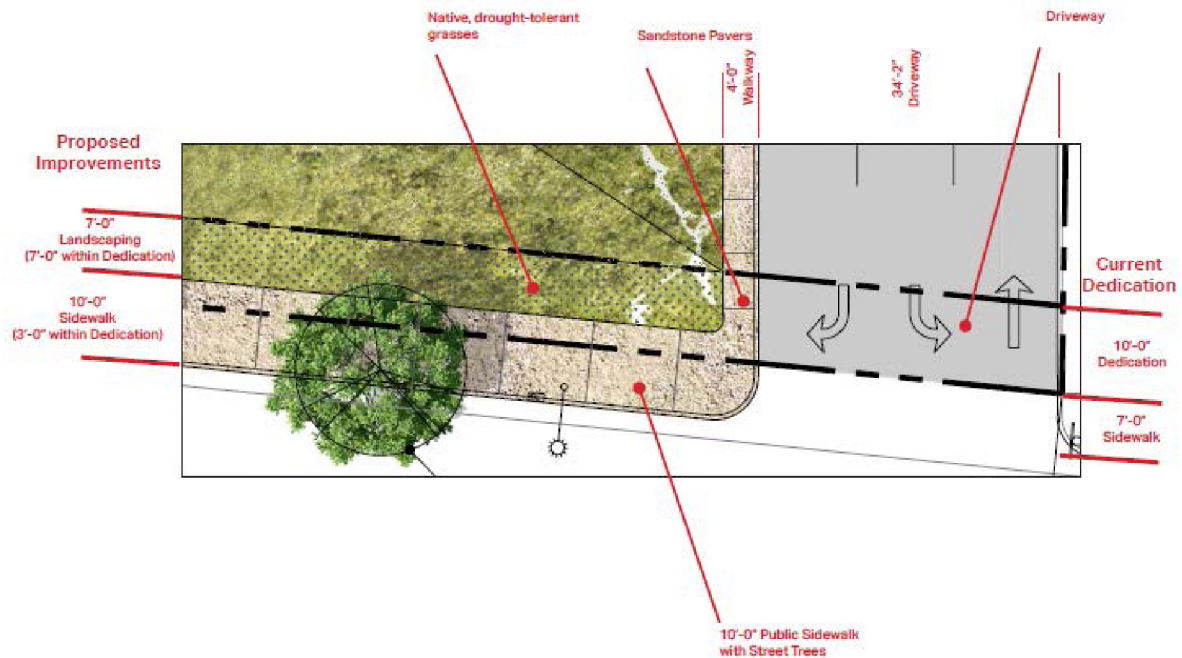
- 11. That the dedication or improvement requirement does not bear a reasonable relationship to any project impact; that the dedication or improvement is not necessary to meet the City's mobility needs for the next 20 years based on guidelines the Streets Standards Committee has established; or that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

COVID-19 UPDATE

Interim Appeal Filing Procedures

March 27, 2020



Consistent with Mayor Eric Garcetti's "Safer At Home" directives to help slow the spread of COVID-19, the Department of City Planning is implementing new procedures for the filing of appeals for non-applicants that eliminate or minimize in-person interaction. There are two options for filing appeals, which are effective immediately and described below.

OPTION 1: EMAIL PLUS US MAIL

This is a two-step process including pre-clearance by email of the appeal application followed by application and payment submittal via US Mail.

STEP 1:

Email planning.figcounter@lacity.org with the subject line: **"Request to File Appeal."** In the email body provide:

- The case number
- Appellant contact information (name, email, telephone number)

Include as individual attachments to the email:

- Copy of Signed Appeal Application
- Justification
- Letter of Determination

City Planning staff will contact the appellant to confirm whether the appeal is complete and meets the applicable provisions of the Los Angeles Municipal Code (LAMC). The appellant will then be instructed to move forward with Step 2.

STEP 2:

Send appeal application via US Mail, postmarked no later than the last day of the appeal period. The package shall include:

- Original Appeal Application (wet signatures),
- Copy of email correspondence with City Planning staff (from Step 1)
- Appeal fee, check payable to the City of Los Angeles (\$109.47 for an aggrieved party, not the Project Applicant.)

Mail the appeal application to:

Department City Planning - Metro DSC
201 N. Figueroa St., 4th Floor
Los Angeles, CA 90012

City Planning staff will email and mail the appellant with a receipt for payment. Note: only the original application, email, and check need to be sent via US Mail. This ensures a standard envelope with standard postage is sufficient, and no trip to the Post Office is necessary. Steps 1 and 2 must both be completed. An email alone is not sufficient to satisfy appeal requirements.

OPTION 2: DROP OFF AT DSC

An appellant may continue to submit an appeal application and payment at any of the three Development Services Center (DSC) locations. City Planning established drop off areas at the DSCs with physical boxes where appellants can drop off appeal applications and payment. **Drop off areas are monitored in secure locations outside the three DSCs (Metro/Downtown, Van Nuys, and West Los Angeles) and are available during regular business hours.**

City Planning staff will follow up with the appellant via email and phone to:

- Confirm that the appeal package is complete and meets the applicable provisions of the LAMC
- Provide a receipt for payment

FACT SHEET

Planning Entitlement Appeals

Summary

Discretionary planning decisions in Los Angeles can be appealed, at times, to one of the eight City Commissions that oversee planning-related issues and, in some instances, directly to the City Council. These appeals provide members of the public with an opportunity to challenge certain planning decisions, exercising their rights in accordance with the Los Angeles Municipal Code (LAMC). City Planning has developed an informational fact sheet, complete with frequently asked questions, to inform the public of their rights and opportunities for filing project appeals.

Background

The LAMC outlines a process to allow members of the public to appeal land use decisions that are issued by the City. Appeals are intended to challenge the merits of the decision, specifically to contend that a decision maker erred or abused their discretion. To allow community members the ability to appeal qualifying planning decisions at a minimal personal cost, City Planning has consistently (and significantly) subsidized non-applicant appeal fees. This has allowed individuals to be part of a fair and equitable process, one which has provided the public with the opportunity to question certain decisions.

The Department has developed a fact sheet to further clarify the process for filing project-related appeals. This document will be updated periodically, as needed. For additional information, please contact the planning staff located at the Figueroa Plaza (Downtown), Marvin Braude (Van Nuys), or West Los Angeles Development Services Centers preferably via email at planning.figcounter@lacity.org.

Frequently Asked Questions

Where are project appeals filed?

Appeals can be filed at any of the three Development Services Centers (DSCs)—[Downtown, Van Nuys, and West Los Angeles](#)—where planning staff is located. A physical drop off area has been set up at each location to allow applicants to submit their applications, without having to file an initial appointment or enter the premises. As an additional option, the Department has also created an online portal for electronic appeal applications. Click this [link](#) to access the online forms and submit the relevant information electronically.

How long do applicants have to submit a project-related appeal?


An appeal must be filed within a specified period of time as established by the LAMC—varying in length from 10 to 15 days of the issuance of the Letter of Determination (LOD), depending on the planning entitlements being appealed. As a point of reference, deadlines for filing appeals are noted in the [Los Angeles Municipal Code](#) (LAMC) and typically also identified within the LOD.

Where can applicants access the appeal form and corresponding instructions?

The appeal form and instructions can be found [here](#). Both an applicant and “aggrieved party” (a community member opposing the decision) may choose to file an appeal. All appeals will be processed at the same time. Each appeal form represents one appeal, regardless of the number of individuals who have signed the appeal form. For certain planning entitlements, such as determinations for projects that file under the Density Bonus and [Transit Oriented Communities Incentive](#) Programs, appeals are limited to adjacent and abutting owners of property or occupants, as specified in the implementing State and/or local statute. Neighborhood Councils and/or City-appointed decision-making bodies may not file an appeal.

Who decides the outcome of project appeals?

Letters of Determination are issued by the Director of Planning (DIR), Associate Zoning Administrator (AZA), Deputy Advisory Agency (DAA), Area Planning Commission



(APC), or City Planning Commission (CPC). Depending on the initial decision-maker, there are three appellate bodies for planning cases in Los Angeles: the Area Planning Commissions, the City Planning Commission, and the City Council. The LAMC establishes appeal procedures including which types of decisions are eligible for a first- and second-level appeal (meaning that in some cases, the project can be appealed again to a higher decision maker).

How long does the City have to consider the appeal of a land use decision?

According to the LAMC, the City must process appeals under strict time limits. Depending on the planning entitlements, the date that an appeal hearing must be scheduled varies between 30 days from appeal submittal up to 75 days from the last day of the appeal period. These time periods may be extended if there is mutual agreement between the applicant and the City. The LAMC does not, however, allow a non-applicant to request an extension beyond this allotted time period for project appeals.

How (and when) are notifications sent notifying the appellant of their hearing date?

The LAMC specifies the timelines by which appeal hearings must be held. In general, appellants receive notice of their upcoming hearing at least 10 days prior to the hearing date. Notices for some appeal hearings may be published in a local newspaper. If unavailable to attend the date of the hearing, the appellant can submit written comments to the decision-maker or appoint a representative to provide public testimony on their behalf at the public hearing.

Who from City Planning can provide assistance, should there be any questions?

Planning staff at the DSCs serve as a main point of contact for [general inquiries](#). Once a project appeal has been submitted, questions can be directed to the assigned planner, who will process the appeal and take it to the hearing. The contact information for the assigned planner may be found on the Department's [Planning Case Tracking System \(PCTS\)](#).

When can documents be sent to the appellate decision maker who will hear the appeal?

In addition to the appeal application, the appellant may submit documents for the official public record at the time the appeal is filed. If there is a need to provide additional documents after the appeal has been filed, the appellant can send them to the planner assigned to the appeal. Information submitted after a staff recommendation report has been drafted will be included in the public record, but it will not have been considered at the time of the writing of the staff report.

City Planning's Commission Office requires that supplemental information be provided more than 48 hours in advance of the hearing, and meet the criteria as outlined below.

REQUIREMENTS FOR COMMISSION SUBMISSION OF MATERIALS

Regular Submissions: Initial Submissions, not limited as to volume must be received no later than by 4:00 pm on the Monday of the week prior to the week of the Commission meeting. Materials must be emailed to the assigned staff and Commission identified on the project's public hearing notice.

Rebuttal Submissions: Secondary Submissions in response to a Staff Recommendation Report and/or additional comments must be received electronically no later than 48 hours prior to the Commission meeting. For the Central, South Los Angeles and Harbor Area Planning Commissions, materials must be received no later than by 3:00 pm, Thursday of the week prior to the Commission meeting. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on this announcement.

Day of Hearing Submissions: Submissions less than 48 hours prior to, and including the day of the hearing, must not exceed two (2) written pages, including exhibits, and must be submitted electronically to the staff and Commission identified on the project's public hearing notice. Photographs do not count toward the page limitation.

Non-Complying Submissions: Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission and will not be included in the official administrative record for the item at issue.

Commission email addresses:

City Planning Commission: cpc@lacity.org

Central Los Angeles Area Planning Commission: apccentral@lacity.org

East Los Angeles Area Planning Commission: apceastla@lacity.org

Harbor Area Planning Commission: apcharbor@lacity.org

North Valley Area Planning Commission: apcnorthvalley@lacity.org

South Valley Area Planning Commission: apcsouthvalley@lacity.org

South Los Angeles Area Planning Commission: apcsouthla@lacity.org


West Los Angeles Area Planning Commission: apcwestla@lacity.org

Are appellants required to sit through the entire meeting when there are multiple items on the agenda?

The answer is no; however, the agenda items can be taken out of order. Therefore, it is in the interest of each appellant to attend the full meeting at the scheduled start time, until their item is taken up for consideration. Depending on how many items are on the agenda, and the agenda order, your item could be heard very quickly or you may have to wait through several items which could take a few hours. As a point of reference, commission meetings for Area Planning Commissions and City Planning Commission generally start at 4:30 PM and 8:30 AM, respectively. For additional details, please consult the “[Events Calendar](#)” on City Planning’s website. For City Council and Council Committee meetings, please consult the Meeting Calendar page for [City Council](#) and [Committees](#).

Will the appellant have an opportunity to speak during the hearing?

Following the presentation by the planner assigned to the appeal case, the appellant can present their case. After the appellant’s presentation, the project applicant will be given an equal amount of time to provide a rebuttal to the appellant’s presentation. There is often time for an additional rebuttal by the applicant or appellant. While there are exceptions to the rule, the appellate body may invite the appellant to respond to



questions. It is important to note that the appellate body will not engage in a back and forth conversation with either the applicant or appellant. This is done to be both fair and consistent in the amount of time allocated to each party.

What is the format and structure of a typical hearing for a project appeal?

Each appellate body follows a slightly different set of procedures when hearing project appeals. That said, there are a number of common features that apply regardless of whether the appellate body is the Area Planning Commission, Cultural Heritage Commission, City Planning Commission, or City Council. A formal public meeting structure is always maintained in order to ensure a fair and predictable process—one where all sides are heard, and the meeting is conducted in an orderly manner. In the case when a planning commission is the appellate body, there are additional steps, such as: a presentation from the Department, an opportunity for the appellant to testify, a forum for the applicant to offer their rebuttal, and time reserved for public testimony. This would take place leading up to any formal action on the part of the commissioners, as it relates to a project appeal.


To slow the spread of COVID-19, City Planning has implemented new procedures for public hearings and outreach meetings in order to practice proper physical distancing protocols. Until notified otherwise, commission meetings will be conducted virtually to allow applicants and the public to participate using a webcam or by telephone. For more information, consult the City Planning's [website](#) with detailed instructions.

How much time does the appellant have to present their argument?

The time allocated to the appellant for the purposes of their presentation varies. It is ultimately determined by the appellate body and communicated at the start of the meeting. More often than not, appellants are allocated five to 10 minutes to make their presentation. Project appeals that are heard by City Council follow slightly different procedures, which the assigned planner can explain.

Is there a need for the appellant to submit a PowerPoint presentation?

Appellants can prepare a PowerPoint presentation, in addition to making verbal remarks when it is their turn to speak. If a PowerPoint is being prepared, the appellant should



submit the document to City Planning no less than 72 hours in advance of the meeting. The assigned planner will coordinate the submission for the appellant.

What role does the planner assigned to this project play during the appeal process?

The role of the assigned planner is to ensure that an appellant is notified of the appeal hearing as an interested party, to provide them with a courtesy copy of the staff report if prepared, and to make sure that all parties are informed of the outcome or final decision of the appeal. The assigned planner will analyze the appeal points and prepare a staff recommendation report responding to each of the points raised by the appellant. At the hearing, the assigned planner will make a presentation to the decision maker. All information about the case is available for public view in the case file, and the Planner can assist in making an appointment to review it. The planner can also ensure that translation and special accommodations for individuals with disabilities can be provided at the public hearing, if requested.

What happens after the Appellate Body issues a formal decision, one way or another?

After the Commission takes a vote, a formal Letter of Determination is issued. If the decision is not further appealable, this concludes the appeal process. Under the LAMC and City Charter, only certain Commission-level appellate decisions are further appealable to City Council.

When can a CEQA appeal be filed?

Generally, a standalone CEQA appeal to the City Council may only be filed if a project's land use determination is not further appealable to the City Council (with some exceptions). If a determination made by an Area Planning Commission or City Planning Commission is further appealable to the City Council, the City Council will consider CEQA related appeal points made by an appellant when considering the entire appeal of the project.



When should appellants fill out the CEQA Appeal Form?

The CEQA Appeal form shall only be used if the Area Planning Commission or City Planning Commission issues a determination for a project that is not further appealable. In these situations, an individual may file an appeal of a project's CEQA clearance to the City Council. Forms and procedures for the appeal of CEQA documents can be found here listed under "CEQA Appeal Application."