

FINDINGS

(As amended by the City Planning Commission at its meeting on April 8, 2021)

General Plan/Charter Findings

The Director-initiated General Plan Amendment and requested Zone and Height District Change are in substantial conformance with the purposes, intent, and provisions of the General Plan as explained below:

1. General Plan Land Use Designation.

The Project Site is located within the Central City North Community Plan, which was adopted by the City Council on December 15, 2000. The subject property is comprised of sixteen contiguous lots, totaling 96,523 square feet (2.2 acres) in size. The Community Plan currently designates the Project Site for Heavy Industrial land uses, corresponding to the M3 Zone. The Site is presently zoned M3-1-RIO, consistent with the range of zones under the land use designation.

As proposed, the General Plan Amendment would re-designate the Project Site from Heavy Industrial to Regional Center Commercial land uses. In addition, a Vesting Zone Change and Height District Change would modify the existing zoning from M3-1-RIO to [T][Q]C2-2-RIO. The proposed Regional Center Commercial land use designation corresponds to the CR, C1.5, C2, C4, RAS3, RAS4, R3, R4, R5 Zones. Thus, the recommended [T][Q]C2-2-RIO Zone would be consistent with the adoption of the proposed land use designation and in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Central City North Community Plan.

2. General Plan Text

The Los Angeles General Plan sets forth goals, objectives and programs that guide both citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City. The Project is in compliance with the following Elements of the General Plan: Framework Element, Housing Element, Mobility Element, Health and Wellness and Air Quality Elements and the Land Use Element – Central City North Community Plan.

Framework Element.

The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the Project Site. The Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the proposed project:

Land Use

Goal 3A: A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate

infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city.

Objective 3.1: *Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors.*

Objective 3.4: *Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts.*

Policy 3.4.1: *Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located:*

- a. in a network of neighborhood districts, community, regional, and downtown centers,*
- b. in proximity to rail and bus transit stations and corridors, and*
- c. along the City's major boulevards, referred to as districts, centers, and mixed-use boulevards, in accordance with the Framework Long-Range Land Use Diagram.*

The Project would support the above goal, objectives and policy of the Framework Element through the provision of a complementary mix of uses on site, including the construction of a new mixed-use development, comprised of a residential tower and office building, with up to 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial uses, and a 926 square-foot community room. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. Further, the Project would retain five of the seven existing on-site buildings, including six existing vacant live-work units, and the new mixed-use development would be focused on the underutilized portion of the Site that provides surface parking.

The commercial and residential uses would be located in close proximity to public transit, including multiple local and regional bus lines, several of which provide connections to the Pershing Square and 7th Street Metro Center. Specifically, a bus stop for the Metro Local Line 60 is located at the corner of Santa Fe Avenue and Violet Street, approximately 200 feet west of the Project Site. Thus, the proposed uses would be appropriately located on an infill site in the Arts District evolving neighborhood, placing future residents, employees and visitors near existing commercial and residential activity centers at the neighborhood and regional level, with access to multiple local and regional bus lines, several of which provide connections to Downtown subway stations including Pershing Square and 7th Street/Metro Center.

INDUSTRIAL LAND USE. *Definition: It is the intent of the General Plan Framework Element to preserve industrial lands for the retention and expansion of existing and attraction of new industrial uses that provide job opportunities for the City's residents... some existing industrially zoned lands may be inappropriate for new industries and should be converted for other land*

uses. Where such lands are to be converted, their appropriate use shall be the subject of future planning studies. Policies provide for the consideration of a broader array of uses within the industrial zones than has traditionally been acceptable to facilitate the clustering of uses.

Policy 3.14.6: Consider the potential re-designation of marginal industrial land for alternative uses by amending the community plans based on the following criteria:

- a. Where it can be demonstrated that the existing parcelization precludes effective use for industrial or supporting functions and where there is no available method to assemble parcels into a unified Site that will support viable industrial development;*
- b. Where the size and/or the configuration of assembled parcels are insufficient to accommodate viable industrial development;*
- c. Where the size, use, and/or configuration of the industrial parcels adversely impact adjacent residential neighborhoods;*
- d. Where available infrastructure is inadequate and improvements are economically infeasible to support the needs of industrial uses;*
- e. Where the conversion of industrial lands to an alternative use will not create a fragmented pattern of development and reduce the integrity and viability of existing industrial areas;*
- f. Where the conversion of industrial lands to an alternative use will not result in an adverse impact on adjacent residential neighborhoods, commercial districts, or other land uses;*
- g. Where it can be demonstrated that the reduction of industrial lands will not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or incur adverse fiscal impacts; and/or*
- h. Where existing industrial uses constitute a hazard to adjacent residential or natural areas.*

The proposed General Plan Amendment would change an industrial land use to a commercial land use designation. The Regional Center Commercial land use designation would allow for the development of new residential uses on the Project Site. As indicated in the Economic Development Chapter of the Framework Element, some existing industrially zoned lands may be inappropriate for new industries and should be converted for other land uses. Where such lands are to be converted, their appropriate use shall be the subject of future planning studies. This is satisfied in several ways.

First, the entire project approval process, including the CEQA process, the entitlement process, and the various points therein for public comment form a planning study themselves. The CEQA process included an Environmental Impact Report, which assessed the surrounding land uses, as well as an analysis of the proposed land use in relation to the General Plan and the CEQA Guidelines threshold for land use compatibility. The entitlement process further analyzed in detail the Goals and Policies of the General Plan and demonstrated that the Project met the overall intent of the General Plan. As demonstrated therein, the land use pattern in the immediate neighborhood of the subject property has evolved from its historic industrial and manufacturing uses to light industrial and manufacturing uses and new technologies along with compatible and complementary non-industrial uses including residential, creative office, and related retail / cultural / entertainment uses, reflecting larger employment and economic trends.

Second, in or about 2007, the Department of City Planning Department and Community Redevelopment Agency formulated an Industrial Land Use Policy (ILUP) that was intended to preserve certain industrially-zoned land in the City for industrial use. The ILUP addressed multiple areas of the City, among them the "Greater Downtown," which would encompass the

Project Site. The Project Site is located within Analysis Area 5 of the ILUP. The ILUP Map for Analysis Area 5 shows that the Project Site land use at the time was predominantly residential and light industrial. Today the Site is comprised of live-work units, and office, retail, restaurant, and warehouse uses. In addition, the City has recently issued permits for the conversion of approximately 5,055 square feet of existing retail and warehouse uses to restaurant uses. The Project Site is no longer being fully utilized for industrial-related purposes, as it currently incorporates residential live/work, office, retail, and restaurant uses.

Since 2008, several other planning and policy studies have been undertaken involving industrial land use policy. For example, since 2014, the City began undertaking DTLA 2040, which involves an update of the Central City and Central City North Community Plans and would modify the land use designations and zoning for Downtown Los Angeles. DTLA 2040 is currently in the environmental review process. The Project Site is proposed to be designated "Hybrid Industrial (HI)" under the DTLA 2040 Draft Plan. According to the Draft Plan, Hybrid Industrial areas preserve existing structures that characterize the existing unique form and development patterns, promote productive, creative, manufacturing, fabrication, and light industrial uses, encourage the development of live-work units, and support walkable neighborhoods with active and livable pedestrian realm.

The Project is proposing re-designation of industrial land. However, development of the Project would not result in a fragmented pattern of development because it would not physically divide an established community. Specifically, the surrounding urban environment includes retail, restaurant, a hotel, and office uses, as well as an office development, currently under construction, which was formerly a recycling center and distribution facility contained in low-rise and mid-rise buildings of widely varying age. The immediate vicinity includes existing residential uses located on land that is designated and zoned for industrial uses. One of the residential uses across the site specifically received a Zoning Administrator determination through the adaptive reuse ordinance to operate. The residential uses close to the Project Site include the three-story Loft 726, located northwest at 726 S Santa Fe Avenue, and the two-story joint live work condos, located to the north at 2135 East 7th Place. To the immediate west of the Project Site is a coffee shop and roaster, a frozen food manufacturer, a shoe supplier, and a metal foundry. The Ford Factory building is located west at 777 South Santa Fe Avenue which is the offices of Warner Music Group. Given this mix of immediately adjacent uses, the conversion of industrial lands to a mix of live-work residential, office and commercial spaces, will be compatible and complementary, and will not result in an adverse impact on adjacent residential neighborhoods, commercial districts, or other land uses. Additionally, development of the Project would therefore not result in a fragmented pattern of development.

According to the Central City North Community Plan, there are 914 acres planned for industrial use (approximately 45.5 percent of the 2,010 acre total) in the Community Plan area. The Project Site comprises 2.2 acres or approximately 0.2 percent of the industrially-zoned land in the Community Plan area. The Project would result in an increase of 946 net new employees onsite and would generate substantial ongoing revenue to the City in the form of sales and property taxes. Therefore, the Project would not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or cause the City to incur adverse fiscal impacts. Furthermore, for this specific site, based on the immediately surrounding uses, the Project Site's smaller 2.2-acre parcel, and the Project's retention of five existing buildings, the Project Site is not suited to a large-scale industrial operation. Therefore, the Project would not conflict with this policy.

In sum, the Project is consistent with the directions relative to industrial land set forth in the Framework Element in that it will provide for a mix of job-producing uses that are allowed for in industrial zones, along with the careful introduction of live-work uses, as is recognized in the adopted Central City North Community Plan and the DTLA 2040 Draft Plan. The proposed

uses are compatible with and complement the existing mix of industrial, live-work, arts production, and retail uses within the immediately surrounding area.

Chapter 4: Housing

The Project will be consistent with the relevant goals and objectives of the Framework Element (Chapter 4), including the following:

Goal 4A: An equitable distribution of housing opportunities by type and cost accessible to all residents of the City.

Objective 4.1: Plan the capacity for and develop incentives to encourage production of an adequate supply of housing units of various types within each City subregion to meet the projected housing needs by income level of the future population to the year 2010.

As proposed, the Project would provide 347 live-work units, including one, two, and three-bedroom units. The Applicant has requested a Developer Incentive to permit a zero-foot side yard in lieu of the 16 feet otherwise required by LAMC Section 12.14 C.2 for the residential floors along the eastern property line. If the Developer Incentive were not approved, the number of live-work units would be reduced, contributing less overall to the City's goals and the Central City North Community Plan's goal and objective of providing an equitable distribution of housing type and cost, as well as developing incentives that encourage the production of various types of housing. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. Thus, the Project would provide a range of housing opportunities by type and cost and would support the production of an adequate supply of housing. The Project would be located within an infill area in proximity to employment centers, entertainment, and amenities within the Arts District neighborhood, and would provide the future residents with convenient access to employment centers and commercial uses. The Project would not encroach on low-density residential neighborhoods.

Chapter 5: Urban Form and Neighborhood Design

Goal 5A: A liveable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.

Objective 5.5: Enhance the liveability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.

Objective 5.8: Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community.

The Project proposes a number of pedestrian improvements that would enhance the walkability and livable pedestrian realm. The Project proposes to add sidewalks, landscaping, lighting, street trees, and would introduce a 12,280 square-foot ground floor public paseo that would provide a new connection between 7th Place and Violet Street, as well as the alleyway west of the Project Site. The residential tower and office building would include ground floor commercial uses and the office building would provide a 926 square-foot community room. Additionally, all vehicle parking would be located in a six-story subterranean parking garage and short-term bicycle parking would be located along the ground floor paseo and long-term bicycle parking would be located on the first level of parking.

Chapter 7: Economic Development

The Project's consistency with the relevant goals, objectives, and policies in the of the Framework Element (Chapter 7), is provided below:

Goal 7B: *A City with land appropriately and sufficiently designed to sustain a robust commercial and industrial base.*

Objective 7.2: *Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.*

Policy 7.2.2: *Concentrate commercial development entitlements in areas best able to support them, including community and regional centers, transit stations and mixed-use corridors. This concentration prevents commercial development from encroaching on existing residential neighborhoods.*

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.*

The Project would redevelop a portion of the Site with a mixed-use development comprised of 347 new live-work units, 187,374 square feet of new office space, and 21,858 square feet of new commercial space to be used for retail and restaurants. Additionally, the Project would retain five existing buildings located on the northern portion of the Project Site that comprise approximately 56,686 square feet. The existing buildings would be retained with six live-work units, and office, retail, restaurant, and warehouse uses. In addition, the City has recently issued permits for the conversion of approximately 5,055 square feet of existing retail and warehouse uses to restaurant uses.

The Project would provide for a mix of job-producing uses that are permitted in industrial zones, along with the careful introduction of live-work units, as is recognized in the adopted Central City North Community Plan and DTLA 2040 Draft Plan. The Project would provide a balance of uses that provides for productive commercial development including office, retail, and restaurant uses that would result in an increase of 946 net new on-site jobs and would generate substantial ongoing revenue to the City in the form of sales and property taxes.

The proposed uses are compatible with and complement the existing mix of live-work, office, restaurant and retail uses on-site and within the immediately surrounding area. The development is located within an infill area in proximity to employment centers, entertainment, and amenities within the Arts District neighborhood. The Project would not encroach on low-density residential neighborhoods. Access to public transit is provided throughout Downtown, including the several local and regional bus lines with connections to Pershing Square and 7th Street/Metro light rail stations. Specifically, a bus stop for the Metro Local Line 60 is located

at the corner of Santa Fe Avenue and Violet Street, approximately 200 feet west of the Project Site.

While the Project is not consistent with Policy 7.2.8, which speaks to retaining the current manufacturing and industrial land use designations, the Project is retaining job-producing uses as well as existing commercial uses that would sustain economic growth and a robust commercial base, is being implemented in an area where similar uses currently exist, is developing an underutilized portion of the Site (which currently is a surface parking area), and satisfies numerous other policies with the provision of new housing and productive commercial uses within proximity to existing activity centers and transit.

Goal 7C: A City with thriving and expanding businesses.

Objective 7.3: Maintain and enhance the existing businesses in the City.

Policy 7.3.2: Retain existing neighborhood commercial activities within walking distance of residential areas.

Policy 7.3.3: Prioritize the retention and renewal of existing industrial businesses.

The Project would be consistent with the above goal, objective and policies because it would provide 347 new live-work units, 187,374 square feet of office space, and 21,858 square feet of commercial space to be used for retail and restaurants, thus supporting a City with thriving and expanding businesses. These commercial activities would be sited in proximity to existing residential and employment centers in the nearby Downtown Center, as well as to the proposed residential uses on-site and within walking distance to existing residential buildings nearby, such as the Amp Lofts (695 South Santa Fe Avenue) and Walnut Building (691 Mill Street). The proposed mix of productive uses would support the goal of a City with a renewed and enhanced base of expanding businesses in a manner that is complementary to the existing mix of uses which would be retained on-site and in the immediately surrounding area.

Goal 7G: A range of housing opportunities in the City.

Objective 7.9: Ensure that the available range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City.

Policy 7.9.1: Promote the provision of affordable housing through means which require minimal subsidy levels and which, therefore, are less detrimental.

As recommended, the Regional Center Commercial land use designation and C2 Zone would enable the redevelopment of the Site with 347 new live-work units, including one, two, and three-bedroom units. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. Thus, the Project would provide a range of housing opportunities by type and cost and would support the production of an adequate supply of housing. By enabling

the construction of a supply of both market-rate and covenanted affordable housing in proximity to jobs and services, the Project would be consistent with the above listed goal, objective and policy of the Framework Element.

Housing Element.

The Housing Element 2013-2021 was adopted on December 3, 2013 and identifies the City's housing conditions and needs, and establishes the goals, objectives and policies that are the foundation of the City's housing and growth strategy. The Project would be in conformance with the objectives and policies of the Housing Element as described below.

- | | |
|-----------------------|--|
| Goal 1: | Housing production and preservation. |
| Objective 1.1 | Produce an adequate supply of rental and ownership housing in order to meet current and projected needs. |
| Policy 1.1.2: | Expand affordable rental housing for all income groups that need assistance. |
| Policy 1.1.3: | Facilitate new construction and preservation of a range of different housing types that address the particular needs of the City's households. |
| Goal 2: | Safe, Livable, and Sustainable Neighborhoods. |
| Objective 2.1: | Promote safety and health within neighborhoods. |
| Objective 2.3: | Promote sustainable buildings, which minimize adverse effects on the environment and minimize the use of non-renewable resources. |
| Policy 2.3.3: | Promote and facilitate the reduction of energy consumption in new and existing housing. |

As recommended, the Regional Center Commercial land use designation and C2 Zone would enable the redevelopment of the Site with 347 new live-work units, including one, two, and three-bedroom units. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. Additionally, the Project would retain six of the 10 existing vacant live-work units. As such, the Project would support goals and objectives to provide an adequate supply of a range of housing types and affordability levels, to meet current and projected needs.

Additionally, the Project would incorporate environmentally sustainable building features and construction protocols required by the Los Angeles Green Building Code and CALGreen, which would reduce energy and water usage, reducing greenhouse gas emissions. The Project would also be required to comply with the City's Low Impact Development (LID) Ordinance (Ordinance No. 181,899), which promotes the use of natural infiltration systems, evapotranspiration, and stormwater reuse. Sustainability features that would be incorporated into the Project would include, WaterSense-labeled plumbing fixtures, weather-based controller and drip irrigation systems, and water-efficient landscape design, to promote a

reduction of indoor and outdoor water use; Energy Star-labeled appliances; and 15% of the total roof area will be solar ready. Furthermore, as conditioned in compliance with Code requirements, a minimum of 30 percent of the total code-required parking spaces will be capable of supporting future electric vehicle supply equipment (EVSE), and 10 percent of the total code-required parking spaces will be equipped with EV chargers.

Mobility Plan 2035.

The Mobility Element of the General Plan is not likely to be affected by the recommended action herein. The Project, with the requested General Plan Amendment and Vesting Zone Change, proposes to construct a new 36-story residential tower and 8-story office building connected via a pedestrian bridge abutting an alleyway between 7th Place and Violet Street. 7th Place and Violet Street are designated as a Collector Streets by the Mobility Plan. Bureau of Engineering is requiring three-foot dedications on 7th Place and Violet Street, consistent with the Collector Street standards, and a 2.5-foot dedication along the alley. The Project would be required to dedicate and improve the public right-of-way to the satisfaction of the Bureau of Engineering in accordance with the [T] Conditions.

Health and Wellness Element and Air Quality Element.

Policy 5.1 and 5.7 of the Plan for a Healthy LA, the Health and Wellness Element, and Policy 4.2.3 of the Air Quality Element are policy initiatives related to the reduction of air pollution and greenhouse gases. The Project would comply with applicable provisions of the CALGreen Code and the Los Angeles Green Building Code, which will serve to reduce the Project's energy usage. Furthermore, as conditioned and in compliance with Code requirements, a minimum of 30 percent of the total code-required parking spaces will be capable of supporting future electric vehicle supply equipment (EVSE), and 10 percent of the total code-required parking spaces will be equipped with EV chargers. Additionally, energy related sustainability features that would be incorporated into the Project include use of Energy Star-labeled appliances and rooftop solar. The Project will comply with the Los Angeles Green Building code and 15% of the total roof area will be solar ready. As conditioned, the Project would be consistent with the aforementioned policies, as well as Policy 5.1.2 of the Air Quality Element, by ensuring that future developments are energy efficient and shift to efficient and non-polluting sources of energy. The solar-panel roof space and EV-parking are also good zoning practices because they provide a convenient service amenity to the occupants or visitors who utilize electricity on site for other functions. As such, the Project provides service amenities to improve habitability for future residents of the Project and to minimize impacts on neighboring properties. Taken together, the conditions would provide for the public welfare and public necessity by reducing the level of pollution or greenhouse gas emissions to the benefit of the neighborhood and the City.

Land Use Element – Central City North Community Plan.

The development of the Project would support the overarching goals of the Central City North Community Plan. The proposed development furthers the following Community Plan objectives and policies:

Residential

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Central City North Plan area to the year 2010.

Objective 1-2: To locate new housing in a manner which reduces vehicular trips and makes it accessible to services and facilities.

Policy 1-2.1: Encourage multiple residential development in commercial zones.

Policy 1-3.1: Seek a high degree of architectural compatibility and landscaping for new infill development to protect the character and scale of existing residential neighborhoods.

Policy 1-3.2: Consider factors such as neighborhood character and identity, compatibility of land uses, impact on livability, impacts on services and public facilities, and impacts on traffic levels when changes in residential densities are proposed.

Objective 1-4: To promote and insure the provision of adequate housing for all persons regardless of income, age, or ethnic background.

Policy 1-4.1: Promote greater individual choice in type, quality, price, and location of housing.

Policy 1-4.2: Ensure that new housing opportunities minimize displacement of the existing residents.

The Project would support the above housing-related objectives and policies of the Community Plan through the provision of 347 new live-work units and the retention of six existing on-site live-work units. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. The live-work units would include space for productive work activities, and include a mix of one, two and three-bedroom units of varying sizes. As a result, the Project would develop new housing to meet the diverse economic and physical needs of the existing and projected future population of the Community Plan Area, preserve a majority of the existing on-site live-work units, and would promote individual choice in the available type, quality, and price of housing. These new units would be provided within the proposed C2 Commercial Zone. By providing 347 new units on a Site that currently contains 10 live/work units, the Project would increase the housing stock.

The Project would locate new housing in an area that is accessible to existing and proposed services and facilities, reducing the number and length of vehicular trips. The area surrounding the Project Site is urbanized and is characterized by a mix of office, industrial, commercial, retail, and residential uses contained in low-rise and mid-rise buildings of varying age. The development is located within an infill area in proximity to employment centers, entertainment, and amenities within the Arts District neighborhood. The range of uses in the immediately surrounding area, proximity to the Downtown core and public transportation, including several regional and local bus lines and bike/share hubs, would reduce vehicular trips and facilitate the accessibility of services and employment centers to the future residents, employees, patrons, and guests of the Project.

The Project would include the construction of a new mixed-use development, comprised of a 36-story residential tower with a maximum height of 425 feet and an eight-story office building with a maximum height of 131 feet. Although notably taller than existing immediately surrounding structures, the design of the Project incorporates elements to reflect the existing

neighborhood character and identity and promote architectural compatibility. The residential tower would be located on the southwest portion of the Site and the office building would be located on the eastern portion of the Site, with frontage along Violet Street and 7th Place. Further, while the office building would be eight stories tall along Violet Street, the proposed building would step down to three stories with a rooftop deck and a maximum height of 36 feet along 7th Place, creating the appearance of a continuous one-to-three-story façade along 7th Place, with the taller eight and 36-story buildings recessed from view. The proposed 36-story residential tower would be taller than other buildings in the immediate surrounding area, however the Project would be consistent with the Arts District evolving neighborhood, originally comprised of low- scale manufacturing and industrial uses, but which now includes proposed projects such as 670 Mesquit with a 32-story tower and 6AM with a 58-story tower. The two new buildings would be designed with a contemporary architectural style while reflecting the industrial character of the surrounding area by using a repetition of stacked components to resemble the structural rhythm of stacked pallets. The new buildings would be constructed with concrete and glass exterior materials and each floor of the residential building would be staggered, with projecting balconies and recessed windows, to break up the buildings' facades. These proposed distinctive textures, colors, materials, and architectural features add visual interest and complement the neighborhood identity.

Commercial

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

Policy 2-1.1: New commercial uses shall be located in existing established commercial areas or existing shopping centers.

Policy 2-1.4: Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development.

Objective 2-2: To attract uses which strengthen the economic base and expand market opportunities for existing and new businesses.

Policy 2-2.2: New development needs to add to and enhance the existing pedestrian street activity.

Policy 2-2.3: Require that the first floor street frontage of structures, including mixed use projects and parking structures located in pedestrian oriented districts, incorporate commercial uses.

Policy 2-3.4: Require that the first floor street frontage of structures, including mixed use projects and parking structures located in pedestrian oriented areas incorporate commercial uses.

Policy 2-4.2: Preserve community character, scale, and architectural diversity.

Policy 2-4.3: Improve safety and aesthetics of parking areas in commercial areas.

Industrial

Goal 3: Sufficient land for a variety of industrial uses with maximum employment opportunities which are safe for the environment and the work force and which have minimal adverse impact on adjacent uses.

Objective 3-1: To provide for existing and future industrial uses which contribute job opportunities for residents and which minimize environmental and visual impacts to the community.

Objective 3-2: Encourage the continued development and maintenance of the artists-in-residence community in industrial areas of the proposed redevelopment plan areas and of the plan, as appropriate.

Policy 3-2.1: Support the existing artists-in-residence in Central City North as a cultural resource for the community.

Objective 3-3: To retain industrial plan designations to maintain the industrial employment base for community residents and to increase it whenever possible.

The Project would support the Community Plan's overall goals, objectives and policies relative to commercial and industrial land uses. The Project's retention of five existing on-site commercial and residential buildings, as well as the new 347 live-work units, 187,374 square feet of new office space, 21,858 square feet of new commercial space to be used for retail and restaurants would strengthen viable commercial development, provide opportunities for new commercial development and services, and strengthen the economic base and expand market opportunities for existing and new businesses. These commercial activities would be sited in proximity to existing residential and employment centers in the nearby Downtown Center, as well as to existing nearby residential uses located throughout the Arts District neighborhood. Parking would be fully provided in subterranean levels, improving the safety and aesthetics of parking areas in commercial areas. The mixed-use Project's ground-floor street frontage would incorporate retail and restaurant uses, with design features such as 20-foot tall transparent storefront glass that would enhance the existing pedestrian street activity. Additionally, the Project would create an inviting pedestrian environment through the provision of a 12,280 square foot ground floor paseo that would be activated with a variety of seating and planters, display areas for public art, and lighting.

According to the Central City North Community Plan, there are 914 acres planned for industrial use (approximately 45.5 percent of the 2,010 acre total) in the Community Plan area. The Project Site comprises 2.2 acres or approximately 0.2 percent of the industrially-zoned land in the Community Plan area. The Project would result in an increase of 946 jobs onsite via office, retail and restaurant use that would generate substantial ongoing revenue to the City in the form of sales and property taxes. Therefore, the Project would not adversely impact the ability of the Community Plan Area to provide sufficient land for a variety of industrial uses with maximum employment opportunities which are safe for the environment and the work force and which have minimal adverse impact on adjacent uses. Furthermore, for this specific site, based on the immediately surrounding uses, the retention of existing buildings, and the Project Site's 2.2-acre parcel, the Project Site is not well-suited to a large-scale industrial operation, and is no longer fully used for industrial purposes, as it currently incorporates live-work units as well as retail, office and restaurant use.

Furthermore, the Community Plan states that "the industrial sector is characterized by smaller parcels, piecemeal development, and substandard streets, restricting the potential for site

expansion required by newer industries. In spite of these disadvantages, the industrial sector needs to be encouraged and protected, and “attempts should be made to attract new employment generating industries.” The Project’s provision of productive, employment-generating uses would support this intent.

Although in order to provide the new 347 live-work residential units the Project would not retain the current industrial land use designation, the Project is retaining job producing uses that will maximize employment opportunities which are safe for the environment and the work force and which have minimal adverse impact on adjacent uses. Specifically, the surrounding uses include retail, restaurant, a hotel, and office uses, as well as an office development, currently under construction, which was formerly a recycling center and distribution facility contained in low-rise and mid-rise buildings of widely varying age. The Ford Factory used by the Warner Music Group is also located within a block to the west of the Project Site. The proposed uses are compatible with and complement the existing mix of industrial, live-work, arts production, and retail uses within the immediately surrounding area. The Project would result in an increase of 946 jobs onsite and would generate substantial ongoing revenue to the City in the form of sales and property taxes. The Project would provide a balance of uses that provide for productive commercial development including office, retail and restaurant uses.

Through the provision of 347 live-work units, which include productive as well as residential components, and through the on-site provision of 926 square feet community room usable as artist production space and art gallery space, the Project and proposed General Plan Amendment would encourage the continued development and maintenance of the artists-in-residence community in industrial areas of the plan, and through these new available live-work units and art spaces, support the artists-in-residence community in Central City North.

The Central City North Community plan further states that it “encourages the continued and expanded development of a thriving artists-in-residence community in the plan and proposed redevelopment areas,” and notes as an opportunity for “potential for artists-in-residence buildings to locate within industrially zoned areas of the plan.” The Project’s live-work units, art gallery and production space would support these provisions of the Community Plan.

In sum, the Project is consistent with the directions relative to the above commercial and industrial policies in that it will provide for a mix of job-producing uses that are allowed for in industrial zones, along with the careful introduction of live-work uses, as is recognized in the adopted Central City North Community Plan and DTLA 2040 Draft Plan. The proposed uses are compatible with and complement the existing mix of office, industrial, live-work, arts production, and retail uses within the immediately surrounding area.

For the reasons discussed above, the Project would be consistent with the overarching goals, objectives, and policies of the Central City North Community Plan.

Central Industrial Redevelopment Plan Findings

The Project Site is located in the Central Industrial Redevelopment Plan (Redevelopment Plan) Area. The Redevelopment Plan was adopted on November 15, 2002, with an end date of November 15, 2032. The Central Industrial Redevelopment Plan’s primary objective is to revitalize the area through new commercial, industrial, and residential development and the rehabilitation of existing development, to maintain and expand residential neighborhoods and preserve/reuse cultural resources, while eliminating blight.

The findings below demonstrate that the Project is in substantial conformance with the purpose, intent, and provisions of the Redevelopment Plan.

Enacted on June 29, 2011, Assembly Bill 1x-26 (AB 26) revised provisions of the Community Redevelopment Law of the State of California, to dissolve all redevelopment agencies and community development agencies in existence and designate successor agencies, as defined, as successor entities. Among the revisions, the amendments to the law withdrew all authority to transact business or authorize powers previously granted under the Community Redevelopment Law (Section 34172.a.2), and vested successor agencies with all authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies (Section 34172.b).

Pursuant to Ordinance No. 186,325, as of November 11, 2019, the land use-related plans and functions of the Designated Local Authority, the former local CRA/LA, have been transferred to the City of Los Angeles. Therefore, the City can take action regarding any Redevelopment Plan Amendment or land use approval or entitlement pursuant to Section 11.5.14 and other applicable provisions of the LAMC, including LAMC Section 14.5.6.

1. *A high quality of life for those who live and work in the Project Area.*
2. *Elimination of conditions of blight and deterioration within the Project Area, and prevention of the establishment of new blight through the removal of structures, removal of incompatible uses, rehabilitation of deteriorated structures and structures requirement modernization for appropriate use, and redevelopment of underutilized and vacant parcels, where appropriate.*

The Project Site is developed with seven buildings, two open sheds and surface parking areas. Landscaping on the Project Site is limited to 16 ornamental on-site trees (one protected tree (a *Platanus Racemosa* (Sycamore)) and shrubs throughout the Site. The Site is bound by the Los Angeles River to the east, Violet Street to the south, an alley to the west, and 7th Place to the north. Several of the existing buildings front 7th Place, however the Site's street frontage along Violet Street and the alley is relatively inactive, and the southern portion of the Site (where the surface parking areas are located) lacks any features/programming that would active the Site.

The Project would retain five existing buildings that front 7th Place, while redeveloping the southern portion of the Site with a new mixed-use development comprised of a 36-story residential tower and an eight-story office building. The Project would include 347 live/work units. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. Additionally, the Project would provide approximately 187,374 square feet of new office space, 21,858 square-feet of new commercial uses, and a 926 square-foot community room. The Project would introduce new pedestrian-scale improvements and ground floor amenities to the Site, including a 12,280 square-foot paved public paseo that would be activated with a variety of seating and planters, and public art display areas, all of which would be located adjacent to the ground floor commercial uses. Further, street trees would be planted along Violet Street. Thus, through the introduction of new buildings and the retention of existing buildings that are currently occupied, the Project would develop several underutilized parcels, provide a high quality of life to residents, employees and patrons, and ensure no new blight occurs on-site

3. A healthy industrial environment which generates and attracts new private investment to increase job opportunities, property values, and tax revenues.

The immediate neighborhood of the Project Site has evolved from historic industrial and manufacturing uses to light industrial uses along with complementary non-industrial uses such as residential, creative office, and retail uses, reflecting larger employment and economic trends. The Project Site is not being used for industrial purposes and is retaining its non-industrial uses, which include office, restaurant, retail and live/work units. Given the surrounding and existing on-site non-industrial uses, the 2.2-acre Project Site is not well-suited for modern large-scale industrial operations. The Project would provide new employment opportunities and housing through a cluster of uses and would be located in an area where comparable uses currently exist. The Project would satisfy the need for new housing, office, retail and restaurant uses that would support the growth of the Arts District. The Project would retain five of the seven existing on-site buildings and redevelop the southern portion of the Site, that is currently programmed with surface parking areas, with a 36-story residential tower and eight-story office building. The new buildings would provide new job opportunities and no industrial uses would be demolished.

4. Sound housing stock, conserved through rehabilitation, and affordable permanent housing with support services where necessary and appropriate for residents of all income levels, including artists-in-residence and live-work residents.

The Project Site is developed with seven existing buildings, including 10 live-work units, of which six would be retained as part of the Project. The Project would include the construction of a 36-story residential tower, with up to 347 live-work units, for a total of 353 live-work units. In accordance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. Thus, the Project would introduce new residential units to the Site, while also preserving of a majority of the existing units.

5. Maintenance of a thriving commercial environment to serve businesses, employees, residents, and visitors.

6. A safe and secure environment for businesses, employees, residents, and visitors, and which is sustainable by the Central Industrial community as a whole.

The Project Site is developed with seven buildings, two open sheds and surface parking areas. The Project would retain five existing buildings that front 7th Place, while redeveloping the southern portion of the Site with a new mixed-use development comprised of a 36-story residential tower and an eight-story office building. The Project would include 347 live/work units. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. Additionally, the

Project would provide approximately 187,374 square feet of new office space, 21,858 square-feet of new commercial uses, and a 926 square-foot community room.

Exterior pedestrian-scale lighting would be provided around the new buildings and along the ground floor public paseo for security and wayfinding purposes. Additionally, access to the new residential tower and office building would be controlled and accessible via a key card. Finally, the Project includes features to encourage pedestrian activity on the ground floor and throughout the Site, including a 12,280 square-foot paved paseo that would remain open to the public during business hours and provide pedestrian access, as well as 20-foot floor-to-ceiling glass curtainwalls along the ground floor commercial uses to ensure transparency. Thus, a majority of the existing on-site commercial uses would be retained and the new residential tower and office building would include components to ensure a safe and secure environment for businesses, employees, residents, and visitors.

7. A modern circulation system which is responsive to the needs of semi-trailer and truck movement and loading operations, and the needs of businesses, employees, residents, and visitors.

8. Adequate, convenient and safe parking facilities, in on- and off-street locations.

The Project would provide up to 783 vehicle parking spaces within six subterranean parking levels. Access to residential vehicle parking would be provided via a driveway accessible from Violet Street on the western side of the Site, while access to the office vehicle parking would be provided along Violet Street on the southeast portion of the Site. A residential loading area would be located immediately south of the residential vehicle parking entrance and a commercial loading dock and loading area would be located adjacent to the employee ingress/egress driveway. As such, these would provide for appropriate site access, circulation, and safe and convenient parking.

9. Accessible businesses, residences and other land uses via public and semi-public transportation that is affordable to employees, residents and visitors to promote jobs, businesses and housing opportunities.

The Project would introduce approximately 187,374 square feet of new office space, 21,858 square-feet of new retail and restaurant uses, a 926 square-foot community room, and 347 live/work units, including affordable units. The commercial and residential uses would be located in close proximity to public transit, including multiple local and regional bus lines, several of which provide connections to the Pershing Square and 7th Street Metro Center. Specifically, a bus stop for the Metro Local Line 60 is located at the corner of Santa Fe Avenue and Violet Street, approximately 200 feet west of the Project Site. Thus, the new uses, as well as the existing uses that would be retained, would provide access to commercial and residential uses in close proximity to public transit.

10. Development and rehabilitation of structures meet all code requirements of the City of Los Angeles, guided by urban design, land use and development standards that promote compatibility of industrial, commercial, and housing uses, and which preserve historic resources in the community.

The Project would include the construction of a new mixed-use development, comprised of a residential tower and office building, with up to 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square-feet of new retail and restaurant uses, and a 926 square-foot community room, as well as the retention of five existing buildings that comprise approximately 56,686 square feet, including one building that is identified as historic by SurveyLA. The City has recently issued permits for the conversion

of approximately 5,055 square feet of existing retail and warehouse uses for restaurant uses. The Project, including construction of new uses and the retention of existing uses would comply with the surrounding industrial, commercial, and residential uses. Further the new uses would not result in the demolition of any existing industrial uses.

11. Sustainable development that utilizes precepts of energy efficiency, renewable energy, water resource conservation and reuse, and waste/urban runoff management, among other techniques of sustainability.

The Project would incorporate environmentally sustainable building features and construction protocols as required by the Los Angeles Green Building Code and CALGreen, which would reduce energy and water usage, reducing the Project's greenhouse gas emissions. The Project would also be required to comply with the City's Low Impact Development (LID) Ordinance (Ordinance No. 181,899), which promotes the use of natural infiltration systems, evapotranspiration, and stormwater reuse. Specifically, the Project would include WaterSense-labeled plumbing fixtures, weather-based controller and drip irrigation systems, and water-efficient landscape design, to promote a reduction of indoor and outdoor water use; Energy Star-labeled appliances; and 15% of the total roof area will be solar ready. Furthermore, as conditioned and required by Code, a minimum of 30 percent of the total code-required parking spaces will be capable of supporting future electric vehicle supply equipment (EVSE), and 10 percent of the total code-required parking spaces will be equipped with EV chargers.

12. Land which is free of impediments to development, including, but not limited to the encumbrances of toxics.

A Phase I Environmental Site Assessment (ESA) was completed for the Project and included a review of the Site's environmental records and a site reconnaissance to identify potential on-site hazards. The site reconnaissance revealed no evidence of hazardous substances, aboveground storage tanks, underground storage tanks, floor drains, drums, stains or corrosion, unidentified substance containers, wastewater discharge systems, or unusual odors. Based on the age of the existing on-site buildings, asbestos-containing materials (ACMs) and lead-based paint (LBP) may be encountered during demolition activities. If ACMs and/or LBP are uncovered during demolition activities, the Project would be required to adhere to all federal, state, local regulations prior to their removal. Therefore, there are no on-site toxins and the Project's demolition activities would not result in the deposit of toxins.

13. Open space, parks, and cultural recreational and educational facilities for the enjoyment of employees, residents, and visitors.

Pursuant to LAMC Section 12.21 G, based on the number of units and the mix of unit types, the Project would be required to provide a minimum of 42,775 square feet of residential usable open space, and a total of 21,388 square feet of common open space.

While the Project would be required to provide 42,775 square feet of residential open space, residents would have access to 65,641 square feet of open space, exceeding LAMC requirements. The provided open space would include a 12,280 square-foot ground floor paseo, a ground floor community room, outdoor amenity decks on Floors 4 (accessible to employees only) and Floor 8 of the office building, and two community rooms on Floor 11 of the residential tower. The 3,469 square-foot amenity deck located on Floor 4 of the office building, would be programmed with seating and lounge areas and include an outdoor kitchen. The 25,321 square-foot amenity deck located on Floor 8 of

the office building would provide amenities such as a pool deck, a fitness deck, game areas, and a children's playground.

Open Space Provided¹ (Sq. Ft.)	
Ground Level (Paseo)	12,280
Ground Floor Community Room	926
Office Level 4 Outdoor Deck ¹	3,469
Residential Level 11 Amenity Room	1,935
Office Level 8 Interior Recreation/Amenity Room	7,829
Office Level 8 Outdoor Amenity/ Residential Level 11	25,321
Private Open Space (Balconies)	17,350
Total Common Open Space Provided	48,291
Total Residential Open Space Provided	65,641
¹ The Office Level 4 deck would be usable for the office employees only.	

To ensure pedestrian connectivity throughout the ground level, the Project would provide a 12,280 square-foot ground floor public paseo that would be accessible to pedestrians from 7th Place, Violet Street, and the public alley. The paseo would be activated with a variety of seating and planters, public art display areas, and a vertical garden, all of which would be located adjacent to the ground floor commercial uses. Additionally, 17,350 square feet of private open space would be provided to residents via individual balconies in the residential tower. Thus, the Project would provide both private and common open space, accessible to residents, employees, and visitors of the Site.

14. A project area that projects a positive image to business operations, residents, employees, visitors, and investors.

The Project Site is developed with seven buildings, two open sheds and surface parking areas. The Project would retain five existing buildings that front 7th Place, while redeveloping the southern portion of the Site with a new mixed-use development comprised of a 36-story residential tower and an eight-story office building. Additionally, the Project would provide approximately 187,374 square feet of new office space, 21,858 square-feet of new commercial uses, and a 926 square-foot community room.

The existing buildings range from one to three stories in height, vary in building style, and are examples of the industrial lofts and low-rise warehouses located throughout the Arts District area. Five of the seven existing buildings would be retained as office, retail, restaurant, and warehouse uses as well as six live-work units. In addition to the new residential tower and office building discussed further below, the Project would introduce new features to the Site to ensure the retained existing uses would be integrated with the new mixed-use buildings, creating a unified Site. Specifically, the Project would include a ground floor public paseo that would improve pedestrian access and connectivity throughout the Site by providing connectivity from Violet Street, 7th Place and the alley.

The two new buildings would be designed with a contemporary architectural style but would reflect the industrial character of the surrounding area by utilizing a repetition of stacked components to resemble the structural rhythm of stacked pallets. The new buildings would be constructed with concrete and glass exterior materials and each residential floor would be staggered, with projecting balconies and recessed windows, to

break up the residential tower's facades, creating distinct and off-set planes to reduce the buildings' scale and massing. The ground floor commercial uses would feature an approximately 20-foot floor-to-ceiling glass curtainwalls. Additionally, a portion of the new buildings' facades would be designated with mural visible along the paseo.

The 36-story residential tower would front Violet Street, while the eight-story office building would front both Violet Street and 7th Place. The two new buildings would be connected via a pedestrian bridge which would be accessible on Floor 11 of the residential tower and Floor 8 of the office building. The residential tower would be situated at the southwest corner of the Site and abut the alley and Violet Street and the office building would be situated on the eastern portion of the Site and front both Violet Street and 7th Place. The office building would be eight-stories along Violet Street, however the portion of the office building that would front 7th Place and be located adjacent to the existing three-story building, would also be three-stories, as the office building would be stepped back on Floor 4, creating an outdoor amenity deck, while mirroring the height of the existing adjacent building. Thus, the Project would develop the surface parking lot areas with two new buildings, improved landscaping and on-site circulation, creating a positive image to surrounding and on-site businesses, residents, employees, and visitors.

(a) Section 502 - Redevelopment Plan Map

Section 502 pertains to the relationship between the Redevelopment Plan and the other plans that address development in Central Industrial area and defers to the General Plan, Community Plan, and any applicable zoning ordinance regarding allowable land uses and is further clarified by the CRA/LA in a memorandum dated June 21, 2012.¹ The Project Site is designated as Heavy Industrial in the Central City North Community Plan and is located in the M3-1-RIO zone. The recommended General Plan Amendment would change the Site's land use designation from Heavy Industrial to Regional Center Commercial and the recommended Vesting Zone and Height District Change would change the zoning from M3-1-RIO to [T][Q]C2-2-RIO. Therefore, the Project would comply with Section 502 of the Redevelopment Plan.

(b) Section 503.1 – Industrial Uses

Section 503.1 states that Industrial areas as shown on the Redevelopment Map Plan shall be maintained as consistent with the Community Plan as it now reads or as it may be amended and as permitted by the zoning and LAMC as it now reads or as it maybe be amended. The Project Site is designated as Heavy Industrial in the Central City North Community Plan and is zoned M3-1-RIO. The recommended General Plan Amendment would change the Site's land use designation from Heavy Industrial to Regional Center Commercial and the recommended Vesting Zone and Height District Change would change the zoning from M3-1-RIO to [T][Q]C2-2-RIO. Therefore, the Project would comply with Section 503 of the Redevelopment Plan.

(c) Section 504.2 – Public Street Layout, Rights-of-Way and Easements

Section 504.2 requires that roadway dedications as illustrated in Exhibit 1 of the Redevelopment Plan Map shall remain substantially in existing configuration, however additional public streets, rights-of-way, and easements may be created in the Project as needed for development and circulation. The Bureau of Engineering (BOE) would require

¹ CRA/LA, A designated Local Authority. Clarification Regarding Discretionary Land Use Action. http://www.crala.org/internet-site/Meetings/Board_Agenda_2012/upload/June_21_2012_Item_13.pdf. Accessed February 21, 2020.

a three foot dedication along Violet Street to complete a 33-foot wide half public street right-of-way in accordance with Collector Street standards, a three foot dedication along 7th Place to complete a 33-foot wide half public street right-of-way in accordance with Collector Street standards, and a two and a half dedication along the alley to complete a 10-foot wide half public alley right-of-way. The Project would be required to comply with the required street dedications and improvements to the satisfaction of BOE. Therefore, the Project would comply with Section 504.2 of the Redevelopment Plan.

(d) Section 507 – New Construction and Rehabilitation of Properties

Section 507 requires that new construction and rehabilitation of existing structures located in the Project Area shall comply with all existing regulations. The Project would comply with all applicable federal, state, and local regulations. Therefore, the Project would comply with Section 507 of the Redevelopment Plan.

(e) Section 509 – Limitation on Type, Size, and Height of Buildings

Section 509 states that the type, size and height of buildings shall be limited by applicable federal, state, and local statutes, codes, ordinances and regulations and as generally diagrammed in Exhibit No. 4 of the Redevelopment Plan. The Project would be consistent with the intent of the Redevelopment Plan as well as the Central City North Community Plan and applicable sections of the LAMC. The Project Site is zoned M3-1-RIO. While Height District 1 limits the FAR to 1.5:1 and does not establish a maximum building height, the Project is requesting a Vesting Zone and Height District Change to [T][Q]C2-2-RIO which would permit a maximum FAR of 6:1 and would not establish a maximum building height.

The recommended General Plan Amendment would change the Site's land use designation from Heavy Industrial to Regional Center Commercial and the recommended Vesting Zone and Height District Change would change the zoning from M3-1-RIO to [T][Q]C2-2-RIO, allowing for the proposed residential, commercial and office uses, unlimited height, and a maximum FAR of 6:1. Therefore, the Project would comply with Section 509 of the Redevelopment Plan.

(f) Section 512.1 – Maximum Floor Area Ratios

Section 512.1 requires that the maximum floor area ratios for any parcel in the Redevelopment Plan Area to be no more than three times the parcel area. In total, the Project would contain up to 569,448 square feet of floor area, inclusive of the 56,686 square feet of existing uses on a 2.2 net acre lot for a total FAR of 6:1. The Project will not comply with the max floor area of the Redevelopment Plan Area of 3:1, but has requested a General Plan Amendment and Vesting Zone and Height District Change that would allow for construction of 347 new live/work units and would comply with affordability housing requirements of Measure JJJ. As stated in Section 502 of the Redevelopment Plan, "the land uses permitted in the Project Area shall be those permitted by the General Plan, the applicable Community Plan, and any applicable City zoning ordinance, all as they now exist or are hereafter amended and/or supplemented from time to time. In the event that the General Plan, the applicable Community Plan, or any applicable City zoning ordinance is amended or supplemented with regard to any land use in the Project Area, the land use provisions of this Plan, including without limitation, all Exhibits attached hereto, shall be automatically modified accordingly without the need for any formal plan amendment process." Thus, with approval of the

requested General Plan Amendment and Vesting Zone and Height District Change, the Project would comply with Section 512.1 of the Redevelopment Plan.

(g) Section 513 - Open Space, Landscaping, Light, Air and Privacy.

Section 513 of the Redevelopment Plan defines the approximate amount of total open space to be provided in the Redevelopment Plan area and also states that sufficient space shall be maintained between buildings to provide adequate light, air, and privacy. While this provision applies to the entire CRA Project Area and is not meant to be directly applied to individual development projects, the Project would provide open space areas to generally support this plan provision. The residential tower, office building and five existing buildings would be separated by the ground floor public paseo. Further, the existing on-site buildings, as well as the surrounding buildings, range from one to three stories and height, and thus there would be sufficient space between the tower and any off-site high-rise buildings. Landscaping would be provided in the public paseo and amenity decks. The Project would also comply with open space requirements under LAMC Section 12.21.G. Therefore, the Project complies with Section 513 of the Redevelopment Plan.

(h) Section 514 – Signs and Billboards.

Section 514 prohibits billboards and requires that all other signage conform to the City's signage standards. All signage would comply with the City's sign standards. Therefore, the Project conforms with Section 514 of the Redevelopment Plan.

(i) Section 515 – Utilities

Section 515 requires that all utilities be placed underground if physically and economically feasible. The Project conforms to Section 515 as all utility lines would be placed underground or screened from public view.

(j) Section 516 – Parking and Loading Facilities

Section 516 requires that all parking be provided consistent with the standards of the LAMC and that parking and loading areas be screened/out of view from the public. The Project would provide commercial and residential parking that meets the requirements of the LAMC. Parking for the Project would be located on-site and provided within a six-level subterranean parking garage. In addition, the loading areas for the residential and commercial ground floor space would be located on-site. The commercial loading dock and loading area would be located southeast corner of the Site, adjacent to the employee ingress/egress driveway. The residential loading area would be located immediately south of the residential parking entrance. Therefore, the Project conforms with Section 516 of the Redevelopment Plan.

(k) Section 517 – Setbacks

Section 517 requires that all setback areas be landscaped, paved for accessibility, and maintained by the owner. The Project would include a landscaped and hardscaped, public paseo that traverses the Site. Additionally, as part of the requested Vesting Zone and Height District Change, the Applicant is requesting a Developer Incentive to permit a zero-foot side yard setback in-lieu of the 16 feet otherwise required for the residential floors along the eastern property line. Therefore, the Project conforms with Section 517 of the Redevelopment Plan.

(l) Section 518 – Incompatible Uses

Section 518 prohibits the construction/operation of incompatible uses with the surrounding area and/or the extraction of oil, gas, or other mineral substances. The Project would retain five existing buildings that front 7th Place, while redeveloping the southern portion of the Site with a new mixed-use development comprised of a 36-story residential tower and an eight-story office building. Additionally, the Project would provide approximately 187,374 square feet of new office space, 21,858 square-feet of new commercial uses, and a 926 square-foot community room. Thus, the Project would not introduce any incompatible uses and/or result in the extraction of oil, gas, or other mineral substances. Therefore, the Project conforms with Section 518 of the Redevelopment Plan.

(m) Section 519 – Resubdivision of Parcels

Section 519 states that no parcel shall be resubdivided without Agency approval. As described in the tract report prepared for the Project for the associated case VTT-74890-CN, the Project requested a merger and re-subdivision of 16 existing lots into three ground lots, and 353 residential and eight commercial condominiums. On February 23, 2021, the Letter of Decision for Case No. VTT-74390-CN was issued. The determination of the Deputy Advisory Agency was appealed by an aggrieved party and is pending decision by the City Planning Commission concurrent with the subject case. However, no parcel would be resubdivided without Agency approval, therefore, the Project would conform with Section 519 of the Redevelopment Plan.

(n) Section 521 – Nondiscrimination and Nonsegregation

Section 521 requires that the Project shall not result in discrimination or segregation based upon age, race, color, creed, religion, sex, sexual orientation, marital status, disability, national origin, or ancestry. The Project would include the construction of a new mixed-use development. The Project would be required to comply with all applicable federal, state, and local laws that prohibit discrimination and segregation. Therefore, the Project would conform with Section 521 of the Redevelopment Plan.

(o) Section 522 – Design Guidelines and Development Controls

Section 522 requires that all new improvements to existing and proposed developments be in accordance with the Redevelopment Plan and any other applicable design guidelines and development controls. As clarified by CRA/LA, land use regulations, shall defer to and are superseded by the underlying General Plan, Community Plan, and Zoning Ordinance, including the codified sections of the RIO Overlay. The Project would include a public paseo, street trees, and employ a high quality, attractive, distinguishable architecture (Objective 2), while minimizing the quantity and appearance of parking and loading areas (Objective 4). The Design for Development standards in this area focus on Residential Hotels, Recycling Centers, and Pallet Yards. As the Project is not proposing any of these uses, the Project conforms to Section 522 of the Redevelopment Plan.

(p) Section 523 - Variances, Conditional Use Permits, Building Permits and Other Land Development Entitlements

Section 523 requires that no zoning variance, conditional use permit, building permit, demolition permit or other land development entitlement be issued without approval from the CRA/LA. The Project requests the following entitlements: a General Plan Amendment, Vesting Zone and Height District Change, a Vesting Conditional Use Permit to permit floor area average and residential density transfer, a Main Conditional Use Permit for the onsite sale of a full-line of alcoholic beverages within 10 establishments and Site Plan Review for a project that would result in an increase of 50 or more units. As stated in Ordinance No. 186325, the City Planning Department has assumed the roles and authority of the former CRA/LA, so the City Planning Department would ensure that all entitlements are consistent with the intent of the Central Industrial Redevelopment Plan. Therefore, the Project conforms to Section 523 of the Redevelopment Plan.

(s) Section 524 – Buildings of Architectural and Historical Significance

Section 524 states that prior to redevelopment or rehabilitation of any parcel within the Project Area, the Agency shall determine if any structures located on the applicable parcel(s) are of architectural or historic significance. Further, to the extent practical, special consideration shall be given to the protection, rehabilitation, or restoration of any such structure. SurveyLA identified one of the existing on-site buildings (located at 2140 E. 7th Place) as eligible for listing in the National Register and California Register, and for designation as a Historic Cultural Monument. No other buildings were identified as eligible. As determined in the Project's Cultural Resources Section of the Draft EIR, the demolition of the two existing buildings and construction of the mixed-use development would not directly or indirectly cause a change in the significance of a historic resource. Therefore, the Project would comply with Section 524 of the Redevelopment Plan.

(t) Section 525 – Design for Development

Section 525 authorizes the Agency to establish FAR, height, setback, design, access, and other applicable development and design controls as necessary for both private and public parcels located within the Project Area. The Design for Development standards in this area focus on Residential Hotels, Recycling Centers, and Pallet Yards. As the Project is not proposing any of these uses and is consistent, the Project conforms to Section 525 of the Redevelopment Plan.

River Improvement Overlay District

The Project Site is located within the River Improvement Overlay Zone (RIO) and would be required to comply with the Los Angeles River Design Guidelines, which establishes best practices for designing projects located within the RIO District. The Los Angeles River Design Guidelines consist of overarching objectives followed by a list of specific implementation strategies. These strategies address river-adjacent development. Although the Project is located within the boundaries of the RIO District, the Project Site is separated from the Los Angeles River by existing railroad tracks and is not immediately adjacent or accessible from the River. Nevertheless, the Project would further the relevant objectives of the Los Angeles River Design Guidelines, including employing high quality, attractive and distinguishable architecture and minimizing the quantity and appearance of parking and loading areas by locating all parking underground and placing loading areas within the building or away from public view.

Sewerage Facilities Element

The Sewerage Facilities Element of the General Plan will not be affected by the recommended action. The sewer system will be able to accommodate the total flows for the Project, further detailed gauging and evaluation may be needed as part of the permit process to identify a specific sewer connection point. If the public sewer has insufficient capacity then the Applicant will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at that time. Ultimately, this sewage flow will be conveyed to the Hyperion Treatment Plant, which has sufficient capacity for the Project.

3. Charter Finding – City Charter Finding 555. The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic or physical identity.

- a. Amendment in Whole or in Part.** The General Plan Amendment represents an Amendment in Part of the Central City North Community Plan, representing a change to the social, physical and economic identity of Project Site, which is currently designated as Heavy Industrial and zoned M3-1-RIO. The Project's initiated General Plan Amendment from Heavy Industrial to Regional Commercial, and recommended Vesting Zone Change and Height District Change from M3-1-RIO to [T][Q]C2-2-RIO would allow for the proposed mix of live-work units, office, and commercial uses, supporting the City's efforts to provide housing in appropriate infill locations near existing activity centers, while retaining complementary commercial and office uses.

The Project Site has its own social, physical and economic identity in that it is comprised of sixteen contiguous parcels totaling approximately 94,946 square feet of lot area (2.2 acres) and is currently improved with seven buildings that comprise approximately 63,530 square feet of floor area. The on-site uses are a mix of retail, office, warehouse and one four-unit and one six-unit live/work building, located in the Central City North Community Plan Area. The Project Site is immediately surrounded by a mix of retail, restaurant, a hotel, and office uses, as well as an office development, currently under construction, which was formerly a recycling center and distribution facility contained in low-rise and mid-rise buildings of widely varying age. The proposed uses are compatible with and complement the existing mix of office, industrial, live/work, arts production, and retail uses within the immediately surrounding area.

The Project Site's location will help the City achieve land use goals of increasing density near transit and existing activity centers. The Project Site is located within a Transit Priority Area and would be located in close proximity to public transit, including multiple local and regional bus lines, several of which provide connections to the Pershing Square and 7th Street Metro Center. Specifically, a bus stop for the Metro Local Line 60 is located at the corner of Santa Fe Avenue and Violet Street, approximately 200 feet west of the Project Site.

The Project represents an opportunity to provide new housing for a mix of incomes, and job-producing commercial uses including office, retail, and restaurants, which are uses that are compatible and complementary to the immediate area. The Applicant has requested a Developer Incentive to permit a zero-foot side yard in lieu of the 16 feet otherwise required by LAMC Section 12.14 C.2 for the residential floors along the eastern property line. If the Developer Incentive were not approved, the number of live-work units would be reduced, contributing less overall to the City's goals and the Central City North Community Plan's goal and objective of providing an equitable distribution of housing type and cost, as well as developing incentives that encourage

the production of various types of housing. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. The Project appropriately locates needed residential density near transit, jobs, entertainment, and services within Downtown, creates new commercial uses for the neighborhood, and promotes pedestrian activity in the general vicinity.

The Arts District is a neighborhood of Downtown Los Angeles that has historically been characterized by industrial, warehousing, and distribution uses, and is an important part of the City's physical identity. The General Plan Amendment would allow the Project Site to contribute commercial, live-work residential, retail, and restaurant uses to strengthen the economic identity of the surrounding area, which currently includes a mix of office, industrial, residential, commercial, retail and restaurant uses ranging from low-rise to medium-rise buildings. The General Plan Amendment would allow new development to bring a mix of uses that would result in an active street life, while also maintaining office, retail, and residential uses on the Project Site, thereby contributing to the conservation of the significant economic identity of the Site while introducing new commercial and residential uses that contribute to the significant social and physical identity of the district.

Although the Site, as well as several other properties in the immediate area, are designated for heavy industrial uses, the immediate vicinity is characterized by a mix of office, residential, industrial, retail, restaurants, and other commercial uses contained in low-rise and mid-rise buildings. The Project Site itself is no longer being utilized for industrial related purposes, as it currently incorporates residential live-work, office, retail, warehouse, and restaurant uses, which are not uncommon in the immediate area. Nearby residential buildings include the 726 Lofts, Amp Lofts, and the Walnut Building.

Redesignating the land use of the Project Site reinforces an area that has its own economic and physical identity in the form of: 1) contributing to the available housing stock within the City and towards alleviating the housing crisis in the City, 2) furthering the General Plan Land Use Element's policies to focus development in areas that are accessible to existing activity centers and transit, providing compatible and complementary live-work and economically productive uses in the immediate area around the Project Site, which supports the provisions of the Central City North Community Plan.

Therefore, the General Plan should be amended in part through the Central City North Community Plan as the Project would contribute to and strengthen an area which has significant social, economic or physical identity.

4. Charter Finding - City Charter Finding 556.

The Project Site is located within the Central City North Community Plan area, which is one of the 35 community plans that comprise the Land Use Element of the General Plan. The Community Plan designates the Site with a land use designation of Heavy Industrial which lists the corresponding zone of M3. The site is presently zoned M3-1-RIO, which is consistent with the existing land use designation. As recommended, the amendment would re-designate

the Project Site from Heavy Industrial to Regional Center Commercial. The amendment of the land use designation, in conjunction with the recommended Vesting Zone and Height District Change to [T][Q]C2-2-RIO, would allow the redevelopment of the Site with a new mixed-use project comprised of 347 live-work units, 187,374 square feet of office space, 21,858 square feet of commercial space to be used for retail and restaurants.

The Site is located within an immediate area that is designated and zoned for manufacturing uses but has been developed and continually utilized with a mixture of residential, commercial, and manufacturing uses. The Project Site is no longer being utilized for industrial related purposes, as it currently incorporates residential live-work, office, retail, restaurant, and minimal warehouse uses. The Project Site has been adaptively reused for residential and commercial purposes since approximately 1984, 1991, 2015, and 2016. The Project is consistent with the land use patterns and uses in the immediate area, which is developed with a variety of commercial, residential, and live-work projects on properties zoned for industrial uses. Further, the 2.2-acre Project Site is not well-suited for modern large-scale industrial operations. The adopted Central City North Community Plan notes that “the Central City North Community plan encourages the continued and expanded development of a thriving artists-in-residence community in the plan and proposed redevelopment areas.” The Project’s proposed uses that would be implemented by the proposed General Plan Amendment and Vesting Zone and Height District Change are generally consistent with the overarching vision of the adopted Community Plan.

As detailed in Finding No. 2 above, the initiated General Plan Amendment complies with Los Angeles City Charter Section 556 in that it is in substantial conformance with the purposes, intent and provision of the General Plan and its elements, including the Framework Element, Housing Element, Mobility Element, Health and Wellness and Air Quality Elements and the Land Use Element – Central City North Community Plan, as the Project would increase housing choices at varying income levels and different unit types; introduce new land uses while providing complementary economically productive uses; and enhance the pedestrian environment by activating ground floor uses, within proximity to transit and existing employment, amenity, and commercial centers within and around the Downtown Center.

5. **Charter Finding – City Charter Finding 558.** The proposed Amendment to the Central City North Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

Public Necessity, Convenience, and General Welfare.

The recommended amendment to the Central City North Community Plan would re-designate the land use designation of the Project Site from Heavy Industrial to Regional Center Commercial. In conjunction with the recommended amendment, the recommended Vesting Zone and Height District Change from M3-1-RIO to [T][Q]C2-2-RIO would permit the development of the Project Site with a new 36-story mixed-use project comprised of 347 live-work residential units, 187,374 square feet of office, and 21,858 square feet of retail and restaurant uses. As the existing land use designation and zone would not permit new residential development, the amendment is necessary to allow for the Project, although the Site is currently occupied with 10 vacant live-work units.

On April 8, 2015, Mayor Eric Garcetti released the Sustainable City pLAn, a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth a goal of creating 100,000 new housing units by 2021. This same goal was carried forward in the Green New Deal Sustainable City pLAn 2019. The proposed amendment would allow the Site to be redeveloped and to provide 347 live-work units, of which five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and

11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. The Project would be an infill development within an immediate vicinity that is developed with a mixture of residential, commercial, and light manufacturing uses. Specifically, the Project Site is surrounded by mix of retail, restaurant, a hotel, office uses, as well as an office development, currently under construction, which was formerly a recycling center and distribution facility contained in low-rise and mid-rise buildings of widely varying age. As described by the Community Plan, the area includes several old warehouses now converted to artist lofts and studios. The Project Site itself is no longer being utilized for industrial related purposes, as it currently incorporates vacant live-work units, office, retail, restaurant, and minimal warehouse use.

As previously discussed, the seven existing buildings were constructed in approximately 1929, 1949, 1950, 1952, 1965, and 1981 respectively. As the existing buildings, sheds and surface parking area encompass the entire Site, there is no on-site outdoor open space. The new mixed-use building would provide 65,641 square feet of open space in compliance with LAMC requirements, which would include new landscaping, a ground floor public paseo, private residential balconies, rooftop amenities, and planting of trees. As proposed, the Project would improve the livability and general welfare of the future residents of the development by providing on-site open space, amenities, and on-site commercial and office uses. The Project would further promote foot traffic through the development of a strong street wall (along Violet Street and 7th Place), new sidewalks and street trees, and a new ground floor paseo open to the public that would provide pedestrian access from the alley, Violet Street, and 7th Place.

The Project would place new housing near employment, amenities, and commercial areas within the Arts District and the greater Downtown core, as well as near public transit. The Project locates needed residential density near existing employment centers, entertainment, and services, and transit, creates new office, retail, and restaurant, for the neighborhood, and promotes pedestrian activity in the general area.

Approval of the initiated General Plan Amendment from Heavy Industrial to Regional Center Commercial would allow the Project to help address the City's housing shortage and need for affordable housing by providing a mixed-income, mixed-use residential development. In addition, the Project would make more efficient use of land by adding density while still retaining five existing on-site buildings and providing for new employment opportunities. The Project would accommodate projected population growth in the area, while being compatible with its surrounding uses. Accordingly, the initiated General Plan Amendment would be in conformity with public necessity, convenience, and general welfare.

Good Zoning Practice

The Project Site is designated by the Community Plan for Heavy Industrial land uses and is zoned M3-1-RIO. This zoning is consistent with the existing land use designation. Although the Site, as well as a number of other properties in the immediate area, are designated for heavy industrial uses, the immediate vicinity is characterized by a mix of retail, restaurant, a hotel, office uses, as well as an office development, currently under construction, which was formerly a recycling center and distribution facility contained in low-rise and mid-rise buildings of widely varying age. The Project Site itself is no longer being utilized for industrial related purposes, as it currently incorporates vacant live-work uses, office, retail, and restaurant uses, which are not uncommon in the immediate area. Nearby residential buildings include the 726 Lofts, Amp Lofts, and the Walnut Building.

The proposed amendment would allow for the Project to contribute to alleviating the City's housing shortage through the provision of 347 new live-work units, of which five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. As the surrounding area is developed with a mixture of residential, commercial, office and light manufacturing uses, the Project would introduce a complementary and compatible use with the range of uses that exist in the vicinity.

The proposed 36-story residential tower would be taller than other buildings in the immediate surrounding area, however the Project would be consistent with the Arts District evolving neighborhood, originally comprised of low-scale manufacturing and industrial uses, but which now includes proposed projects such as 670 Mesquit with a 32-story tower, a nine-story mixed-use development located at 2136 Violet Street, and 6AM with a 58-story tower. As such, approval of the Project would allow for the development and use of the Site for residential, retail, restaurant, and office uses consistent with the scale of existing and proposed developments within the surrounding neighborhood.

As proposed, the Project would provide new housing for a mix of incomes and would offer amenities that would improve the quality of life for existing and future residents as well as the surrounding community. The General Plan Amendment would result in a Project that will retain productive employment-generating uses on the site, which would complement existing uses in the vicinity, while also providing much-needed residential units with commercial land uses on the ground level. The Project promotes a more walkable lifestyle by locating office, commercial, and residential uses within proximity of transit and existing job centers and services. Furthermore, as described in Finding No. 2, the amendment would allow the development of the Site with a residential use that is consistent with the objectives and policies of the Community Plan and is compatible with the existing and proposed development of the surrounding area. Therefore, the initiated General Plan Amendment to Regional Center Commercial would be in conformity with good zoning practices and with development patterns in the immediate area.

ENTITLEMENT FINDINGS

6. Vesting Zone Change, Height District Change, and "T" and "Q" Classification Findings.

- a. Pursuant to Section 12.32 C of the Los Angeles Municipal Code (LAMC), and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

Public Necessity. The subject property is currently designated and zoned for Heavy Industrial, which prohibits residential uses. The recommended amendment to the Central City North Community Plan would re-designate the land use designation of the Project Site from Heavy Industrial to Regional Center Commercial. The recommended Vesting Zone and Height District Change from M3-1-RIO to [T][Q]C2-2-RIO would permit the development of the Project Site with a new mixed-use project comprised of 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial uses, and a 926 square-foot community room. As the existing land use designation and zone would not permit new live-work units, the amendment is necessary to permit the redevelopment of the Site.

On April 8, 2015, Mayor Eric Garcetti released the Sustainable City pLAn, a roadmap to achieve short-term results while setting the path to strengthen the transformation of the City in the decades to come. As part of the plan, the Mayor set forth a goal of creating 100,000 new housing units by 2021. This same goal was carried forward in the Green New Deal Sustainable City pLAn 2019. The proposed amendment would allow the Site to be redeveloped and to provide 347 new live-work units, of which five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. The Project would be an infill development within an immediate vicinity that is developed with a mixture of residential, commercial, and light manufacturing uses. The Project Site is immediately surrounded by mix of retail, restaurant, a hotel, office uses, as well as an office development, currently under construction, which was formerly a recycling center and distribution facility contained in low-rise and mid-rise buildings of widely varying age. As described by the Community Plan, the area includes several old warehouses now converted to artist lofts and studios. The Project Site itself is no longer being utilized for industrial related purposes, as it currently incorporates vacant live-work, office, retail, restaurant, and minimal warehouse uses. Accordingly, the proposed Vesting Zone and Height District Change would be in conformity with public necessity.

Convenience. Approval of the Vesting Zone and Height District Change would permit the development of the Project Site with a new mixed-use development, comprised of a residential tower and office building, with up to 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial uses, and a 926 square-foot community room. The Project would place housing within close proximity to employment, amenities, and commercial areas within the immediate vicinity as well as within the greater Downtown core, and near public transit. In addition, as previously discussed, as the seven existing buildings, sheds and surface parking encompass the entire site, there is currently no on-site outdoor open space. The Project would provide 65,641 square feet of open space, which would include new landscaping, rooftop decks, a ground floor public paseo, private residential balconies, and planting of trees. As proposed, the Project would improve the livability and general welfare of the future residents and employees of the development. The Project would further promote foot traffic through the development of a strong street wall (along Violet Street and 7th Place), new sidewalks and street trees, and a new ground floor public paseo that would provide pedestrian access from the alley, Violet Street, and 7th Place.

In sum, the Project locates needed residential density near existing employment centers, entertainment, and services, and transit. The Project creates new retail, restaurant, and art uses for the neighborhood, and promotes pedestrian activity in the general area. Accordingly, the proposed Zone and Height District Change would be in conformity with the public convenience.

General Welfare. Approval of the requested Vesting Zone Change and Height District Change would allow for the development of 347 new live-work units that would contribute to alleviating the City's housing shortage. As the Project would retain six of the existing 10 existing on-site live-work units, the Project would result in a total of 353 units. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11

percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. Thus the Project would help to address the City's need for affordable housing. In addition, the Project would make efficient use of land by adding density while still providing employment and residential uses, to the benefit of the future on-site residents as well as the existing neighborhood. Accordingly, the initiated General Plan Amendment would be in conformity with public necessity.

Good Zoning Practice. The Project Site is designated by the Community Plan for Heavy Industrial land uses and is zoned M3-1-RIO. This zoning is consistent with the existing land use designation. Although the Site, as well as other properties in the immediate area, are designated for heavy industrial uses, the immediate vicinity is characterized by mix of retail, restaurant, a hotel, office uses, as well as an office development, currently under construction, which was formerly a recycling center and distribution facility contained in low-rise and mid-rise buildings of widely varying age. The Project Site itself is no longer being utilized for industrial related purposes, as it currently incorporates vacant live-work, office, retail, restaurant, and minimal warehouse uses, which are consistent with the surrounding uses. Nearby residential buildings include the 726 Loft, Amp Lofts, and the Walnut Building.

The proposed amendment would allow for the Project to contribute to alleviating the City's housing shortage through the provision of 347 new live-work units and affordable units, and would also include job-producing office and commercial uses. As the surrounding area is developed with a mixture of residential, commercial, retail and light manufacturing uses, the Project would introduce a complementary and compatible use with the range of uses that exist in the vicinity of the Project Site. The five on-site buildings that would be retained as part of the Project and are located on the northern portion of the Site, range in height from one to three stories. As stated above, the Project would include the construction of a new mixed-use development, comprised of a 36-story residential tower with a maximum height of 425 feet and an eight-story office building with a maximum height of 131 feet. The residential tower would be located on the southwest portion of the Site and the office building would be located on the eastern portion of the Site, with frontage along Violet Street and 7th Place. Further, while the office building would be eight stories tall along Violet Street, the proposed building would step down to three-stories and a maximum height of 36 feet along 7th Place, creating the appearance of a continuous one-to-three-story façade along 7th Place, with the taller eight and 36-story buildings recessed from view. The Project would be consistent with the Arts District evolving neighborhood, originally comprised of low-scale manufacturing and industrial uses, but which now includes proposed projects such as 670 Mesquit with a 32-story tower, a nine-story mixed-use development located at 2136 Violet Street, and 6AM with a 58-story tower.

As proposed, the Project would provide new housing for a mix of incomes and would offer amenities that would improve the quality of life for existing and future residents as well as the surrounding community. The General Plan Amendment would result in a Project that retains employment-generating uses on the site that complement existing uses in the vicinity, while also providing much-needed live-work units with commercial land uses on the ground level. The Project promotes a more walkable lifestyle by locating commercial and residential uses within proximity of transit and existing job centers and services. Furthermore, as described in Finding No. 2, the amendment would allow the development of the Site with a residential use that is consistent with the objectives and policies of the Community Plan and is compatible with the existing and proposed development of the surrounding area. Therefore, the initiated General Plan Amendment to Regional Commercial would be in conformity with good zoning practices and with development

patterns in the immediate area.

b. “T” and “Q” Classification Findings.

Per LAMC Section 12.32 G.1 and 2, the current action, as recommended, has been made contingent upon compliance with new “T” and “Q” conditions of approval imposed herein for the Project. The “T” Conditions are necessary to ensure the identified dedications, improvements, and actions are undertaken to meet the public’s needs, convenience, and general welfare served by the actions required. These actions and improvements will provide the necessary infrastructure to serve the proposed community at this Site. The “Q” conditions that limits the scale and scope of future development on the Site are also necessary to protect the best interests of and to assure a development more compatible with surrounding properties and the overall pattern of development in the community, to secure an appropriate development in harmony with the General Plan.

Vesting Conditional Use for Floor Area Averaging

7. Vesting Conditional Use (Floor Area Averaging) Findings

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

The averaging of floor area ratios may be permitted for buildings which comprise a unified commercial or mixed-use development in the C zone, even if buildings on each individual parcel or lot would exceed the permitted floor area ratio. However, the floor area ratio of the unified development, when calculated as a whole, may not exceed the maximum permitted floor area ratio for the height district in which the unified development is located. The Project Site is comprised of 3 separate legal lots, as proposed by VTT-74890-CN, and development on the lots would range from 1.55:1 to 7.86:1 FAR, with an average 6:1 FAR for the entire site. The average 6:1 FAR would be consistent with the 6:1 FAR requested as part of the associated Zone and Height District Change request, and consistent with the intent of the Central City North Community Plan and Central Industrial Redevelopment Plan.

Floor area averaging would allow the Project to provide an appropriate mix of uses distributed across the Site. The Project would enhance the built environment through the unified development of the Site and would include essential and beneficial uses through the synergetic balance of retail, restaurant, office, and residential uses. The Project would also enhance the built environment in the surrounding area through both the retention of five existing on-site buildings which are examples of the industrial lofts and low-rise warehouses located throughout the Arts District area, one of which is a brick building that SurveyLA identifies as historic, and the provision of new buildings which are compatible with and respond to the mix of light industrial, commercial, and residential uses located in the surrounding area. Additionally, the Project would improve pedestrian connectivity throughout the Site and surrounding area by providing a 12,280 square-foot ground floor public paseo which would provide pedestrian access to 7th Place, Violet Street, and the alley which abuts the western property line.

The Project would also benefit the community, City, and region by providing quality commercial uses to the area and would contribute to the existing and evolving Arts District neighborhood comprised of creative production and light industrial uses, galleries, commercial and retail uses, and residential uses. The Project would provide much-needed multi-family housing units to the City's housing supply, including 347 new live-work units.

The Project would perform a function beneficial to the community as, the Project is subject to LAMC Section 11.5.11, Measure JJJ, an affordable housing and fair labor measure approved by voters in 2017. The requested General Plan Amendment and Vesting Zone and Height District Change would allow residential uses where not previously permitted and as conditioned, the Project would be required to provide five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. The Project would also be required to pay prevailing wages for construction workers and ensure a percentage of the construction workforce reside in the City.

Without the FAR averaging approval, the number of provided residential units would be reduced, contributing less overall to the City's goals and the Central City North Community Plan's goal of providing adequate housing for all persons regardless of income, age, or ethnic background. Additionally, the averaging contributes to the provision of commercial space which further supports the Arts District's evolving neighborhood from a solely industrial and wholesale district, to a community comprised of creative production and light industrial uses and commercial uses, including retail and restaurant uses. Finally, the residential component of the Site would be required to take up a greater portion of the land area of the Site, limiting efforts to maximize open space areas, pedestrian walkability, and public improvements which serve the Project. Therefore, FAR averaging will allow full utility and flexibility of the amenities and uses proposed for the Site and which serve the greater area.

- b. 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 Site is located in the Arts District neighborhood, adjacent to the Los Angeles River, and bound by 7th Place to the north, Violet Street to the south, and an alley to the west. The Project Site is currently improved with seven buildings that comprise approximately 63,530 square feet of floor area and range in height from one to three stories. On-site uses include 6,983 square feet of office space, 25,739 square feet of retail uses, 2,109 square of warehouse uses, and 10 vacant live-work units. The five existing buildings located on the northern portion of the Project Site comprise approximately 56,686 square feet and would be retained with six live-work units, and office, retail, restaurant, and warehouse uses. The two remaining existing buildings that comprise approximately 6,844 square feet, as well as two open sheds, and surface parking areas located on the southern portion of the Site, would be demolished to allow for the construction of a new mixed-use development. The new mixed-use development would be comprised of a residential tower and office building with up to 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial uses, and 926 square feet of a community room. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale

provisions. The 36-story residential tower would be a maximum height of 425 feet and be located on the southwest portion of the Site and the eight-story office building would be maximum height of 131 feet located on the eastern portion of the Site. Upon completion, the Project would include 569,448 square feet of floor area, with a maximum FAR of up to 6:1.

The Project includes active ground floor uses that would feature an approximately 20-foot floor-to-ceiling glass curtainwalls that wraps around both the new office and residential building facing 7th Place, within the ground floor paseo and along Violet St. Additionally, a portion of the new buildings' facades would be designed with murals and be visible along the paseo. The Project would improve pedestrian connectivity throughout the Site by providing a 12,280 square-foot ground floor public paseo that would be activated with a variety of seating and planters, display areas for public art, and a vertical garden, all of which would be located adjacent to the ground floor commercial uses and provide pedestrian access to 7th Place, Violet Street, and the alley. These proposed improvements, including the inclusion of materials that allow for high visibility at the ground floor, new street trees along Violet Street, and usable ground floor outdoor areas throughout the Site, would activate the pedestrian realm, as well as improve the public welfare and safety of the area, all of which is within walking distance to public transit and surrounding retail, restaurant, residential, and office uses.

Floor Area Ratio averaging across the development would be desirable to the public convenience and welfare because it facilitates a beneficial mix of uses and allows for a cohesive site design, creating active and safe pedestrian environments and supports the preservation of five existing on-site buildings which are examples of the industrial lofts and low-rise warehouses located throughout the Arts District area, one of which is a brick building which SurveyLA identifies as historic. Further, the Project would introduce the provision of new buildings which are compatible with and respond to the mix of light industrial, commercial, and residential uses located in the surrounding area.

The Project's size, height, and architecture have been designed to integrate with the surrounding Arts District Neighborhood. The surrounding area is characterized by varied scales, height, and intensity, with both new and older development at various scales and in various forms. The existing on-site buildings which would be retained range from one to three stories in height, vary in building style, and are examples of the industrial lofts and low-rise warehouses located throughout the Arts District area. The design and operations of the Project consider and respond to both the planned form, current transitional state of the Arts District neighborhood, and intended vision in the Community Plan and General Plan. The two new buildings are designed with a contemporary architectural style but would reflect the industrial character of the surrounding area by utilizing a repetition of stacked components to resemble the structural rhythm of stacked pallets. The new buildings would be constructed with concrete and glass exterior materials and each floor would be staggered, with projecting balconies and recessed windows, to break up the buildings' facades, creating distinct and off-set planes to reduce the buildings' scale and massing. The ground floor commercial uses would feature an approximately 20-foot floor-to-ceiling glass curtainwalls along both the new office and residential buildings facing 7th Place, within the ground floor paseo, and along Violet St. Further the eight-story office building would step down to three stories with a rooftop deck along 7th Place and be consistent with the surrounding low scale development adjacent to the Los Angeles River and the three story brick building to the immediate west, while the 36-story residential tower would be compatible with the various proposed comparable developments in the Arts District area with similar proposed heights. Specifically, two nearby developments, including the 670 Mesquit project which will include a 32-story tower and the 6 AM project which will include a 58-story tower.

Therefore, the Project would not adversely affect the surrounding neighborhood, properties, or public health, welfare and safety.

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

As discussed above, in Finding 2 the Project generally conforms with the purpose, intent, and provisions of the General Plan, Central City North Plan, River Improvement District Overlay, and Central Industrial Redevelopment Plan. The Project would provide mixed income housing within the Arts District neighborhood, in close proximity to transit, with ground floor commercial spaces and a 12,280 square-foot ground floor public paseo that would activate the pedestrian realm, would include energy efficiency and sustainability in new construction, prevailing wage jobs, affordable housing, and would retain five existing on-site buildings which are examples of the industrial lofts and low-rise warehouses located throughout the Arts District area, one of which is a brick building that SurveyLA identifies as historic. The design, uses, and other components of the Project conform with the various plans goals, policies and objectives of the plans for the area.

d. That the Project is a Unified Development as defined by LAMC Section 12.24 W.19 (c).

The Project is a mixed-use development consisting of 347 new live-work units and approximately 187,374 square feet of new office space, 21,858 square feet of new commercial uses, and 926 square feet of artist production amenity space. A Unified Development is defined by LAMC Section 12.24 W.19 as a development which is:

1. A combination of functional linkages such as pedestrian or vehicular connections;
2. In conjunction with common architectural and landscape features, which constitute distinctive design elements of the development;
3. Is composed of two or more contiguous parcels, or lots of record separated only by a street or alley; and
4. When the development is viewed from adjoining streets appears to be a consolidated whole.

The Project is functionally unified by pedestrian, structural, architectural and programmatic connections. The Project's 12,280 square-foot ground floor public paseo would provide pedestrian ground floor connectivity throughout the Site and equally distributed landscaped and passive activity amenities throughout the ground floor. Additionally, the two new buildings would be connected via a pedestrian bridge which would be accessible on Floor 11 of the residential tower and Floor 8 of the office building. The pedestrian bridge would lead to the office buildings' 33,150 square feet Floor 8 amenity and recreation space. This connection would structurally and functionally connect the 36-story residential tower and eight-story office building. Vehicular parking would be provided in a six level subterranean parking lot, with a residential ingress/egress driveway accessible from the public alleyway and an office ingress/egress driveway accessible from Violet Street. Short-term bicycle parking for residential, office, restaurant and retail uses would be provided along the ground floor paseo entrances near 7th Place and the alleyway and some spaces located on the corner of the alleyway and Violet Street adjoining the residential tower. Long-term bicycle parking would all be located in Level P1 of the subterranean parking lot.

The design of the Project considers and respond to both the planned form, current transitional state of the Arts District neighborhood, and intended vision in the Community Plan and General Plan as well as presents a consistent modern architectural theme. The two new buildings are designed with a contemporary architectural style but would reflect the industrial character of the surrounding area by utilizing a repetition of stacked components to resemble the structural rhythm of stacked pallets. The new buildings would be constructed with concrete and glass exterior materials and each floor would be staggered, with residential projecting balconies and recessed windows, to break up the buildings' facades, creating distinct and off-set planes to reduce the buildings' scale and massing. While the office building would be eight-stories along Violet Street, as conditioned, the portion of the building that would front 7th Place and would be located adjacent to the existing three-story building and the Los Angeles River, would also be three-stories, as the office building would be stepped back on Floor 4, creating an outdoor amenity deck, while mirroring the height of the existing adjacent building.

Along 7th Place, five existing buildings would be retained as part of the Project. As stated above, a portion of the new office building would be located on the northeastern corner of the Site, along 7th Place, and adjacent to the existing three-story brick building. While the office building would be eight stories along Violet Street, as conditioned, the eight-story office building would step down to three-stories along 7th Place, to mirror the height of the existing three-story building and create a unified frontage. The Site's surface parking areas currently make up the frontage along Violet Street, however under the Project, the southern portion of the Site would be developed with a residential tower and office building, connected by a pedestrian bridge. The new buildings' architecture would be contemporary while also reflecting the industrial character of the surrounding area and utilize a repetition of stacked components to resemble the structural rhythm of stacked pallets. While neither building would be identical in height, size, or massing, the same materials, glass and concrete, and overall design, would be applied to both new buildings, resulting in a unified Violet Street and 7th Place frontage. The ground floor public paseo would provide various pedestrian access points throughout the Site, creating new connections from the north, south, and west portions of the Site, and between the new and existing uses. As such, the development viewed from adjoining streets appears to be a consolidated whole.

Finally, as described in the tract report prepared for the Project for the associated case VTT-74890-CN, the Project requested a merger and re-subdivision of 16 existing lots into three ground lots, and 353 residential and eight commercial condominiums, and therefore is composed of two or more contiguous parcels. Therefore, the Project would meet the definition of a Unified Development.

8. Conditional Use Findings for Conditional Use Permit

In conjunction with the development of the Project, the Applicant is requesting a Main Conditional Use Permit (MCUP) to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to 10 establishments. The following are the findings for a MCUP to permit the sale and dispensing of alcoholic beverages as required by LAMC 12.24 E and 12.24 W.1.

- a. 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.***

The Project includes the demolition of two of the seven on-site buildings, two open sheds, and surface parking areas located on the southern portion of the Site, and the construction of a new mixed-use development, comprised of a residential tower and office building,

with up to 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial uses, and a 926 square-foot community room. The five existing buildings located on the northern portion of the Project Site would be retained with six live-work units, and office, retail, restaurant, and warehouse uses. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. The uses would be located in two new buildings: a 36-story residential tower with a maximum height of 425 feet located on the southwest portion of the Site and an eight-story office building with a maximum height of 131 feet located on the eastern portion of the Site. Upon completion, the Project would include 569,448 square feet of total floor area and 783 vehicle parking spaces provided in six subterranean levels.

In conjunction with the development of the Project, the Applicant is requesting a Main Conditional Use Permit (MCUP) to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to 10 establishments (i.e., restaurant and retail uses). Specifically, the Project proposes 10 permits for on-site consumption in conjunction with proposed restaurants located on the ground floor commercial spaces of the office and residential building.

The Project Site is located within the Central City North Community Plan area, and is currently designated for Heavy Industrial land uses corresponding to the M3-1-RIO Zone. The Project is requesting a General Plan Amendment to change the land use designation on the Project Site to Regional Center Commercial, and a Vesting Zone and Height District Change to change the zoning on the Project Site to [T][Q]C2-2-RIO.

The area surrounding the Project Site is urbanized and improved with a range of industrial uses, residential uses, restaurants, and commercial uses contained in low-rise and mid-rise buildings of widely varying age. To the west, across the alley, are a mix of one and two-story commercial and manufacturing uses. Restaurant, retail, office, and hotel uses are located in two and three-story buildings to the north, across 7th Place. To the east, is a surface parking lot, railroad tracks, and the Los Angeles River and to the south of the Project Site, across Violet Street, is a vacant parcel and a mix of commercial and manufacturing uses, including an office development, currently under construction, which was formerly a recycling center and distribution facility. Residential uses closest to the Project Site include the three-story Loft 726, located northwest at 726 S Santa Fe Avenue, and the two-story joint live work condos, located to the north at 2135 East 7th Place.

The proposed restaurant uses would be desirable to the public convenience and welfare as the uses are in a convenient infill location accessible to nearby residents, workers, and visitors. The Project would provide convenient eating and shopping places to serve the residents, employees and visitors in the area, and add to the number of available dining venues. The offering of food and alcohol in conjunction with the proposed uses would be a benefit as an amenity to current and future residents and visitors and would also serve as an attraction and amenity to future residents and guests, as other residential projects are also in development in proximity.

A variety of commercial uses is an intrinsic part of the service amenities that are necessary for the conservation, development, and success of a vibrant neighborhood. The proposed Regional Center Commercial land use designation allows for the proposed restaurant

uses. The ability for the Site to offer a full line of alcoholic beverages would allow the restaurants to remain competitive with other similar uses serving the same area, as alcohol service is a common and expected by patrons as part of these commercial uses. Further, patrons are drawn to the immediately surrounding area due to the shopping, entertainment, and dining experiences available to them, and offering a full line of alcoholic beverages at these uses on the Project Site would enhance the dining and entertainment experience for visitors, employees, and residents in the vicinity. Further, the on-site consumption of alcohol is a common and expected component of restaurants, which would provide a function and beneficial service to patrons visiting the area. In light of the above, the Project would perform a function that enhances the character of the area, which is appropriate within the context of the proposed Regional Center Commercial land use designation.

The MCUP provides an umbrella entitlement with conditions that apply to the Project Site and in general to all venues, including the retail and restaurant uses. These conditions include, but are not limited to, security measures, such as a camera surveillance system and appropriate lighting in the evening hours, except routine clean-up, and of prohibiting adult entertainment. In addition, all music, sound or noise which is under the control of the Project Applicant shall be in compliance with the Citywide Noise Ordinance. Further, loitering is prohibited on and around the premises, and the Project Applicant will be required to maintain the premises and sidewalk in good condition. These conditions will be supplemented by more specific conditions designed to address the characteristics of each individual establishment a Plan Approval which will be required, prior to the effectuation of the approval for each respective tenancy identified above, where more specific physical and operational restrictions. Under these Plan Approvals, the Zoning Administrator and LAPD have the opportunity to comment and recommend any conditions, including the maximum number of indoor seats, as determined by the Department of Building and Safety.

As such, the on-site service of alcoholic beverages at up to 10 establishments within the Project's restaurants and retail uses, as part of the mixed-use development would enhance the built environment in the surrounding neighborhood, and would provide a function that is beneficial and compatible with the character of the surrounding community and commercial viability of the region as a whole.

b. 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 includes the demolition of two of the seven on-site buildings, two open sheds, and surface parking areas located on the southern portion of the Site, and the construction of a new mixed-use development, comprised of a residential tower and office building, with up to 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial uses, and a 926 square-foot community room. The five existing buildings located on the northern portion of the Project Site would be retained with six live-work units, and office, retail, restaurant, and warehouse uses. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. Upon completion, the Project would include 569,448 square feet of total floor

area and 783 vehicle parking spaces provided in six subterranean levels. In conjunction with the development of the Project, the Applicant is requesting a Main Conditional Use Permit (MCUP) to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to 10 establishments (i.e., restaurants and retail uses).

As previously described, the Project Site is located within the Central City North Community Plan area and is proposed to be re-designated to Regional Center Commercial land uses. The area surrounding the Project Site is urbanized and improved with a range of industrial uses, residential uses, restaurants, and commercial uses contained in low-rise and mid-rise buildings of widely varying age. The Project would introduce new live-work, office retail and restaurant uses to the Site. The addition of these new uses would provide an amenity to the existing on-site uses and surrounding businesses and residents in the area as well as support projected growth.

The five on-site buildings that would be retained as part of the Project and are located on the northern portion of the Site, range in height from one to three stories. The new uses would be located in two new buildings: a 36-story residential tower with a maximum height of 425 feet located on the southwest portion of the Site and an eight-story office building with a maximum height of 131 feet located on the eastern portion of the Site. Although notably taller than existing immediately surrounding structures, the design of the Project incorporates elements to reflect the existing neighborhood character and identity, and promote architectural compatibility. The office building would be clad in large glass panels and dark grey trim, which creates a transparent appearance from the public right-of-way and helps to minimize the perceived bulk of the structure. The residential tower is clad in dark gray and white frosted glass, composite cladding, and aluminum framing and arranged in irregular vertical stacks of floor plates inspired by industrial shipping pallets. The unique cladding and irregular facade design would create visual interest and soften the perceived mass of the building in relation to surrounding utilitarian buildings.

The residential tower would be located on the southwest portion of the Site and the office building would be located on the eastern portion of the Site, with frontage along Violet Street and 7th Place. Further, while the office building would be eight stories tall along Violet Street, the proposed building would step down to three stories with a rooftop deck and a maximum height of 36 feet along 7th Place, creating the appearance of a continuous one-to-three-story façade along 7th Place, with the taller eight and 36-story buildings recessed from view. The proposed 36-story residential tower would be taller than other buildings in the immediate surrounding area, however the Project would be consistent with the Arts District evolving neighborhood, originally comprised of low-scale manufacturing and industrial uses, but which now includes proposed projects such as 670 Mesquit with a 32-story tower and 6AM with a 58-story tower.

The proposed restaurant and retail uses would be desirable to the public convenience and welfare as the uses are in a convenient infill location accessible to nearby residents, workers, and visitors to eat, drink, and socialize. Thus, the proposed retail and restaurant uses are located in a convenient infill location that nearby residents, visitors, and employees can patronize from within a short distance. A variety of commercial uses is an intrinsic part of the service amenities that are necessary for the conservation, development, and success of a vibrant neighborhood. The Project Site has a proposed Regional Center Commercial land use designation, which allows for the proposed restaurant and retail uses. The ability for the Site to offer a full line of alcoholic beverages will allow the restaurants and retail uses to remain competitive with other similar uses serving the same area, as alcohol service is a common and expected by patrons as part of these commercial uses. Further, patrons are drawn to the area due to the shopping, entertainment, arts, and dining experiences available to them. Offering a full line of

alcoholic beverages at these uses on the Project Site would enhance the dining and entertainment experience for visitors, employees, and residents in the vicinity.

Redevelopment of the Site would also increase street activity by introducing a new mixed-use building with a mix of ground-floor commercial uses co-located on-site with 347 new live-work units, as well office uses near existing employment centers, entertainment, and services in Downtown, in a convenient location that residents, visitors, and employees can patronize by walking, biking or public transit. The sale, dispensing, and consumption of alcoholic beverages would provide a beneficial amenity available to residents, employees and visitors of the Arts District and Downtown area.

The sales of alcohol would not be detrimental to nearby residential uses, since the establishments serving alcohol would be carefully controlled and monitored. The conditions recommended herein would ensure that the establishments would not adversely affect or further degrade the surrounding neighborhood, or the public health, welfare, and safety. Approval of the conditional use would contribute to the success and vitality of the commercial development and help to reinvigorate the Site and vicinity. Since the alcohol sales would be in conjunction with food service and retail uses, permitting alcohol sales on the Site would not be detrimental to the development of the community. Additionally, as discussed above, the Project's conditions would be supplemented by more specific conditions designed to address the characteristics of each individual establishment at Plan Approval which would be required, prior to the effectuation of the approval for each respective tenancy identified above. Under these Plan Approvals, the Zoning Administrator and LAPD would have the opportunity to comment and recommend any additional conditions, as warranted. Further, the sale of alcohol is regulated by the State of California through the issuance of an Alcohol Beverage Control (ABC) license. Thus, as conditioned, combined with the enforcement authority of ABC and LAPD, the approval for the sale of alcohol will not be detrimental to the public health, safety and welfare. No churches, schools, or hospitals have been identified within 1,000 feet of the Project Site.

Thus, the Project would be compatible with development on adjacent and neighboring properties and its location, size height, and operations will be compatible with and would not adversely affect or further degrade surrounding properties and/or the public health, welfare, and safety.

c. 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 Site is located within the Central City North Community Plan area, which designates the Site for Heavy Industrial land uses corresponding to the M3 Zone. The Site is currently zoned M3-1-RIO, which is consistent with its existing land use designation. The Project is requesting a General Plan Amendment to change the land use designation on the Site from Heavy Industrial to Regional Center Commercial, and a Vesting Zone and Height District Change to change the zoning on the Project Site to [T][Q]C2-2-RIO, in order to implement the Project.

The Community Plan text is silent with regards to alcohol sales. In such cases, the decision-maker must interpret the intent of the Community Plan. The proposed request for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to 10 establishments are consistent with the following Central City North Community Plan goal and objective:

Goal 2: A strong and competitive commercial sector which best serves the needs of the community through maximum efficiency and accessibility while preserving the historic commercial and cultural character of the district.

Objective 2-1: To conserve and strengthen viable commercial development in the community and to provide additional opportunities for new commercial development and services.

The Project would contribute to the area's viable commercial development by introducing new live/work units, retail restaurant and office uses in an appropriate infill location. The area surrounding the Project Site is urbanized and improved with a range of industrial uses, restaurants, and commercial uses contained in low-rise and mid-rise buildings. The proposed restaurant, retail, and office uses would be desirable to the public convenience and welfare as the uses are in a convenient infill location accessible to nearby residents, workers, and visitors to eat, drink, and socialize, including opportunities for live entertainment and dancing.

The proposed Regional Center Commercial land use designation allows for the proposed live-work units, restaurant, retail, and office uses. The Project Site is located in an established area with a compatible and complementary mix of uses, including commercial and restaurant uses, which is appropriate for the sale and dispensing of alcohol incidental to the commercial retail and restaurant uses proposed under the Project.

The ability for the Site to offer a full line of alcoholic beverages will allow the retail and restaurant uses to remain competitive with other similar uses serving the same area, as alcohol service is a common and expected by patrons as part of these commercial uses. Further, patrons are drawn to the Arts District and nearby Downtown neighborhoods due to the shopping, entertainment, and dining experiences available to them, and offering a full line of alcoholic beverages at these uses on the Project Site. The sale, dispensing, and consumption of a full-line of alcoholic beverages, in conjunction with the operations of the proposed retail and restaurant uses, would be an added amenity for residents and patrons of the Project, and will thus help to conserve and strengthen viable economic development, and support a strong and competitive commercial sector, in the Community Plan area. Therefore, the Project substantially conforms with the purposes, intent and provisions of the General Plan and the Community Plan.

As discussed above, the Project is consistent with the surrounding development within the Community Plan area. No specific plans are applicable to the Project Site. The Project Site is located within the River Improvement Overlay Zone (RIO) and would be required to comply with the Los Angeles River Design Guidelines, which establishes best practices for designing projects located within the RIO District. The RIO Overlay Zone is silent with regards to alcohol sales. Based on the above, the requested Main Conditional Use Permit for the dispensing of alcohol would substantially conform with the purpose, intent and provisions of the General Plan and the applicable community plan.

Additional findings required per LAMC Section 12.24 W.1 (Conditional Use for Alcoholic Beverages):

d. The proposed use will not adversely affect the welfare of the pertinent community.

The Project requests a Main Conditional Use Permit (MCUP) to allow for the sales and service of a full-line of alcoholic beverages for on-site consumption in conjunction with 10 commercial establishments (i.e., restaurant and retail uses). While the specific tenants or uses have not yet been identified, the Project would be limited to commercial uses

permitted in the C2 Zone, pending approval of the Project's associated requested General Plan Amendment and Vesting Zone and Height District Change entitlements. The Main Conditional Use Permit provides an umbrella entitlement with general conditions that apply to up to 10 of the commercial establishments serving the Project. These conditions include, but are not limited to, security measures such as a camera surveillance system and appropriate lighting in the evening hours, hours of operation, prohibition of after-hours use, except routine clean-up, and of dancing and adult entertainment. Additionally, within the first six months of operation, all employees involved with the sale of alcohol shall enroll in the Los Angeles Police Department "Standardized Training for Alcohol Retailers" (STAR) or Department of Alcoholic Beverage Control "Licensee Education on Alcohol and Drugs" (LEAD) training program or the Responsible Beverage Service (RBS) Training Program.

Furthermore, all music, sound or noise which is under the control of the Project Applicant shall be in compliance with the Citywide Noise Ordinance. Further, loitering is prohibited on and around the premises, and the Project Applicant will be required to maintain the premises and sidewalk in good condition. These conditions would be supplemented by more specific conditions designed to address the characteristics of each individual establishment a Plan Approval which will be required, prior to the effectuation of the approval for each respective tenancy identified above, where more specific physical and operational restrictions. Under these Plan Approvals, the Zoning Administrator and LAPD have the opportunity to comment and recommend any conditions, including the maximum number of indoor seats, as determined by the Department of Building and Safety.

The Project would provide eyes on the streets given its mix of commercial and residential uses and would likewise conform with security measures as required by the Main Conditional Use Permit. Therefore, as conditioned, the request to allow the sale of alcoholic beverages for on-site consumption within up to 10 establishments in conjunction with the proposed uses would not adversely affect the welfare of the community.

- e. **The granting of the application will not result in an undue concentration of premises for the sale or dispensing for consideration of alcoholic beverages, including beer and wine, in the area of the City involved, giving consideration to applicable State laws and to the California Department of Alcoholic Beverage Control's guidelines for undue concentration; and also giving consideration to the number and proximity of these establishments within a one thousand foot radius of the site, the crime rate in the area (especially those crimes involving public drunkenness, the illegal sale or use of narcotics, drugs or alcohol, disturbing the peace and disorderly conduct), and whether revocation or nuisance proceedings have been initiated for any use in the area.**

According to the California State Department of Alcoholic Beverage Control (ABC) licensing criteria, three (3) on-site and one (1) off-site licenses are authorized for the subject Census Tract Number 2060.31. Within the subject Census Tract there are currently a total of 91 active licenses, including, 79 on-site and 12 off-site licenses. As such, the number of existing on-site licenses within the census tract where the Project Site is located exceeds ABC guidelines.

According to statistics provided by the Los Angeles Police Department's Central Division Vice Unit, within Crime Reporting District No. 1309, which has jurisdiction over the Project Site, a total of 466 crimes were reported in 2020 (313 Part I and 153 Part II crimes), compared to the citywide average of 141 crimes and the total High Crime Reporting Districts average of 169 crimes for the same reporting period. The vast majority of Part I Crimes are reported as larceny. Part II Crimes reported include, Narcotics (20), Liquor

Laws (0), Public Drunkenness (0), Disturbing the Peace (0), Disorderly Conduct (0), Gambling (0), DUI related (29) and other offenses (55). These numbers do not reflect the total number of arrests in the subject reporting district over the accountable year. Arrests for this calendar year may reflect crimes reported in previous years.

Concentration can be undue when the addition of a license will negatively impact a neighborhood. Concentration is not undue when the approval of a license does not negatively impact an area, but rather such a license benefits the public welfare and convenience. The ABC has discretion to approve an application if there is evidence that normal operations would not be contrary to the public welfare and will not interfere with the quiet enjoyment of property by residents in the area. Negative impacts commonly associated with the sale of alcoholic beverages, such as criminal activity, public drunkenness, and loitering are mitigated by the imposition of conditions requiring responsible management and deterrents against loitering, public drinking, driving under the influence, and public drunkenness. As stated above, the number of existing on-site licenses within the census tract where the Project Site is located exceeds ABC guidelines. However, as conditioned, allowing the sale, dispensing, and consumption of a full line of alcoholic beverages in conjunction with the proposed restaurant and retail uses and is not anticipated to create a law enforcement issue. Consequently, this approval would not result in an undue concentration of premises selling, dispensing, and consumption of a full-line of alcoholic beverages.

Additionally, the 10 proposed establishments are part of a larger development, which would benefit from oversight of the building complex as a whole. Moreover, included in this grant are a number of general conditions that would act to minimize any impacts that might be generated by alcohol serving establishments including that each individual venue seeking to utilize a permit to sell alcoholic beverages for on-site or off-site consumption as a part of this MCUP must apply for a Plan Approval. The Plan Approval process will allow the Department of City Planning to tailor conditions to each individual Applicant and establishment, and create measures, which will minimize any impact that might be generated by each individual establishment seeking to sell alcoholic beverage. Likewise, any concerns associated with any individual establishment can be addressed in more detail through the Plan Approval process, which will provide an opportunity to consider more specific operational characteristics when a tenant is identified and the details of each establishment are highlighted.

The Project will not adversely affect community welfare because the proposed restaurant and retail are desirable uses would be located in an area that permits commercial uses. In this case, the Project would provide a convenience and new amenity to visitors and residents in the immediate neighborhood and, as conditioned, will not negatively impact the area. As such, the proposed uses in conjunction with the on-site sale, dispensing, and consumption of a full-line of alcoholic beverages would be compatible with the surrounding development and will not adversely affect the welfare of the surrounding community.

- f. The proposed use will not detrimentally affect nearby residentially zoned communities in the area of the City involved, after giving consideration to the distance of the proposed use from residential buildings, churches, schools, hospitals, public playgrounds and other similar uses, and other establishments dispensing, for sale or other consideration, alcoholic beverages, including beer and wine.**

The area surrounding the Project Site is improved with a range of industrial uses, residential uses, restaurants, and commercial uses contained in low-rise and mid-rise buildings of varying ages.

The following sensitive uses are located within 1,000-foot radius of the Project Site:

- Two residential buildings located at 726 South Santa Fe Avenue and 2135 East 7th Place and
- One hotel located at 710 South Santa Fe Avenue

As such, the proposed residential and commercial uses are located within proximity of sensitive uses, including residential and hotel uses. Plans submitted by the Applicant show that the 10 potential establishments for which alcohol sales and/or service is being requested, would front Violet Street as well as the Project's proposed internal facing public paseo. While properties along Violet Street are developed with light industrial and commercial uses, the proposed on-site sale of a full line of alcoholic beverages would be compatible with the existing and proposed neighborhood-serving commercial uses (including the 670 Mesquit Project which has requested a Main Conditional Use Permit to for on-site and off-site alcohol sales) within the Central City North Community Plan area. Moreover, included in this grant are several general conditions that will act to minimize any impacts that might be generated by alcohol serving establishments including that each individual venue seeking to utilize a permit to sell alcoholic beverages for on-site or off-site consumption as a part of this MCUP must apply for a Plan Approval. The Plan Approval process will allow the Department of City Planning to tailor conditions to each individual Applicant and establishment, and create measures, which will minimize any impact that might be generated by each individual establishment seeking to sell alcoholic beverage. Therefore, as conditioned, the Project is not anticipated to have a detrimental effect on any sensitive use in the area.

9. Site Plan Review Findings

The following are the findings for Site Plan Review as required by LAMC 16.05.

a. 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 includes the demolition of two of the seven on-site buildings, two open sheds, and surface parking areas located on the southern portion of the Site, and the construction of a new mixed-use development, comprised of a residential tower and office building, with up to 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial uses, and a 926 square-foot community room. The five existing buildings located on the northern portion of the Project Site would be retained with six live-work units, and office, retail, restaurant, and warehouse uses. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions. The uses would be located in two new buildings: a 36-story residential tower with a maximum height of 425 feet located on the southwest portion of the Site and an eight-story office building with a maximum height of 131 feet located on the eastern portion of the Site. Upon completion, the Project would

include 569,448 square feet of total floor area and 783 vehicle parking spaces provided in six subterranean levels.

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community-specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, but not limited to Housing and Conservation, Land Use, Noise, Safety, and Transportation. The City's Land Use Element is divided into 35 Community Plans that establish parameters for land use decisions within those sub-areas of the City. The Project is consistent with the following Elements of the General Plan: Framework Element, Housing Element, Mobility Element, Health and Wellness Element, Air Quality Element and the Land Use Element- Central City North Community Plan.

As discussed in Finding No. 2 the Project would be consistent with the purposes, intent and provisions of the General Plan and its elements, including the Framework Element, Housing Element, Mobility Element, Health and Wellness Element and the Land Use Element – Central City North Community Plan that relate to housing, economic vitality, and the Citywide Design Guidelines. Approval of the Project would enhance the built environment in the surrounding neighborhood and would provide a function that is fitting and compatible with the character of the surrounding community and commercial viability of the region as a whole.

The Project Site is located within the River Improvement Overlay Zone (RIO) and would be required to comply with the Los Angeles River Design Guidelines, which establishes best practices for designing projects located within the RIO District. The Los Angeles River Design Guidelines consist of overarching objectives followed by a list of specific implementation strategies. These strategies address river-adjacent development. Although the Project is located within the boundaries of the RIO District, the Project Site is separated from the Los Angeles River by existing railroad tracks and is not immediately adjacent or accessible from the River. Nevertheless, the Project would further the relevant objectives of the Los Angeles River Design Guidelines, including employing high quality, attractive and distinguishable architecture and minimizing the quantity and appearance of parking and loading areas by locating all parking and loading areas underground or screened from public view.

Additionally, and as discussed under Finding 2 above, the Project would be in substantial conformance with the applicable CRA/LA Central Industrial Redevelopment Plan Goals and would provide a safe and secure environment for employees, residents, and visitors of the Site, while also introducing new development that increases job opportunities, property values, and tax revenues.

Based on the above, the Project is in substantial conformance with the purposes, intent and provisions of the General Plan, applicable community plan, and any applicable specific plan.

- b. 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 in neighboring properties.**

The Project Site is located within the Central City North Community Plan Area. The area surrounding the Project Site is urbanized and improved with a range of industrial uses, residential uses within the Community Plan's South Industrial District, restaurants, and

commercial uses contained in low-rise and mid-rise buildings of varying age. The Project Site is surrounded by a mix of restaurant, retail, office, manufacturing, and hotel uses.

To the west, across the alley, are a mix of one and two-story commercial and manufacturing uses. Restaurant, retail, office, and hotel uses are located in two and three-story buildings to the north, across 7th Place. To the east, is a surface parking lot, railroad tracks, and the Los Angeles River and to the south of the Project Site, across Violet Street, is a vacant parcel and a mix of commercial and manufacturing uses, as well as an office development, currently under construction, which was formerly a recycling center and distribution facility.

The Project Site is currently improved with seven buildings and the five existing buildings located on the northern portion of the Project Site would be retained with six live-work units, and office, retail, restaurant, and warehouse uses. In addition, the City has recently issued permits for the conversion of approximately 5,055 square feet of existing retail and warehouse uses to restaurant uses. The two remaining existing buildings, as well as two open sheds, and surface parking areas located on the southern portion of the Site would be demolished.

The Project would include the construction of a new mixed-use development, comprised of a residential tower and office building, with up to 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial uses, and a 926 square-foot community room. Of the 347 new live-work units, in compliance with Measure JJJ, five percent of the total proposed rental units (up to 18 units) would be set aside for Extremely Low-Income Households and 11 percent of the total proposed rental units (up to 39 units) would be set aside for Very Low-Income Households. If the residential units are provided for-sale, then instead, 11 percent of the total proposed for-sale units (up to 39 units) would be set aside for Very Low Income Households. Further, in accordance with LAMC 11.5.11(a).4, if both rental and for-sale units are provided, the Project shall comply with the applicable rental and for-sale provisions.

The new uses would be located in two new buildings: a 36-story residential tower with a maximum height of 425 feet located on the southwest portion of the Site and an eight-story office building with a maximum height of 131 feet located on the eastern portion of the Site. A pedestrian bridge would be built above the Project's ground floor paseo, connecting the two new buildings and providing an alternative access point for residences to the residential open space and amenities located in the office building. Access to the bridge would be provided on Floor 11 of the residential tower and Floor 8 of the office building. As conditioned, and notwithstanding LAMC Section 12.21 A.21(e), the Project's residential uses shall not be limited to the floors above the Project's pedestrian bridge. Upon completion, the Project's total floor area would be 569,448 square feet, with a maximum FAR of 6:1. The Project would provide up to 783 vehicle parking spaces within six subterranean levels and would provide 210 long-term and 47 short term bicycle parking spaces.

Height

The five on-site buildings that would be retained as part of the Project and are located on the northern portion of the Site, range in height from one to three stories. As stated above, the Project would include the construction of a new mixed-use development, comprised of a 36-story residential tower with a maximum height of 425 feet and an eight-story office building with a maximum height of 131 feet. The residential tower would be located on the southwest portion of the Site and the office building would be located on the eastern portion of the Site, with frontage along Violet Street and 7th Place. Further, while the office building would be eight stories tall along Violet Street, the proposed building would step

down to three stories with a rooftop deck and a maximum height of 36 feet along 7th Place, creating the appearance of a continuous one-to-three-story façade along 7th Place, with the taller eight and 36-story buildings recessed from view.

The proposed 36-story residential tower would be taller than other buildings in the immediate surrounding area, however the Project would be consistent with the Arts District evolving neighborhood, originally comprised of low-scale manufacturing and industrial uses, but which now includes proposed projects such as 670 Mesquit with a 32-story tower and 6AM with a 58-story tower. As such, approval of the Project would allow for the development and use of the Site for residential, retail, restaurant, and office uses consistent with the scale of existing and proposed developments within the surrounding neighborhood.

Bulk & Mass

The area surrounding the Project Site is generally characterized by one- to three-story buildings. The Project includes a new 36-story residential tower along Violet Street and a new eight-story office building along Violet Street that steps down to three stories with a rooftop deck along 7th Place to mirror the existing buildings' height, that would remain as part of the Project. This creates the appearance of a continuous, but differentiated mass along 7th Place, with bulkier office and residential masses recessed from view. Both residential and office buildings are designed in a rectangular volume that is similar in plan to surrounding structures. The Project would also include a ground floor public paseo providing various pedestrian access points from the alley, 7th Place, and Violet Street, creating an open buffer within the Project Site, and minimizing the perceived massing and density of structures on the Project Site.

The office building would be clad in large glass panels and dark grey trim, which creates a transparent appearance from the public right-of-way and helps to minimize the perceived bulk of the structure. The residential tower is clad in dark gray and white frosted glass, composite cladding, and aluminum framing and arranged in irregular vertical stacks of floor plates inspired by industrial shipping pallets. The unique cladding and irregular facade design would create visual interest and soften the perceived mass of the building in relation to surrounding utilitarian buildings. Additionally, as noted above, proposed projects with filed applications in the immediate vicinity include a 30-story tower located at 670 Mesquit Street and 58-story tower located at the southeast corner of 6th Street and Alameda Street. Like the Project, both structures have angular volumes and when these proposed structures are considered, the Project's bulk and mass is more compatible with surrounding development. As such, the Project would result in an overall massing that is consistent with existing structures along 7th Place and the proposed development on nearby properties. In sum, the proposed bulk and mass would be consistent with the scale of existing and future proposed developments within the surrounding neighborhood.

Setbacks

The Project is requesting a Developer Incentive to permit a zero-foot side yard in lieu of the 16 feet otherwise required by LAMC Section 12.14 C.2 for the residential floors along the eastern property line. Due to the pedestrian bridge connecting the office and residential building, LADBS considers the Project as one structure and therefore the request for a side yard reduction is needed. The eight-story office building is designed to the edge of the eastern property line of the Site.

If the Project would be required to comply with the 16-foot side yard setback, the number of provided residential units would be reduced, contributing less overall to the City's goals and the Central City North Community Plan's goal of providing adequate housing for all

persons regardless of income, age, or ethnic background. Additionally, approval of the zero-foot side yard setback contributes to the provision of commercial space which further supports the Arts District's evolving neighborhood from a solely industrial and wholesale district, to a community comprised of creative production and light industrial uses and commercial uses, including retail and restaurant uses. Finally, the residential component of the Site would be required to take up a greater portion of the land area of the Site, limiting efforts to maximize open space areas, pedestrian walkability, and public improvements which serve the Project.

Off-Street Parking and Loading Area

Vehicular access to the Project Site is currently provided via two driveways along Violet Street and one driveway along the alley that abuts the Project Site to the west. Under the Project, vehicular parking for the residential tower would be provided via an ingress/egress driveway through the alleyway on the southwestern side of the Project Site. The Residential loading area would be located immediately south of the residential parking entrance. Vehicular parking for the office building would be provided via an ingress/egress driveway located immediately west of the Violet Street office entrance. A commercial loading dock and loading area are located immediately adjacent to the office parking entrance. All driveways and access would be designed in accordance with the City of Los Angeles Department of Transportation (LADOT) standards. Operation hours for the loading dock would be likely accessible 24 hours a day, seven days per week.

As required by Code, the Project would provide 783 parking spaces within six subterranean levels. By providing parking fully underground, the Project eliminates parking areas as viewed from the street, thereby improving the pedestrian environment and overall aesthetic of the proposed new construction, and fully enclosing any potential light intrusion from parking vehicles. The Project also includes installation of Electric Vehicle (EV) charging stations for 10 percent of the total code-required parking spaces, while 30 percent of the total code-required parking spaces will be capable of supporting future electric vehicle supply equipment (EVSE).

Landscaping

The Project would include 123 trees and landscaping on the ground floor, as well as throughout the outdoor amenity decks located on Floors 4 and 8 of the office building. The landscaping for the Project Site would include both native and adaptive native plant materials. Pursuant to 12.21 G.2(a)(3), the Project would include 347 new live/work units and is therefore required to provide a total of 123 trees on-site. Further, pursuant to LAMC 12.21 G.2(a)(30), the Project is required to landscape at least 25 percent (5,347 square feet) of the required common open space. The Project would exceed this requirement and provide 9,217 square feet of landscaped open space. Additionally, the Project would create an inviting pedestrian environment through the provision of a 12,280 square foot ground floor paseo that would be activated with a variety of seating and planters, display areas for public art, lighting, and a vertical garden. The paseo would be open to the public during business hours and would be gated at each entrance during non-business hours.

Trash Collection

As conditioned, all trash and recycling areas shall be enclosed and not visible from the public right-of-way.

Lighting & Building Signage

The Project would add new live/work units, retail, restaurant, and office uses that would include similar lighting effects as provided from the existing adjacent residential, commercial, and industrial uses, in compliance with LAMC requirements. Additionally, because the Project Site is located adjacent to residential uses (across 7th Place), the

Project has been designed and conditioned to further protect nearby uses from lighting related impacts, including requirements for outdoor lighting to shine downward, be installed with shielding, and be directed onto the Project Site, so that the light source does not directly illuminate any adjacent properties or the above night skies. All parking would be provided underground.

Signage for mixed-use developments typically includes building address identification, commercial retail, wayfinding, and security markings. The Project proposes placing two digital signs, one placed near the ground floor paseo entrance at 7th Place and one placed near the entrance at Violet Street for on-site programming purposes. All signage shall be required to comply with LAMC requirements. In addition, the Project has been conditioned so that there shall be no off-site commercial signage on construction fencing during construction.

Thus, the Project is an infill mixed-use project that would be compatible with existing and future development on adjacent and neighboring properties with regards to height, bulk, and setbacks, off-street parking facilities, loading areas, lighting, landscaping, trash collection, and other such pertinent improvements. Therefore, the arrangement of the development would be consistent and compatible with existing and future development in neighboring properties.

c. That any residential project provides recreational and service amenities in order to improve habitability for the residents and minimize impacts on neighboring properties.

Pursuant to LAMC Section 12.21 G, based on the number of units and the mix of unit types, the Project would be required to provide a minimum of 42,775 square feet of usable open space and a total of 21,388 square feet of common open space (which meets the minimum dimensional requirements per LAMC Section 12.21 G).

Open Space Provided¹ (Sq. Ft.)	
Ground Level (Paseo)	12,280
Ground Floor Community Room	926
Office Level 4 Outdoor Deck ¹	3,469
Residential Level 11 Amenity Room	1,935
Office Level 8 Interior Recreation/Amenity Room	7,829
Office Level 8 Outdoor Amenity/ Residential Level 11	25,321
Private Open Space (Balconies)	17,350
Total Common Open Space Provided	48,291
Total Residential Open Space Provided	65,641
¹ The Office Level 4 deck would be usable for the office employees only.	

The Project would improve habitability for its residents by providing access to on-site recreational amenities. While the Project is required to provide 42,775 square feet of residential open space, residents would have access to 65,641 square feet of open space, exceeding LAMC requirements. The provided open space would include a 12,280 square-foot ground floor paseo, one ground floor community room, an outdoor amenity deck located on Floor 8 of the office building, and two community rooms located on Floor

11 of the residential tower, as well as private open space in the form of residential balconies. A pedestrian bridge, accessible from Floor 11 of the residential tower and Floor 8 of the office building, would provide residences access to the residential open space provided in the office building. The residential and commercial amenities are wholly within the Project Site and are not expected to impact neighboring properties. The amenity deck located on Floor 8 of the office building would provide indoor and outdoor amenities such as a pool deck, a fitness deck, indoor game rooms, and a children's playground. Private open space would be provided through balconies on the residential tower.

To ensure pedestrian connectivity throughout the ground level, the Project would provide a 12,280 square-foot ground floor public paseo that would be accessible to pedestrians from 7th Place, Violet Street, and the public alley during business hours. The paseo would be activated with a variety of seating and planters, public art display areas, and a vertical garden, all of which would be located adjacent to the ground floor commercial uses.

The Project would include a variety of commercial amenity uses, including restaurant and retail uses and would provide outdoor seating and landscaping to accompany the restaurant spaces. Short-term bike parking would be provided along the paseo entrances on the ground level and long-term bike parking would be provided in various bicycle storage rooms for separated office and residential use on Level P1 of the subterranean parking. Residents would be able to dine on-site and use the public spaces during hours of operation.

By combining design, density, and indoor and outdoor open spaces, the Project would add to the residents' livability. As proposed, the Project would be providing open space in excess of what is required by the LAMC and has programmed the open space to take into consideration the varying recreational needs of the future residents and visitors. Therefore, the Project would provide recreational and service amenities to improve the habitability for its residents and minimize impacts on neighboring properties.

CEQA Findings

The City of Los Angeles (the "City"), as Lead Agency, has evaluated the environmental impacts of the 2143 Violet Street Project by preparing an environmental impact report (EIR) (Case Number ENV-2017-438-EIR, SCH No. 2018051050). The EIR was prepared in compliance with the California Environmental Quality Act of 1970, Public Resources Code Section 21000 et seq. (CEQA) and the California Code of Regulations Title 14, Division 6, Chapter 3 (the "CEQA Guidelines").

The 2143 Violet Street Project EIR, consisting of the Draft EIR, Final EIR, and Erratum, is intended to serve as an informational document for public agency decision-makers and the general public regarding the objectives and impacts of the 2143 Violet Street Project (Project), located at 2117-2147 East Violet Street and 2118-2147 East 7th Place, Los Angeles, CA 90021 (Site or Project Site).

The Project as analyzed in the EIR, involves the construction and operation of a new mixed-use development on a 96,523-square-foot site (Project Site) located in the Central City North Community Plan area of the City of Los Angeles (the Project). The Project would include up to 347 new live-work units, approximately 187,374 square feet of new office space, 21,858 square feet of new commercial floor area, and a 926 square-foot community room. The uses would be located a 36-story residential tower with a maximum height of 425 feet and an eight-story office building with a maximum height of 131 feet. In addition, five existing buildings within the northern portion of the Project Site that comprise approximately 56,686 square feet would be retained with office, retail, restaurant, warehouse, and six live-work units. Two existing buildings, one which

contains four live-work units and two existing open sheds would be removed. Upon completion, up to 569,448 square feet of floor area would be located within the Project Site, including the existing floor area to remain, resulting in a maximum FAR of 6.0:1.

The Draft EIR was circulated for a 46-day public comment period beginning on June 18, 2020 and ending on August 3, 2020. A Notice of Completion and Availability (NOC/NOA) was distributed on June 18, 2020 to all property owners within 500 feet of the Project Site and interested parties, which informed them of where they could view the document and how to comment. The Draft EIR was available to the public at the City of Los Angeles, Department of City Planning, and could be accessed and reviewed by members of the public by appointment with the Planning Department. Additionally, due to the circumstances created by the COVID-19 pandemic, copies of the Draft EIR were made available to the public on CD-ROM or in hard copy upon request to the Department of City Planning at the contact information listed on the NOC/NOA. A copy of the document was also posted online at <https://planning.lacity.org>. Notices were filed with the County Clerk on June 18, 2020, but due to delays caused by the COVID-19 pandemic, were not physically posted until June 19, 2020. However, the posting of notices in this instance was excused as a result of the COVID-19 pandemic pursuant to the Governor's Executive Order No. N-54-40.

The Final EIR was then distributed in December 2020 and an Errata was published in February 2021. The Advisory Agency certified the EIR on February 23, 2021 ("Certified EIR") in conjunction with the approval of the Project's Tract Map (VTT-74890-CN). In connection with the certification of the EIR, the Advisory Agency adopted CEQA findings and a mitigation monitoring program. The Advisory Agency adopted the mitigation monitoring program in the EIR as a condition of approval. This decision was appealed and is pending decision by the City Planning Commission concurrent with the subject case. All mitigation measures in the Mitigation Monitoring Program are also imposed on the Project through Conditions of Approval of CPC-2017-437-GPAJ-VZCJ-HD-VCU-MCUP-SPR, to mitigate or avoid significant effects of the Project on the environment and to ensure compliance during implementation of the Project.

NO SUPPLEMENTAL OR SUBSEQUENT REVIEW IS REQUIRED

CEQA and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387) allow the City to rely on the previously certified EIR unless a Subsequent or Supplemental EIR is required. Specifically, CEQA Guidelines Sections 15162 and 15163 require preparation of a Subsequent or Supplemental EIR when an EIR has been previously certified or a negative declaration has previously been adopted and one or more of the following circumstances exist:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

- B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of the above changes or factors has arisen since the approval of the Project. There are no substantial changes to the Project, and it is substantially the same as the approved project. No substantial changes have been identified to the surrounding circumstances, and no new information of substantial importance has been identified since the approval of the Project. There is no evidence of new or more severe significant impacts, and no new mitigation measures are required for the project.

Accordingly, there is no basis for changing any of the impact conclusions referenced in the certified EIR's CEQA Findings. Similarly, there is no basis for changing any of the mitigation measures referenced in the certified EIR's CEQA Findings, all of which have been implemented as part of the conditions of approval. There is no basis for finding that mitigation measures or alternatives previously rejected as infeasible are instead feasible. There is also no reason to change the determination that the overriding considerations referenced in the certified EIR's CEQA Findings, and each of them considered independently, continue to override the significant and unavoidable impacts of the Project.

Therefore, as the Project was assessed in the previously certified EIR, and pursuant to CEQA Guidelines Section 15162, no supplement or subsequent EIR or subsequent mitigated negative declaration is required, as the whole of the administrative record demonstrates that no major revisions to the EIR are necessary due to the involvement of new significant environmental effects or a substantial increase in the severity of a previously identified significant effect resulting from changes to the project, changes to circumstances, or the existence of new information. In addition, no addendum is required, as no changes or additions to the EIR are necessary pursuant to CEQA Guidelines Section 15164.

RECORD OF PROCEEDINGS

The record of proceedings for the decision includes the Record of Proceedings for the original CEQA Findings, including all items included in the case files, as well as all written and oral information submitted at the hearings on this matter. The documents and other materials that constitute the record of proceedings on which the City of Los Angeles' CEQA Findings are based are located at the Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90021. This information is provided in compliance with CEQA Section 21081.6(a)(2).

In addition, copies of the Draft EIR, Final EIR, and Errata, are available on the Department of City Planning's website at <https://planning.lacity.org/development-services/eir> (to locate the documents, search for the environmental case number). Due to government facility closures as a result of the COVID-19 crisis, the Draft and Final EIR documents could not be made available at a public library. However, consistent with state emergency orders, the public was notified of an ability to call or email the City for alternative modes to access the documents or to schedule an appointment to review the documents at the City of Los Angeles, Department of City Planning,

221 North Figueroa Street, Suite 1450, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m.