

**DEPARTMENT OF
CITY PLANNING**

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CITY PLANNING COMMISSION

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August 23, 2021

Los Angeles City Council
c/o Office of the City Clerk
City Hall, Room 395
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

REQUESTED CHANGES FOR THE 2143 VIOLET STREET PROJECT; CF 21-0784

On its meeting of April 8, 2021, the City Planning Commission (CPC) recommended approval of a General Plan Amendment, Vesting Zone and Height District Change, and approved a Vesting Conditional Use Permit for floor area averaging across a unified site, Main Conditional Use Permit, and a Site Plan Review (Case No. CPC-2017-437-GPAJ-VZCJ-HD-VCU-MCUP-SPR) for a Project that includes the development 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.

In a letter dated August 12, 2021, the Applicant requested that the City consider a change to the Project's building height. The requested change would reduce the residential tower height from 425 feet to 399 feet, with the number of floors reduced from 36 to 30, and would increase the office tower from 131 feet to 157 feet, with the number of floors increasing from eight to nine. The residential amenities within the residential tower would also be relocated from Level 11 to Level 12, and the office building amenity deck would be relocated from rooftop Level 8 to rooftop Level 9. There is no change requested to the number of residential units (347 new live-work units), residential open space, overall Project square footage (residential and commercial), and overall Floor Area Ratio.

Since the Project's maximum height (425 feet) would be reduced, applicable impacts would be similar to or less than those evaluated in the Environmental Impact Report (EIR) prepared for the project and certified on May 14, 2021. Los Angeles City Planning has prepared an Addendum which concludes that the Modified Project would not result in any new significant impacts, nor would it substantially increase the severity of previously identified significant impacts. In addition, the applicable mitigation measures included as part of the Certified EIR would continue to be implemented under the Modified Project. All of the impacts associated with the Modified Project are within the envelope of impacts addressed in the Certified EIR and do not constitute a new or

substantially increased significant impact. Therefore, the modifications resulting from the Modified Project do not meet criteria for a Supplemental or Subsequent EIR and the preparation of an addendum that amends the Project Description in the Certified EIR to include the Modified Project is appropriate and fully complies with the requirements of PRC Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164.

The requested changes explained above require that the Exhibit A Plans for the project to be updated and that revisions be made to the [Q] Qualified Conditions and the General Plan Amendment and Vesting Zone Change Findings dated May 4, 2021, included in the Letter of Determination for Case No. CPC-2017-437-GPAJ-VZCJ-HD-VCU-MCUP-SPR. These proposed modifications to the [Q] Qualified Conditions and General Plan Amendment and Zone Change Findings are listed below. Deleted text is shown in ~~strikethrough~~ and added text is shown in underline.

[Q] Qualified Conditions, Page Q-1

1. Site Development. The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit A, dated ~~March 26~~ May 7, 2021. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions.

[Q] Qualified Conditions, Page Q-3

7. Pedestrian Paseo. A minimum 12,280 square foot ground floor publicly accessible landscaped paseo shall provide public access from Violet Street to 7th Place, as shown in Exhibit A - Project Plans, dated ~~March 26~~ May 7, 2021. The pedestrian paseo shall remain open to the public during business hours.

Findings (General Plan/Charter Findings), Page F-9, 1st Paragraph

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~~ 30-story residential tower and ~~8-story~~ nine-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.

Findings (General Plan/Charter Findings), Page F-10, 3rd Paragraph

The Project would include the construction of a new mixed-use development, comprised of a ~~36-story~~ 30-story residential tower with a maximum height of ~~425 feet~~ 399 feet and an ~~eight-story~~ nine-story office building with a maximum height of ~~431 feet~~ 157 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~~ nine 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~~ nine and ~~36-story~~ 30-story buildings recessed from view. The proposed ~~36-story~~ 30-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.

Findings (General Plan/Charter Findings), Page F-14, 2nd Paragraph

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~~ 30-story residential tower and an ~~eight-story~~ nine-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.

Findings (General Plan/Charter Findings), Page F-14, 3rd Paragraph

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~~ 30-story residential tower and an ~~eight-story~~ nine-story office building. The new buildings would provide new job opportunities and no industrial uses would be demolished.

Findings (General Plan/Charter Findings), Page F-15, 2nd Paragraph

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~~ 30-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.

Findings (General Plan/Charter Findings), Page F-17, 3rd Paragraph

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~~ Floor 9 of the office building, and ~~two community rooms~~ one community room on ~~Floor 11~~ Floor 12 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~~ Floor 9 of the office building would provide amenities such as a pool deck, a fitness deck, game areas, and a children's playground.

Findings (General Plan/Charter Findings), Page F-17, Open Space Table

Open Space Provided ¹ (Sq. Ft.)	
Ground Level (Paseo)	12,280
Ground Floor Community Room	926
Office Level 4 Outdoor Deck ¹	3,469
Residential Level 11 <u>Level 12</u> Amenity Room	1,935
Office Level 8 <u>Level 9</u> Interior Recreation/Amenity Room	7,829
Office Level 8 <u>Level 9</u> Outdoor Amenity/ Residential Level 11 <u>Level 12</u>	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.

Findings (General Plan/Charter Findings), Page F-18, 1st Paragraph

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~~ 30-story residential tower and an ~~eight-story~~ nine-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.

Findings (General Plan/Charter Findings), Page F-18, 4th Paragraph

The ~~36-story~~ 30-story residential tower would front Violet Street, while the ~~eight~~ nine-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 14~~ Floor 12 of the residential tower and ~~Floor 8~~ Floor 9 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~~ nine-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.

Findings (General Plan/Charter Findings), Page F-21, 4th Paragraph

(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~~ 30-story residential tower and an ~~eight-story~~ nine-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.

Findings (General Plan/Charter Findings), Page F-21, 2nd Paragraph

(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~~ 74890-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.

Findings (General Plan/Charter Findings), Page F-27, 2nd Paragraph

The proposed ~~36-story~~ 30-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.

Findings (Vesting Zone Change and Height District Findings), Page F-29, 2nd Paragraph

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~~ 30-story residential tower with a maximum height of ~~425 feet~~ 399 feet and an ~~eight-story~~ nine-story office building with a maximum height of ~~434 feet~~ 157 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~~ nine and ~~36-story~~ 30-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.

Sincerely,

VINCENT P. BERTONI, AICP
Director of Planning



Rey Fukuda
Planning Assistant

VPB:LW:MZ:KK:RF:sj

PLUM Committee

CF 21-0784

Page 7

Enclosures

Modified Exhibit A dated May 7, 2021

Modified [Q] Qualified Conditions

Modified Findings

Link to Addendum: <https://planning.lacity.org/eir/2143VioletStreet/Addendum.pdf>

2143 VIOLET STREET

2117-2147 E.VIOLET STREET; 2118-2142 E. 7TH PLACE

MIXED-USE DEVELOPMENT ENTITLEMENT PACKAGE

LOS ANGELES, CALIFORNIA

07 MAY 2021

MODIFIED

EXHIBIT "A"
Page No. 1 of 56
Case No. CPC-2017-437-GPAJ-VZCJ-HD-VCU-MCUP-SPR



DRAWING LIST

100 - SERIES - CONTEXT & DESIGN RATIONALE

- A.101 COVERSHEET/DRAWING LIST
- A.102 STATISTICS SUMMARY
- A.103 STATISTICS
- A.104 SURVEY PLAN SHEET 01
- A.105 SURVEY PLAN SHEET 02
- A.106 PLOT PLAN
- A.107 SITE PHOTOS
- A.108 DEVELOPMENT CONTEXT
- A.109 HEIGHT CONTEXT
- A.110 PROJECT INTRODUCTION
- A.111 FORM & MASSING
- A.112 RENDERING 1
- A.113 RENDERING 2
- A.114 RENDERING 3
- A.115 RENDERING 4
- A.116 PROGRAM
- A.117 PUBLIC BENEFIT
- A.118 CLIMATE-ADAPTED DESIGN
- A.119 FACADE & MATERIALS

200 - SERIES - PLANS

- A.201 PARKING P6
- A.202 PARKING P5
- A.203 PARKING P2-P4
- A.204 PARKING P1
- A.205 LEVEL 1 (GROUND) PLAN
- A.206 RES. BLDG. LEVEL 2-4 / OFFICE BLDG. LEVEL 2-3 TYP. PLAN
- A.207 RES. BLDG. LEVEL 5 / OFFICE BLDG. LEVEL 4 PLAN
- A.208 RES. BLDG. LEVEL 6-11 / OFFICE BLDG. LEVEL 5-8 TYP. PLAN
- A.209 RES. AMENITY UPPER LEVEL (RES. LEVEL 12 / OFFICE LEVEL 9)
- A.210 RES. BLDG. LEVEL 13-23 TYP. PLAN
- A.211 RES. BLDG. LEVEL 24-30 TYP. PLAN
- A.212 RES. BLDG. LEVEL 34-36 TYP. PLAN ~~deleted~~
- A.213 ROOF PLAN

300 - SERIES - SECTIONS

- A.301 SECTION AA

400 - SERIES - ELEVATIONS

- A.401 NORTH ELEVATION
- A.402 SOUTH ELEVATION
- A.403 EAST ELEVATION
- A.404 WEST ELEVATION
- A.405 OFFICE BLDG. WEST ELEVATION
- A.406 RES. BLDG. EAST ELEVATION

L - SERIES - LANDSCAPE

- L0.0 COVER SHEET
- L0.1 LANDSCAPE DESIGN CONSIDERATIONS
- L0.2 SITE PLAN
- L1.0 LANDSCAPE MATERIALS PLAN - GROUND LEVEL
- L1.1 LANDSCAPE PLANTING PLAN - GROUND LEVEL
- L1.2 LANDSCAPE HYDROZONE PLAN - GROUND LEVEL
- L1.3 LANDSCAPE LIGHTING PLAN - GROUND LEVEL
- L2.0 MATERIALS PLAN - UPPER LEVEL AMENITIES
- L2.1 PLANTING PLAN - UPPER LEVEL AMENITIES
- L2.2 HYDROZONE PLAN - UPPER LEVEL AMENITIES
- L2.3 LIGHTING PLAN - UPPER LEVEL AMENITIES
- L3.0 PLANT LIST + IMAGES
- L4.0 PRECEDENT IMAGES - GROUND LEVEL
- L4.1 PRECEDENT IMAGES - OFFICE / RESIDENTIAL AMENITIES
- L4.2 PRECEDENT IMAGES - OFFICE / RESIDENTIAL AMENITIES

SITE
CIVIC ADDRESS:
2143 Violet Street, Los Angeles, CA, USA

LEGAL DESCRIPTION:
Lots 1 - 16 of TRACT NO. 10054 in the County of Los Angeles, State of California.
Assessor's Parcel Number:
5166-003-010, 5166-003-012, 5166-003-006

TEAM



OWNER'S REPRESENTATIVE
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DRAWN BY	CHK	INT	SCALE
			DRAWING DATE
			:2021-05-07
2143 VIOLET, LOS ANGELES CALIFORNIA			
PROJECT			
COVER SHEET & DRAWING LIST			
TITLE			
PROJECT NUMBER	ISSUE NO.		
201602	3		
DRAWING NUMBER			A.101

STATISTICS SUMMARY

FLOOR AREA

GROSS: 96,523 SQ FT

NET (After Street Dedications): 94,946 SQ FT

DENSITY

PERMITTED BASE DENSITY (1 per 200 sf): 475 units

PROPOSED NEW DENSITY: 347 units

11% VERY LOW-INCOME UNITS REQ'D (LAMC Section 11.5.11): 39 units

5% EXTREMELY LOW-INCOME UNITS (LAMC Section 11.5.11): 18 units

The proposed C2-2 zone and the proposed Regional Center Commercial land use designation permits density equivalent to the R5 (Multiple Residential) zone, or 1 dwelling unit per 200 square feet of lot area. Based on the requested Zone and Height Change and General Plan Amendment, the Project Site would be permitted a maximum of 475 dwelling units. The proposed Zone and Height District Change would permit a maximum 6.0:1 FAR. With a buildable area of 94,946 square feet, a 6.0:1 FAR would permit a total of 569,448 square feet of floor area within the Project Site.

FLOOR AREA

BASE (94,946 sf x 6.00 FAR): 569,448 SQ FT

PROPOSED FAR: 569,448 SQ FT (6.00 FAR)

EXISTING FLOOR AREA TO REMAIN: 56,686 SQ FT

NEW RESIDENTIAL FLOOR AREA*: 302,604 SQ FT

**Includes common area + amenities.*

NEW COMMERCIAL FLOOR AREA: 21,858 SQ FT

NEW OFFICE FLOOR AREA*: 187,374 SQ FT

**Includes common area + amenities.*

NEW ARTIST EXHIBITION FLOOR AREA: 926 SQ FT

TOTAL FLOOR AREA: 569,448 SQ FT

HEIGHT

30-STOREYS

360.67 FT

Project Site is located in Height District 2, which does not specify a building height limit, but limits the FAR to maximum 6.0:1.

SETBACK

VIOLET STREET DEDICATION = 3'

7TH PLACE DEDICATION = 3'

ALLEY DEDICATION = 2.5'

BICYCLE PARKING*

RESIDENTIAL REQUIRED

Long term = 162

Short term = 17

COMMERCIAL REQUIRED

Long term = 48

Short term = 30

TOTAL BICYCLE PARKING SPACES REQUIRED = 257

TOTAL BICYCLE PARKING SPACES PROVIDED = 257

Per LAMC Section 12.21 A 16, Ordinance No. 185480.

PARKING

RESIDENTIAL (CENTRAL CITY PARKING EXCEPTION):

1 Bed (less than 3 habitable rooms) = 144 X 1.0 = 144

2 Bed (3 habitable rooms) = 143 X 1.25 = 179

3 Bed (more than 3 habitable rooms) = 60 X 1.25 = 75

Potential Reduction in Vehicle Space due to Bicycle Spaces = 39 spaces

TOTAL RESIDENTIAL REQUIRED = 359 SPACES

Per Code requirement for Central City Area Exception. Source: City of Los Angeles Municipal Code, Section 12.21 A.4 P.

COMMERCIAL PARKING (ENTERPRISE ZONE):

New Commercial Floor Area 209,232 square feet = 419 spaces

Potential Reduction in Vehicle Space due to Bicycle Spaces = 19 spaces

Per Code requirement for Enterprise Zones. Source: City of Los Angeles Municipal Code, Section 12.21 A.4(x)(3).

Existing Floor Area to Remain 56,686 square feet = 24 spaces

Per LADBS Building Permits and Certificate of Occupancy Records.

TOTAL COMMERCIAL REQUIRED = 424 SPACES

TOTAL PARKING REQUIRED = 783 SPACES

TOTAL PARKING PROVIDED = 783 SPACES

OPEN SPACE

OPEN SPACE - REQUIRED:

144 units @ 100 square feet (less than 3 habitable rooms) = 14,400 SQ FT

143 units @ 125 square feet (less than 3 habitable rooms) = 17,875 SQ FT

60 units @ 175 square feet (more than 3 habitable rooms) = 10,500 SQ FT

TOTAL REQUIRED OPEN SPACE = 42,775 SQ FT

OPEN SPACE - PROVIDED:

RECREATION/AMENITY ROOMS (BOTH BUILDINGS) = 10,690 SQ FT

GROUND LEVEL (PASEO) = 12,280 SQ FT

OFFICE LEVEL 8/RES. LEVEL 11 (RES. AMENITY UPPER LEVEL) = 25,321 SQ FT

PRIVATE OPEN SPACE (PRIVATE BALCONY) = 17,350 SQ FT

TOTAL PROVIDED OPEN SPACE = 65,641 SQ FT

COMMON OPEN SPACE - REQUIRED:

50% of the total required usable open space = 21,388 SQ FT

TOTAL PROVIDED COMMON OPEN SPACE = 48,291 SQ FT

Per LAMC Section 12.21 G.

LANDSCAPE

LANDSCAPE - REQUIRED:

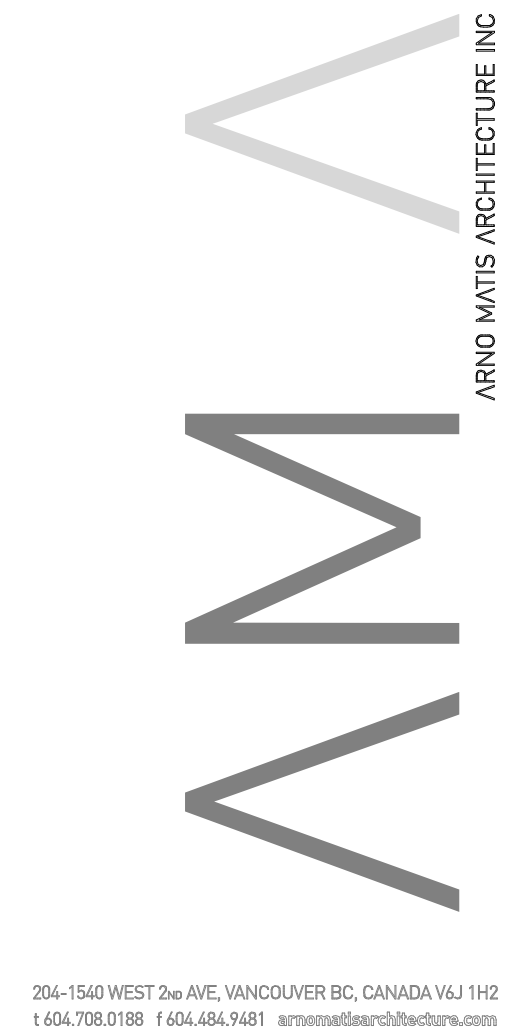
LANDSCAPING REQUIRED @ 25% of required common open space
= 5,347 SQ FT

LANDSCAPE - PROVIDED:

TOTAL PROVIDED LANDSCAPE = 9,217 SQ FT

Per LAMC Section 12.21 G.

NO.	REVISION	DATE
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28
2	ENTITLEMENT PKG. REVISION	2020-04-07
3	ENTITLEMENT PKG. REVISION	2020-12-14
4	ENTITLEMENT PKG. REVISION	2021-05-11



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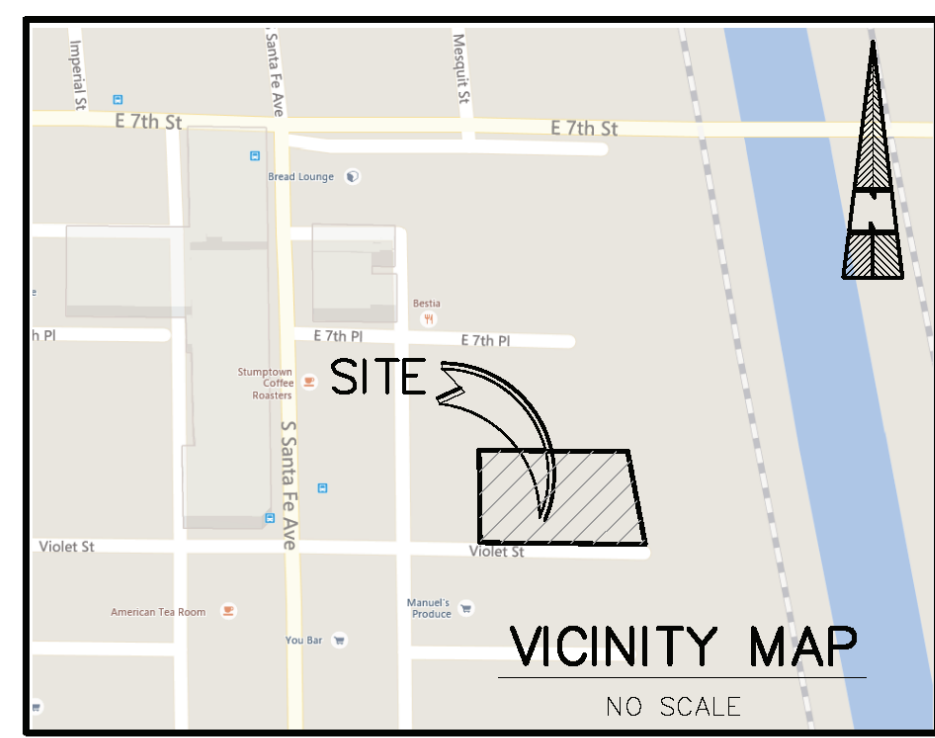
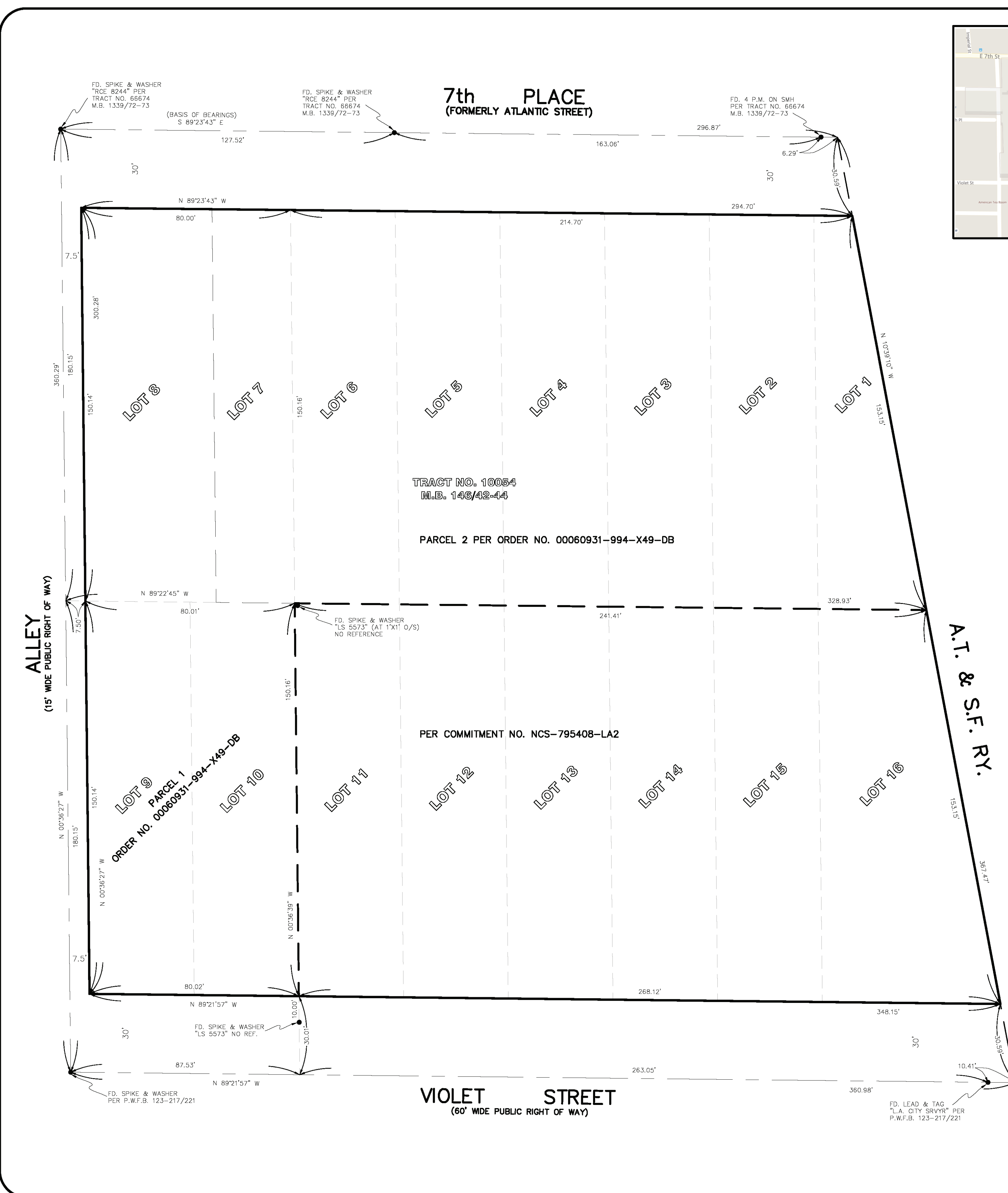
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DRAWN BY	CHK	INT	SCALE
			DRAWING DATE
			2021-05-07

2143 VIOLET,
LOS ANGELES
CALIFORNIA

PROJECT
**STATISTICS
SUMMARY**

TITLE	ISSUE NO.
PROJECT NUMBER 201602	3
DRAWING NUMBER	A.102



SURVEYOR'S NOTES:

THESE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
 THE INFORMATION COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.
 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
 ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
 AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
 NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF SURVEY.
 NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
 THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
 UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
 NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
 THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THE SURVEY PURSUANT TO SECTIONS 5 AND 6.

SITE RESTRICTIONS:

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM NO. 6.(9).

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 060137-1636-F, WHICH BEARS AN EFFECTIVE DATE OF 9-26-08 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

UTILITY NOTE:

BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.

BASIS OF BEARINGS:

THE BEARING SOUTH 89°23'43" EAST BEING THE CENTERLINE OF 7th STREET AS SHOWN ON TRACT NO. 86674, FILED IN BOOK 1339, PAGES 72 AND 73 OF MAPS IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

STATEMENT OF ENCROACHMENTS:

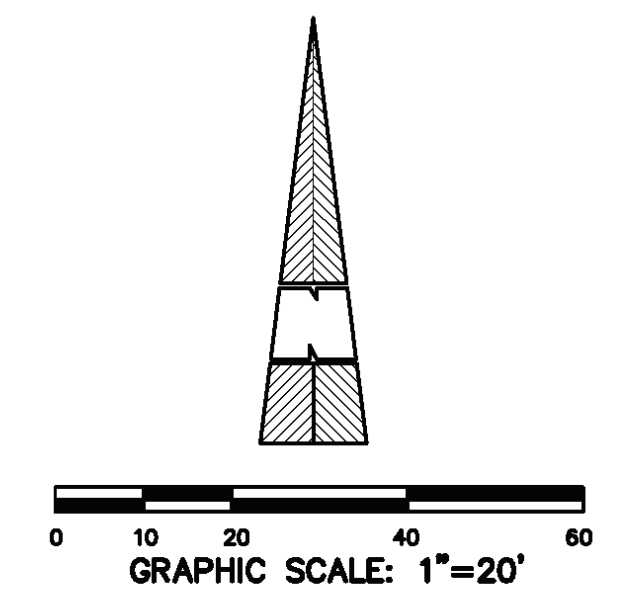
* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING. SEE SHEET 2 OF 2 FOR STATEMENT OF ENCROACHMENTS.

PARKING STALLS:

- 42 STANDARD STALLS
- 1 HANDICAP STALL
- 43 TOTAL PARKING STALLS

LAND AREA:

96,523 SQUARE FEET
2.216 ACRES



LEGAL DESCRIPTION:

PER ORDER NO. 00060931-994-X49-DB
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
 LOTS 8, 9 AND 10 OF TRACT NO. 10054, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 146 PAGES 42 TO 44 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
 LOTS 1 TO 7 INCLUSIVE OF TRACT NO. 10054, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 146 PAGES 42 TO 44 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5166-003-012, 5166-003-006

THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS CHICAGO TITLE COMPANY, ORDER NO. 00060931-994-X49-DB, DATED NOVEMBER 1, 2016.

COMMITMENT NO. NCS-795408-LA2

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 11, 12, 13, 14, 15 AND 16 OF TRACT NO. 10054, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 146, PAGES 42, 43, AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5166-003-010

THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIRST AMERICAN TITLE COMPANY, COMMITMENT NO. NCS-795408-LA2, DATED MAY 16, 2016.

NOTES CORRESPONDING TO SCHEDULE "B":

PER ORDER NO. 00060931-994-X49-DB

2. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED COVENANT AND AGREEMENT, RECORDED FEBRUARY 26, 1964, INSTRUMENT NO. 5209 IN BOOK M-1462, PAGE 659, OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

3. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DOCUMENT, RECORDED NOVEMBER 13, 1970, INSTRUMENT NO. 3548 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

4. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED COVENANT AND AGREEMENT, RECORDED JUNE 22, 1984, INSTRUMENT NO. 84-750070, OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

5. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT, RECORDED NOVEMBER 17, 2014, INSTRUMENT NO. 2014-1226539, OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

7. COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND NOT TO SELL ANY PORTION THEREOF SEPARATELY. SAID COVENANT IS EXPRESSED TO RUN WITH THE LAND AND BE BINDING UPON FUTURE OWNERS, RECORDED JULY 18, 1988, INSTRUMENT NO. 88-1126500, OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

8. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT, RECORDED NOVEMBER 17, 2014, INSTRUMENT NO. 2014-1226538, OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

9. A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT, RECORDED NOVEMBER 30, 2007, INSTRUMENT NO. 20072636425, OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

PER COMMITMENT NO. NCS-795408-LA2

3. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CENTRAL INDUSTRIAL REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED NOVEMBER 30, 2007 AS INSTRUMENT NO. 20072636425 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED NOVEMBER 17, 2014 AS INSTRUMENT NO. 2014-1226539 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING MAINTENANCE OF BUILDING SUPPORT" RECORDED NOVEMBER 17, 2014 AS INSTRUMENT NO. 2014-1226538 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

7. AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED NOVEMBER 17, 2014 AS INSTRUMENT NO. 2014-1226540 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MASTER COVENANT AND AGREEMENT REGARDING ON-SITE BMP MAINTENANCE" RECORDED FEBRUARY 25, 2015 AS INSTRUMENT NO. 2015203435 OF OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

SURVEYOR'S CERTIFICATION:

TO: ONNI CAPITAL LLC, 7th PLACE PARTNERS-OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 7(c)(1)(c), 8, 9, 10(c), 13, 14, 16, 18, 19 & 20(\$1,000,000) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12-21-16.

MICHAEL FURLONG, PLS 8899 DATE

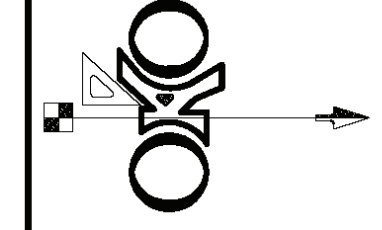
LICENSE EXPIRES: 12-31-17

DATE OF LAST REVISION: 12-15-16

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE ABOVE APPROVALS NOR WITHOUT THE REQUIRED PERMITS BEING OBTAINED.

REVISIONS	DESCRIPTION	DATE	APP'D
NO.			

PROJECT ENGINEER:
O.K.O. ENGINEERING INC.
 CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/ & CAD SPECIALISTS
 23671 BIRTCOR DRIVE
 LAKE FOREST, CALIFORNIA 92650
 949/597-3577
 FAX 949/397-3579



DATE: 12/21/16
SCALE: 1"=20'
DRAWN: C.A.
CHECKED: M.F.

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY
SITE: 2118, 2120, 2124 & 2140 E. 7th PLACE
 2117 VIOLET STREET
 LOS ANGELES, CALIFORNIA

SHEET NO.: 1 of 2

J.N. 2017-13

DRAWN BY	CHK	INT	SCALE

2143 VIOLET, LOS ANGELES, CALIFORNIA

PROJECT: SURVEY PLAN 1 of 2

TITLE: PROJECT NUMBER 201809 **ISSUE NO.:** 1

DRAWING NUMBER: A.104

SITE PHOTOS

E 7TH PL



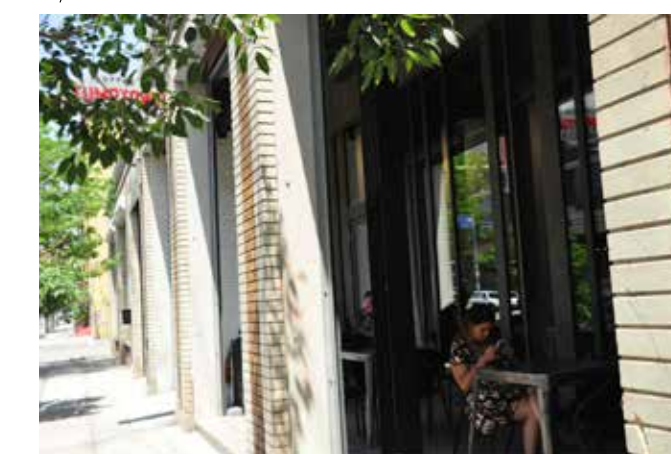
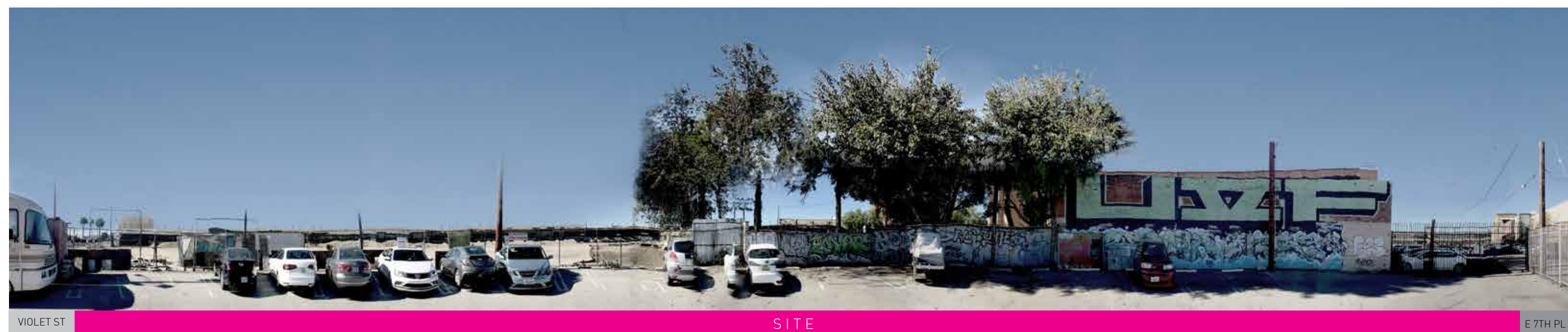
ALLEYWAY WEST TO SITE



VIOLET ST



PARKING LOT EAST TO SITE



5	ENTITLEMENT PKG. REVISION	2021-05-07
4	ENTITLEMENT PKG. REVISION	2021-03-11
3	ENTITLEMENT PKG. REVISION	2020-12-14
2	ENTITLEMENT PKG. REVISION	2020-04-07
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28

204-1560 WEST 2nd AVE, VANCOUVER BC, CANADA V6J 1H2
1-604-708-0188 F-604-451-9481 arno@arnomattsarchitecture.com

ARNO MATIS ARCHITECTURE INC.

204-1560 WEST 2nd AVE, VANCOUVER BC, CANADA V6J 1H2
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EXECUTIVE ARCHITECT
MAUD ARCHITECTS
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TEL: 925.828.8801 INFO@AUD.COM

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			DRAWING DATE
			2021-05-07
2143 VIOLET, LOS ANGELES CALIFORNIA			
PROJECT			
SITE PHOTOS			
TITLE		ISSUE NO.	
PROJECT NUMBER		3	
201602			
DRAWING NUMBER		A.107	

C:\Users\arnomatts\Documents\2021\PROJECT 2021\A.107\A.107.dwg

DEVELOPMENT CONTEXT

The Los Angeles Arts District is a vibrant neighborhood with a proud history. From its agricultural roots to its importance as a manufacturing and industrial center, to its emergence as an important hybrid industrial and live/work center, the Arts District continues to increase its presence and importance as a neighborhood that will shape the future of downtown Los Angeles.

Moving forward, the opportunity exists to meet the evolving land use needs to blend industrial and working residential uses within an area that supports liveability and employment.

HISTORIC CONTEXT

View looking east of Jean-Louis Vignes' orchards, circa 1865.



Aerial view of Santa Fe railroad tracks. April 1, 1959.



Challenge Cream & Butter Association, date unknown.



Art Murals on Industrial Buildings in Arts District.

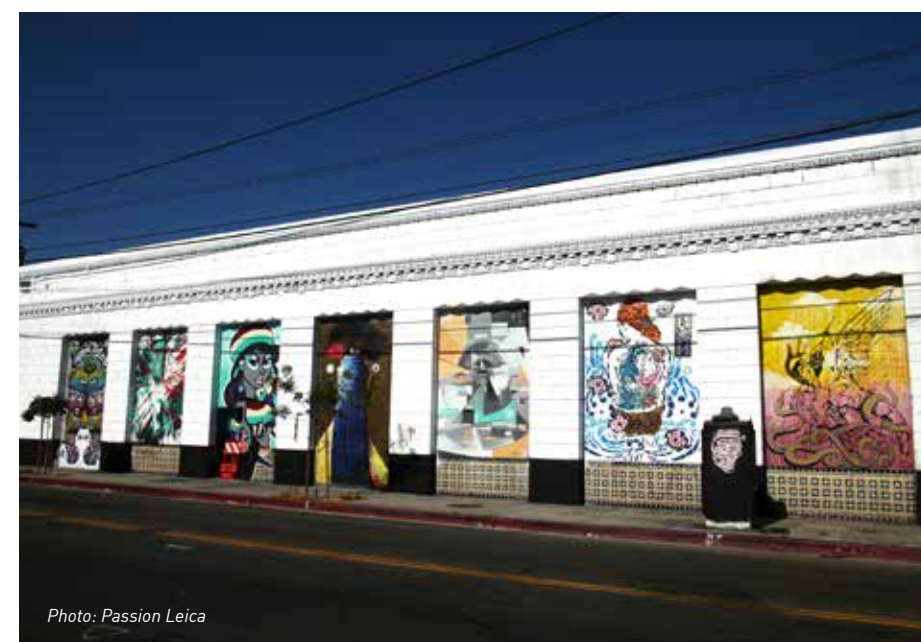
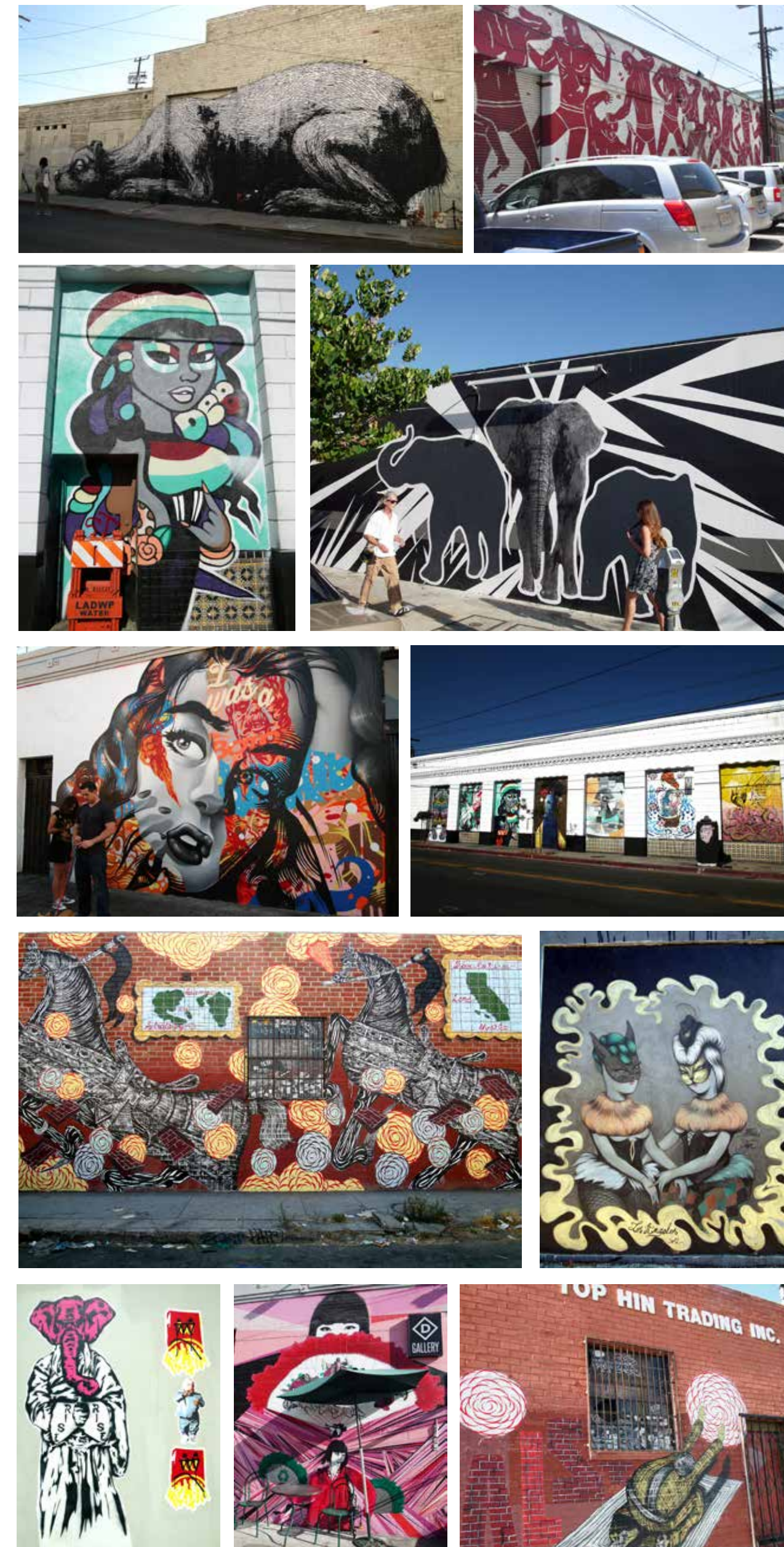


Photo: Passion Leica

URBAN CONTEXT

ART FAÇADES FOUND WITHIN ARTS DISTRICT:



PHOTOS BY: PASSION LEICA

ARCHITECTURAL CONTEXT

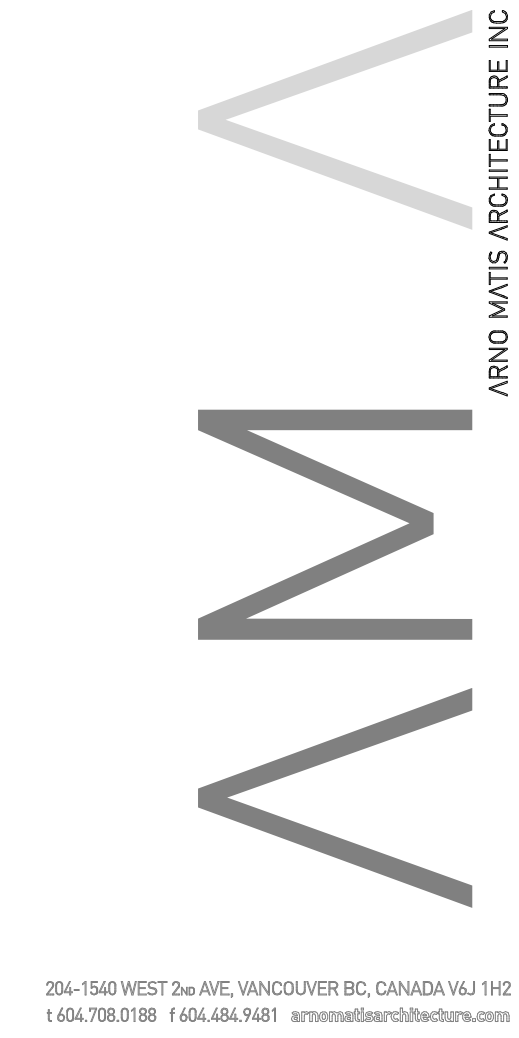
NOTED BUILDINGS & UPCOMING DEVELOPMENTS WITHIN THE ARTS DISTRICT:



IMG: GOOGLE.COM



5	ENTITLEMENT PKG. REVISION	2021-05-07
4	ENTITLEMENT PKG. REVISION	2021-03-11
3	ENTITLEMENT PKG. REVISION	2020-12-14
2	ENTITLEMENT PKG. REVISION	2020-04-07
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28



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			DRAWING DATE
			2021-05-07

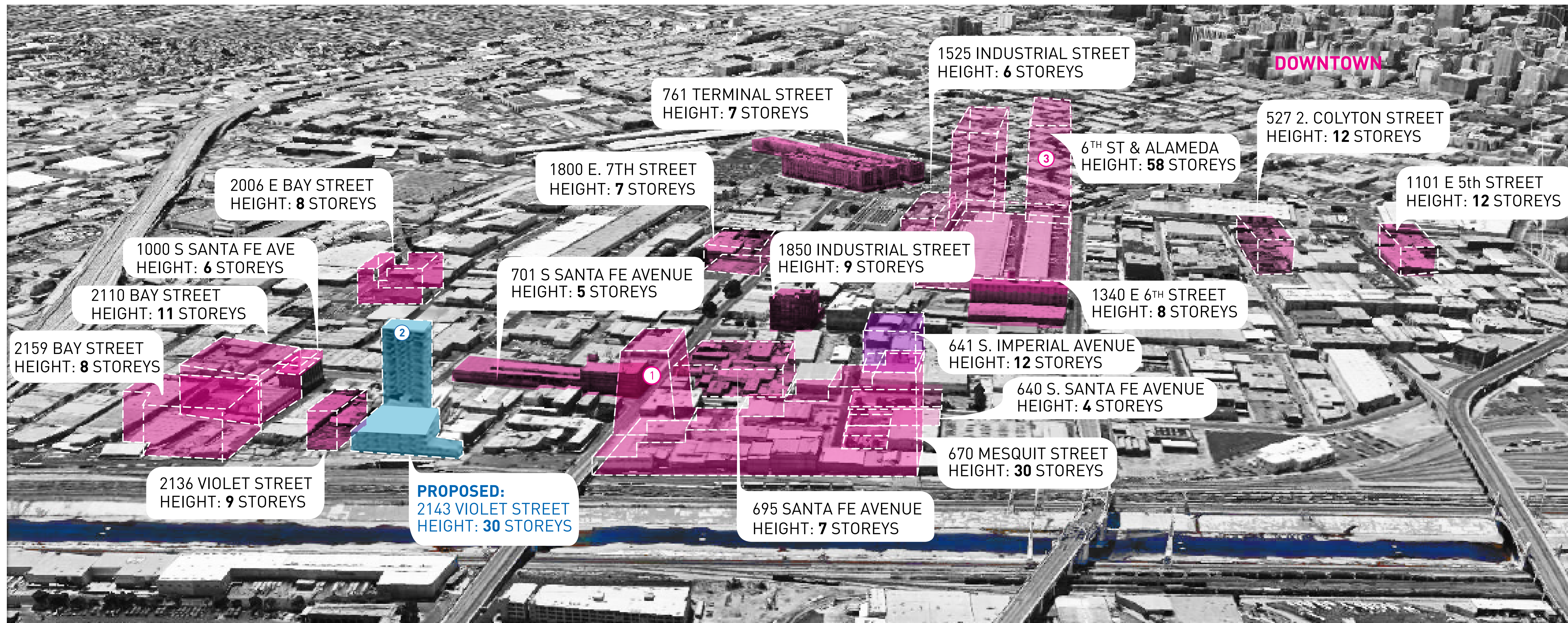
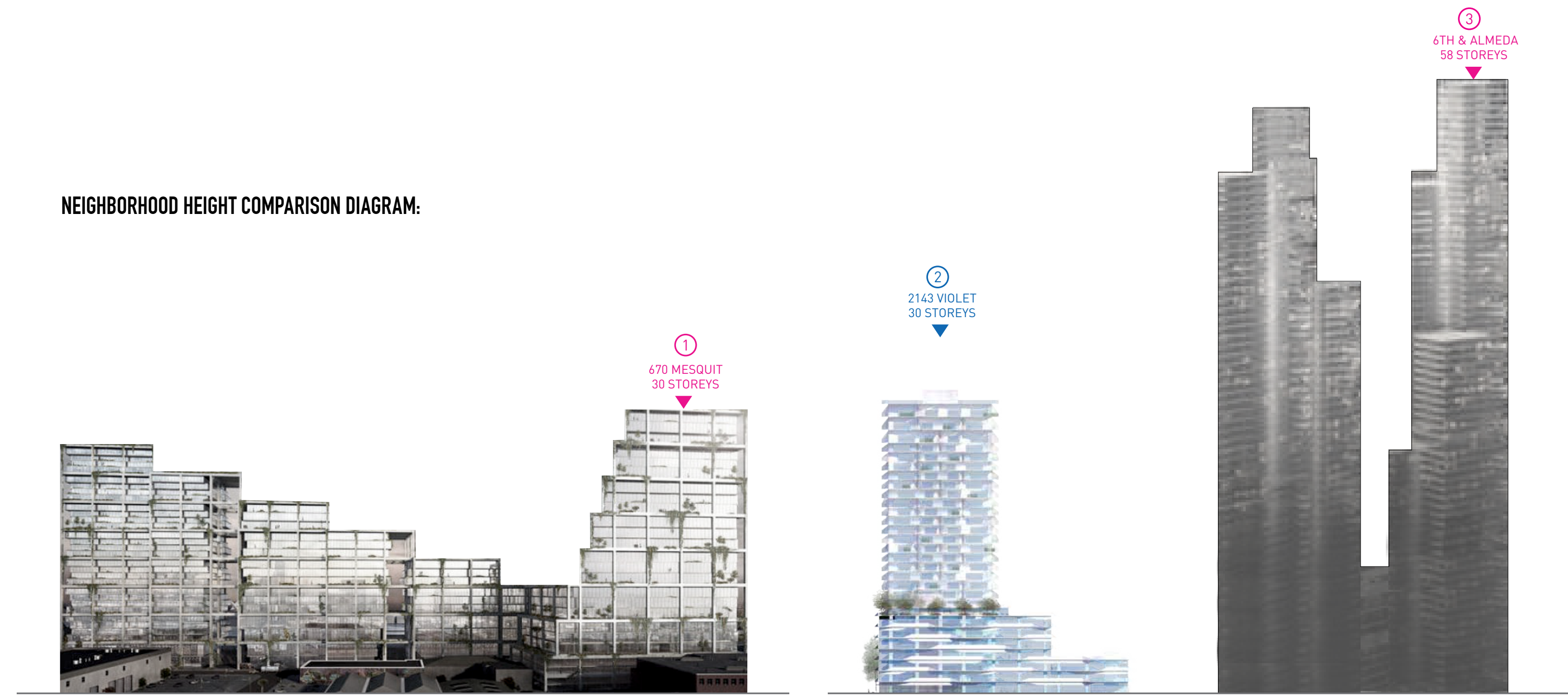
2143 VIOLET,
 LOS ANGELES
 CALIFORNIA

PROJECT
**DEVELOPMENT
 CONTEXT**

TITLE	ISSUE NO.
PROJECT NUMBER 201602	3
DRAWING NUMBER	A.108

HEIGHT CONTEXT

NEIGHBORHOOD HEIGHT COMPARISON DIAGRAM:



ALL GRAPHICS ON PAGE ARE DIAGRAMMATIC - NTS

NO.	DESCRIPTION	DATE
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28
2	ENTITLEMENT PKG. REVISION	2020-04-07
3	ENTITLEMENT PKG. REVISION	2020-12-14
4	ENTITLEMENT PKG. REVISION	2021-05-11
5	ENTITLEMENT PKG. REVISION	2021-09-07

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			DRAWING DATE
			2021-05-07
2143 VIOLET, LOS ANGELES CALIFORNIA			
PROJECT			
HEIGHT & CONTEXT			
TITLE		ISSUE NO.	
PROJECT NUMBER		3	
201602			
DRAWING NUMBER		A.109	

RENDERING

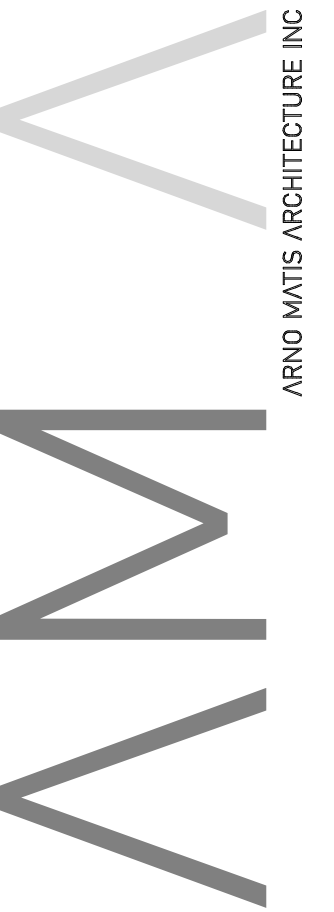


VIOLET STREET SIDEWALK CONDITION, SE OF SITE
ARTISTIC RENDERING ONLY



VIEW FROM VIOLET STREET, LOOKING NORTHEAST
ARTISTIC RENDERING ONLY

5	ENTITLEMENT PKG. REVISION	2021-05-07
4	ENTITLEMENT PKG. REVISION	2021-03-11
3	ENTITLEMENT PKG. REVISION	2020-12-14
2	ENTITLEMENT PKG. REVISION	2020-04-07
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28



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			DRAWING DATE
			2021-05-07

2143 VIOLET,
LOS ANGELES
CALIFORNIA

PROJECT
RENDERING 2 of 4

TITLE	
PROJECT NUMBER 201602	ISSUE NO. 3
DRAWING NUMBER	A.113

RENDERING



LOOKING UP FROM PASEO ON VIOLET STREET
ARTISTIC RENDERING ONLY

5	ENTITLEMENT PKG. REVISION	2021-05-07
4	ENTITLEMENT PKG. REVISION	2021-03-11
3	ENTITLEMENT PKG. REVISION	2020-12-14
2	ENTITLEMENT PKG. REVISION	2020-04-07
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28

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			2021-05-07

2143 VIOLET,
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PROJECT
RENDERING 3 of 4

TITLE	ISSUE NO.
PROJECT NUMBER 201602	3
DRAWING NUMBER	A.114

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RENDERING



WHITE FROSTED GLASS
DARK GREY FROSTED GLASS

STOREFRONT GLAZING

CHANNEL LETTER SIGNAGE

PUBLIC ART DISPLAY SPACE

PATIO / MOVEABLE SEATING

METAL BENCHES INTEGRATED INTO METAL PLANTERS

CONCRETE PAVERS

VIEW FROM PASEO LOOKING NORTH
ARTISTIC RENDERING ONLY



VIEW FROM BIKE ALLEY (EASTERN PASEO ENTRY)
LOOKING EAST
ARTISTIC RENDERING ONLY

NO.	REVISION	DATE
5	ENTITLEMENT PKG. REVISION	2021-05-07
4	ENTITLEMENT PKG. REVISION	2021-03-11
3	ENTITLEMENT PKG. REVISION	2020-12-14
2	ENTITLEMENT PKG. REVISION	2020-04-07
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28

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			2021-05-07

2143 VIOLET,
LOS ANGELES
CALIFORNIA

PROJECT
RENDERING 4 of 4

TITLE	ISSUE NO.
PROJECT NUMBER 201602	3
DRAWING NUMBER	A.115

PUBLIC BENEFIT

PUBLIC BENEFIT

SCULPTURE OPPORTUNITY



POSSIBLE PUBLIC BIKE RACKS



VIEW OF PUBLIC PLAZA CONNECTING TO PASEO BETWEEN BUILDINGS



POP-UP CAFE



PUBLIC SEATING

1 ARTS AND PRODUCTIVE USES

In accordance with planning provisions, the development proposes a mix of employment and production functions. The target is to provide space to house creative uses, creative office or other qualifying arts and productive uses.

2 PUBLIC OPEN SPACE

To address the objective of supporting a vibrant street life for the neighborhood, we have proposed a public plaza between the two buildings. The open space is tailored to support the ground-oriented retail and workshop areas. The open space will help foster a sense of place and community that will contribute to the public realm.

3 ACTIVE GROUND FLOOR

Industrial areas are often characterized by large blocks and floor plates which are not originally intended to accommodate high volumes of pedestrians or the types of activities present in industrial mixed-use areas. The proposed retail frontage and public open space along with pedestrian paseo will infuse life and activity on the sidewalk, creating opportunities for passive and active use of public space.

4 ART FAÇADE OPPORTUNITY

The at-grade facades offer an opportunity to enhance and support the Arts District's unique identity and role within the City of Los Angeles. The project proposes an integration of art and architecture through designated zones along the Violet St. street edge and Paseo.

5 RESIDENT PRODUCTION SPACE

In addition to the arts and productive spaces, the development also proposes an onsite resident production space that provides increased capacity for goods fabrication and other production activities. The space provides an alternative for creative workers and entrepreneurs to incubate their work in-house instead of paying for work space off site.

6 VERY LOW/EXTREMELY LOW INCOME UNITS PROVIDED

The project provides 39 units for very low income tenants, and 18 units for extremely low income tenants.

7 ON SITE AMENITIES

In addition to grade-oriented production and open spaces, the proposal includes a roof park amenity that provides opportunity for social interaction and on-site recreation. The common area amenity package may include:

- Rooftop Outdoor Pool;
- Rooftop Poolside Seating;
- Rooftop Outdoor Barbecue Areas;
- Rooftop Outdoor Fire Pit Areas;
- Indoor Fitness Centre;
- Interior Lounge Space;

Other on-site common amenities include:

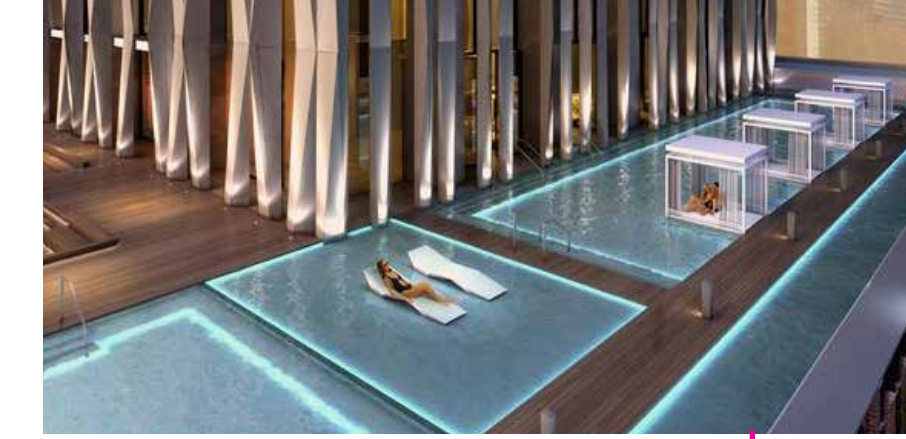
- Bicycle Storage/Maintenance Areas;
- Delivery Storage Area.

8 21ST CENTURY EMPLOYMENT SPACES

With its unique program and mix, the proposed development points to a new future for the Arts District and the City of Los Angeles. These interconnected and mutually supportive uses and spaces respond to the new and more sustainable ways of urban living: living close to work, shops, recreation. The project attempts to establish a benchmark with respect to this approach, in scale to the context and neighborhood.

RESIDENTIAL/OFFICE AMENITY

ROOFTOP POOL & SEATING



ROOFTOP LOUNGE AREAS



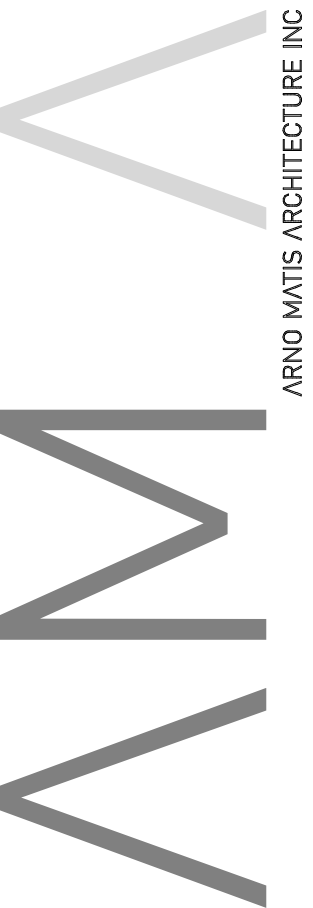
BIKE STORAGE



GYM

*Images are reference precedent examples only and not representative of final design.

NO.	REVISION	DATE
5	ENTITLEMENT PKG. REVISION	2021-05-07
4	ENTITLEMENT PKG. REVISION	2021-03-11
3	ENTITLEMENT PKG. REVISION	2020-12-14
2	ENTITLEMENT PKG. REVISION	2020-04-07
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28



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 1 604.708.0188 F 604.454.9481 arno@arnomatisarchitecture.com

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MAUD ARCHITECTS

EXECUTIVE ARCHITECT
 MAUD ARCHITECTS
 SUITE G - 12811 HIDDEN CREEK WAY, CERRITOS, CA 90703
 TEL: 925.828.8801 INFO@MAUD.COM

DRAWN BY	CHK	INT	SCALE
			DRAWING DATE
			2021-05-07

2143 VIOLET,
 LOS ANGELES
 CALIFORNIA

PROJECT
 PUBLIC BENEFIT

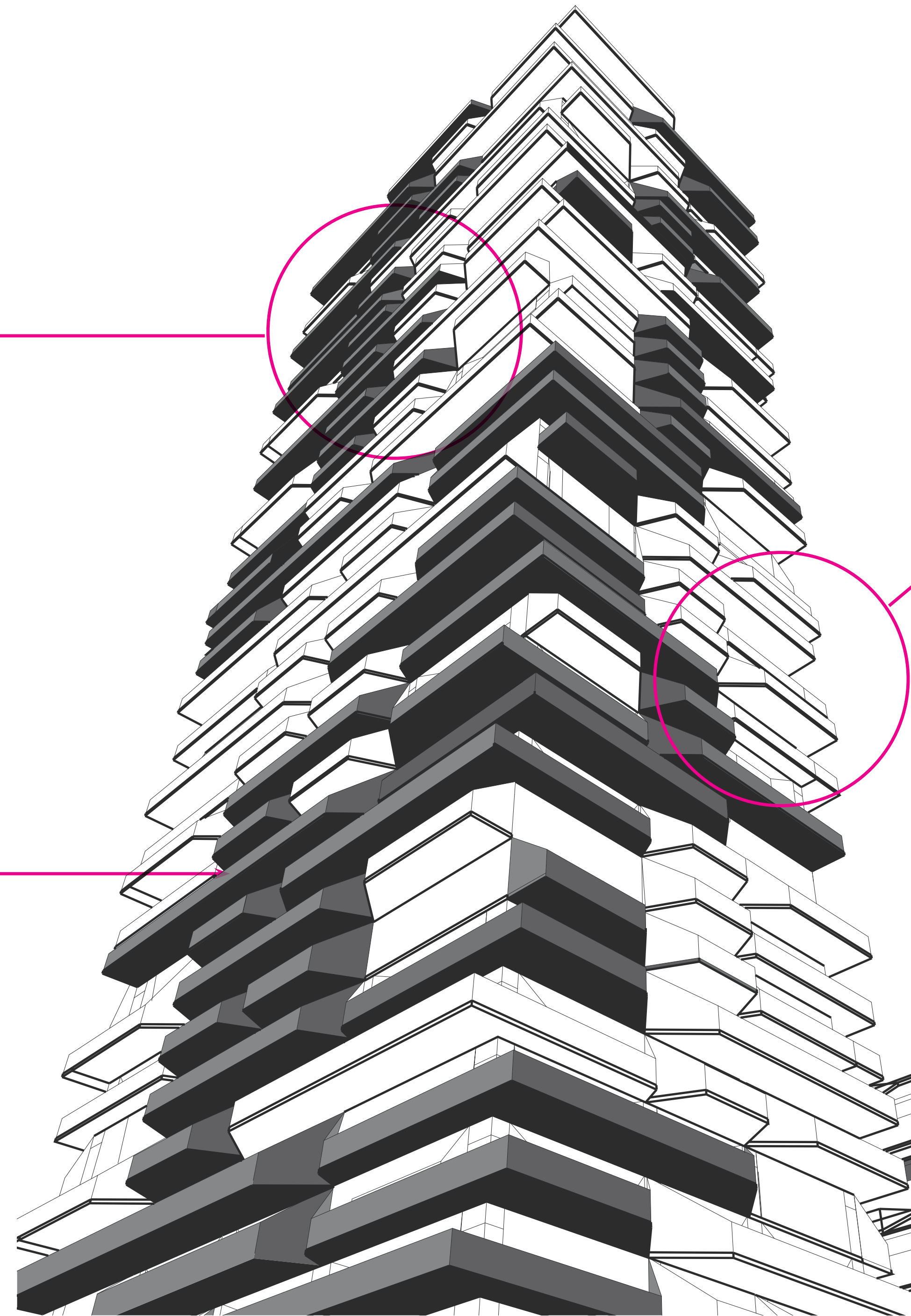
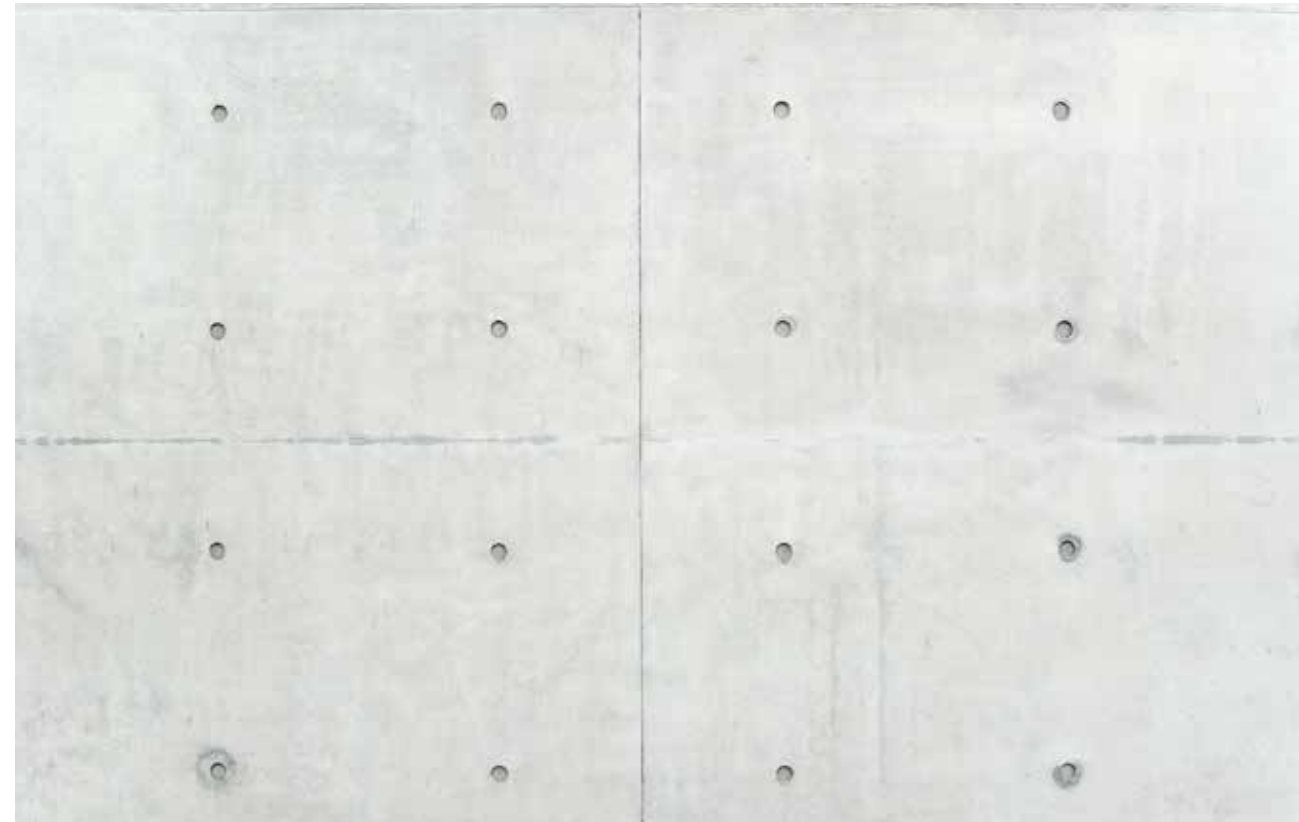
TITLE	ISSUE NO.
PROJECT NUMBER 201602	3
DRAWING NUMBER	A.117

FACADE/MATERIALS

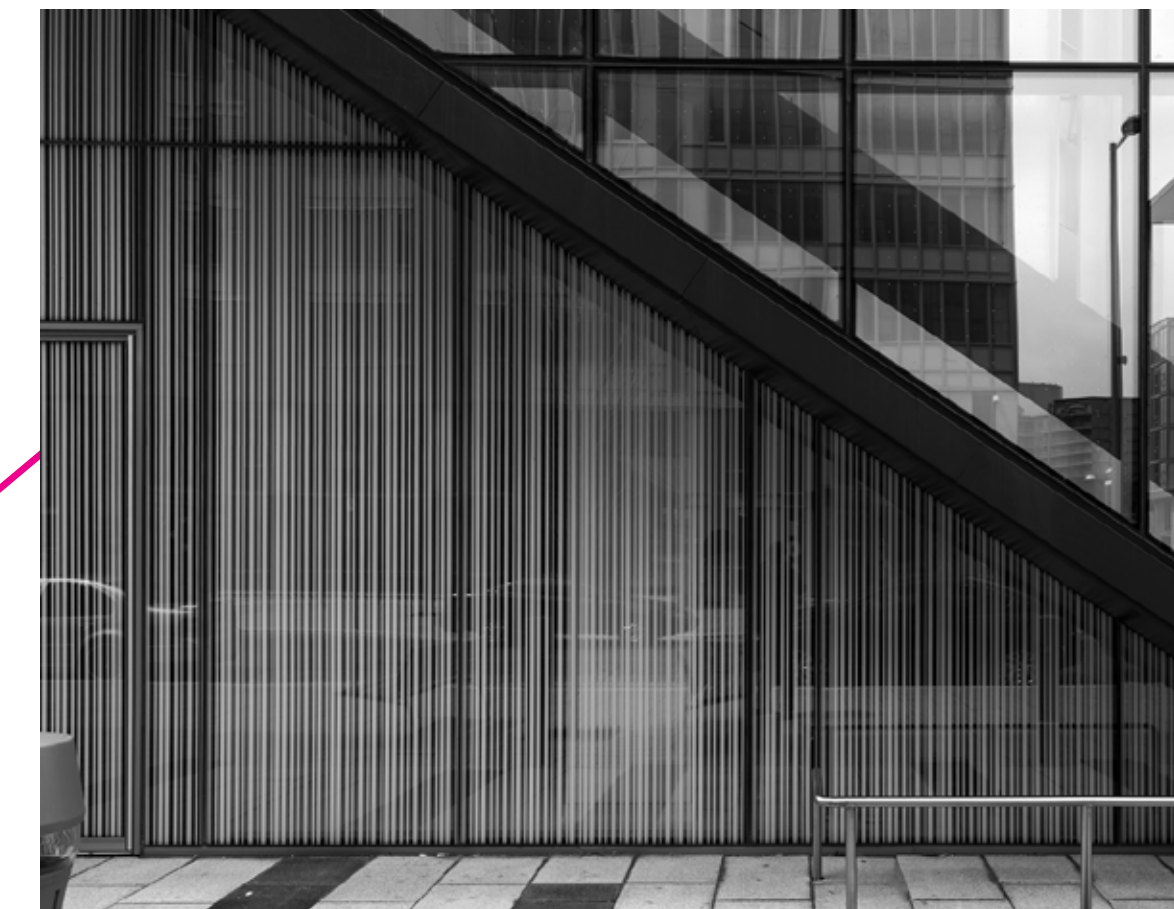
ANGLED PRIVACY SCREENS (BLACK AND WHITE)



PAINTED CONCRETE DECK EDGE (BLACK AND WHITE)



FROSTED GLASS PRIVACY SCREEN (DARK GREY AND WHITE)



NO.	REVISION	DATE
5	ENTITLEMENT PKG. REVISION	2021-05-07
4	ENTITLEMENT PKG. REVISION	2021-03-11
3	ENTITLEMENT PKG. REVISION	2020-12-14
2	ENTITLEMENT PKG. REVISION	2020-04-07
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28

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			DRAWING DATE
			2021-05-07

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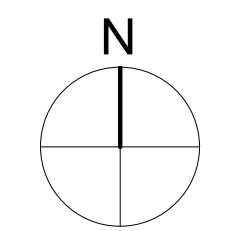
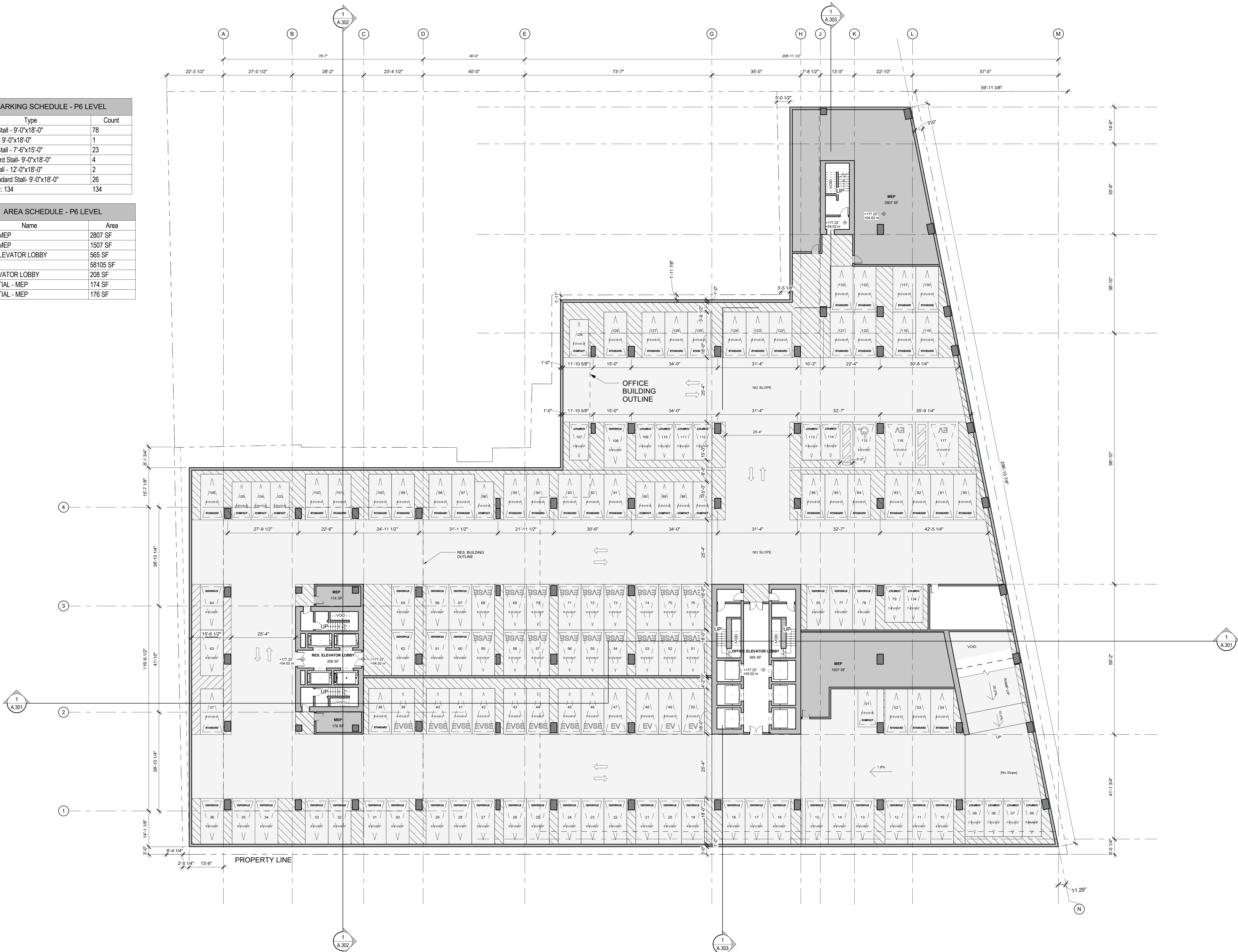
PROJECT
**FACADE &
 MATERIALS**

TITLE	ISSUE NO.
PROJECT NUMBER 201602	3
DRAWING NUMBER	A.119

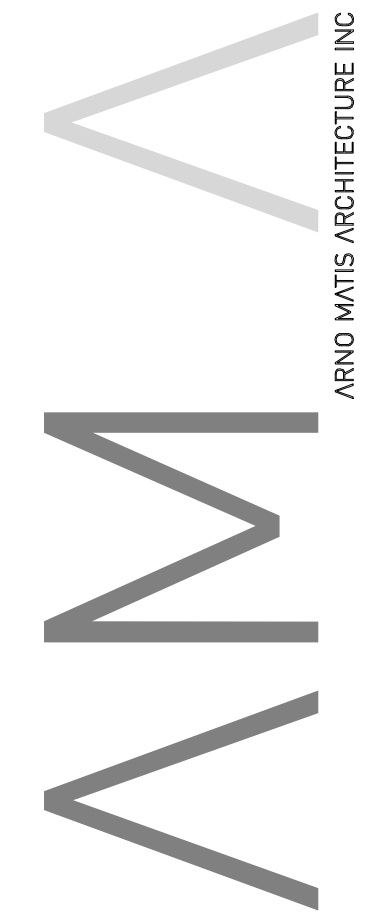
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PARKING SCHEDULE - P6 LEVEL	
Type	Count
Standard Stall - 9'-0"x18'-0"	78
ADA Stall - 9'-0"x18'-0"	1
Compact Stall - 7'-6"x15'-0"	23
EV Standard Stall - 9'-0"x18'-0"	4
EV Van Stall - 12'-0"x18'-0"	2
EVSE Standard Stall - 9'-0"x18'-0"	26
Grand total:	134

AREA SCHEDULE - P6 LEVEL	
Name	Area
OFFICE - MEP	2807 SF
OFFICE ELEVATOR LOBBY	1507 SF
OFFICE ELEVATOR LOBBY	565 SF
PARKING	58105 SF
RES. ELEVATOR LOBBY	208 SF
RESIDENTIAL - MEP	174 SF
RESIDENTIAL - MEP	176 SF



NO.	DESCRIPTION	DATE
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28
2	ENTITLEMENT PKG. REVISION	2021-01-19
3		



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 TEL: 925.228.8801 INFO@MAUD.COM

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ZB			1/16" = 1'-0"
SK			DRAWING DATE
			2020-02-19

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 LOS ANGELES
 CALIFORNIA**

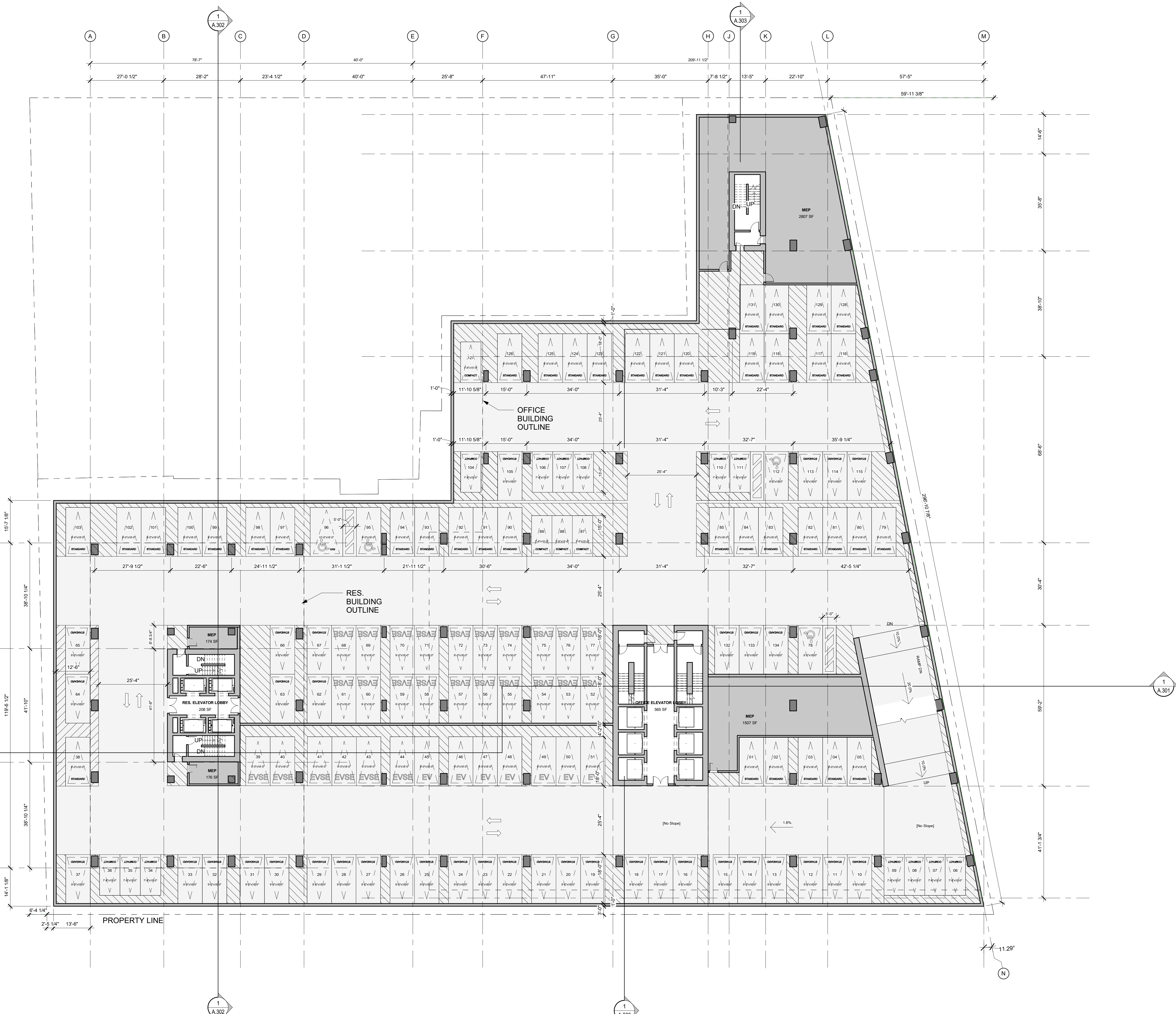
PROJECT
P6 PARKING PLAN

TITLE	ISSUE NO.
PROJECT NUMBER 201802	2
DRAWING NUMBER	A.201

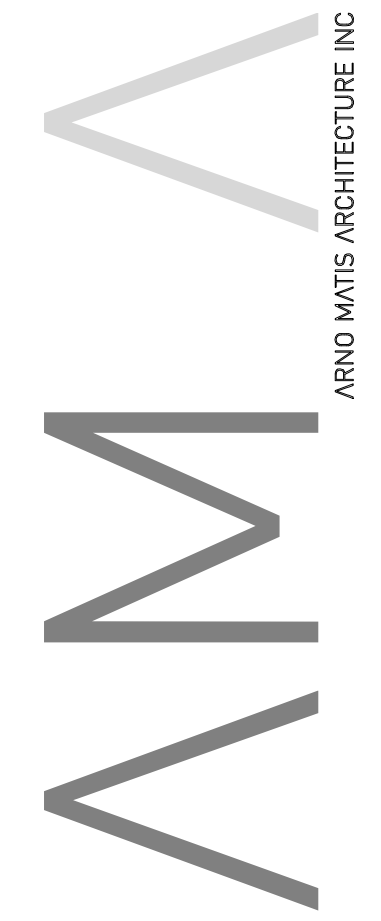
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PARKING SCHEDULE - P2-P4 TYP. LEVEL	
Type	Count
EVSE Standard Stall- 9'-0"x18'-0"	26
EV Standard Stall- 9'-0"x18'-0"	7
Compact Stall - 7'-6"x15'-0"	17
ADA Van Stall - 12'-0"x18'-0"	1
ADA Stall - 9'-0"x18'-0"	3
Standard Stall - 9'-0"x18'-0"	78
Grand total:	132

AREA SCHEDULE - P2-P4 TYP. LEVEL	
Name	Area
OFFICE - MEP	2807 SF
OFFICE - MEP	1507 SF
OFFICE ELEVATOR LOBBY	565 SF
PARKING	58106 SF
RES. ELEVATOR LOBBY	208 SF
RESIDENTIAL - MEP	174 SF
RESIDENTIAL - MEP	176 SF



REVISIONS		
No.	Description	Date
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28
2	ENTITLEMENT PKG. REVISION	2021-01-19
3		



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WC			1/16" = 1'-0"
SK			DRAWING DATE
			2020-04-07

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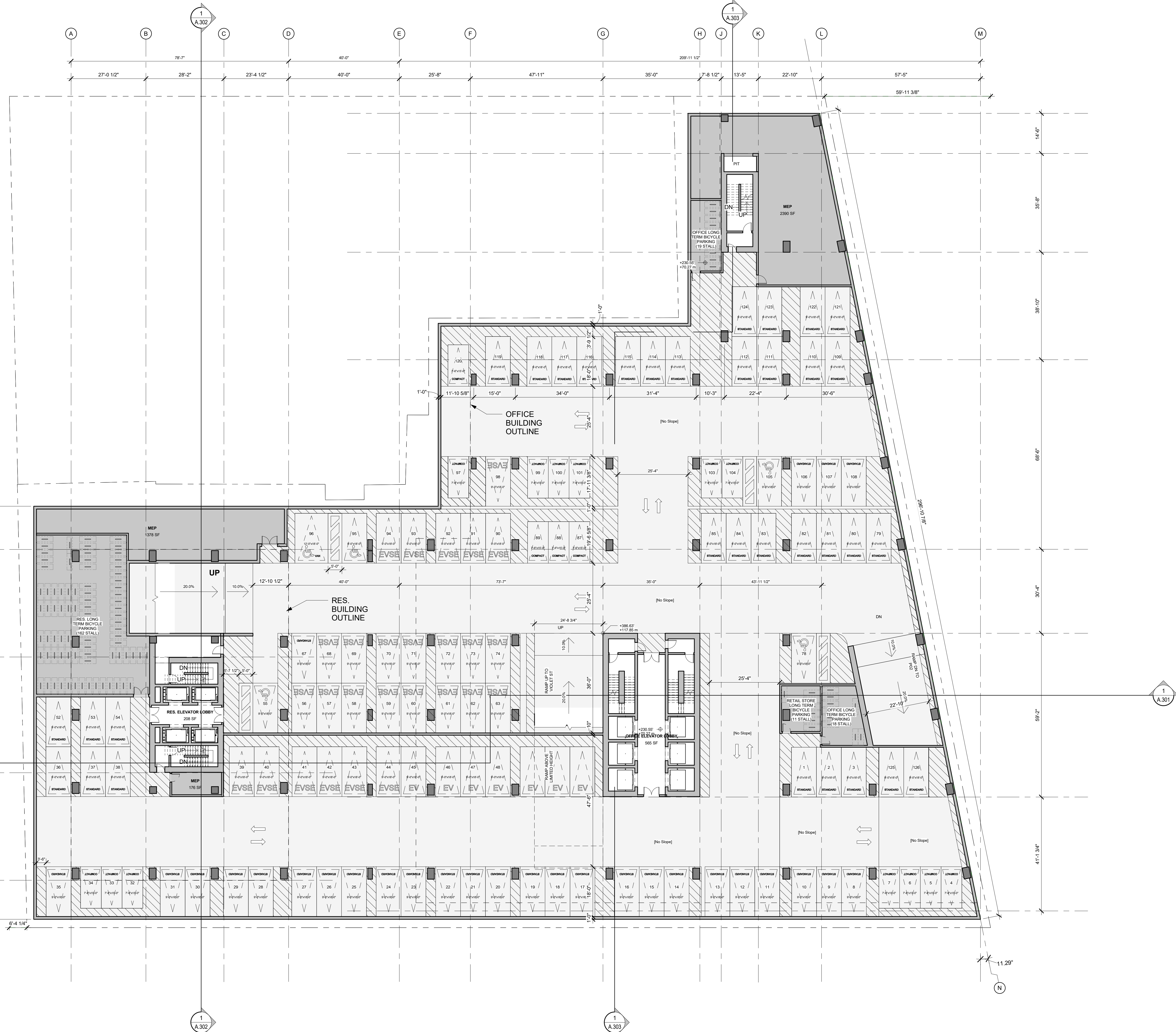
PROJECT
**P2-P4 TYP. PARKING
 PLAN**

TITLE	ISSUE NO.
PROJECT NUMBER 201802	2
DRAWING NUMBER	A.203

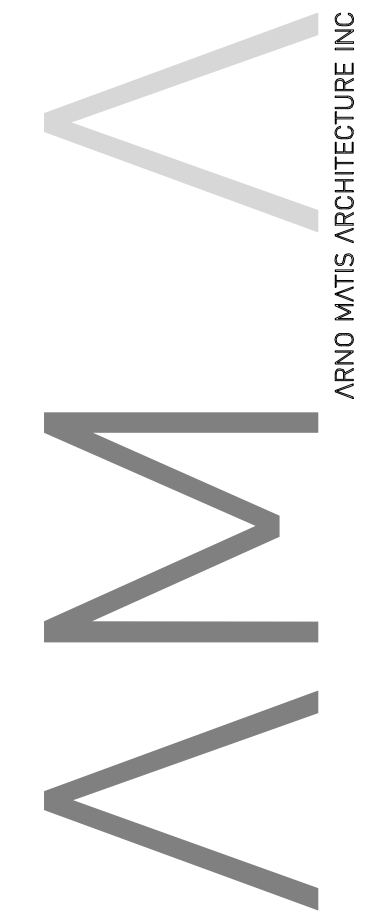
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PARKING SCHEDULE - P1 LEVEL	
Type	Count
Standard Stall - 9'-0"x18'-0"	62
ADA Stall - 9'-0"x18'-0"	4
ADA Van Stall - 12'-0"x18'-0"	1
Compact Stall - 7'-6"x15'-0"	17
EV Standard Stall- 9'-0"x18'-0"	7
EVSE Standard Stall- 9'-0"x18'-0"	27
Grand total	118

AREA SCHEDULE - P1 LEVEL	
Name	Area
BICYCLE STORAGE	322 SF
BICYCLE STORAGE	2149 SF
BICYCLE STORAGE	598 SF
OFFICE - MEP	2390 SF
OFFICE ELEVATOR LOBBY	565 SF
PARKING P01	55706 SF
RES. ELEVATOR LOBBY	208 SF
RESIDENTIAL - MEP	1429 SF
RESIDENTIAL - MEP	176 SF



NO.	DESCRIPTION	DATE
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28
2	ENTITLEMENT PKG. REVISION	2021-01-19
3		



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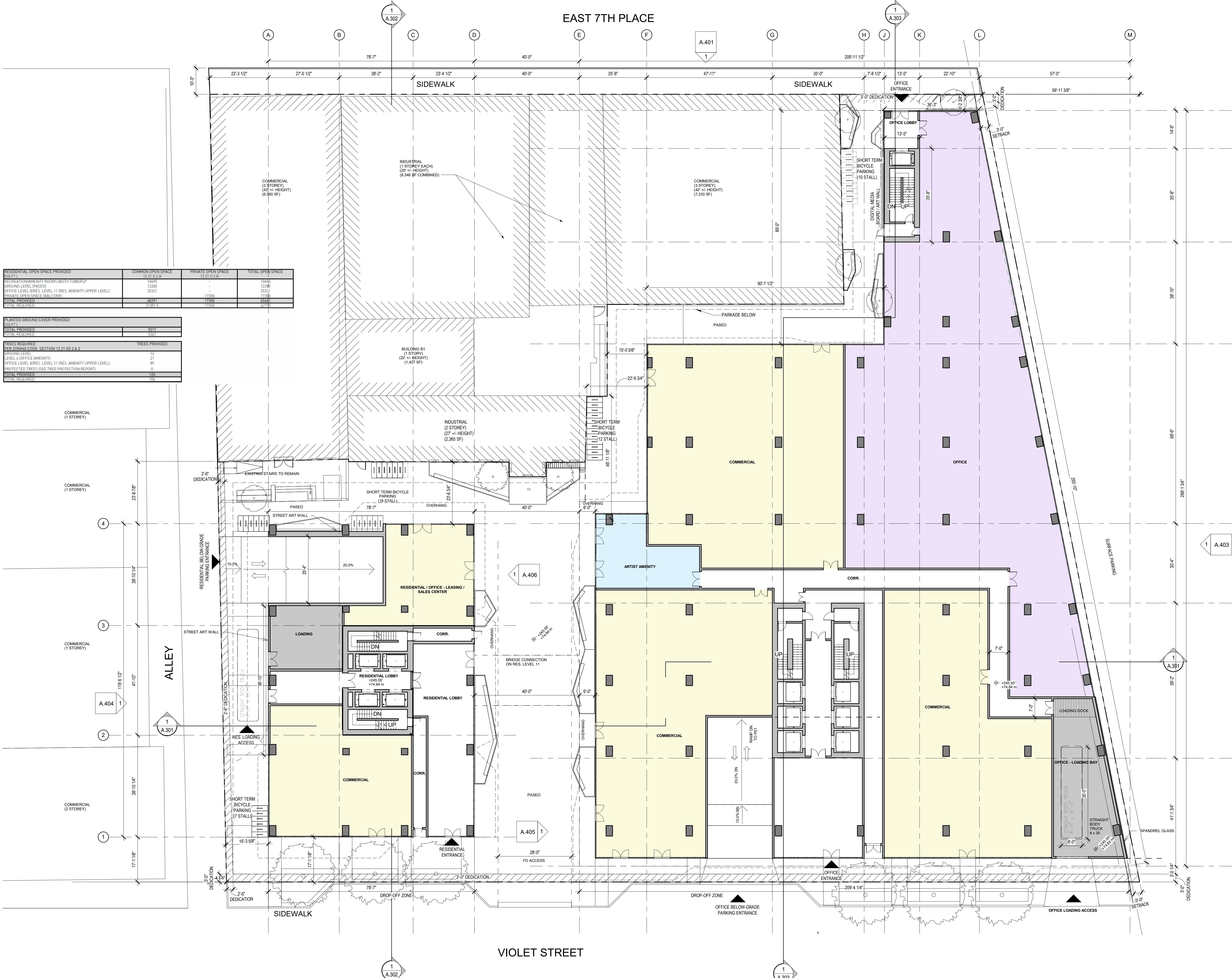
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SK			DRAWING DATE
			2020-04-07

2143 VIOLET, LOS ANGELES CALIFORNIA

PROJECT
P1 PARKING PLAN

TITLE	PROJECT NUMBER	ISSUE NO.
	201802	2
DRAWING NUMBER		A.204

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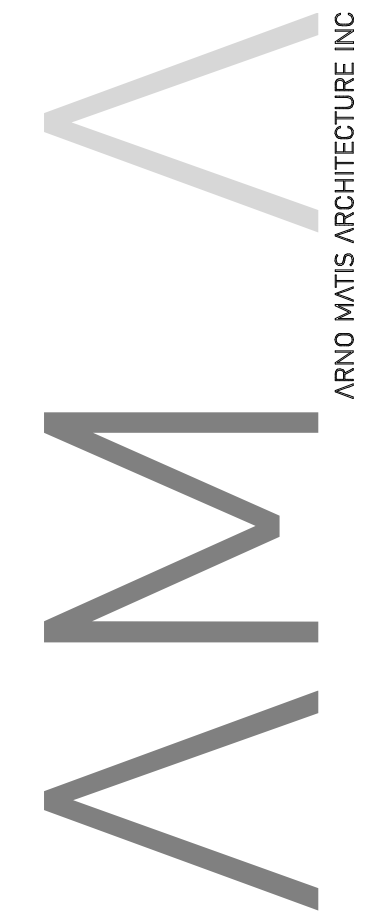
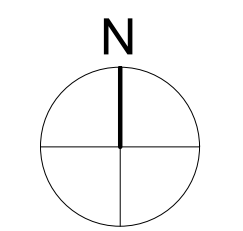


RESIDENTIAL OPEN SPACE PROVIDED (SQ FT)	COMMON OPEN SPACE	PRIVATE OPEN SPACE	TOTAL OPEN SPACE
RECREATION/AMENITY ROOMS (BOTH TOWERS)*	12,210.2	12,210.2	24,420.4
GROUND LEVEL (PASEO)	12,280	-	12,280
OFFICE LEVEL, BRES. LEVEL 11 (RES. AMENITY UPPER LEVEL)	2,311	-	2,311
PRIVATE OPEN SPACE (BALCONY)	-	17,950	17,950
TOTAL PROVIDED	48,801	12,260	61,061
TOTAL REQUIRED	11,201.5	12,260	23,461.5

PLANTED GROUND COVER PROVIDED (SQ FT)	TREES PROVIDED
TOTAL PROVIDED	9717
TOTAL REQUIRED	5347

TREES REQUIRED	TREES PROVIDED
PLZ ZONING CODE, SECTION 12.21.09 2.A.3	13
LEVEL 4 OFFICE AMENITY	21
OFFICE LEVEL, BRES. LEVEL 11 (RES. AMENITY UPPER LEVEL)	89
PROTECTED TREES (SEE TREE PROTECTION REPORT)	0
TOTAL PROVIDED	123
TOTAL REQUIRED	108

NO.	DESCRIPTION	DATE
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28
2	ENTITLEMENT PKG. REVISION	2020-04-07
3	ENTITLEMENT PKG. REVISION	2021-03-11



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 1.604.708.0188 | 1.604.484.9481 | arno@arnomatish.com

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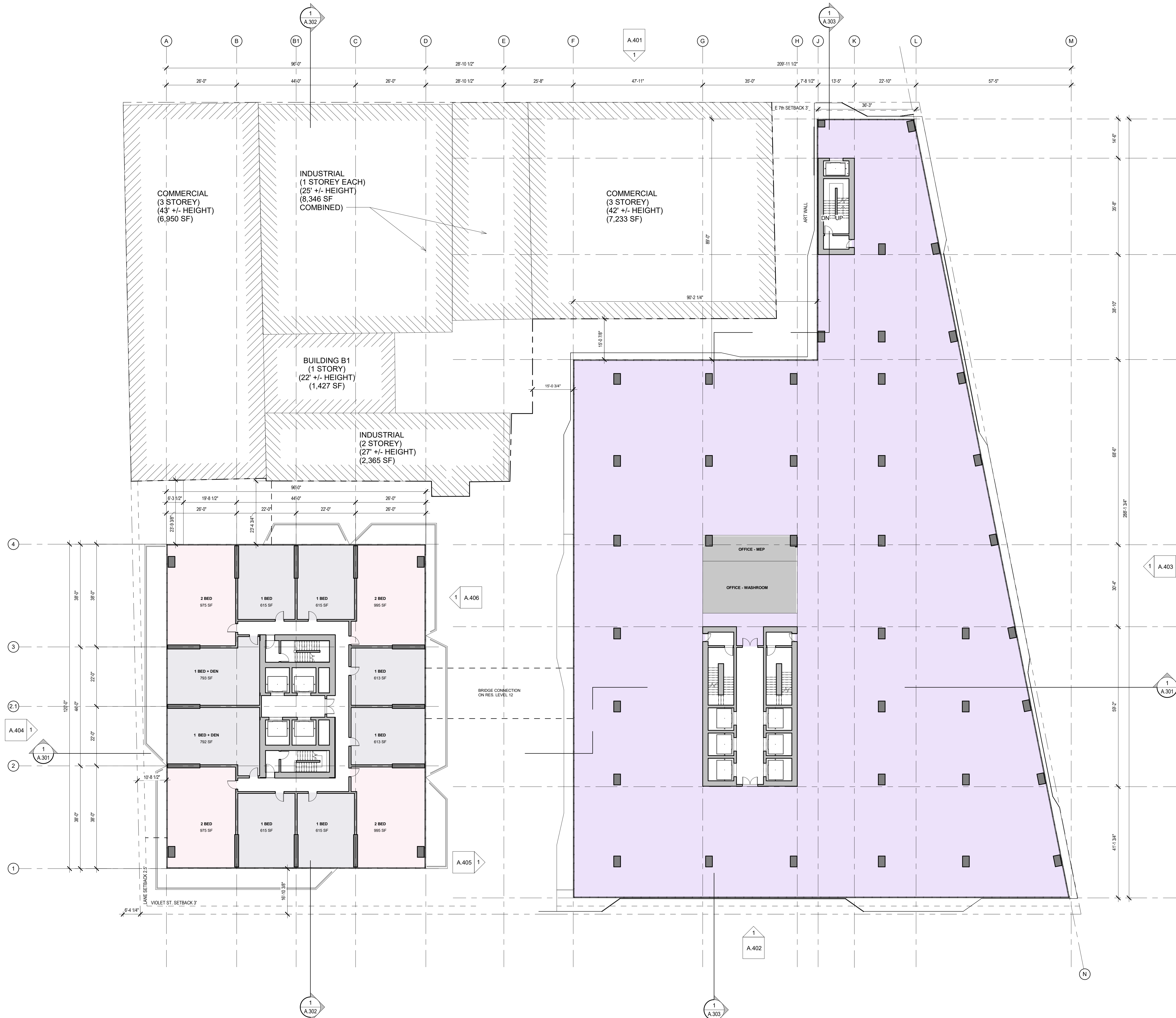
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 TEL: 925.228.8801 | INFO@MAUD.COM

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WC			1/16" = 1'-0"
ZB			DRAWING DATE
YL			2021-03-04

2143 VIOLET, LOS ANGELES CALIFORNIA

PROJECT
LEVEL 1 (GROUND) PLAN

TITLE	ISSUE NO.
PROJECT NUMBER 201802	3
DRAWING NUMBER A.205	



N

3	ENTITLEMENT PKG. REVISION	2021-05-07
2	ENTITLEMENT PKG. REVISION	2020-03-16
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28

ARNO MATIS ARCHITECTURE INC

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			2020-02-19

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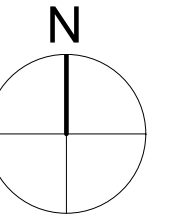
PROJECT

**RES. BLDG. LEVEL
 2-4 / OFFICE BLDG.
 LEVEL 2-3 TYP.
 PLAN**

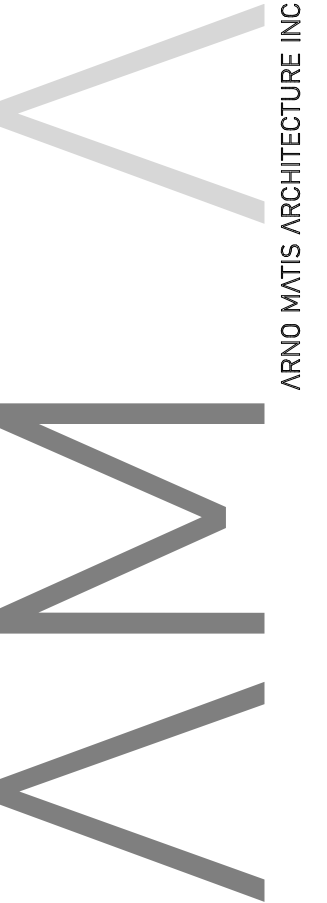
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PROJECT NUMBER	ISSUE NO.
201802	3
DRAWING NUMBER	A.206

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 User: j.lambert@maud.com



4	ENTITLEMENT PKG. REVISION	2021-05-07
3	ENTITLEMENT PKG. REVISION	2020-12-14
2	ENTITLEMENT PKG. REVISION	2020-04-07
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28



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 TEL: 562.228.8801 INFO@MAUD.COM

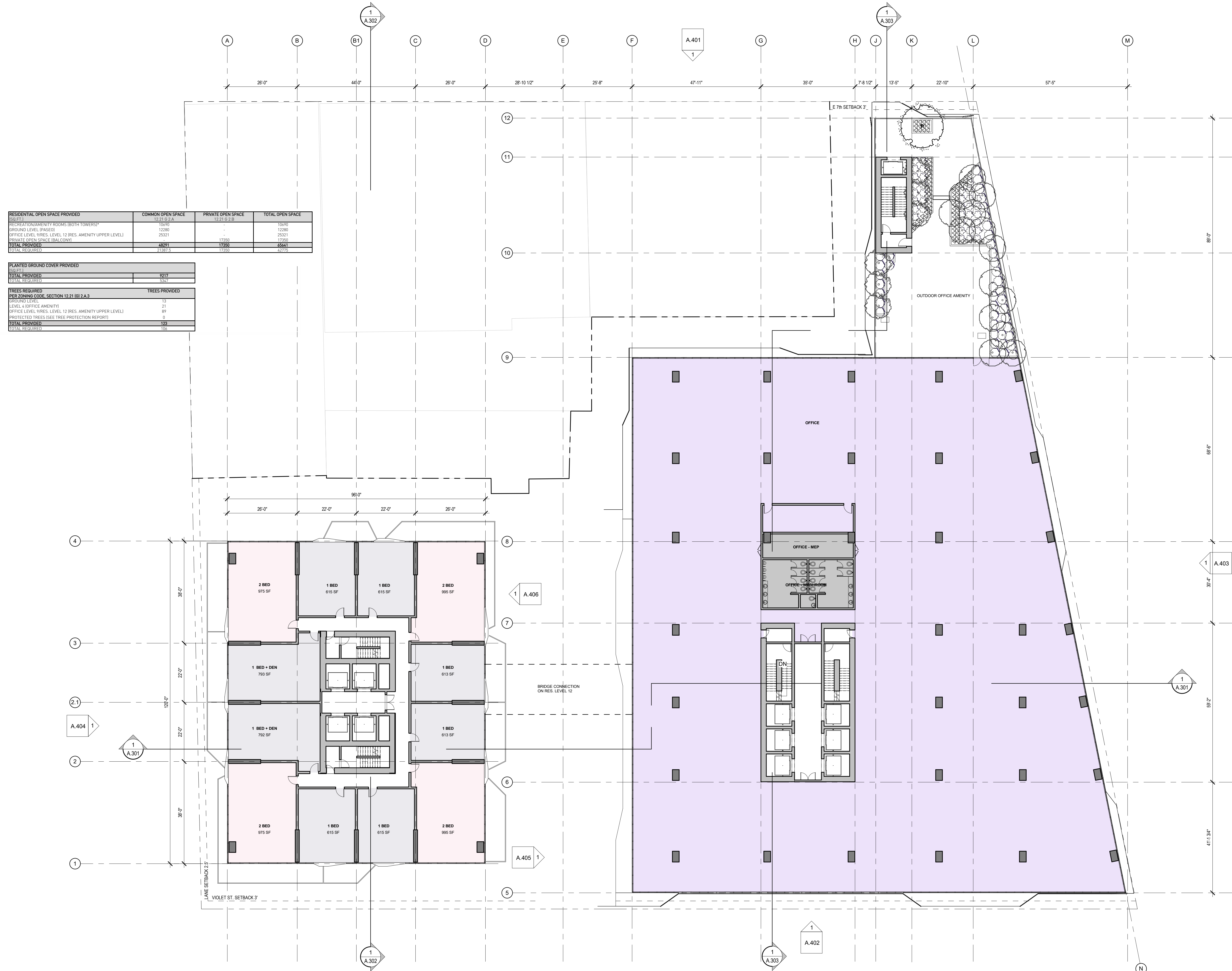
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ZB			1/16" = 1'-0"
YL			DRAWING DATE
			2020-04-07

**2143 VIOLET,
 LOS ANGELES
 CALIFORNIA**

PROJECT
**RES. BLDG. LEVEL 5
 / OFFICE BLDG.
 LEVEL 4 PLAN**

TITLE	ISSUE NO.
PROJECT NUMBER 201802	4
DRAWING NUMBER	A.207

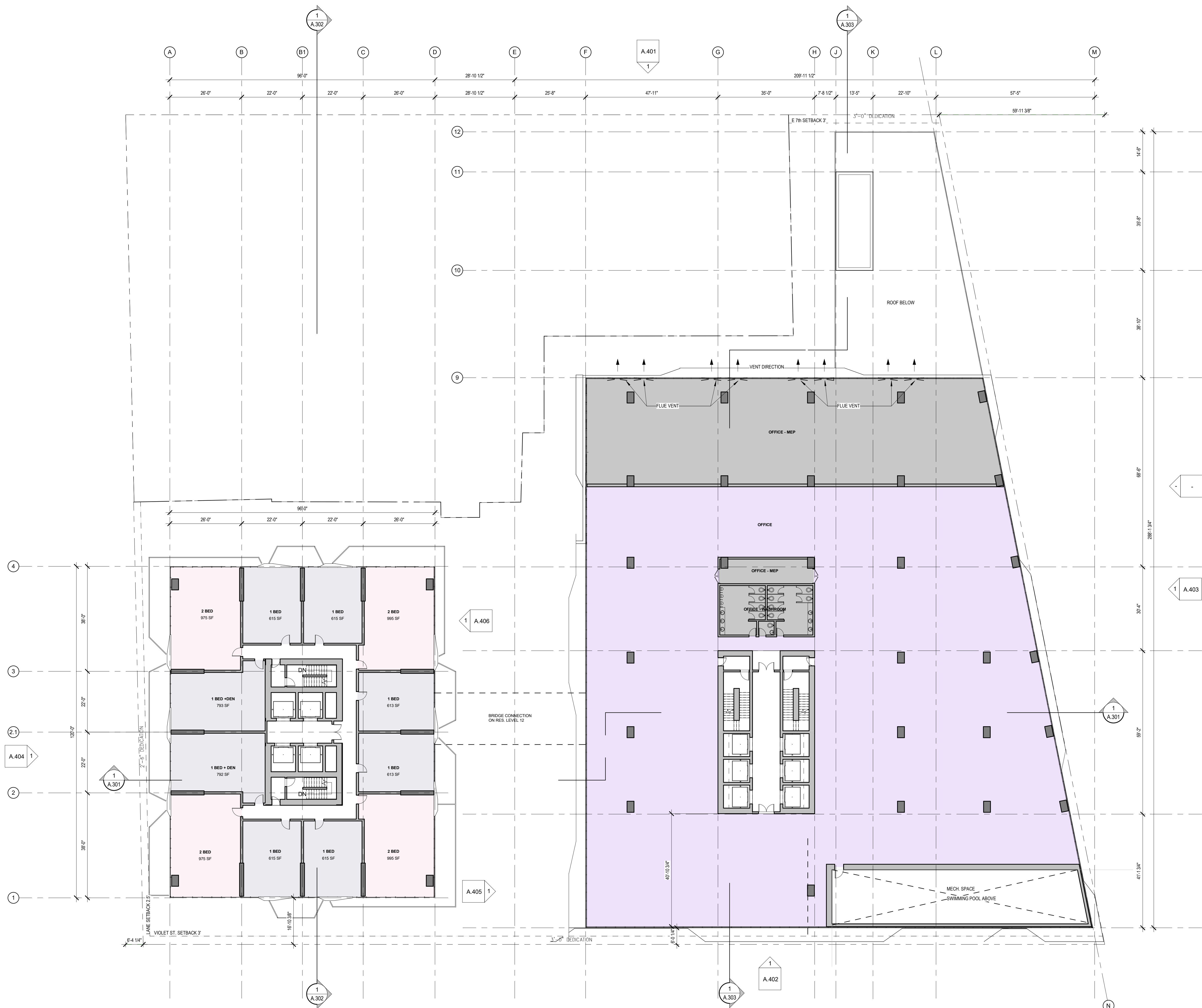
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RESIDENTIAL OPEN SPACE PROVIDED (SQ. FT.)	COMMON OPEN SPACE	PRIVATE OPEN SPACE	TOTAL OPEN SPACE
RECREATION/AMENITY ROOMS (BOTH TOWERS)*	12,211 G 2 A	12,211 G 2 B	12,280
GROUND LEVEL (PASEO)	12,280	-	12,280
OFFICE LEVEL (RES. LEVEL 12 (RES. AMENITY UPPER LEVEL))	25,321	17,350	25,321
PRIVATE OPEN SPACE (BALCONY)	-	17,350	17,350
TOTAL PROVIDED	48,211	17,350	65,561
TOTAL REQUIRED	21,387.5	17,350	42,737.5

PLANTED GROUND COVER PROVIDED (SQ. FT.)	TOTAL PROVIDED	TOTAL REQUIRED
	9,217	35,477

TREES REQUIRED PER ZONING CODE SECTION 12.21 (G) 2 A.3	TREES PROVIDED
GROUND LEVEL	13
LEVEL 4 (OFFICE AMENITY)	21
OFFICE LEVEL (RES. LEVEL 12 (RES. AMENITY UPPER LEVEL))	89
PROTECTED TREES (SEE TREE PROTECTION REPORT)	0
TOTAL PROVIDED	123
TOTAL REQUIRED	106

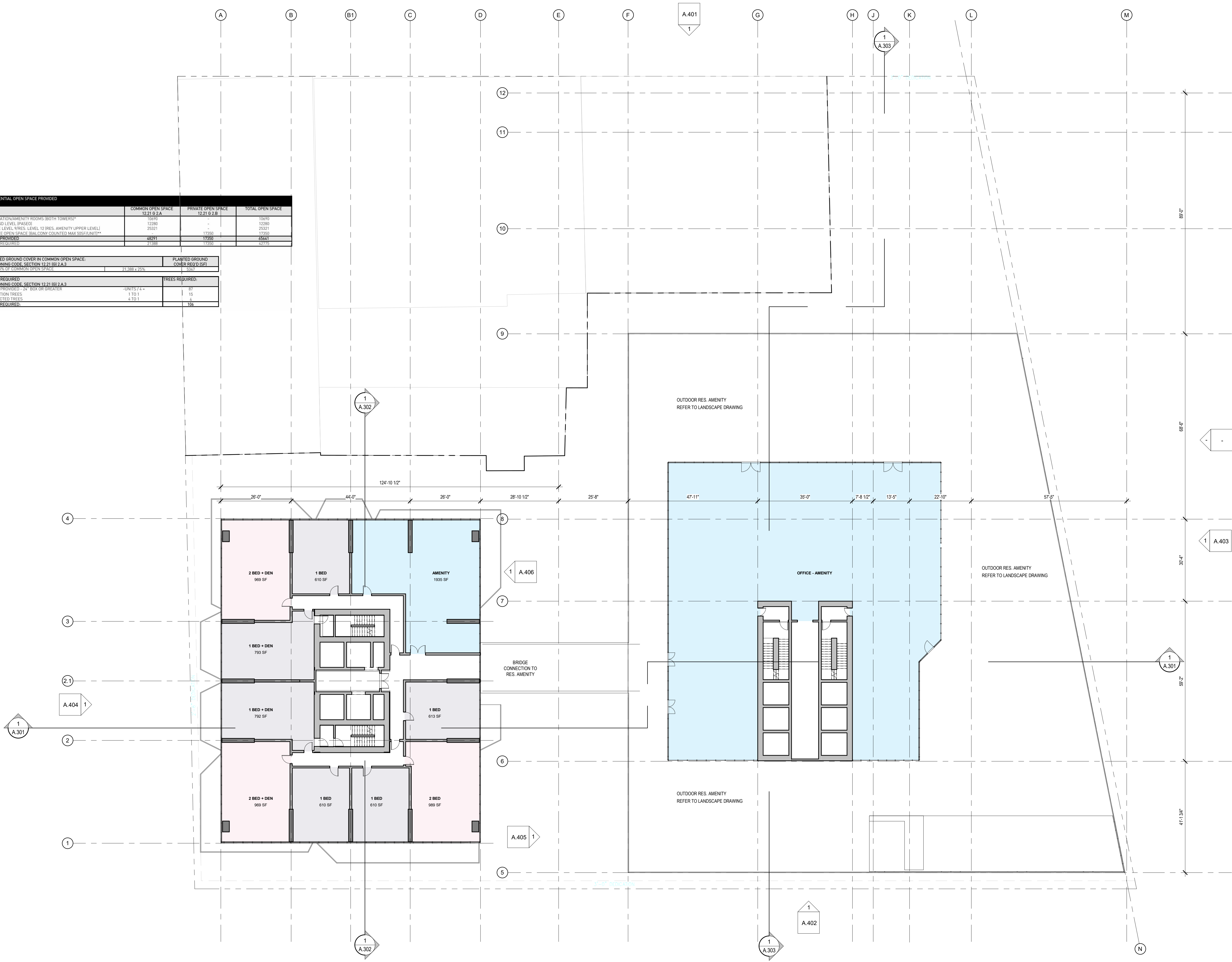


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362		A.760	
363		A.761	
364			

RESIDENTIAL OPEN SPACE PROVIDED			
	COMMON OPEN SPACE 12.21 (2.2A)	PRIVATE OPEN SPACE 12.21 (2.2B)	TOTAL OPEN SPACE
RECREATION/AMENITY ROOMS (BOTH TOWERS)*	10698	-	10698
GROUND LEVEL (PARKS)	12388	-	12388
OFFICE LEVEL 9/RES. LEVEL 12 (RES. AMENITY UPPER LEVEL)	25321	-	25321
PRIVATE OPEN SPACE (BALCONY COUNTED MAX DISFURNIT)**	-	17250	17250
TOTAL PROVIDED	48297	17250	65547
TOTAL REQUIRED	21388	17350	42738

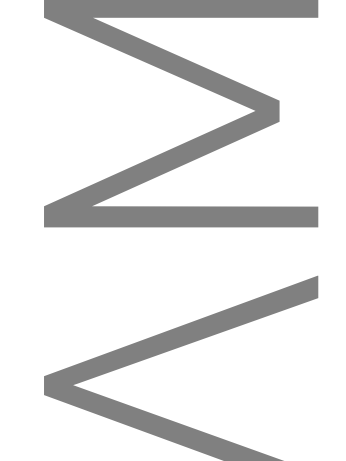
PLANTED GROUND COVER IN COMMON OPEN SPACE: PER ZONING CODE SECTION 12.21 (B) 2.A.3		PLANTED GROUND COVER (REQD. DEF)
MIN. % OF COMMON OPEN SPACE	21,388 x 25%	5,347

TREES REQUIRED PER ZONING CODE SECTION 12.21 (G) 2.A.3		TREES REQUIRED:
TREES PROVIDED "A" BOX OR GREATER	UNITS / 4 =	87
MITIGATION TREES	1 TO 1	15
PROTECTED TREES	4 TO 1	6
TOTAL REQUIRED:		108



NO.	DESCRIPTION	DATE
4	ENTITLEMENT PKG. REVISION	2021-05-07
2	ENTITLEMENT PKG. REVISION	2020-04-07
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28

ARNO MATIS ARCHITECTURE INC



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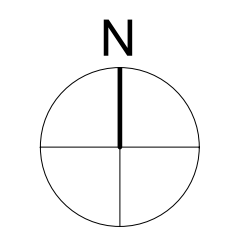
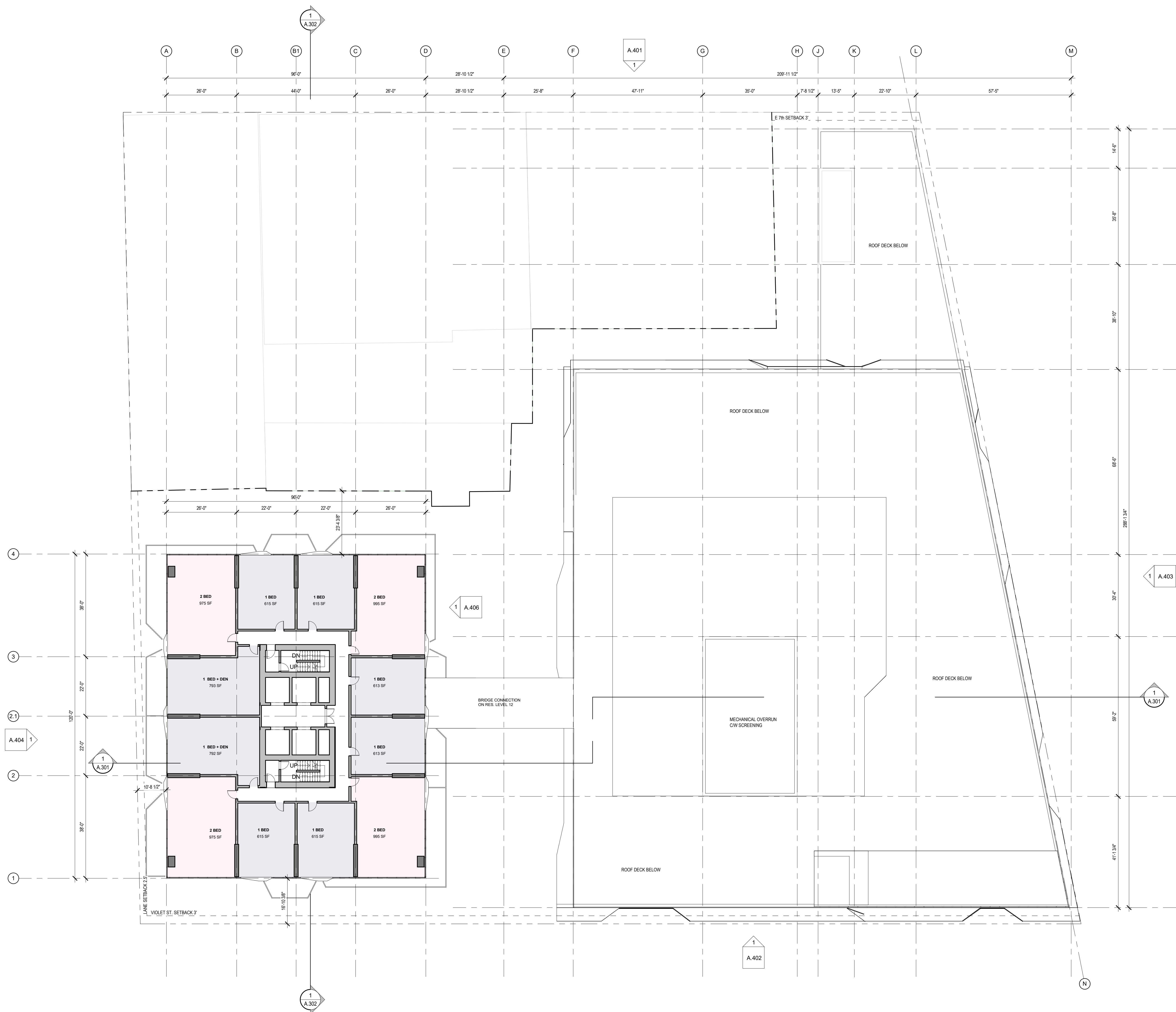
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YL			DRAWING DATE
			2020-12-14

**2143 VIOLET,
 LOS ANGELES
 CALIFORNIA**

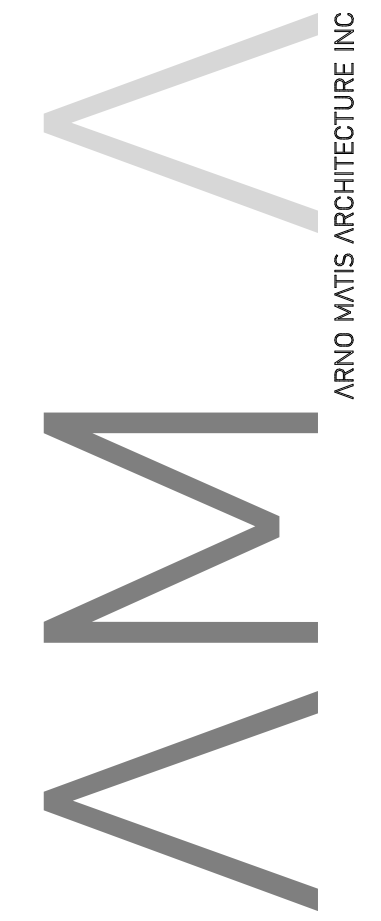
PROJECT
**RES. AMENITY
 UPPER LEVEL (RES.
 LEVEL 12 / OFFICE
 LEVEL 9)**

TITLE	PROJECT NUMBER	ISSUE NO.
	201802	4
DRAWING NUMBER		A.209

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3	ENTITLEMENT PKG. REVISION	2021-05-07
2	ENTITLEMENT PKG. REVISION	2020-03-16
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28



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ZB			1/16" = 1'-0"
			DRAWING DATE
			2020-02-19

**2143 VIOLET,
 LOS ANGELES
 CALIFORNIA**

PROJECT
**RES. BLDG. LEVEL
 15-30 TYP. PLAN**

TITLE	ISSUE NO.
PROJECT NUMBER 201802	3
DRAWING NUMBER	A.213

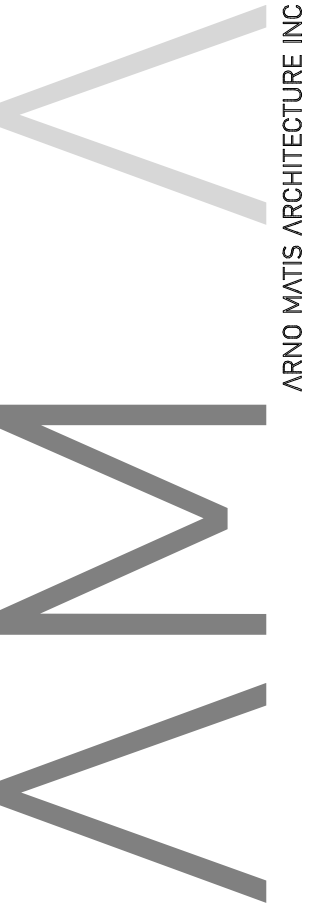
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 Design: J. Maud
 Drawn: Z. B.



SECTIONS

2143 VIOLET STREET

5	ENTITLEMENT PKG. REVISION	2021-05-07
4	ENTITLEMENT PKG. REVISION	2021-03-11
3	ENTITLEMENT PKG. REVISION	2020-12-14
2	ENTITLEMENT PKG. REVISION	2020-03-16
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28



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EXECUTIVE ARCHITECT
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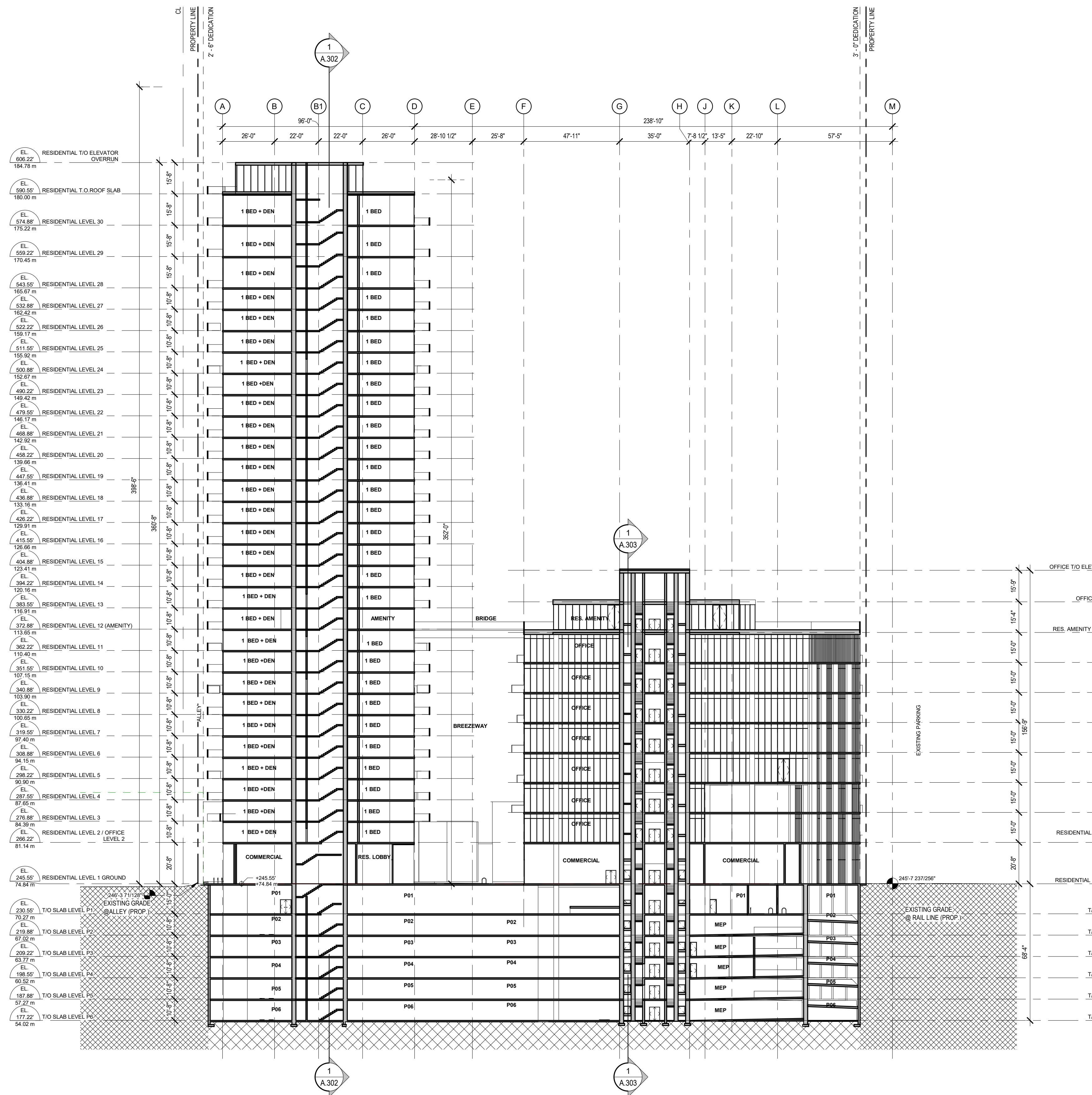
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			2021-05-07

2143 VIOLET,
 LOS ANGELES
 CALIFORNIA

PROJECT
 SECTIONS -
 COVERSHEET

TITLE	
PROJECT NUMBER 201602	ISSUE NO. 3
DRAWING NUMBER	A.300

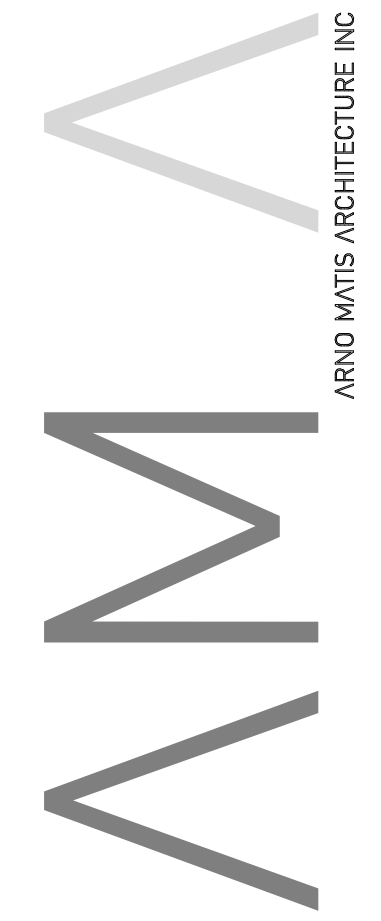
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EL. 184.78 m	RESIDENTIAL T/O ELEVATOR OVERRUN
EL. 180.00 m	RESIDENTIAL T/O ROOF SLAB
EL. 175.22 m	RESIDENTIAL LEVEL 30
EL. 170.45 m	RESIDENTIAL LEVEL 29
EL. 165.67 m	RESIDENTIAL LEVEL 28
EL. 162.42 m	RESIDENTIAL LEVEL 27
EL. 159.17 m	RESIDENTIAL LEVEL 26
EL. 155.92 m	RESIDENTIAL LEVEL 25
EL. 152.67 m	RESIDENTIAL LEVEL 24
EL. 149.42 m	RESIDENTIAL LEVEL 23
EL. 146.17 m	RESIDENTIAL LEVEL 22
EL. 142.92 m	RESIDENTIAL LEVEL 21
EL. 139.66 m	RESIDENTIAL LEVEL 20
EL. 136.41 m	RESIDENTIAL LEVEL 19
EL. 133.16 m	RESIDENTIAL LEVEL 18
EL. 129.91 m	RESIDENTIAL LEVEL 17
EL. 126.66 m	RESIDENTIAL LEVEL 16
EL. 123.41 m	RESIDENTIAL LEVEL 15
EL. 120.16 m	RESIDENTIAL LEVEL 14
EL. 116.91 m	RESIDENTIAL LEVEL 13
EL. 113.66 m	RESIDENTIAL LEVEL 12 (AMENITY)
EL. 110.41 m	RESIDENTIAL LEVEL 11
EL. 107.16 m	RESIDENTIAL LEVEL 10
EL. 103.90 m	RESIDENTIAL LEVEL 9
EL. 100.65 m	RESIDENTIAL LEVEL 8
EL. 97.40 m	RESIDENTIAL LEVEL 7
EL. 94.15 m	RESIDENTIAL LEVEL 6
EL. 90.90 m	RESIDENTIAL LEVEL 5
EL. 87.65 m	RESIDENTIAL LEVEL 4
EL. 84.40 m	RESIDENTIAL LEVEL 3
EL. 81.14 m	RESIDENTIAL LEVEL 2 / OFFICE LEVEL 2
EL. 77.89 m	RESIDENTIAL LEVEL 1 GROUND
EL. 74.64 m	T/O SLAB LEVEL P1 @ ALLEY (PROP)
EL. 71.39 m	T/O SLAB LEVEL P2
EL. 68.14 m	T/O SLAB LEVEL P3
EL. 64.89 m	T/O SLAB LEVEL P4
EL. 61.64 m	T/O SLAB LEVEL P5
EL. 58.39 m	T/O SLAB LEVEL P6

EL. 122.62 m	OFFICE T/O ELEVATOR OVERRUN
EL. 117.82 m	OFFICE T/O ROOF SLAB
EL. 113.15 m	RES. AMENITY (OFFICE LEVEL 9)
EL. 108.51 m	OFFICE LEVEL 8
EL. 104.00 m	OFFICE LEVEL 7
EL. 99.43 m	OFFICE LEVEL 6
EL. 94.86 m	OFFICE LEVEL 5
EL. 90.29 m	OFFICE LEVEL 4
EL. 85.71 m	OFFICE LEVEL 3
EL. 81.14 m	RESIDENTIAL LEVEL 2 / OFFICE LEVEL 2
EL. 77.89 m	RESIDENTIAL LEVEL 1 GROUND
EL. 74.64 m	T/O SLAB LEVEL P1
EL. 71.39 m	T/O SLAB LEVEL P2
EL. 68.14 m	T/O SLAB LEVEL P3
EL. 64.89 m	T/O SLAB LEVEL P4
EL. 61.64 m	T/O SLAB LEVEL P5
EL. 58.39 m	T/O SLAB LEVEL P6

4	ENTITLEMENT PKG. REVISION	2021-05-07
3	ENTITLEMENT PKG. REVISION	2020-03-16
2	ENTITLEMENT PKG. REVISION	2020-03-16
1	ISSUED FOR ENTITLEMENT PKG.	2019-09-28



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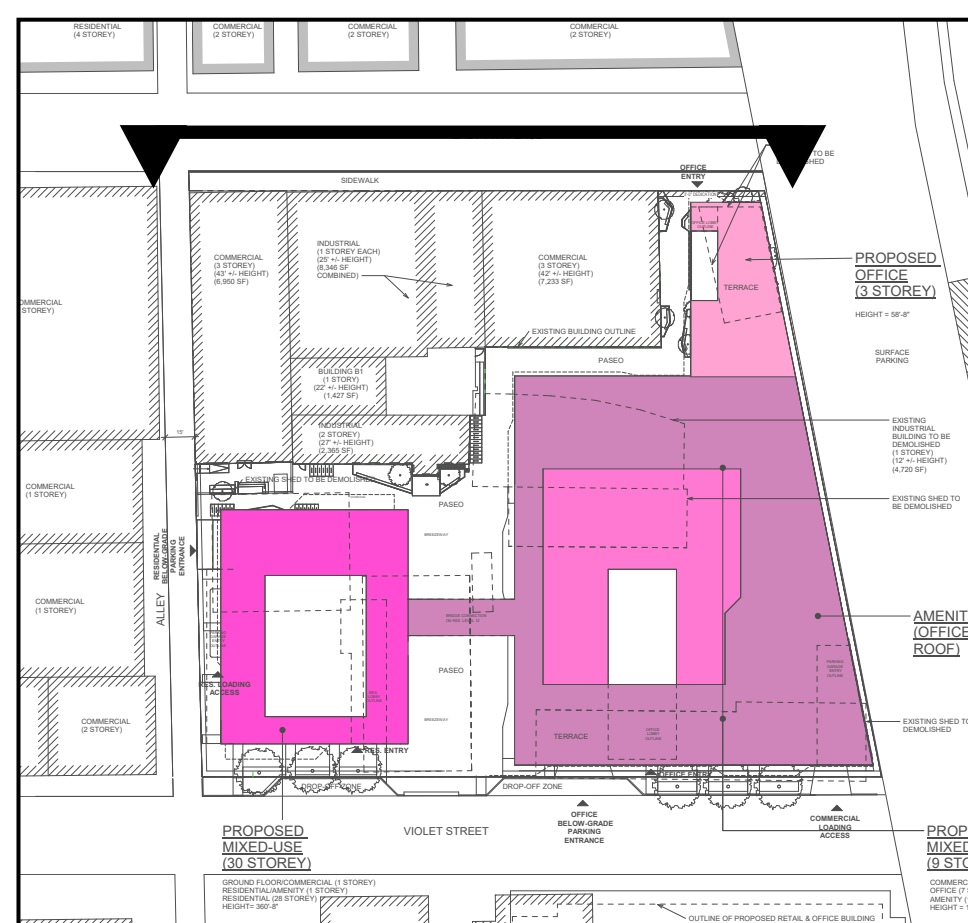
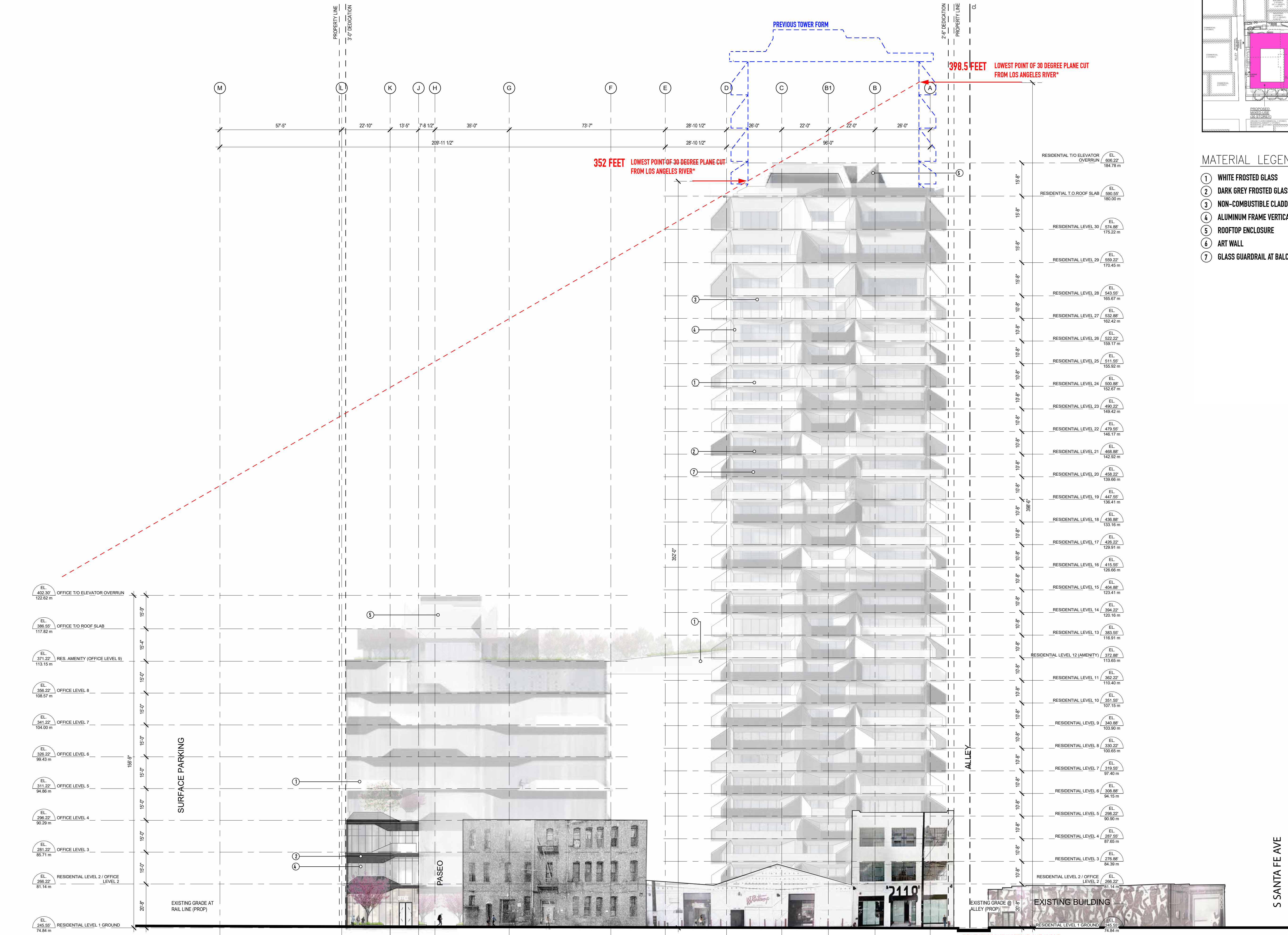
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2143 VIOLET, LOS ANGELES CALIFORNIA

PROJECT
SECTION A-A

TITLE	PROJECT NUMBER	ISSUE NO.
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DRAWING NUMBER		A.301

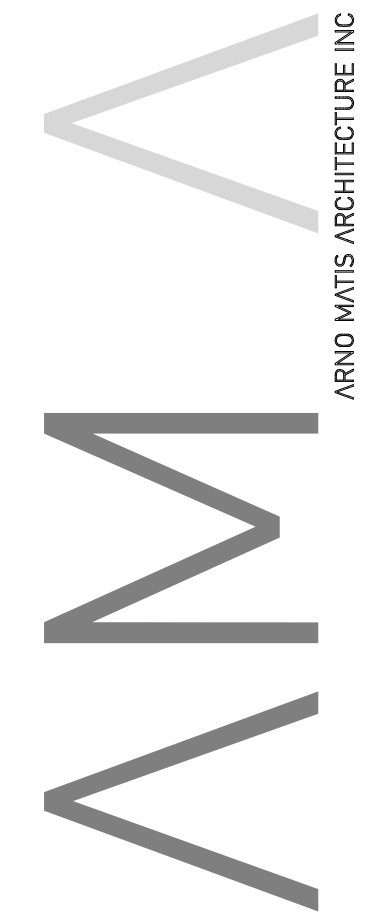
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MATERIAL LEGEND

- ① WHITE FROSTED GLASS
- ② DARK GREY FROSTED GLASS
- ③ NON-COMBUSTIBLE CLADDING COMPONENT
- ④ ALUMINUM FRAME VERTICAL 2SSG CURTAIN WALL SYSTEM
- ⑤ ROOFTOP ENCLOSURE
- ⑥ ART WALL
- ⑦ GLASS GUARDRAIL AT BALCONY

7	ISSUED FOR ENTITLEMENT PKG. REVISION	2021-05-07
2	ENTITLEMENT PKG. REVISION	2020-03-16
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28



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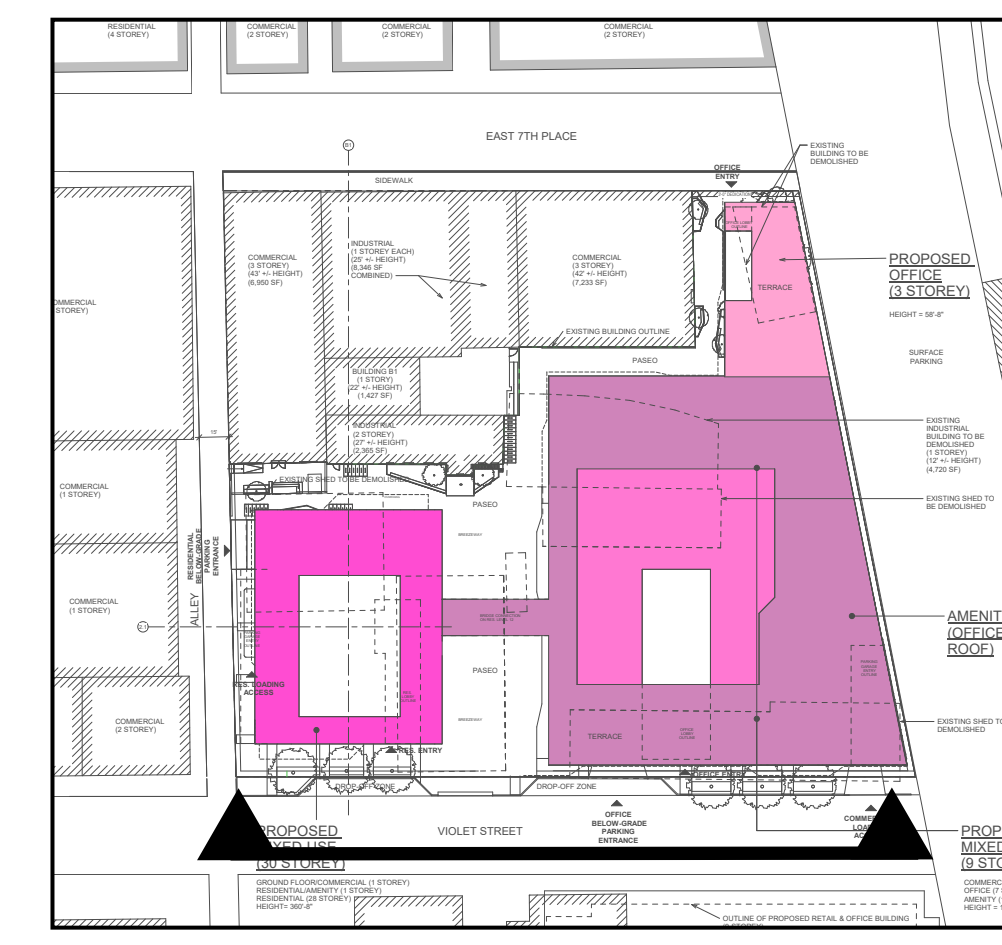
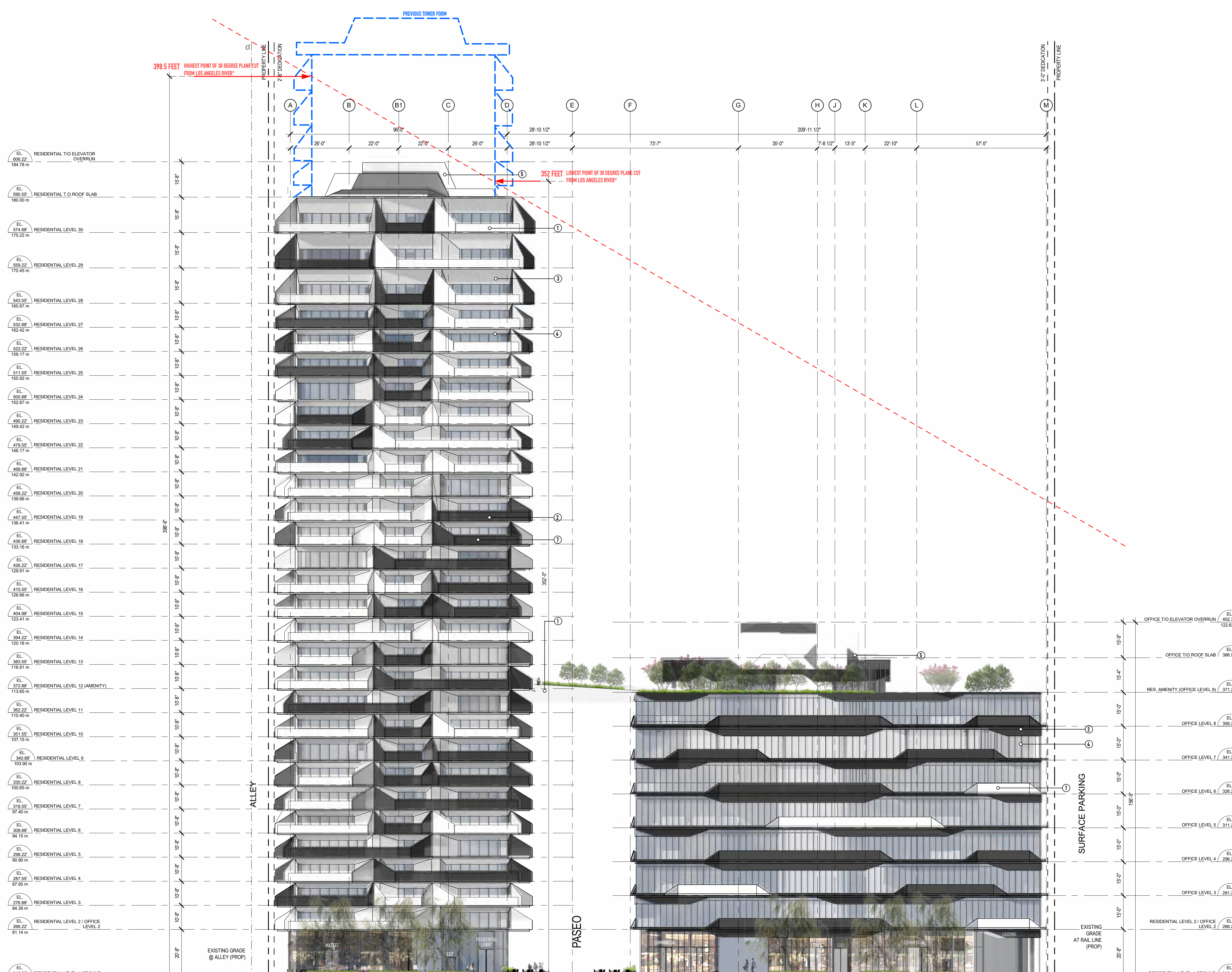
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2143 VIOLET, LOS ANGELES CALIFORNIA

PROJECT
NORTH ELEVATION

TITLE	ISSUE NO.
PROJECT NUMBER 201802	4
DRAWING NUMBER	A.401

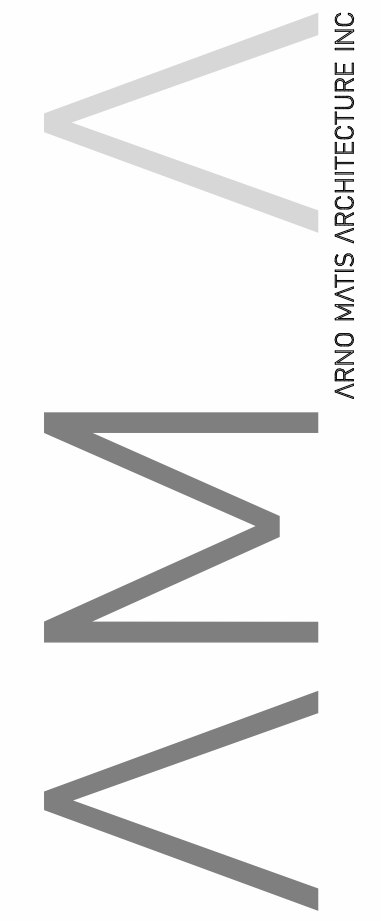
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MATERIAL LEGEND

- ① WHITE FROSTED GLASS
- ② DARK GREY FROSTED GLASS
- ③ NON-COMBUSTIBLE CLADDING COMPONENT
- ④ ALUMINUM FRAME VERTICAL 2SSG CURTAIN WALL SYSTEM
- ⑤ ROOFTOP ENCLOSURE
- ⑥ ART WALL
- ⑦ GLASS GUARDRAIL AT BALCONY

1	ISSUED FOR ENTITLEMENT PKG. REVISION	2020-03-16
2	ISSUED FOR ENTITLEMENT PKG.	2018-09-28



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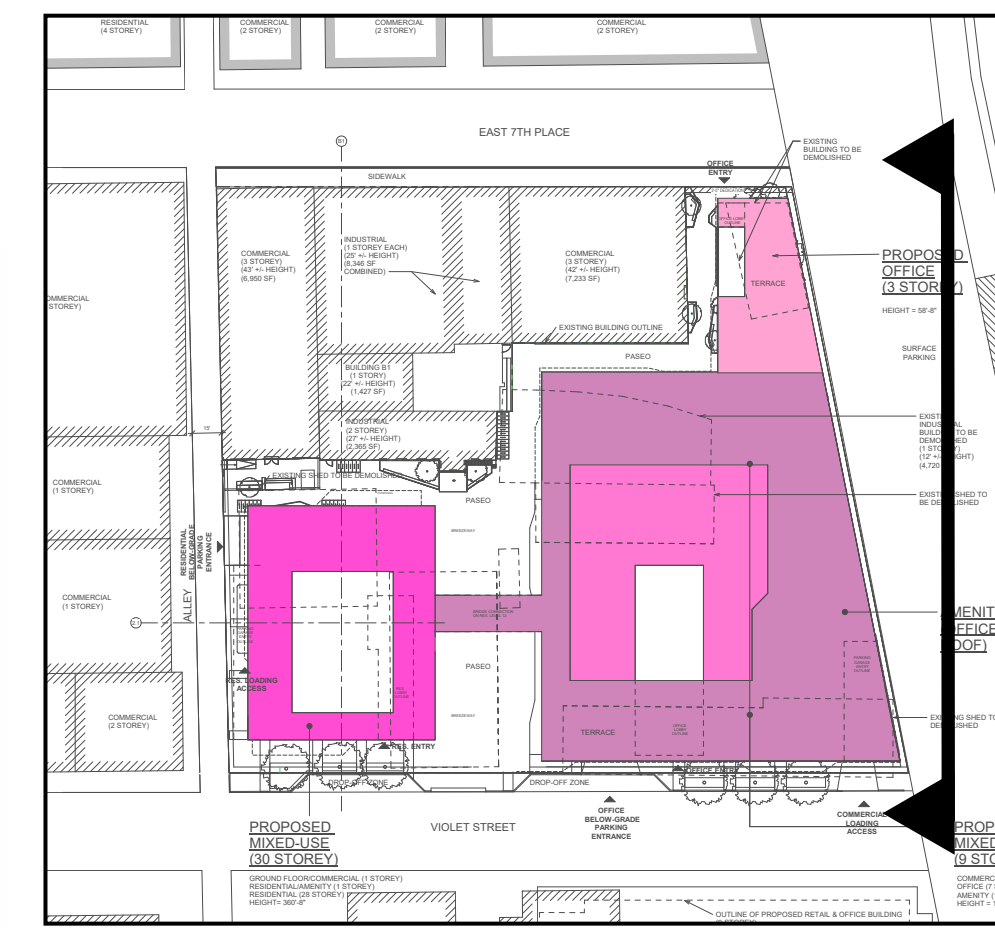
2143 VIOLET, LOS ANGELES CALIFORNIA

PROJECT
SOUTH ELEVATION

TITLE	ISSUE NO.
PROJECT NUMBER 201802	3
DRAWING NUMBER	A.402

1 South
 A.402 3/64" = 1'-0"

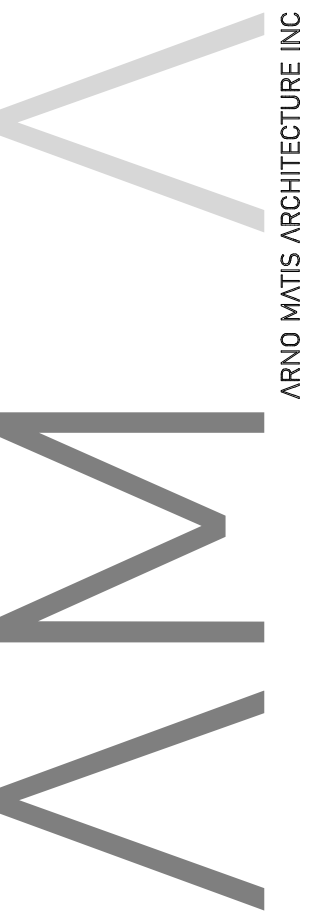
*ESTIMATE ONLY FOR DISCUSSION PURPOSES. BASED ON 3D DATA EXTRACTED FROM GOOGLE EARTH. ACTUAL SURVEY MAY DIFFER.



MATERIAL LEGEND

- ① WHITE FROSTED GLASS
- ② DARK GREY FROSTED GLASS
- ③ NON-COMBUSTIBLE CLADDING COMPONENT
- ④ ALUMINUM FRAME VERTICAL 2SSG CURTAIN WALL SYSTEM
- ⑤ ROOFTOP ENCLOSURE
- ⑥ ART WALL
- ⑦ GLASS GUARDRAIL AT BALCONY

4	ENTITLEMENT PKG. REVISION	2021-05-07
2	ENTITLEMENT PKG. REVISION	2020-03-16
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28



204-1540 WEST 2nd AVE, VANCOUVER BC, CANADA V6J 1H2
 T: 604.708.0188 F: 604.684.9481 www.arnomatish.com

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MAUD ARCHITECTS

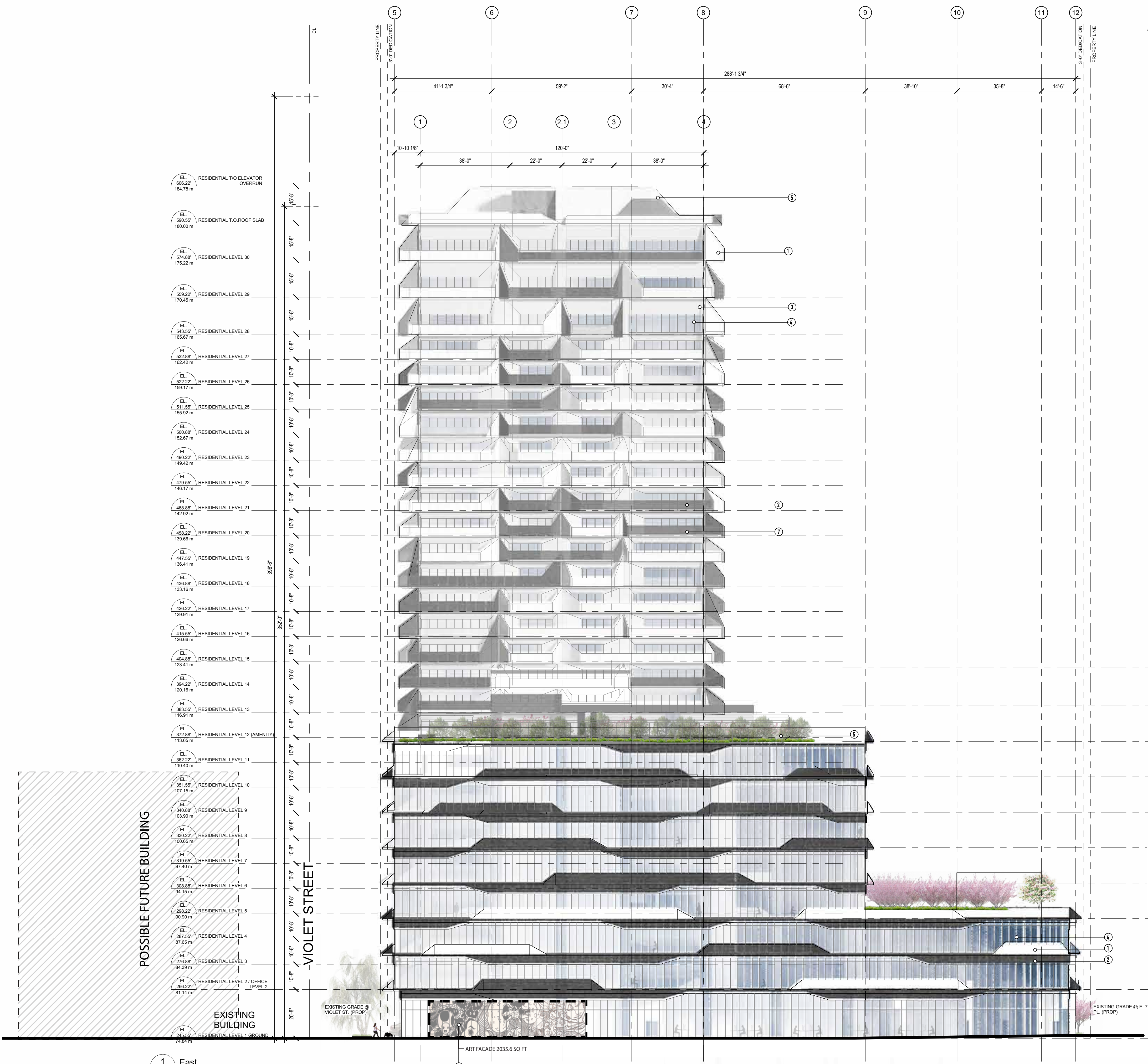
EXECUTIVE ARCHITECT
 MAUD ARCHITECTS
 SUITE G - 12911 HIDDENCREEK WAY, CERRITOS, CA 94709
 TEL: 925.228.8801 INFO@MAUD.COM

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WC			As indicated
			DRAWING DATE
			2020-05-07

**2143 VIOLET,
 LOS ANGELES
 CALIFORNIA**

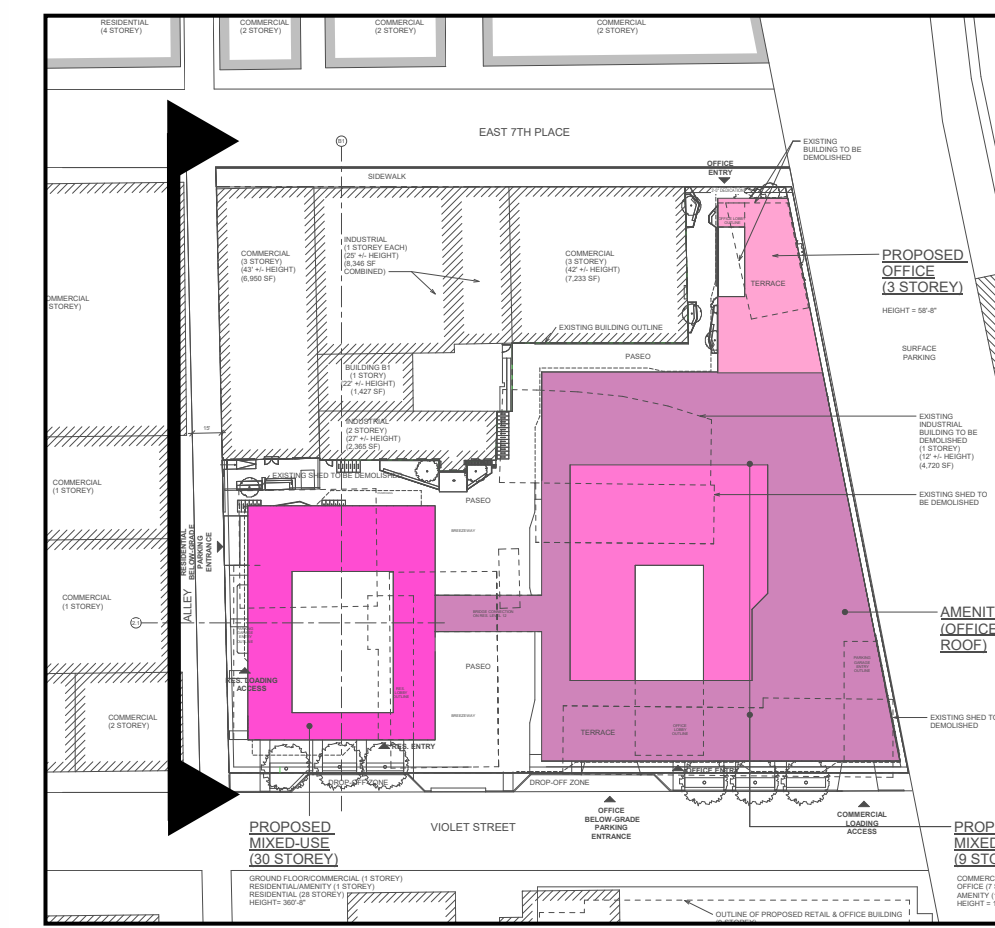
PROJECT
EAST ELEVATION

TITLE	ISSUE NO.
PROJECT NUMBER 201802	4
DRAWING NUMBER	A.403



1 East
 A.403 3/64" = 1'-0"

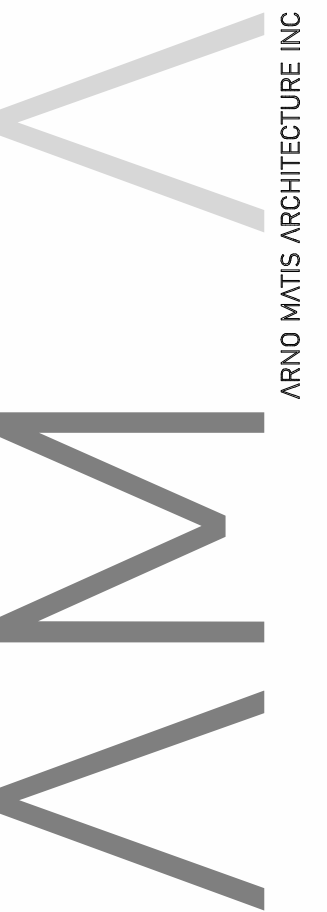
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MATERIAL LEGEND

- ① WHITE FROSTED GLASS
- ② DARK GREY FROSTED GLASS
- ③ NON-COMBUSTIBLE CLADDING COMPONENT
- ④ ALUMINUM FRAME VERTICAL 2SSG CURTAIN WALL SYSTEM
- ⑤ ROOFTOP ENCLOSURE
- ⑥ ART WALL
- ⑦ GLASS GUARDRAIL AT BALCONY

2	ENTITLEMENT PKG. REVISION	2020-05-07
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28



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MAUD ARCHITECTS

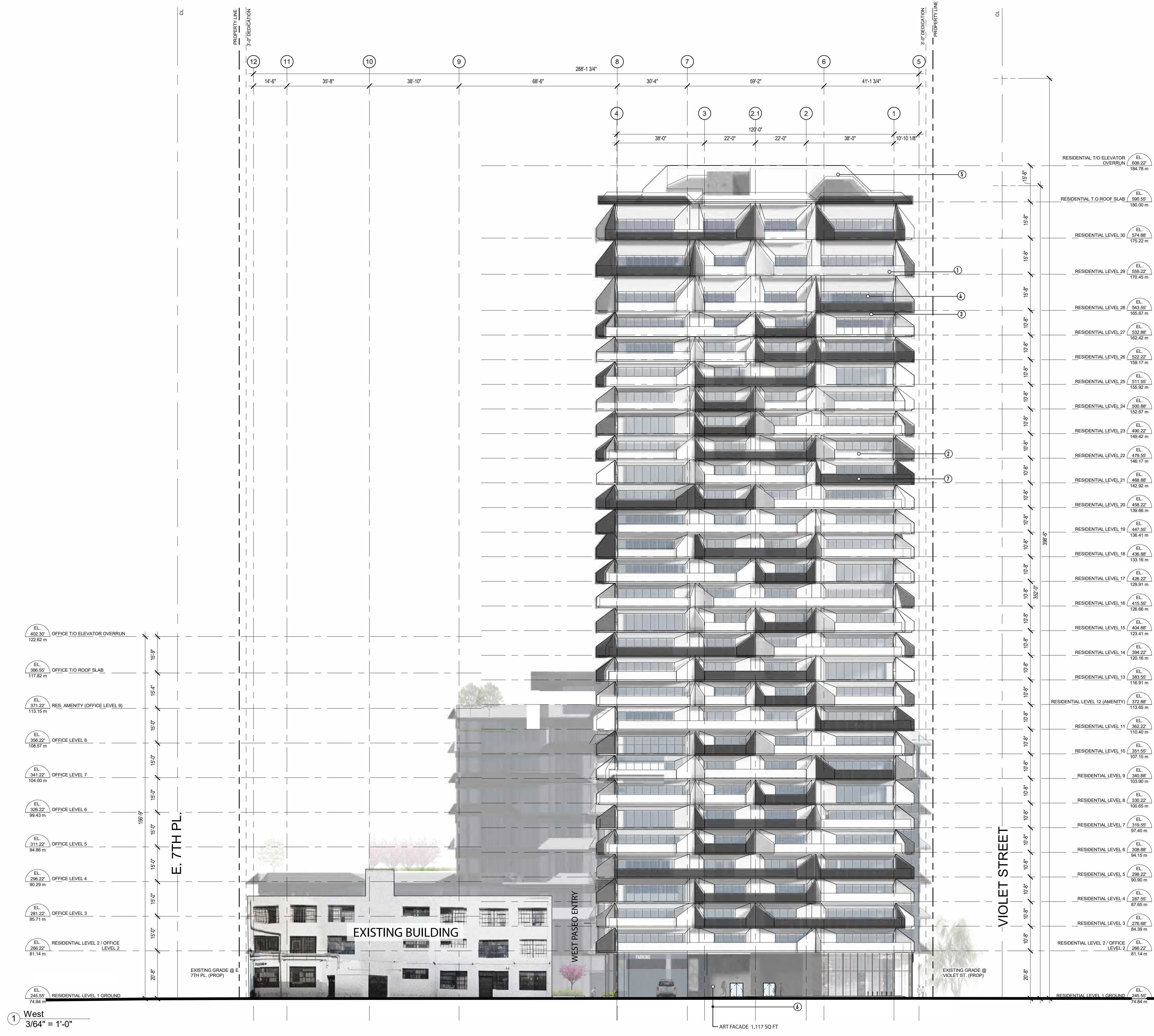
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 MAUD ARCHITECTS
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 TEL: 925.228.8801 INFO@MAUD.COM

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WC			As indicated
			DRAWING DATE
			2020-05-07

**2143 VIOLET,
 LOS ANGELES
 CALIFORNIA**

PROJECT
WEST ELEVATION

TITLE	ISSUE NO.
PROJECT NUMBER 201802	4
DRAWING NUMBER	A.404

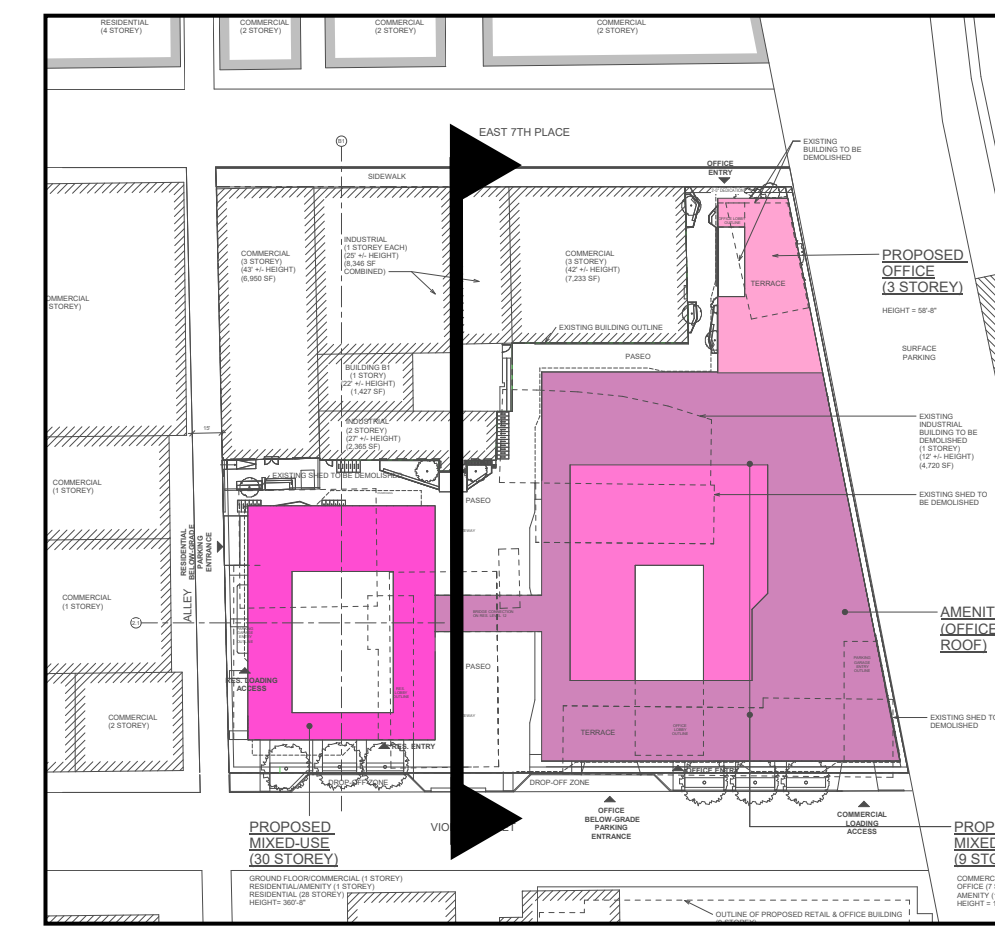


RESIDENTIAL TO ELEVATOR OVERRUN	EL. 606.22 184.78 m
RESIDENTIAL T.O. ROOF SLAB	EL. 590.55 180.00 m
RESIDENTIAL LEVEL 30	EL. 574.88 175.22 m
RESIDENTIAL LEVEL 29	EL. 559.22 170.45 m
RESIDENTIAL LEVEL 28	EL. 543.55 165.67 m
RESIDENTIAL LEVEL 27	EL. 527.88 160.90 m
RESIDENTIAL LEVEL 26	EL. 522.22 159.17 m
RESIDENTIAL LEVEL 25	EL. 511.55 155.52 m
RESIDENTIAL LEVEL 24	EL. 500.88 152.87 m
RESIDENTIAL LEVEL 23	EL. 490.22 149.42 m
RESIDENTIAL LEVEL 22	EL. 479.55 146.17 m
RESIDENTIAL LEVEL 21	EL. 468.88 142.92 m
RESIDENTIAL LEVEL 20	EL. 458.22 139.66 m
RESIDENTIAL LEVEL 19	EL. 447.55 136.41 m
RESIDENTIAL LEVEL 18	EL. 436.88 133.16 m
RESIDENTIAL LEVEL 17	EL. 426.22 129.91 m
RESIDENTIAL LEVEL 16	EL. 415.55 126.66 m
RESIDENTIAL LEVEL 15	EL. 404.88 123.41 m
RESIDENTIAL LEVEL 14	EL. 394.22 120.16 m
RESIDENTIAL LEVEL 13	EL. 383.55 116.91 m
RESIDENTIAL LEVEL 12 (AMENITY)	EL. 372.88 113.66 m
RESIDENTIAL LEVEL 11	EL. 362.22 110.40 m
RESIDENTIAL LEVEL 10	EL. 351.55 107.15 m
RESIDENTIAL LEVEL 9	EL. 340.88 103.90 m
RESIDENTIAL LEVEL 8	EL. 330.22 100.65 m
RESIDENTIAL LEVEL 7	EL. 319.55 97.40 m
RESIDENTIAL LEVEL 6	EL. 308.88 94.15 m
RESIDENTIAL LEVEL 5	EL. 298.22 90.90 m
RESIDENTIAL LEVEL 4	EL. 287.55 87.65 m
RESIDENTIAL LEVEL 3	EL. 276.88 84.39 m
RESIDENTIAL LEVEL 2 / OFFICE LEVEL 2	EL. 266.22 81.14 m
RESIDENTIAL LEVEL 1 GROUND	EL. 245.55 74.84 m

EL. 402.37	OFFICE T/O ELEVATOR OVERRUN	122.62 m
EL. 386.55	OFFICE T/O ROOF SLAB	117.82 m
EL. 371.22	RES. AMENITY (OFFICE LEVEL 9)	113.15 m
EL. 356.22	OFFICE LEVEL 8	108.57 m
EL. 341.22	OFFICE LEVEL 7	104.00 m
EL. 326.22	OFFICE LEVEL 6	99.43 m
EL. 311.22	OFFICE LEVEL 5	94.86 m
EL. 296.22	OFFICE LEVEL 4	90.29 m
EL. 281.22	OFFICE LEVEL 3	85.71 m
EL. 266.22	RESIDENTIAL LEVEL 2 / OFFICE LEVEL 2	81.14 m
EL. 245.55	RESIDENTIAL LEVEL 1 GROUND	74.84 m

① West
 3/64" = 1'-0"

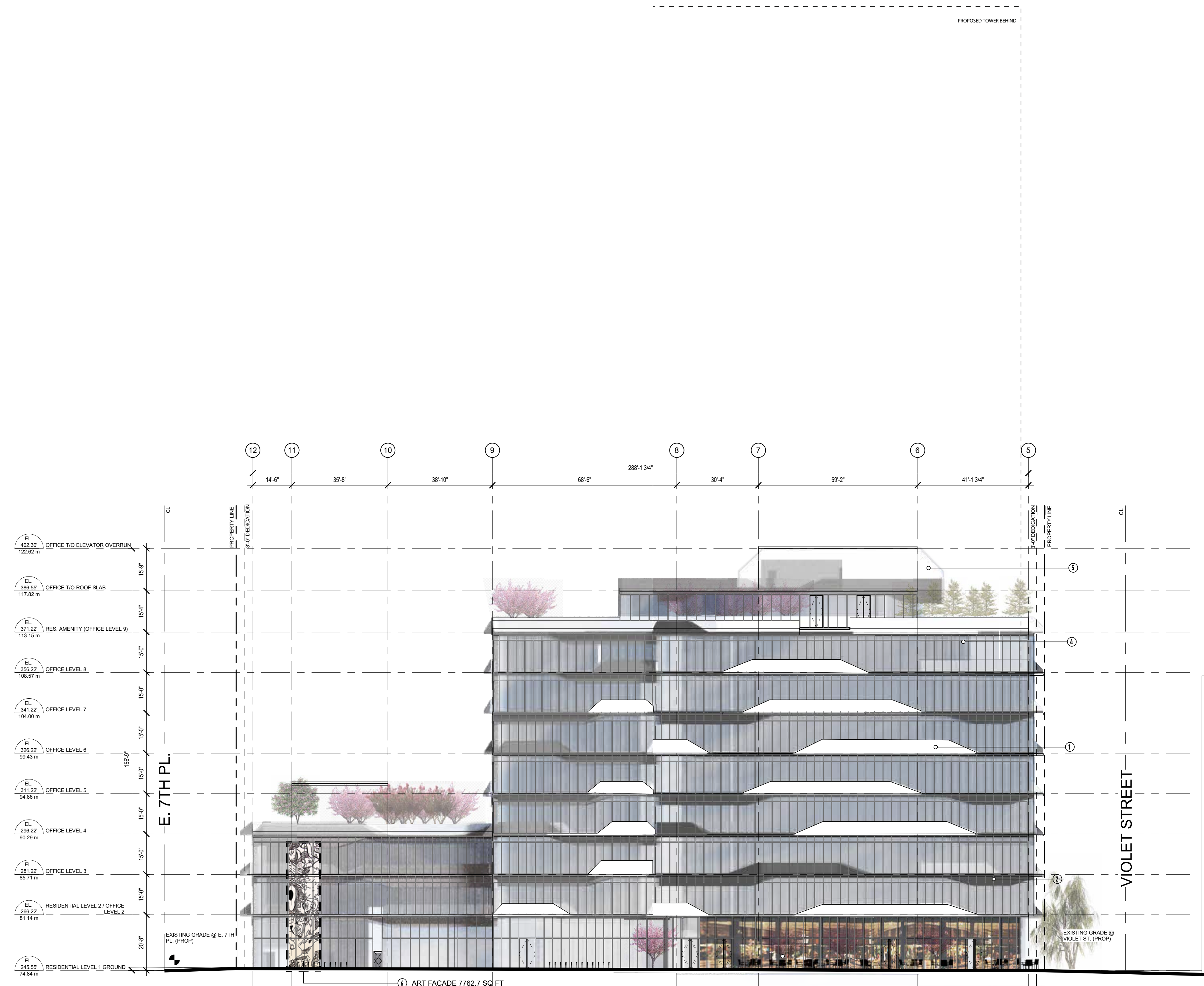
ART FACADE 1,117 SQ FT



MATERIAL LEGEND

- ① WHITE FROSTED GLASS
- ② DARK GREY FROSTED GLASS
- ③ NON-COMBUSTIBLE CLADDING COMPONENT
- ④ ALUMINUM FRAME VERTICAL 2SSG CURTAIN WALL SYSTEM
- ⑤ ROOFTOP ENCLOSURE
- ⑥ ART WALL
- ⑦ GLASS GUARDRAIL AT BALCONY

4	ENTITLEMENT PKG. REVISION	2020-05-07
2	ENTITLEMENT PKG. REVISION	2020-03-16
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28



ARNO MATIS ARCHITECTURE INC

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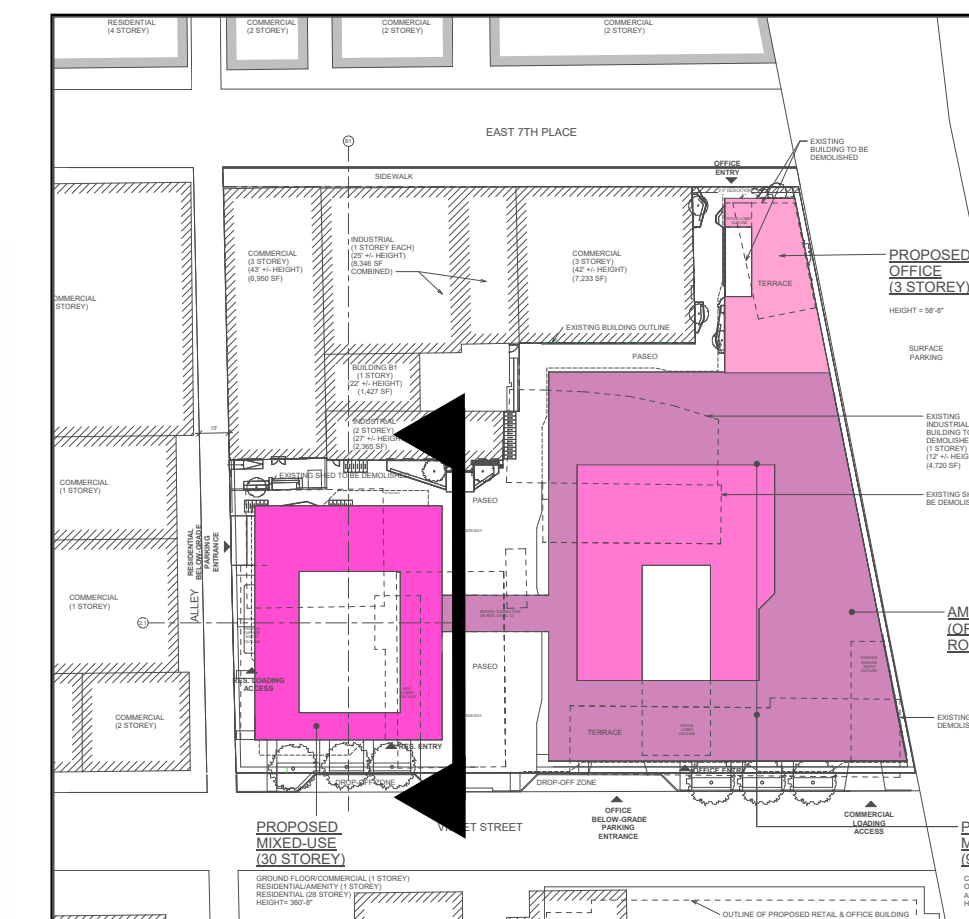
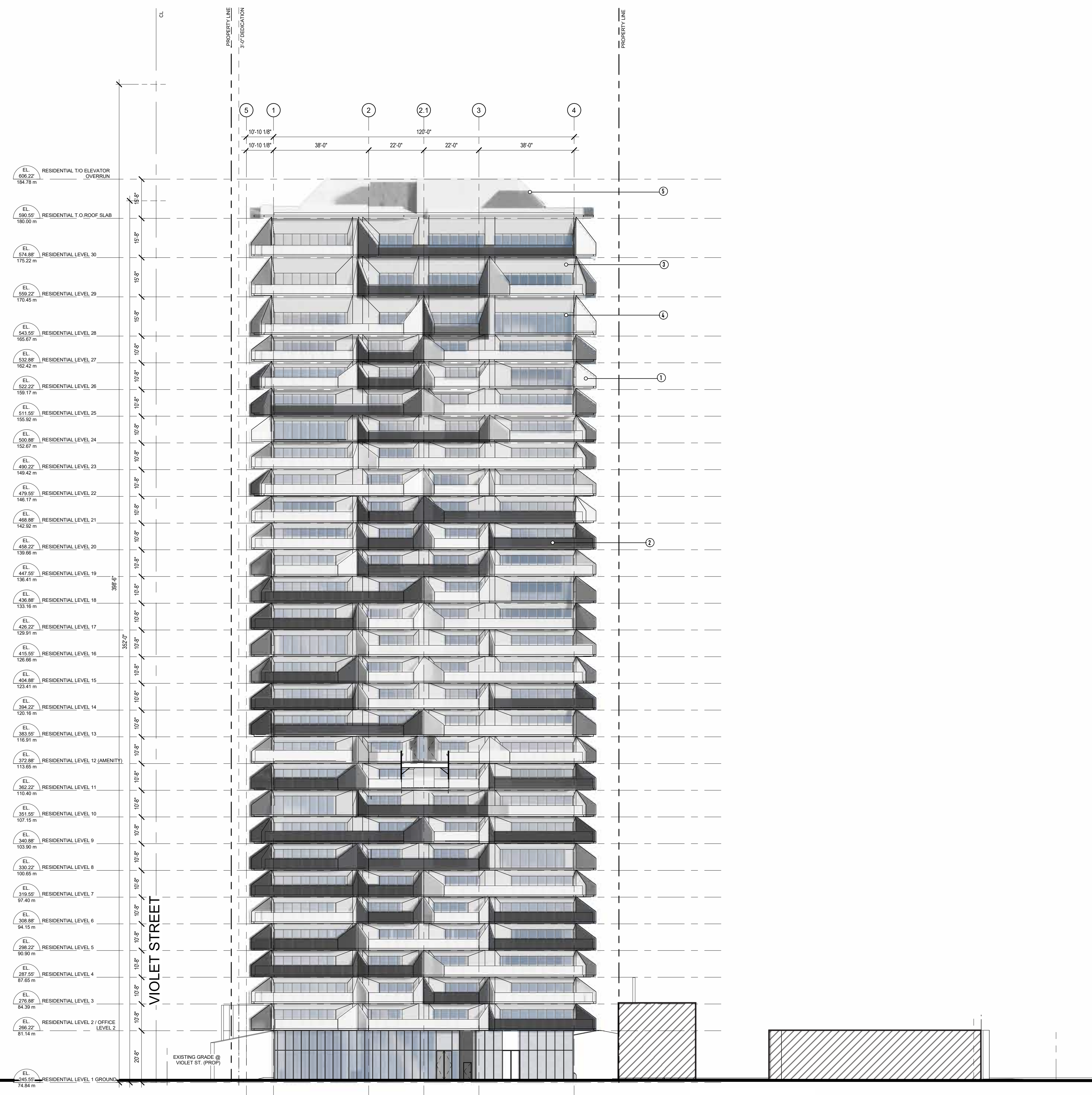
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EXECUTIVE ARCHITECT
MAUD ARCHITECTS
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TEL: 562.928.8801 INFO@MAUD.COM

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			DRAWING DATE
			2020-05-07

2143 VIOLET, LOS ANGELES CALIFORNIA

PROJECT
OFFICE BLDG. WEST ELEVATION

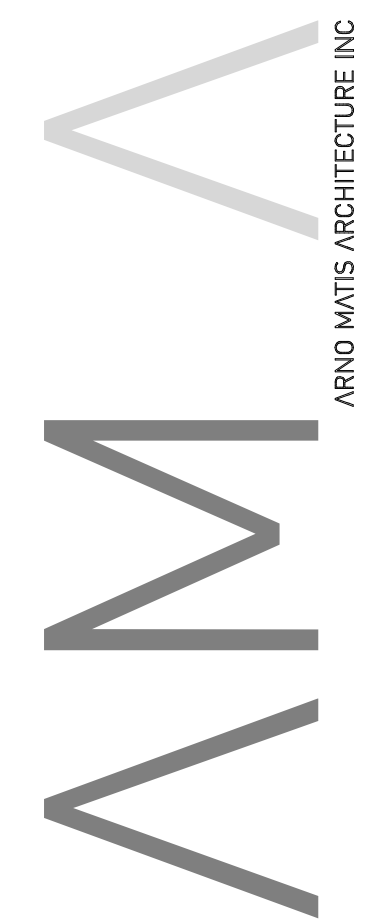
TITLE	ISSUE NO.
PROJECT NUMBER 201602	4
DRAWING NUMBER	A.403



MATERIAL LEGEND

- ① WHITE FROSTED GLASS
- ② DARK GREY FROSTED GLASS
- ③ NON-COMBUSTIBLE CLADDING COMPONENT
- ④ ALUMINUM FRAME VERTICAL 2SSG CURTAIN WALL SYSTEM
- ⑤ ROOFTOP ENCLOSURE
- ⑥ ART WALL
- ⑦ GLASS GUARDRAIL AT BALCONY

4	ENTITLEMENT PKG. REVISION	2021-05-07
3	ENTITLEMENT PKG. REVISION	2020-03-16
2	ENTITLEMENT PKG. REVISION	2020-03-16
1	ISSUED FOR ENTITLEMENT PKG.	2018-09-28



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WC			As indicated
			DRAWING DATE
			2020-05-07

**2143 VIOLET,
 LOS ANGELES
 CALIFORNIA**

PROJECT
**RES. BLDG. EAST
 ELEVATION**

TITLE	PROJECT NUMBER	ISSUE NO.
201602		4
DRAWING NUMBER		A.406

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 2020-05-07 10:57 AM
 arnomatis@architects.com

2143 VIOLET STREET

RE-ISSUED FOR ENTITLEMENT

CLIENT BUSINESS NAME // CLIENT

ONNI GROUP
mspector@onni.com
313.334.3374

ARNO MATIS ARCHITECTURE // ARCHITECT

ARNO MATIS
amatis@arnomatisarchitecture.com
604.708.0188 ext. 101

LOCI LANDSCAPE ARCHITECTURE + URBAN DESIGN // LANDSCAPE ARCHITECT

MICHAEL ENNS // BCSLA, CSLA
mike@locidesign.ca
604.763.2886

JIM DEMA-ALA // Project Coordinator
jim@locidesign.ca
604.694.0053

LANDSCAPE DRAWING INDEX PERMIT

Sheet No.	Sheet Name
L0.0	COVER SHEET
L0.1	LANDSCAPE DESIGN CONSIDERATIONS
L0.2	OVERALL LANDSCAPE SITE PLAN
L1.0	LANDSCAPE MATERIALS PLAN - GROUND LEVEL
L1.1	LANDSCAPE PLANTING PLAN - GROUND LEVEL
L1.2	LANDSCAPE HYDROZONE PLAN - GROUND LEVEL
L1.3	LANDSCAPE LIGHTING PLAN - GROUND LEVEL
L2.0	MATERIALS PLAN - UPPER LEVEL AMENITIES
L2.1	PLANTING PLAN - UPPER LEVEL AMENITIES
L2.2	HYDROZONE PLAN - UPPER LEVEL AMENITIES
L2.3	LIGHTING PLAN - UPPER LEVEL AMENITIES
L3.0	PLANT LIST + IMAGES
L4.0	PRECEDENT IMAGES - GROUND LEVEL
L4.1	PRECEDENT IMAGES - OFFICE / RESIDENTIAL AMENITIES
L4.2	PRECEDENT IMAGES - OFFICE / RESIDENTIAL AMENITIES

OPEN SPACE REQUIREMENTS

PER LA CITY ZONING CODE, SECTION 12.21 (G)

OPEN SPACE REQUIREMENTS:	UNITS	OPEN SPACE REQUIRED
100 S.F. FOR UNITS < 3 HABITABLE ROOMS	144	14400 S.F.
125 S.F. FOR UNITS = 3 HABITABLE ROOMS	143	17875 S.F.
175 S.F. FOR UNITS > 3 HABITABLE ROOMS	60	10500 S.F.
TOTAL REQUIRED		42775 S.F.
PROVIDED OPEN SPACE:		
INTERIOR AMENITY ROOMS		10690 S.F.
GROUND LEVEL PASEO		12280 S.F.
LEVEL 8 OFFICE/RESIDENTIAL AMENITY		25321 S.F.
PRIVATE OPEN SPACE		17350 S.F.
TOTAL PROVIDED		65641 S.F.

COMMON OPEN SPACE REQUIREMENTS

COMMON OPEN SPACE REQUIREMENTS:	COMMON OPEN SPACE REQUIRED
(50% OF TOTAL OPEN SPACE)	21388 S.F.
TOTAL COMMON OPEN SPACE PROVIDED	
INTERIOR AMENITY ROOMS	10690 S.F.
GROUND LEVEL PASEO	12280 S.F.
OFFICE LEVEL 8/RES. LEVEL 11 (RES. AMENITY UPPER LEVEL)	25321 S.F.
TOTAL PROVIDED	48291 S.F.

LANDSCAPE AREA PROVIDED:	LANDSCAPE AREA REQUIRED
9217 S.F.	5347 S.F.

TREE QUANTITY REQUIREMENTS - MINIMUM 24" BOX
ALL TREES / PALMS PLANTED IN MINIMUM 30" SOIL DEPTH

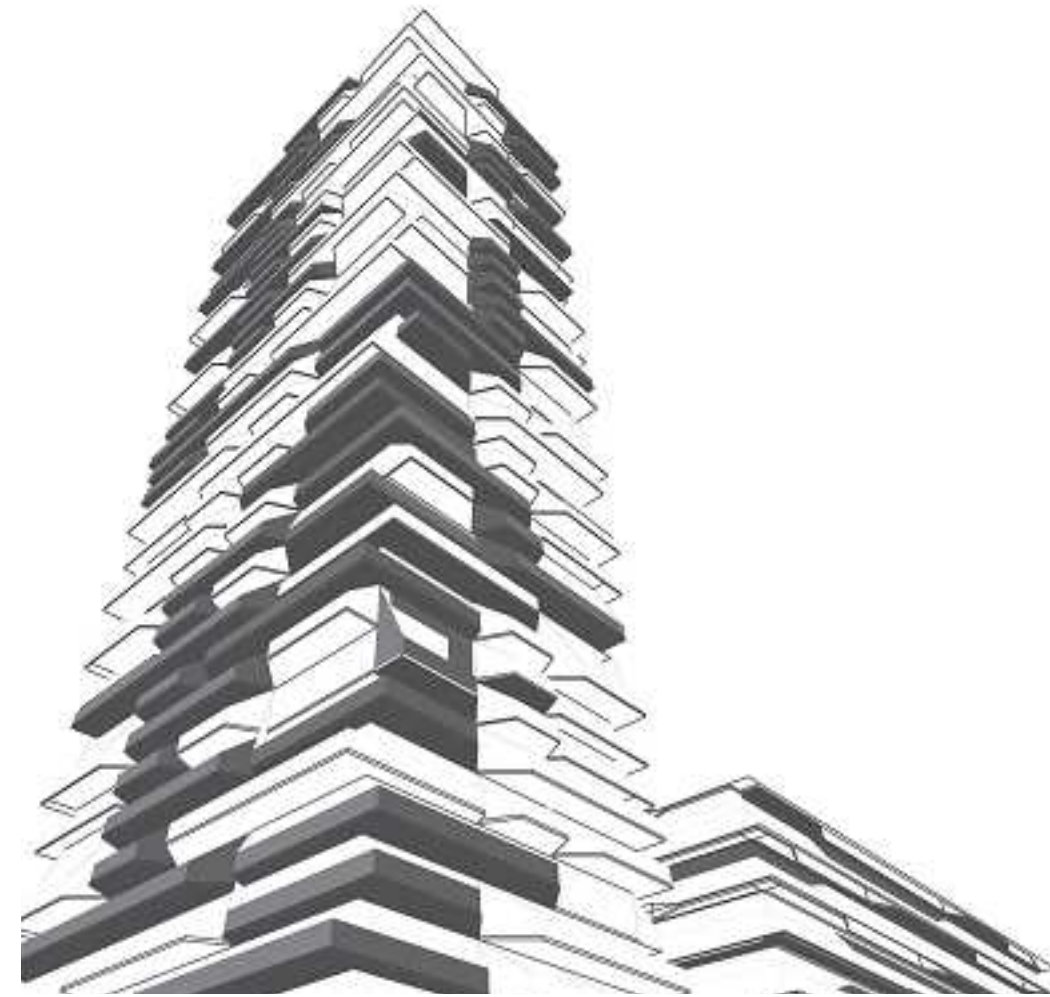
	347 UNITS	TREES REQUIRED:
1 TREE PER 4 UNITS	-UNITS / 4 =	87
TREES PROVIDED - 24" BOX OR GREATER	1 TO 1	15
MITIGATION TREES	4 TO 1	4
PROTECTED TREES (REFER TO ARBORIST REPORT)	TOTAL REQUIRED	106

	TREES PROVIDED:
GROUND LEVEL (PASEO + OFFSITE)	13
LEVEL 4 OFFICE/RESIDENTIAL AMENITY	21
OFFICE LEVEL 8/RES. LEVEL 11 (RES. AMENITY UPPER LEVEL)	89
PROTECTED TREE (REFER TO ARBORIST REPORT)	0
TOTAL PROVIDED	123

EXCESS TREES: 17

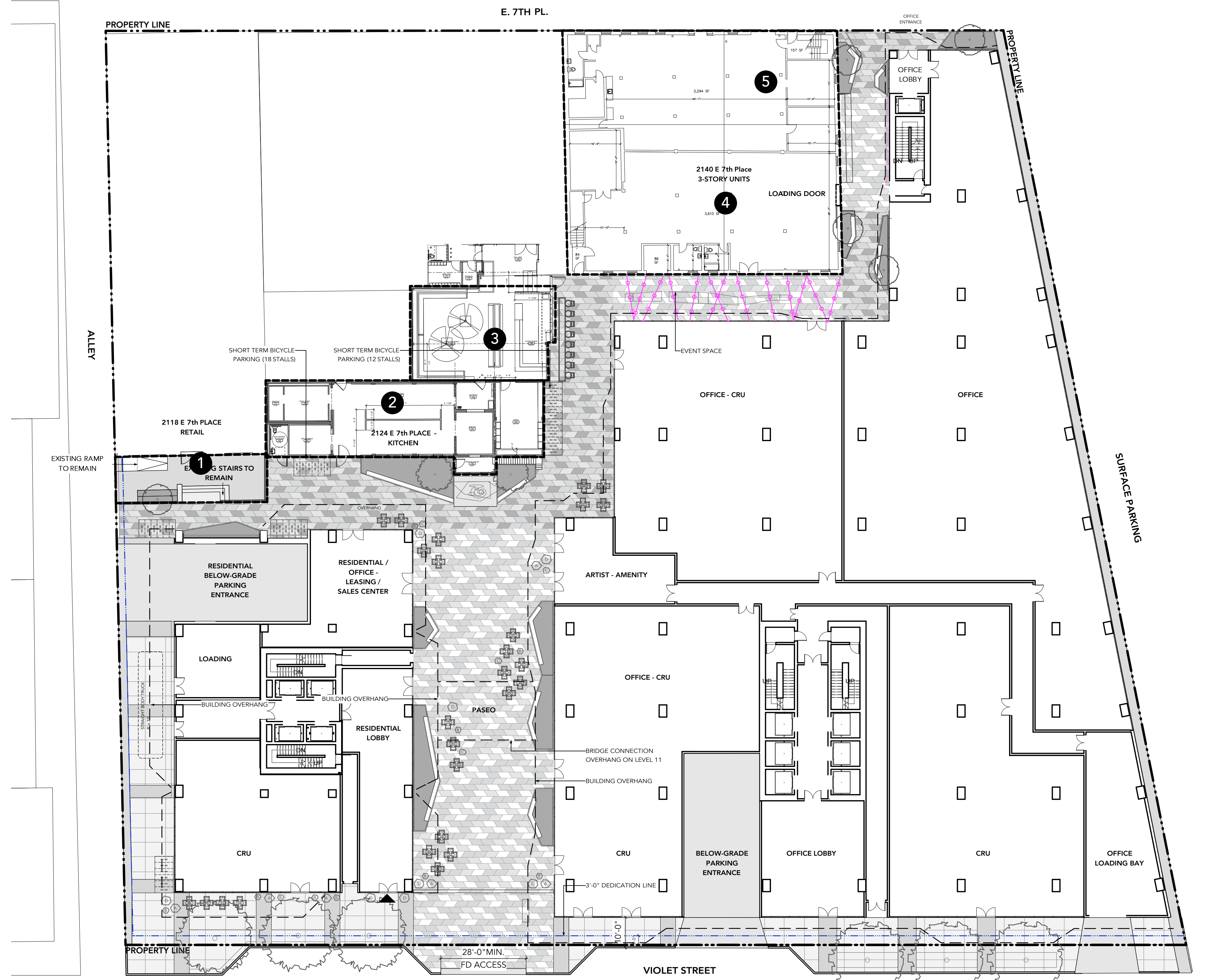
DESIGN RATIONALE - GROUND LEVEL

The ground level landscape design proposes a simple palette of paving styles, furnishings, and interactive multi-media, inspired in form from the architectural facade as well as in function from the live-work-artist character that is emerging in this revitalized area of L.A. The central paseo is lined with feature paving, various seating types and planters to create inviting spaces for socializing, eating and people watching adjacent to the retail shops. Moving northward, the paseo splits into two smaller pedestrian corridors, both of which will house locations where artists can work and display their art to the community through "working art walls". In order for both residents and visitors to stay up to date on local events and schedules, a multi-media digital board is located at both the north and south end of the paseo. Other programme functions to help activate the paseo spaces include an amphitheatre, outdoor deck platforms for gatherings, and a greenwall-backed banquet table for informal meetings.

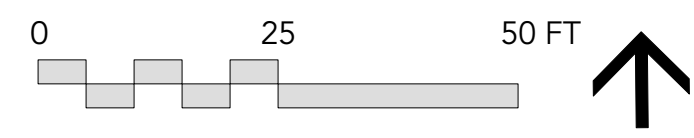


DESIGN CONSIDERATIONS

- 1 2118 E 7th PLACE - RETAIL - "EXISTING STAIRS AND RAMP TO REMAIN"
- 2 2124 E 7th PLACE - KITCHEN - "EXISTING PATIO SPACE TO REMAIN"
- 3 RESTAURANT COURTYARD EXISTING
- 4 2140 E 7th PLACE - 3-STORY UNITS - "EXISTING FACADE AND ENTRY TO REMAIN"
- 5 2140 E 7th PLACE - "EXISTING STAIRS / RAMP TO REMAIN"

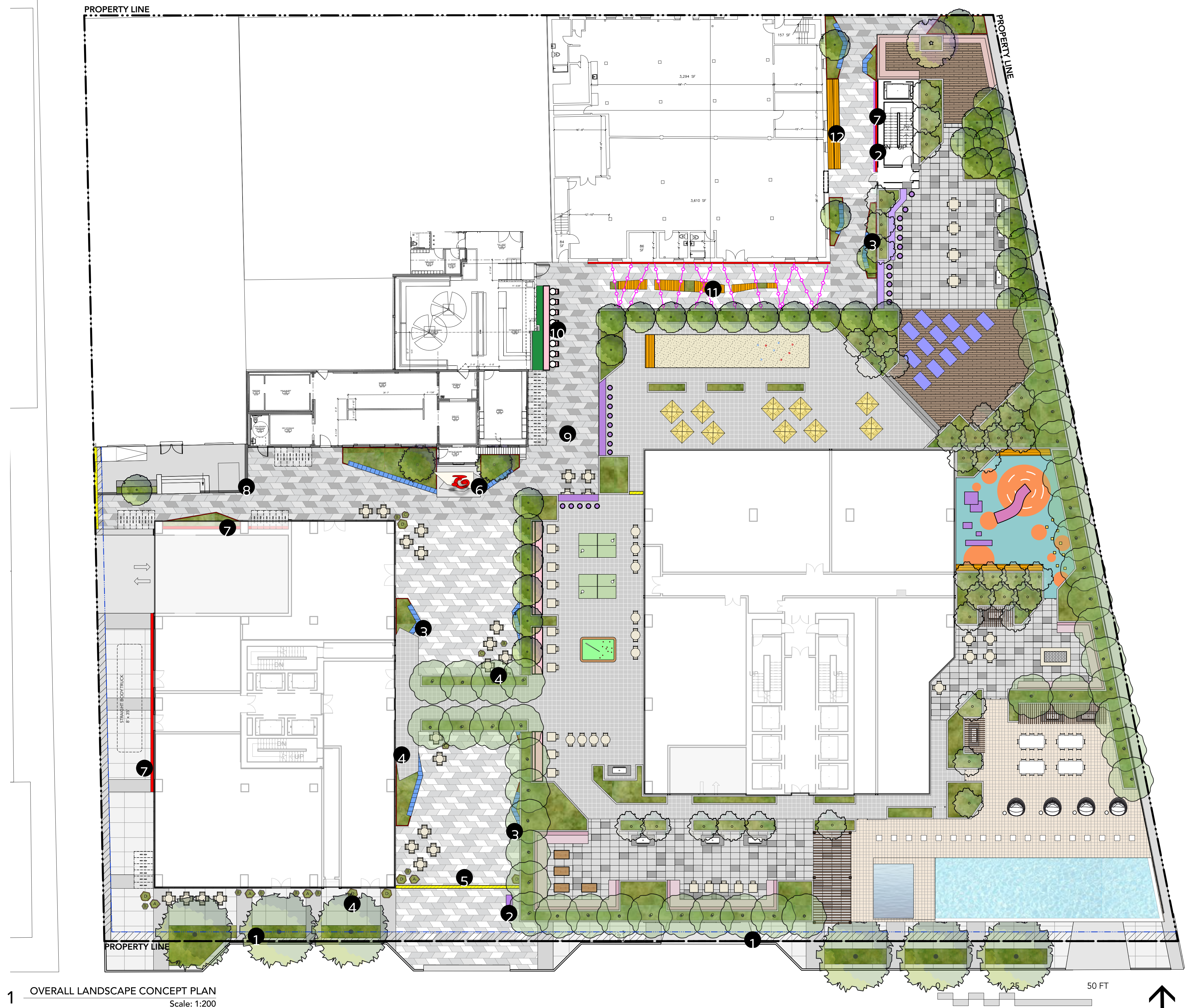


1 LANDSCAPE DESIGN CONSIDERATIONS - GROUND LEVEL
Scale: 1" = 20'-0"



CONCEPT FEATURES

- 1 STREET TREES AND PLANTING BEDS
- 2 DIGITAL MEDIA BOARD - FOR ART EVENTS SCHEDULING
- 3 METAL BENCHES INTEGRATED INTO METAL PLANTERS
- 4 PATIO/MOVABLE SEATING
- 5 PASEO AREA
ALLOWANCE FOR 28'-0" WIDE FIRE TRUCK ACCESS FROM VIOLET AVENUE
- 6 PUBLIC ART DISPLAY SPACE
- 7 WORKING ART WALLS - LOCAL ARTISTS/COMMUNITY GROUPS
MOUNTING DETAILS VARY
- 8 WOOD ON SLAB SEATING - RECYCLED TIMBER
- 9 VERTICAL GARDEN + TABLES AND SEATING
- 10 GATHERING SPACE WITH OVERHEAD CATENARY LIGHTING INSTALLATION
WOOD BANQUET TABLE WITH SEATING
- 11 WOOD SEAT STEPS / AMPHITHEATRE



1 OVERALL LANDSCAPE CONCEPT PLAN
Scale: 1:200

CONCEPT FEATURES

- 1 STREET TREES AND PLANTING BEDS
- 2 DIGITAL MEDIA BOARD - FOR ART EVENTS SCHEDULING
- 3 METAL BENCHES INTEGRATED INTO METAL PLANTERS
- 4 PATIO/MOVABLE SEATING
- 5 PASEO AREA
ALLOWANCE FOR 28'-0" WIDE FIRE TRUCK ACCESS FROM VIOLET AVENUE
- 6 PUBLIC ART DISPLAY SPACE
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WOOD BANQUET TABLE WITH SEATING
- 11 WOOD SEAT STEPS / AMPHITHEATRE

LAYOUT + MATERIALS LEGEND

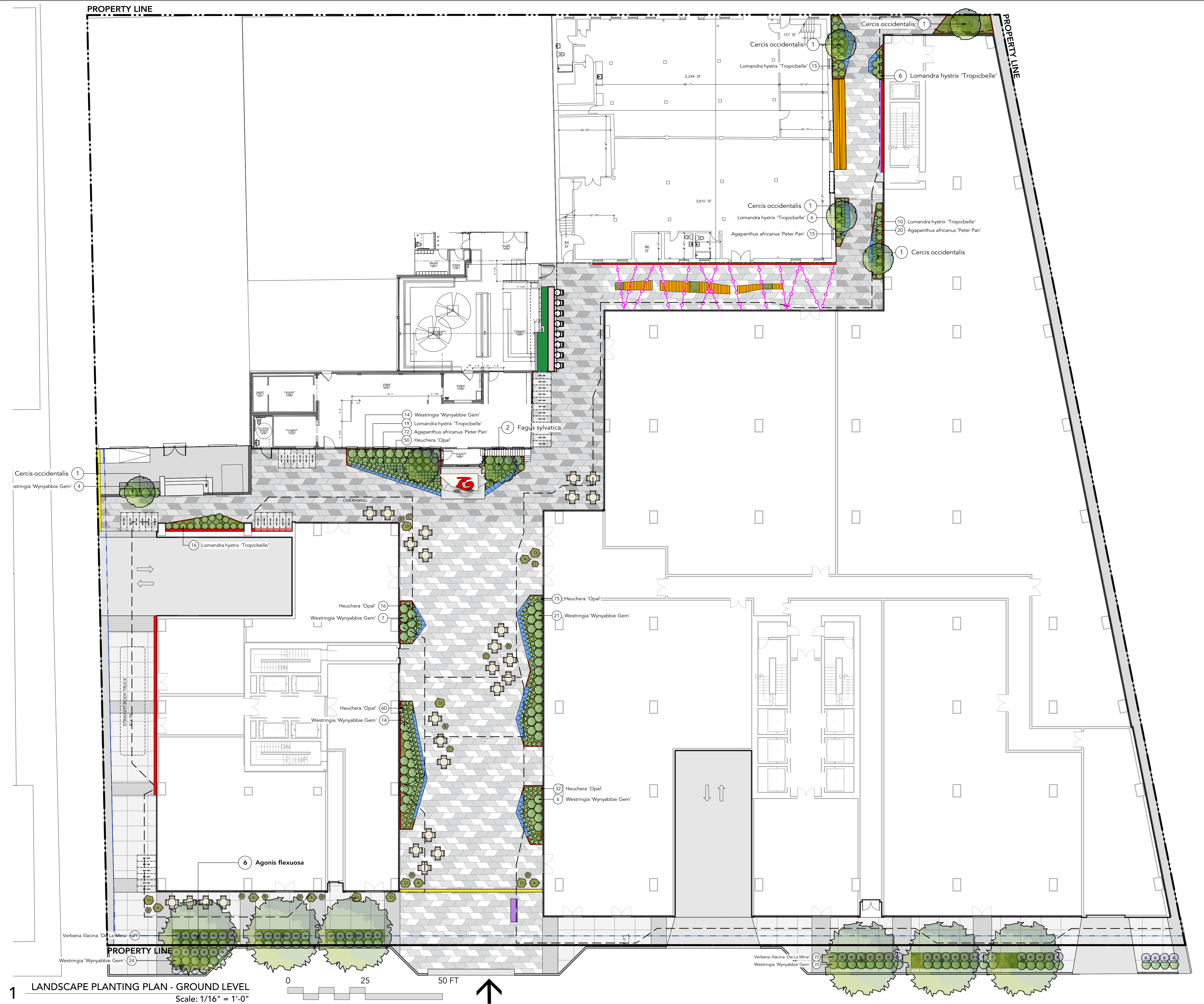
SYMBOL	TYPE	DESCRIPTION
	P6	PAVING TYPE 6 CIP Scored Concrete Paving w/ Concrete Banding
	P7	PAVING TYPE 7 Paseo / Event space - Pre-cast Unit paving
	P8	PAVING TYPE 8 Pathway Pre-cast Unit Paving
		ART WALL materials, details TBD
		PASEO CONTROLLED ACCESS GATE Paseo shall be accessible to public from 8am to 10pm. Electronic fob control access after -hours.
		DIGITAL MEDIA BOARD/SCREEN Scheduling + Upcoming Events
		SEATING/TABLES Cafe Style Table and Chairs TBD, By Owner
		MOVEABLE PLANTERS Pre-cast Concrete planters
		PLANTERS / SEATING Custom metal planters with integrated metal seating
		OVER HEAD LIGHTING - See Lighting plan L1.3
		WOOD SLAB SEATING/DECKING + PLANTING Recycled Timber
		ART PLINTH CIP Concrete Platform for Art
		BIKE RACKS - 30" o.c.
		WOOD SEAT STEPS / AMPHITHEATER Recycled Timber
		SEATING TYPE 3 Bar and Stool Seating W/ Green wall. Adjacent to existing restaurant



1 LANDSCAPE MATERIALS PLAN - GROUND LEVEL
Scale: 1/16" = 1'-0"

GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH ASLA LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF LOS ANGELES ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.



1 LANDSCAPE PLANTING PLAN - GROUND LEVEL
Scale: 1/16" = 1'-0"

HYDROZONE WATER BUDGET WORKSHEET LEVEL 10

Project address: 2143 Violet St.
 Project Location: Los Angeles, CA
 ET(o) = 50.1 in/yr
 Eppt. = 3.73 in/yr

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ETo - Eppt.) (0.62) [(0.7 x LA) + (0.3 x SLA)]

Total Irrigated Landscape Area

Planting area + SPA (SQ FT)	9217
SLA (SQ FT)	2034
TOTAL (SQ FT)	11251

MAWA (Gal/yr) 203031

ESTIMATED TOTAL WATER USE

ETWU = (ETo - Eppt) x (0.62) x (((PF / IE) x HA) + SLA)

Irrigation Efficiency Default Value for drip 0.90

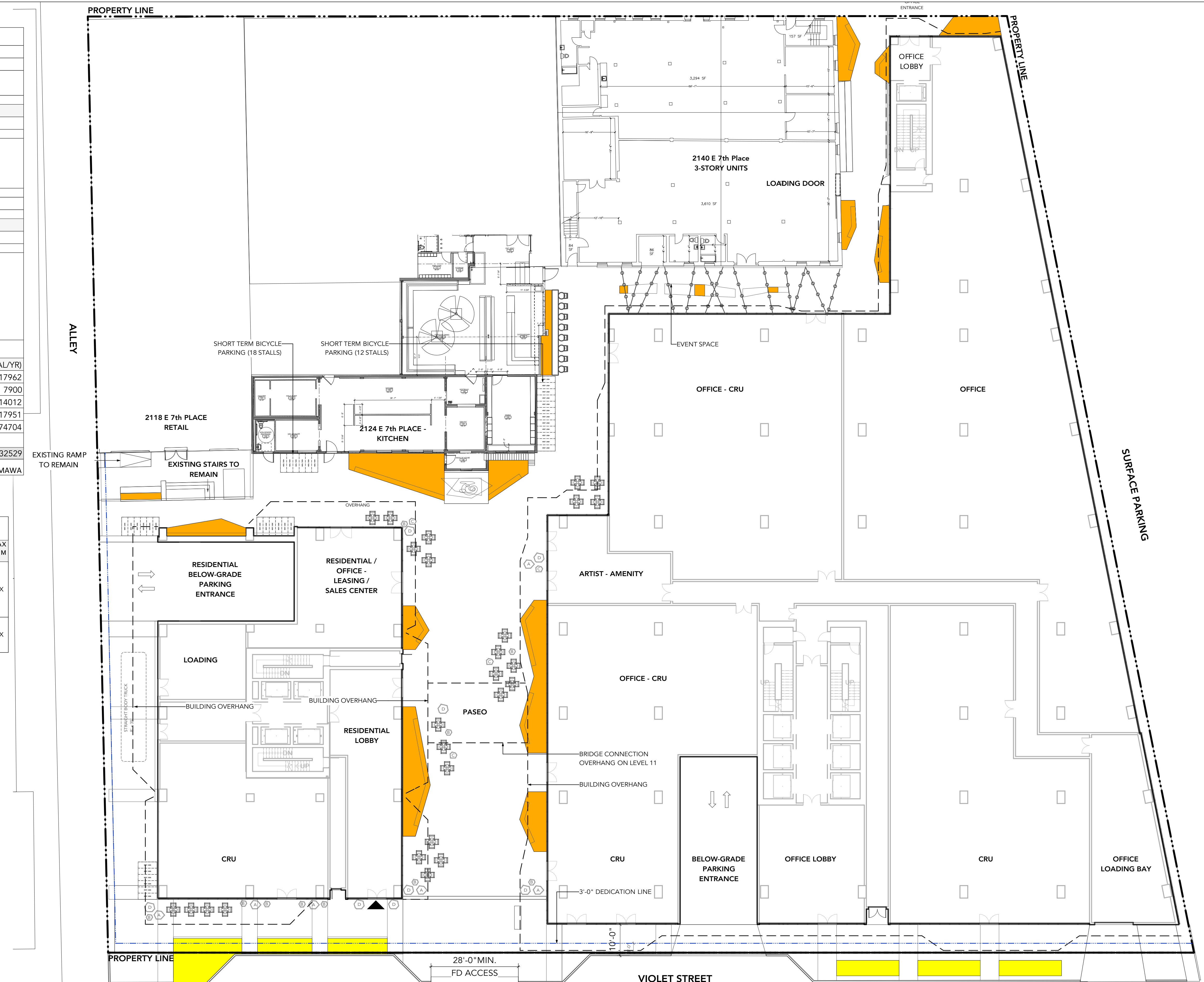
Plant Water Use Type	Plant Factor
Very Low	0 — 0.1
Low	0.2 — 0.3
Medium	0.4 — 0.6
High	0.7 — 1.0
Water Feature	1

Hydrozone	Area (SQ FT)	Irrigation Type	Irrigation Efficiency	Plant Factor	ETWU (GAL/YR)
1	1687	drip	0.81	0.3	17962
2	742	drip	0.81	0.3	7900
3	987	drip	0.81	0.4	14012
4	1686	drip	0.81	0.3	17951
5	4115	drip	0.81	0.3	74704
TOTAL	9217				132529

ETWU IS LESS THAN MAWA

HYDROZONE TABLE - LEVEL 1

ZONE/ NUMBER	AREA	DESCRIPTION	PLANT MATERIAL	PLANT FACTOR	IRRIGATION EFFICIENCY	FT. DRIPLINE	MAX GPM
1	1687 SQ.FT.	PASEO PLANTERS	CERCIS OCCIDENTALIS, HEUCHERA OPAL, WESTRINGIA 'WYNYABBI GEM', LOMANDRA HYSTRIX 'TROPICBELLE', AGAPANATHUS AFRICANUS 'PETER PAN', FAGUS SYLVATICA	LOW PF .3	DRIP 0.81 - 0.90	XX FT.	XX
2	742 SQ.FT.	STREET PLANTERS	AGONIS FLEXUOSA, VERBENA LILACINA 'DE LA MINA', WESTRINGIA 'WYNYABBI GEM'	LOW PF .3	DRIP 0.81 - 0.90	XX FT.	XX



1 LANDSCAPE HYDROZONE PLAN - GROUND LEVEL
 Scale: 1/16" = 1'-0"

- D Issued for Entitlement 20-04-07
- E Re-issued for Entitlement 20-12-15
- F Re-issued for Entitlement 21-03-02
- G Re-issued for Entitlement 21-03-12

17089
 2143 Violet Street
 Los Angeles, CA

ONNI Group

L1.2

LANDSCAPE HYDROZONE PLAN - GROUND LEVEL

LIGHTING LEGEND - LEVEL 1

QTY	TYPE	MANUFACTURER	DESCRIPTION
10	Flood Light	BK Lighting	Denali flood light
8	Street Tree Lighting	Hometown Evolution Inc.	Black commercial grade light string with G50 Spiral Edison C9 Base Light - Provide outlet at base of trees
8	Wall Wash	Bega Lighting	LED Wall Washer Light #44 573
lin. ft.	Tape Light	VarioLED Flex	Flex Venus/Phobos/Skylla White TV IP67
103	Cable Mount Light	Tegan Lighting	Exton - Cable mount pendant "G" Glass envelope - copper bowl

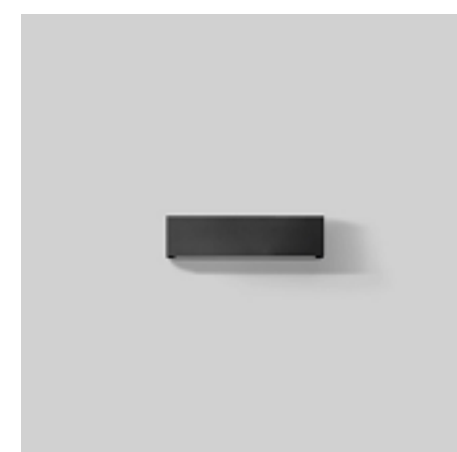
SEE L2.3 FOR GENERAL LIGHTING NOTES



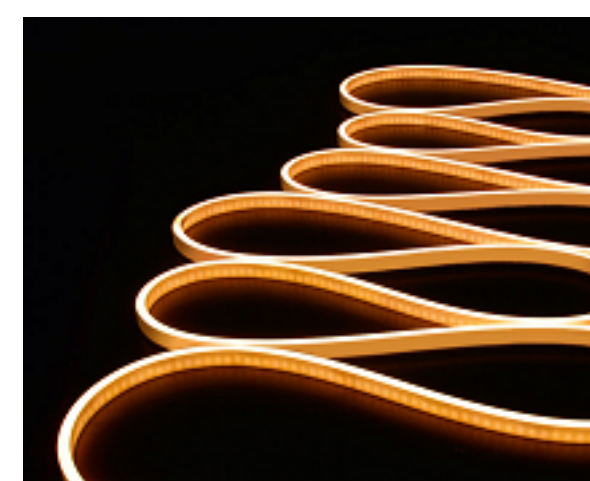
Type A- BK Denali Flood Light



Type B - White LED Light Strings



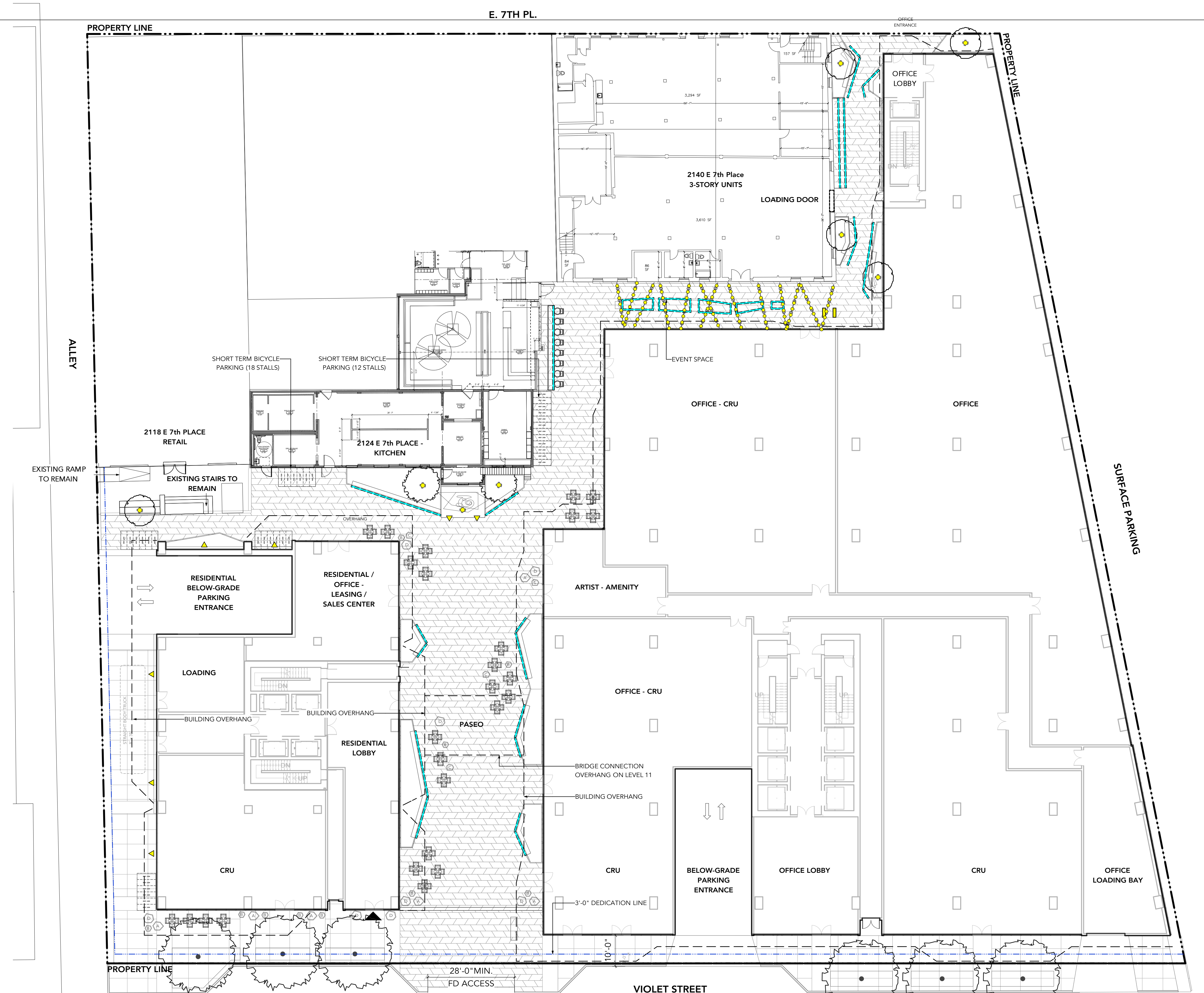
Type C- Bega Lighting Wall Washer



Type D - Tape Light



Type E-Cable Mount Light



1 LANDSCAPE LIGHTING PLAN - GROUND LEVEL
Scale: 1/16" = 1'-0"

DESIGN RATIONALE - OFFICE AMENITY

The overall landscape concept for the residential amenity deck is anchored by the linear pool deck area, with perimeter furnishing for tanning and relaxing, and supported by lounge and eating areas at either end. Separated from the pool deck are various spaces adjacent to the indoor residential amenity rooms, including a covered games area, an outdoor eating / bbq / lounge area, and a child play area with rubberized surfacing, vertical elements and a climbing wall. North of this on Level 8 is the office / residential amenity deck, with more flexible spaces and moveable furniture to allow for flexible programming to cater to both daily use and special events. A bocce court and fitness deck provide options for recreation and relaxation during the day. Lastly, at the north end of the amenity deck but situated 4 floors below, is another amenity deck catered to office / residential users on level 4. This small, intimate patio is programmed mainly for both large and small social gatherings, with a large covered outdoor kitchen surrounded by seating and lounge areas. Similar to the ground level thematics, there are accents of the building facade form and materiality found on all amenity decks.

OFFICE / RESIDENTIAL AMENITY DECK - LEVEL 4

- 1 EVENT / SOCIAL SPACE WITH COUCHES, BAR TABLES AND COVERED OUTDOOR KITCHEN SPACE
- 2 INTIMATE FIRE PIT / LOUNGE AREAS

OFFICE / RESIDENTIAL AMENITY DECK - LEVEL 8

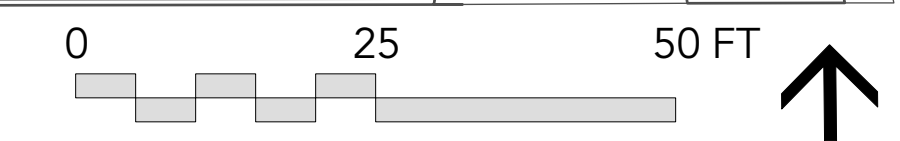
- 3 GAMES / SOCIAL AREA
- 4 LOUNGE / FIRE PIT / BBQ + EATING AREA
- 5 CHILD PLAY AREA: SLIDE, MOUND, CLIMBING WALL
- 6 POOL DECK AREA - OUTDOOR BBQ AREA
- 7 POOL DECK AREA W/ PERIMETER LOUNGERS + DAY BEDS
- 8 POOL LOUNGE / SOCIAL AREA
- 9 LUNCH + SOCIAL AREA / EVENT SPACE
- 10 RAISED FITNESS / YOGA DECK
- 11 BOCCIE PITCH
- 12 VIEWING BAR + STOOLS

LAYOUT + MATERIALS LEGEND

SYMBOL	TYPE	DESCRIPTION
	P1	PAVING TYPE 1 - AMENITY DECK GAMES AREAS 18" x 18" x 1 5/8" Texada Hydrapressed Pavers
	P2	PAVING TYPE 2 - AMENITY DECK LOUNGE AREAS 24" x 36" x 7/8" Porcelain paver
	P3	PAVING TYPE 3 - AMENITY DECK POOL AREA 36" x 16" x 2.5" Pre-cast Broadway Paver
	P4	PAVING TYPE 4 - AMENITY DECK ACTIVE AREA Wood deck composite
	P5	PAVING TYPE 5 PIP rubber play surfacing
	CIP CONCRETE PLANTER	24" - 36" HT. 6" Width Raised Planter with Drains Connected to Plumbing
	BOCCIE COURT WITH BENCH	1.25" Depth crushed oyster shell bocce court with CIP concrete bench with wood top
	PERGOLA STRUCTURE	Wood Trellis Covering BBQ Area / Social Areas
	SEATING TYPE 1	ULM Daybed with Parasol (83"x 79")
	SEATING TYPE 2	Couch TBD, By Owner
	SEATING TYPE 3	Bar and Stool Seating TBD, By Owner
	SEATING TYPE 4	Cafe Style Table and Chairs TBD, By Owner
	SEATING TYPE 5	CIP concrete bench with thermally modified wood seat top
	SEATING TYPE 6	Banquet Table Seating (39"x 86") TBD, By Owner
	TABLES	TBD
	POOL FENCE + GATE	Powder coated black aluminum fence to be equipped with panic hardware, refer to Architecture
	FIRE PIT - TBD	
	BBQ	TBD
	PING PONG TABLE	By owner, 9' x 5'
	BILLIARDS	By owner
	OUTDOOR WORKOUT EQUIPMENT	By owner
	VERTICAL PLAY STICKS	
	CHILDREN'S SLIDE	
	STEPPING BLOCKS	
	GATED ACCESS	



1 MATERIALS PLAN - UPPER LEVEL AMENITIES
Scale: 1/16" = 1'-0"



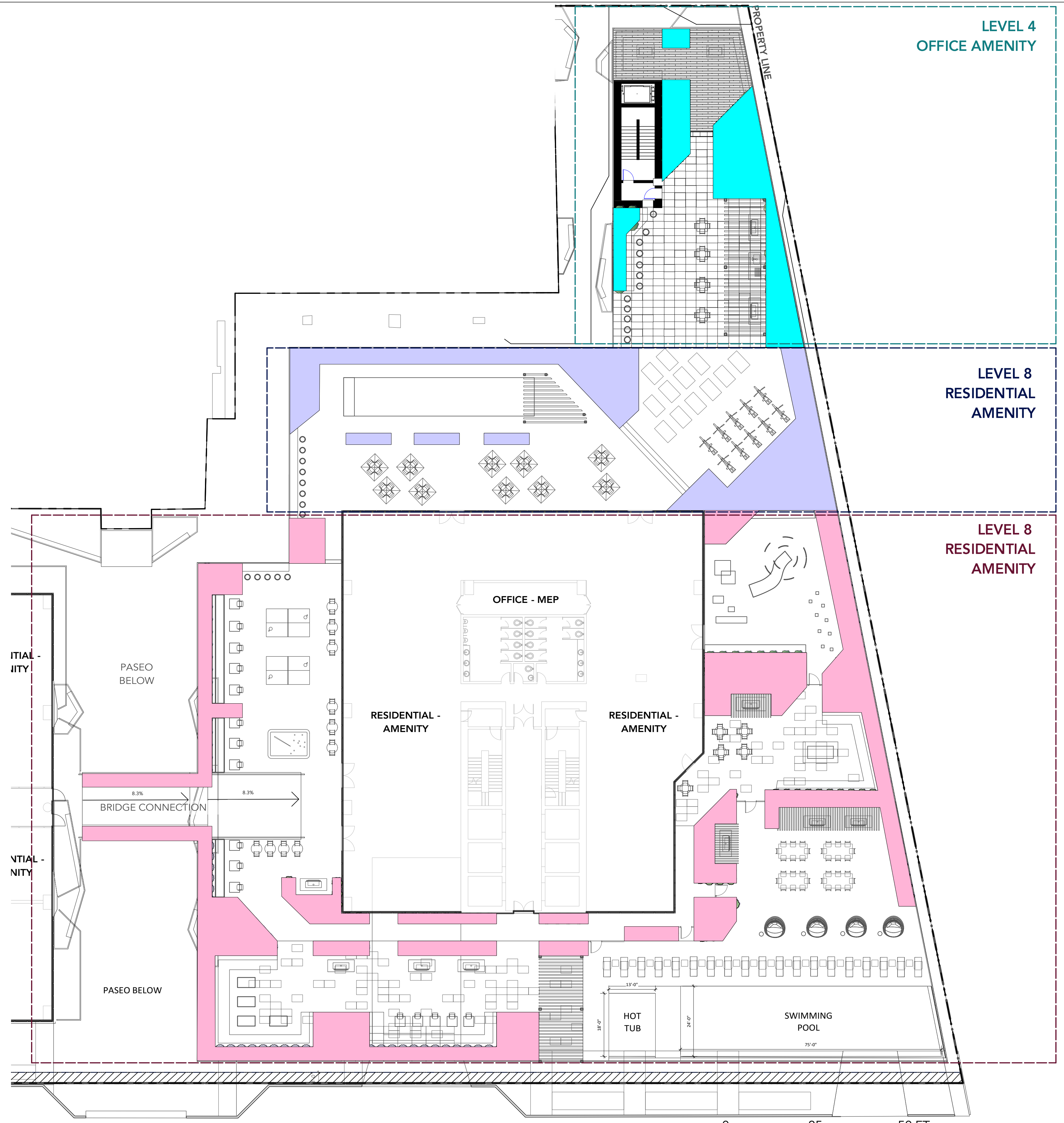
GENERAL PLANTING NOTES:

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH ASLA LANDSCAPE STANDARD, LATEST EDITION
2. ALL TREE AND SHRUB AREAS TO BE MULCHED WITH 50MM (2") OF MEDIUM FINE MULCH, LESS THAN 50MM (2") DIAMETER.
3. ROOTZONE TO REST ON TAMPED PLANTING SOIL
4. SHRUBS: PREPARE PLANTING HOLES AS SPECIFIED. PLANT AT THE SAME GRADE AS NURSERY. WATER AND FERTILIZE AS SPECIFIED. ENSURE POSITIVE DRAINAGE THROUGHOUT PLANTING BED
5. TREE SIZE AND SPACING TO BE AS PER CITY OF LOS ANGELES ARBORIST
6. TREE: PREPARE PLANTING HOLES AS SPECIFIED INSTALL TOP OF ROOTZONE 6" ABOVE FINISHED GRADE OF GROWING MEDIUM. WATER AND FERTILIZE AS SPECIFIED BY NURSERY.



1 PLANTING PLAN - UPPER LEVEL AMENITIES
Scale: 1/16" = 1'-0"

HYDROZONE TABLE - UPPER LEVELS							
ZONE/ NUMBER	AREA	DESCRIPTION	PLANT MATERIAL	PLANT FACTOR	IRRIGATION EFFICIENCY	FT. DRIPLINE	MAX GPM
3	987 SQ.FT.	LEVEL 4 PLANTERS	CERCIS OCCIDENTALIS, POLYSTICHUM MUNITUM, HEUCHERA OPAL, PITTOSPORUM TOBIRA, X CHITALPA, LAGERSTROEMIA	MED PF .4	DRIP 0.81 - 0.90	XX FT.	XX
4	1686 SQ.FT.	LEVEL 8 OFFICE PLANTERS	PITTOSPORUM TOBIRA, RHOEO PATHACEA, POLYSTICHUM MUNITUM, GLEDITSIA TRIACANTHOS, LAGERSTROEMIA	LOW PF .3	DRIP 0.81 - 0.90	XX FT.	XX
5	4115 SQ.FT.	LEVEL 8 RESIDENTIAL PLANTERS	OLEA EUROPAEA 'MONTRA', CERCIS OCCIDENTALIS, VERBENA LILACINA, FESTUCA GLAUCA, SALVIA LEUCANTHA, OLEA EUROPAEA, LAGERSTROEMIA, GLADITSIA TRIACANTHOS, SARCOCOCCA, PITTOSPORUM TOBIRA	LOW PF .3	DRIP 0.81 - 0.90	XX FT.	XX



1 HYDROZONE PLAN - UPPER LEVEL AMENITIES
Scale: 1/16" = 1'-0"

GENERAL LIGHTING NOTES:

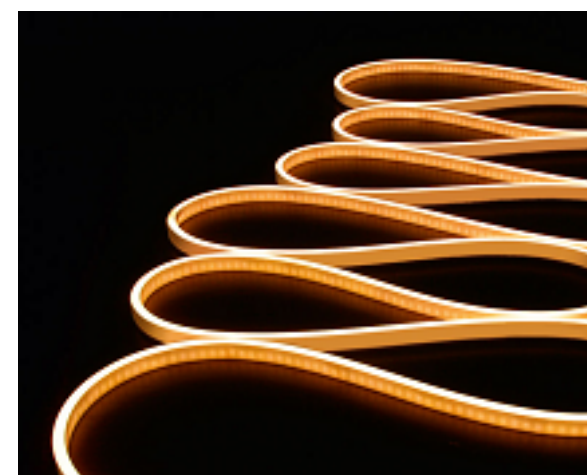
1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL ELECTRICAL WORK FOR THE LANDSCAPE ARCHITECTS APPROVAL. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY LICENSED ELECTRICAL ENGINEER, OR MASTER ELECTRICIAN. PRIOR TO WORK COMMENCING/INSTALLATION.
2. ALL FIXTURE TYPES, SPACING, AND QUANTITIES TO BE CONFIRMED.
3. PRICE BASED ON LED LIGHT SOURCE FOR APPLICABLE LUMINAIRES
4. REFER TO ELECTRICAL ENGINEER FOR SERVICING REQUIREMENTS
5. THE LIGHTING CONTRACTOR IS OBLIGATED TO REFER TO THE LANDSCAPE PLANS AND DETAILS FOR LOCATIONS OF FIXTURES RELATIVE TO THE PROPOSED HARDSCAPE AND PLANTING PLANS. NOTED DIMENSIONS ARE APPROXIMATE. REFER TO NOTE OR ENLARGEMENT, FOR FINAL PLACEMENT. CONTACT LANDSCAPE ARCHITECT FOR CLARIFICATION, IF NEEDED.
6. THE LANDSCAPE ARCHITECT OR CLIENT'S REPRESENTATIVE SHALL APPROVE THE FLAGGED LAYOUT OF THE FIXTURES AND ELECTRICAL SYSTEM PRIOR TO TRENCHING AND/OR FOUNDATION PREPARATION.
7. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PLACEMENT OF SLEEVES PRIOR TO PAVING, SLEEVE MATERIAL SHALL BE SCHEDULE 40 AND AT A MINIMUM DEPTH TO MEET ALL ELECTRICAL CODES.
8. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, LICENSES, AND ASSOCIATED FEES REQUIRED TO INSTALL THE SYSTEM(S) INCLUDING ALL ELECTRICAL CONDUIT, LIGHT FIXTURES, WIRE, PANELS, JUNCTION BOXES AND NECESSARY EQUIPMENT FOR THE COMPLETION OF THE WORK.
9. THE ELECTRICAL/LIGHTING CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES, COMMUNICATIONS PROVIDERS AND OTHERS TO IDENTIFY AND MARK LOCATIONS OF ALL UNDERGROUND UTILITIES WITHIN THE SCOPE OF WORK. KNOWN UTILITIES WHICH MAY BE ENCOUNTERED INCLUDE: ELECTRICAL, STORM SEWER, WATER, AND SANITARY SEWER.
10. VERIFY IN FIELD, ALL LOCATIONS OF FIXTURES, ELECTRICAL LINES OR OTHER LIGHTING SYSTEM ELEMENTS WITHIN THE DRIP LINE OF ANY EXISTING TREES. NOTIFY LANDSCAPE ARCHITECT OF SUCH OCCURRENCES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE WITHIN THE DRIPLINE OF ANY TREE, REFER TO SPECIFICATIONS.
11. ELECTRICAL CONDUIT LAYOUT IS DIAGRAMMATIC ON DOCUMENTS. ADJUST LOCATIONS ON SITE TO ACCOMMODATE EXISTING JOB CONDITIONS AND TO ACHIEVE MINIMAL IMPACT TO IN PLACE AND FUTURE ELEMENTS. AVOID INSTALLATIONS UNDER TREES.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ELECTRIC POWER, AND PROPOSED CONNECTIONS AND METERS IN THE FIELD FOR APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS, AND PHOTO CELL CONTACTORS FOR ACTIVATION OF LIGHTING CIRCUITS.
14. THE CONTRACTOR SHALL PROVIDE CIRCUIT BREAKERS AND ASTRONOMIC TIME CLOCK FOR DE-ACTIVATION ON LIGHTING CIRCUITS.
15. THE LIGHTING SYSTEM SHALL BE PHOTOCELL ON, TIMER OFF.
16. THE OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH ALL OF THE FOLLOWING:
 - a. THE MINIMUM REQUIREMENTS IN CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1-4
 - b. BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS AS DEFINED IN IESNA TM-15-11
 - c. ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE SHOWN IN ON TABLE 5.106.8
17. STRING LIGHTS SHALL BE MANUALLY ADJUSTED EVERY 6 MONTHS TO ACCOMMODATE TREE GROWTH

LIGHTING LEGEND - UPPER LEVELS

QTY	TYPE	MANUFACTURER	DESCRIPTION
60	TYPE C	Bega Lighting	Recessed Wall - white tempered glass #33 170
lin. ft.	TYPE D	VarioLED Flex	Flex Venus/Phobos/Skylla White TV IP67
63	TYPE F	BK Lighting	Nite Star LED Floodlight with 12" power pipe stake. Model # NS-LED-E22-A9-BLP-9-11-B/PP-S-12-B (Requires remote magnetic transformer)
lin. ft.	TYPE G	ILight Technologies	Plexineon White 1X Series
17	TYPE H	Bega Lighting	Surface wall - Dual Beam



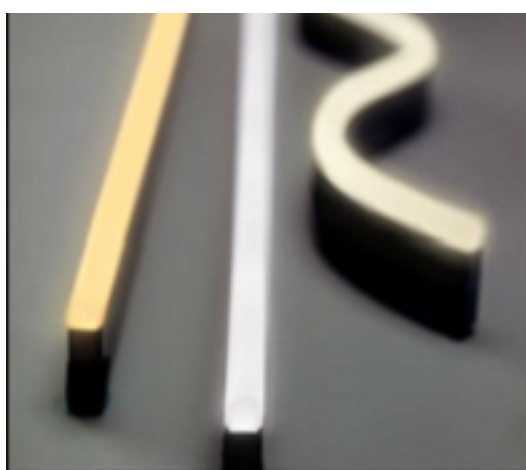
Type C - Bega Lighting Wall Inset



Type D - Tape Light



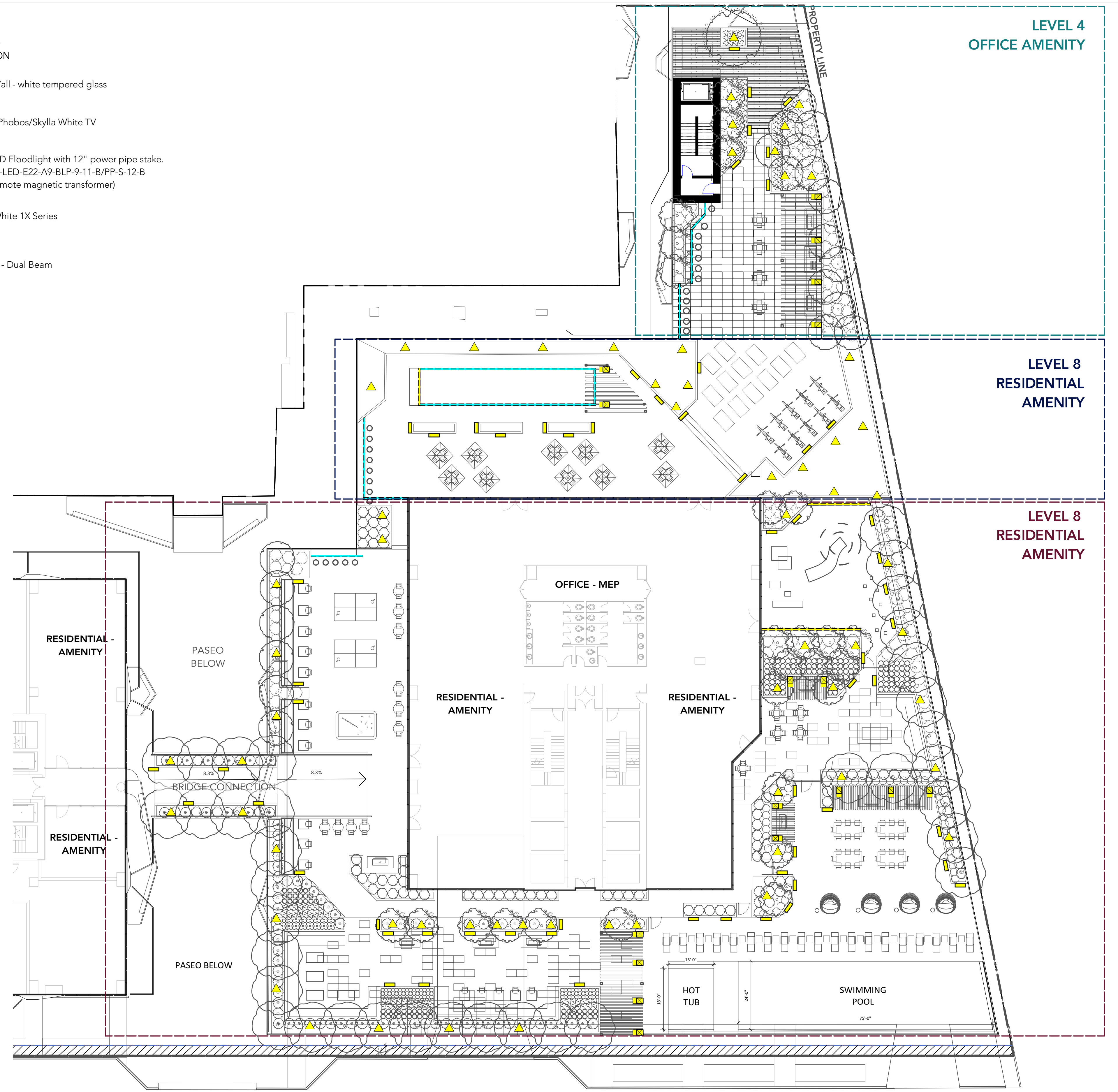
Type F-BK Nite Star Floodlight



Type G - Seat Lighting



Type H-Bega Lighting Surface Wall Dual Beam



1 LIGHTING PLAN - UPPER LEVEL AMENITIES
Scale: 1/16" = 1'-0"

PLANTING LIST:

DECIDUOUS TREES:

Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
1	x Chitalpa tashkentensis 'Morning Cloud'	Morning Cloud Chitalpa	4cm cal.	As Shown	B&B Specimen
37	Lagerstroemia indica x fauriei 'Natchez'	Crapemyrtle	4cm cal.	As Shown	B&B Specimen
41	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	7cm cal.	As Shown	B&B Specimen
2	Fagus sylvatica	European Beech	6cm cal.	As Shown	B&B Specimen
36	Cercis occidentalis	Western Redbud	5cm cal.	As Shown	B&B Specimen
6	Agonis flexuosa	Peppermint Tree	6cm cal.	As Shown	B&B Specimen

SHRUBS:

228	Westringia 'Wynyabbie Gem'	Wynyabbie Gem westringia	#2 Pot	24" o.c.	---
123	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#2 Pot	18" o.c.	
187	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Japanese Mock Orange	#5 Pot	36" o.c.	

PERENNIALS, GRASSES, GROUNDCOVER:

107	Agapanthus africanus 'Peter Pan'	Dwarf Lily Of The Nile	5 Gal	12" o.c.
52	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 pot	12" o.c.
383	Heuchera 'Opal'	Opal Coral Bells	#1 Pot	18" o.c.
72	Lomandra hystrix 'Tropicbelle'	Mat Rush	#2 pot	24" o.c.
91	Polystichum munitum	Western sword fern	#2 Pot	24" o.c.
275	Rhoeo spathacea 'Tricolor'	Oyster plant	#1 Pot	24" o.c.
51	Salvia leucantha	Mexican Bush Sage	#2 Pot	18" o.c.
141	Verbena lilacina 'De La Mina'	De La Mina Verbena	#2 Pot	24" o.c.

NOTES:

1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST ANSI'S NURSERY STANDARDS
2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL
3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION
4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
6. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 4 CM CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
7. ROOT BARRIERS SHALL BE 8FT LONG AND 18 INCHES DEEP. PLANTING DEPTH PF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

TREES



Morning Cloud Chitalpa x Chitalpa tashkentensis 'Morning Cloud'



Crapemyrtle Lagerstroemia indica x fauriei 'Natches'



Skyline Honeylocust Gleditsia triacanthos



European Beech Fagus sylvatica



Western Redbud Cercis occidentalis



Peppermint Tree Agonis flexuosa

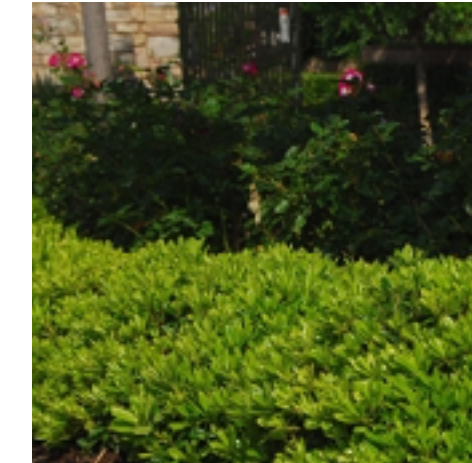
SHRUBS + HEDGES



Wynyabbie Gem Westringia Westringia 'Wynyabbie Gem'



Himalayan Sweet Box Sarcococca hookeriana var. humilis



Wheeler's Dwarf Japanese Mock Orange Pittosporum tobira 'Wheeler's Dwarf'

PERENNIALS + GRASSES



Dwarf Lily Of The Nile Agapanthus africanus 'Peter Pan'



Blue Fescue Festuca glauca



Opal Coral Bells Heuchera 'Opal'



Mat Rush Lomandra hystrix 'Tropicbelle'



Mexican Bush Sage Salvia leucantha



De La Mina Verbena Verbena lilacina 'De La Mina'

GROUNDCOVERS + FERNS



Western Sword Fern Polystichum munitum



Oyster Plant Rhoeo spathacea 'Tricolor'



ART WALLS



DIGITAL MEDIA BOARDS



PATIO / MOVABLE SEATING



VERTICAL GREEN WALL + TABLES AND SEATING



CUSTOM METAL PLANTERS WITH INTEGRATED SEATING



ARTIST SPACES AND COMMUNITY GATHERING



COLORED SCATTERED PAVING



GATHERING SPACE WITH OVERHEAD LIGHTING



POOL DECK AREA



OUTDOOR GAMES AREA



LOUNGE / BBQ + EATING AREA



LOUNGE / FIRE PIT / SOCIAL AREAS



CHILD PLAY AREA



FITNESS / YOGA DECK



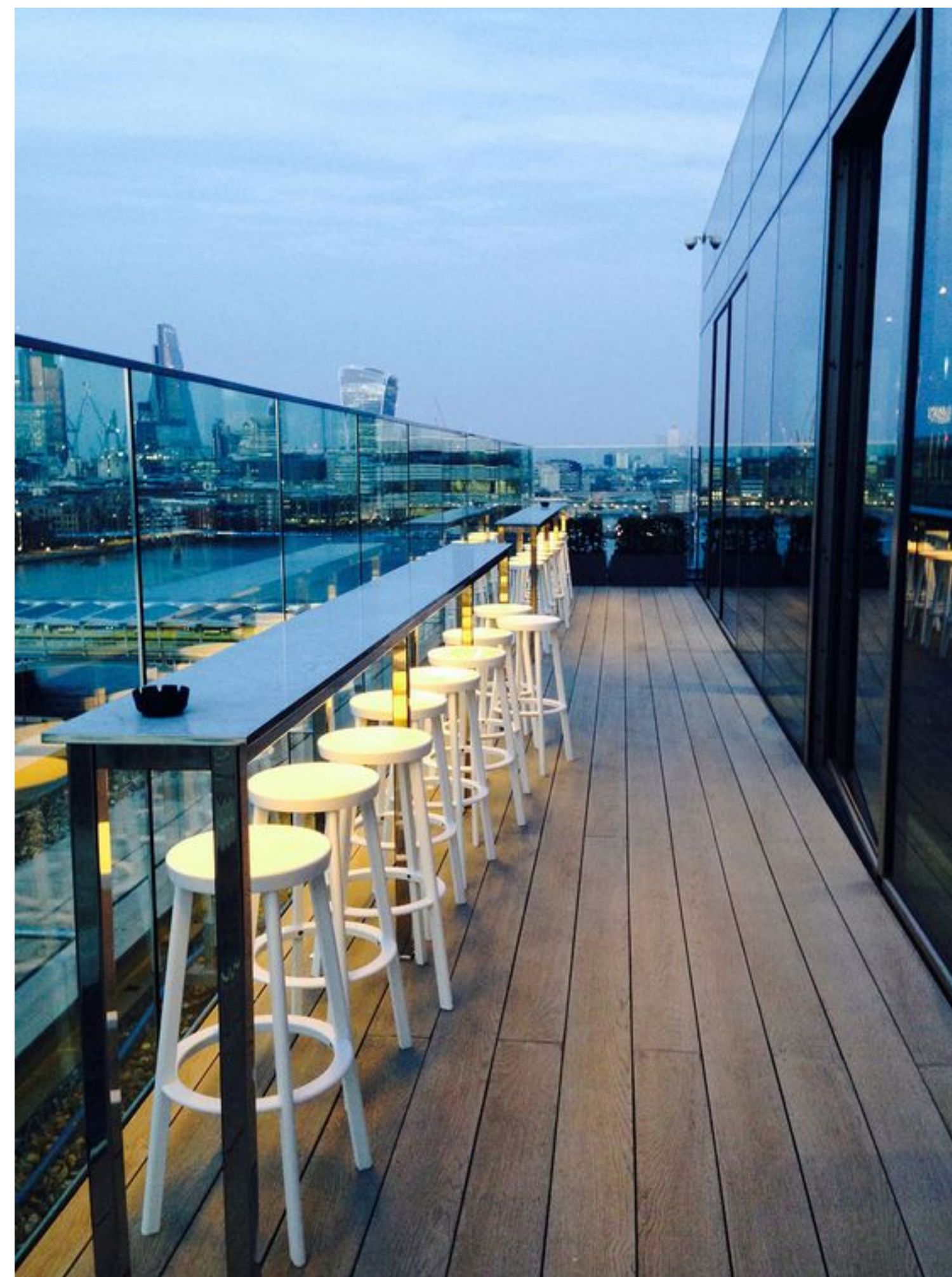
FIRE PITS AND LOUNGING



EVENT / SOCIAL SPACE + COVERED OUTDOOR KITCHEN



BOCCE PITCH



VIEWING BAR + STOOLS



EATING + SOCIAL AREA + EVENT SPACE

[Q] QUALIFIED CONDITIONS

(as modified by PLUM on August 31, 2021)

Pursuant to Section 12.32 G of the Municipal Code, the following limitations are hereby imposed upon the use of the subject property, subject to the "Q" Qualified classification.

1. **Site Development.** The use and development of the property shall be in substantial conformance with the plans submitted with the application and marked Exhibit A, dated May 7, 2021. No change to the plans will be made without prior review by the Department of City Planning, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code or the project conditions. The Project shall be constructed in a manner consistent with the following:
 - a. A maximum of 353 live-work residential units;
 - b. A maximum 926 square-foot community room;
 - c. A maximum of 244,063 square feet of office and commercial uses; and
2. **Setback.** The Project shall be permitted 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.
3. **Affordable Housing.** Prior to the issuance of a permit, projects of 10 or more dwelling units shall submit proof of compliance with the Affordable Housing provisions of Los Angeles Municipal Code Section 11.5.11.
 - a. **For Rental.** In accordance with LAMC, the Project shall set aside a minimum of 11 percent of its total dwelling units (39 units) for Very Low Income Households and a minimum of five percent of its total dwelling units (18 units) for Extremely Low Income Households if developed as a Rental Project.
 - b. **For Sale.** The Project shall set aside a minimum of 11 percent of its total dwelling units (39 units) for Very Low Income Households if developed as a For Sale Project.
 - c. **For Sale and Rental.** If the Project includes both for-sale and rental units, the provisions of LAMC 11.5.11(a).4 that apply to for-sale units shall apply to the applicable portion of the Project and the provisions that apply to rental units shall apply to the applicable portion of the Project.
4. **Changes in Restricted Units.** Deviations that increase the number of restricted affordable units or that change the composition of units shall be consistent with LAMC Section 11.5.11.
5. **Labor Requirement.** Pursuant to Los Angeles Municipal Code Section 11.5.11, certified by City Council on December 13, 2017 and codified as Section 5.522 of the Administrative Code, the Applicant shall confer with Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance, and shall provide the following to the Department of City Planning:
 - a. A signed Preconstruction Checklist Agreement between the Applicant and the Bureau of Contract Administration (maintained in the case file), prior to clearing any Building Permit, which covers the following:

- i. **Licenses.** All building and construction work on the project will be performed at all tiers by contractors that are licensed by the State of California and the City of Los Angeles. The project will employ only construction workers that possess all licenses and certifications required by the State of California and the City of Los Angeles.
 - ii. **Local Hire.** At least 30 percent of all respective workforces' construction workers' hours of Project Work will be performed by permanent residents of the City of Los Angeles. Of these, at least 10 percent of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project. If such minimums are not met, evidence of a good faith effort to solicit such local workers shall be evidenced.
 - iii. **Wages.** The Project will pay construction workers performing Project Work hourly wage rates for those classifications in compliance with the applicable prevailing wage rate determination established pursuant to the California Labor Code.
 - iv. **Training.** At least 60 percent of construction workforces employed on the project will be:
 - (1) Workers who graduated from a Joint Labor Management apprenticeship training program approved by the State of California.
 - (2) Alternatively, workers employed that have minimum hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program.
 - (3) Workers who are registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally approved apprenticeship program.
 - v) **Bond.** A Bond may be required to ensure compliance.
 - a. After the project has completed construction, and prior to any Certificate of Occupancy, a signed report from the Bureau of Contract Administration that indicates compliance with the above licenses, local hire, wages and training requirements shall be added to the case file.
6. **Housing Requirements.** Prior to issuance of a building permit, the owner shall execute a covenant to the satisfaction of the Los Angeles Housing and Community Investment Department (HCIDLA) to make 39 dwelling units available to Very Low Income Households and 18 units for Extremely Low Income Households (for rental) or 39 dwelling units available to Very Low Income Households (for sale) as determined to be affordable to such households by HCIDLA for a period of 55 years. (If the Project includes both for-sale and rental units, the provisions of LAMC 11.5.11(a).4 that apply to for-sale units shall apply to the applicable portion of the Project and the provisions that apply to rental units shall apply to the applicable portion of the Project). Enforcement of the terms of said covenant shall be the responsibility of HCIDLA. The Applicant will present a copy of the recorded covenant to the Department of City Planning for inclusion in this file.

7. **Pedestrian Paseo.** A minimum 12,280 square foot ground floor publicly accessible landscaped paseo shall provide public access from Violet Street to 7th Place, as shown in Exhibit A - Project Plans, dated May 7, 2021. The pedestrian paseo shall remain open to the public during business hours.

FINDINGS

(as modified by PLUM on August 31, 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 30-story residential tower and nine 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 30-story residential tower with a maximum height of 399 feet and a nine-story office building with a maximum height of 157 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 nine 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 nine and 30-story buildings recessed from view. The proposed 30-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 30-story residential tower and a nine-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 30-story residential tower and a nine-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 30-story residential tower and a nine-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 9 of the office building, and one community room on Floor 12 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 12 Amenity Room	1,935
Office Level 9 Interior Recreation/Amenity Room	7,829
Office Level 9 Outdoor Amenity/ Residential Level 12	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 30-story residential tower and a nine-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 30-story residential tower would front Violet Street, while the nine-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 12 of the residential tower and Floor 9 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 nine-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

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.

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

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 30-story residential tower and a nine-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-74890-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 30-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 30-story residential tower with a maximum height of 399 feet and a nine-story office building with a maximum height of 157 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 nine and 30-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.