

[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.