

SECTION 2

Project Description

2.1 Introduction

TF Shatto LP, the Applicant, proposes to develop a mixed-use development project known as the 550 Shatto Place Project/Soul Project (Project) on an approximately 51,236-square-foot (1.17-acre) site (Project Site) in the Wilshire Community Plan area of the City. The Project Site is located at 522, 530, and 550 South Shatto Place, and 3119 West 6th Street, and is comprised of three lots with the single Assessor Parcel Number (APN) 5077-004-033. The Project Site is bounded by Shatto Place on the west and West 6th Street on the south. Immediately to the east are residential uses, and beyond that is South Westmoreland Avenue. Immediately to the north are office uses, and farther to the north is West 5th Street.

The Project Site is currently occupied by the New Covenant Academy, a private school serving grades K–12. The Project Site is developed with an approximately 12,800-square-foot “L-shaped” former church building (church building) that fronts West 6th Street that was originally constructed for the First English Evangelical Lutheran Church and currently used by the New Covenant Academy as a basketball court; a one-story school classroom building; a two-story classroom building; a restroom and storage facilities; and surface parking. The total amount of existing development on the Project Site is approximately 18,547 square feet. Except for the existing former church building, all existing buildings on the Project Site would be demolished.

On the northern portion of the Project Site, the Project would include a new high-rise building containing 252 residential units. The northern portion of the Project Site would also include 2,507 square feet ground floor office uses. Four units would be townhouse above the office uses. Additionally, of the 256 total dwelling units (252 in the tower and four townhouse units), 29 units, or approximately 11 percent of the total number of dwelling units, would be designated as restricted affordable housing for Extremely Low Income households. While the townhouse and office uses would appear as a separate building from the residential tower, the uses are connected by subsurface parking. On the southern portion of the Project Site, the Project would include the reuse of the church building, this building would remain and be converted into 12,800 square feet of restaurant uses that would include an outdoor patio fronting West 6th Street. Overall, the Project would include approximately 222,944 square feet of building area and a floor-area ratio (FAR¹) of 4.25 to 1.

¹ FAR expresses the relationship between the amount of useable floor area permitted in a building (or buildings) and the area of the lot on which the building stands. It is obtained by dividing the floor area of a building as defined by LAMC Section 12.03 by the buildable area of the lot.

Open space and amenities for the Project's residential uses would include three amenity decks located on levels 2, 30, and 31 of the mixed-use building that would feature landscaping and seating areas. Additional amenities would include a gym/fitness center on level 2, a community room on level 30, and a swimming pool and spa on level 31. Additional open space area would be provided on the ground floor and would include a public plaza at the corner of Shatto Place and West 6th Street, perimeter landscaping, and a dog run area for residents. In total, the Project would provide up to approximately 64,225 square feet of open space of which, 21,450 square feet would be Los Angeles Municipal Code (LAMC)-credited open space. Of this open space, the Project would provide 10,700 square feet of private balconies.

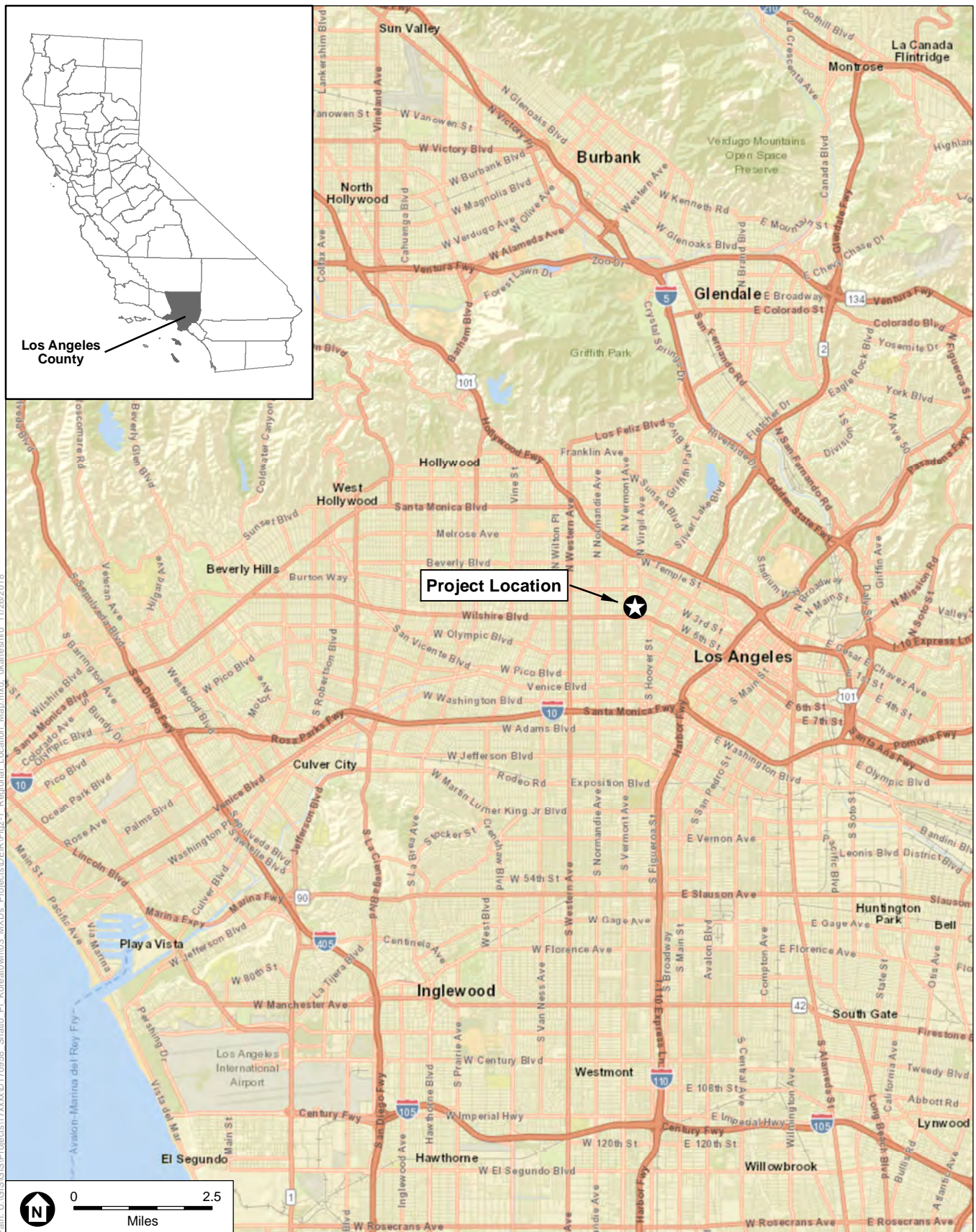
Up to approximately 329 vehicle parking spaces would be located within four subterranean levels and at the ground level. The subterranean parking would be located directly below the new residential and office components; no subterranean parking would be located below the retrofitting former church building. Another 158 bicycle parking spaces would be provided on-site. Vehicle access to residential, office, and commercial parking and loading areas would be from one entrance along Shatto Place, located between the new townhouse and offices and the retrofitted former church building approximately midway down the property line.

2.2 Project Location and Surrounding Uses

The Project Site is bounded by Shatto Place on the west, West 6th Street on the south, West 5th Street to the north, and South Westmoreland to the east as shown in **Figure 2-1, Regional and Vicinity Map**. The Project Site is served by a network of regional transportation facilities providing connectivity to the larger metropolitan area. The Project is 0.95 miles south of U.S. Route 101 (US 101), 1.75 miles west of Interstate 110 (I-110), and 1.89 miles north of Interstate 10 (I-10). The Project is located less than 500 feet northwest from the Wilshire/Vermont Metro Rail Station, which serves the Metro Purple Line and the Metro Red Line. The Metro Purple Line route provides a connection between Mid-Wilshire/Koreatown and Downtown Los Angeles. The Purple Line Extension is under development that would ultimately extend westward for approximately 9 miles, providing additional stations at the Miracle Mile area, the City of Beverly Hills, Century City, and Westwood. The first section of the Purple Line Extension between the new Wilshire/Western station and new Wilshire/La Cienega station is currently under construction and is scheduled for completion in 2023.²

The Metro Red Line route provides a connection between Downtown Los Angeles and North Hollywood via the neighborhoods of Hollywood and Mid-Wilshire. Both lines provide a direct link to the downtown 7th Street/Metro Center Station. The 7th Street/Metro Center Station provides access to the majority of the region's rail lines with links to several job centers, including Long Beach, Culver City, Koreatown, the Wilshire Corridor, Hollywood, North Hollywood, San Fernando Valley, Culver City and Santa Monica. The Project Site is also in close proximity to several bus lines including Metro Lines 16, 17, 18, 20, 201, 204, 720, and 351 and the Wilshire Center/Koreatown DASH line.

² <https://www.metro.net/projects/westside/>. Accessed August 20, 2018.



SOURCE: ESRI

550 Shatto Place

Figure 2-1
Regional Location Map

As shown in **Figure 2-2, Aerial Photograph of the Project Site and Vicinity**, the Project Site is in a highly urbanized area surrounded by a mix of land uses, including commercial, office, and residential uses as well as institutional and school facilities. To the west of the Project Site, along Shatto Place, land uses include office and creative office development, surface parking, a parking structure, and educational uses such as Nobel University and county government uses including the Los Angeles County Department of Workforce, Aging and Community Services, the Los Angeles County Department of Mental Health, and the Los Angeles County Regional Park and Open Space District. The Project Site is bordered to the north along West 5th Street by multi-family housing. To the east, along South Westmoreland Avenue, uses include multi-family residential, commercial and office development. To the south of the Project Site, along West 6th Street, land uses include various commercial and office uses and related surface parking. Southwest of the Project Site is Young Oak Kim Academy, a Los Angeles Unified School District (LAUSD) middle school.

2.3. Site Background and Existing Site Conditions

The Project Site is currently occupied by the New Covenant Academy, a private school serving grades K-12. The Project Site is currently developed with a one-story plus mezzanine 12,800 square foot church building constructed in 1936 for the First English Evangelical Lutheran Church. The “L-shaped” building is designed in the Spanish Colonial Revival architectural style and is currently used by the New Covenant Academy as a basketball court/gym, a kitchen and food hall/theatre stage and classrooms. The 1936 church building on the Project Site was identified by SurveyLA, the citywide historic resources survey overseen by the City of Los Angeles’ Office of Historic Resources, as appearing to be eligible through survey evaluation for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a local Historic-Cultural Monument. Therefore, the church building is treated as a historical resource as defined by CEQA.

Other school uses on the Project Site include a 4,105-square-foot one-story school classroom building constructed in 1953, a 2,412-square-foot, two-story classroom building constructed 1964, and restroom and storage facilities constructed in 2004 (1,760 square feet), and surface parking. These buildings were not identified as significant by SurveyLA and are not considered historical resources for purposes of CEQA.

The total amount of development on the Project Site is 18,547 square feet.

Photographs of the Project Site are provided on **Figure 2-3, Photographs of the Project Site**.

Existing landscaping on the Project Site is limited and consists of 12 trees on the Project Site and 8 street trees (5 along Shatto Place and 3 along West 6th Street). All of the trees are non-protected trees.³ The Project would remove existing trees on the Project Site. The three street trees along West 6th Street would remain in place, while 4 street trees along Shatto Place would be removed and 1 would remain. There are street trees located on the subject property, and the street trees may need to be replaced. Accordingly, the street trees will be subject to replacement

³ Carlberg Associates, City of Los Angeles Tree Report, 550 Shatto Place, May 14, 2018.

requirements to the satisfaction of the Department of Public Works, Urban Forestry Division. The Project would provide 64 trees in total including 3 new street trees along West 6th Street and 5 new street trees along Shatto Place, a net increase of 44 trees.

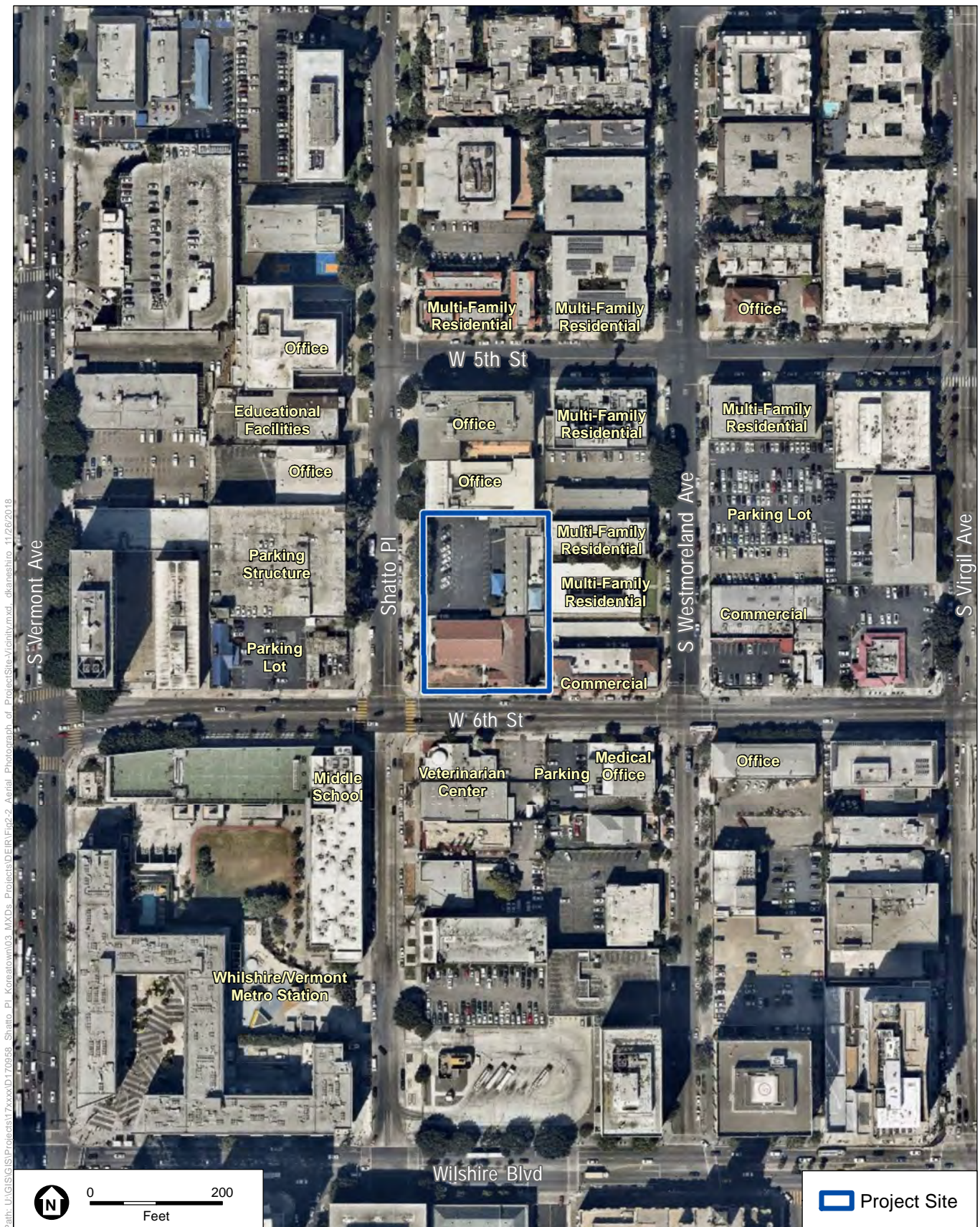
2.4 Planning and Zoning

The Project Site is located within the Wilshire Community Plan and has a General Plan Land Use Designation of Community Commercial. The Project Site is within two different zones. The two northern parcels are zoned CR-1. The southern parcel is zoned C2-1. The Project is located within a City of Los Angeles Transit Priority Area and a State Enterprise Zone.

The Los Angeles City Council adopted Measure JJJ on December 13, 2016. Section 6 of the Measure instructed the Department of City Planning to create the TOC Affordable Housing Incentive Program, a transit-based affordable housing incentive program. The measure required that the Department adopt a set of TOC Guidelines, which establish incentives for residential or mixed-use projects located within 0.5 miles of a major transit stop. Existing state law defines major transit stops.

The TOC Guidelines, adopted September 22, 2017, establish a tier-based system with varying development bonuses and incentives based on a project's distance from different types of transit. Areas in closest proximity to significant rail stops or the intersection of major bus rapid transit lines receive the largest program bonuses. Each higher tier requires incrementally increased affordability levels. The incentives provided in the TOC Guidelines describe the range of bonuses from particular zoning standards that applicants may select.

The Project Site is located in TOC Tier 4, which permits a FAR of up to 4.25 times the Buildable Area of the lot in exchange for the provision of affordable housing units. Both the CR-1 and C2-1 zones include an applicable height district limit of a FAR of 1.5:1. However, as the Project Site is located within TOC Tier 4, it is permitted an increase in allowable FAR to 4.25:1.



SOURCE: ESRI 2017

550 Shatto Place

Figure 2-2
Aerial Photograph of Project Site and Vicinity



PHOTOGRAPH 1: View of Project Site fronting Shatto Place facing east.



PHOTOGRAPH 2: View of Project Site fronting Shatto Place facing east.



PHOTOGRAPH 3: View of Project Site from the intersection of 6th Street and Shatto Place facing northeast.



PHOTOGRAPH 4: View of Project Site from 6th Street facing north.

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SOURCE: ESA, 2018

550 Shatto Place

Figure 2-3
Site Photographs

2.5. Description of the Project

The Project consists of several development components. On the northern portion of the Project Site, the Project would include a new 341-foot-tall high-rise building containing 252 residential units. The northern portion of the Project Site also includes 2,507 square feet of ground-floor office uses. Four units would be townhome-style above the office uses. Additionally, of the 256 total dwelling units (252 in the tower and four town house units), 29 units, or approximately 11 percent, would be designated as restricted affordable housing for Extremely Low Income households. While the townhouse and office uses would appear as a separate building than the residential tower, the uses are connected by subsurface parking.

On the southern portion of the Project Site, the Project would remodel and repurpose the former church building into restaurant uses. With the exception of the former church building, the Project would demolish all other buildings on the Project Site. The rehabilitation of the former church building would include the addition of an elevator and small lobby on the north façade to provide second floor access; the addition of new entrance/egress doors on the north façade; the addition of wide bi-folding glass doors between the buttresses on the south façade to open the former sanctuary to the arcade and new dining patio; replacement of the existing paneled wood doors at the main entrance with new glass doors; replacement of the existing stained glass with new stained glass in a new pattern within the existing window sash; the addition of two new windows at the second story on the south façade; the addition of two new windows and a storefront opening on the east façade; the replacement of two pairs of wood doors on the east façade with glass doors; the addition of two skylights on the east side of the roof; and the addition of two skylights on the north side of the roof.

The Project would include 64,225 square feet of open space and amenities, including 21,450 square feet of required open space per LAMC Sec 12 21 G. Of the 256 residential dwelling units, 29 units, or approximately 11 percent, would be designated as restricted affordable housing for Extremely Low Income households. Overall, the new building would include up to 235,744 square feet of floor area (FAR of 4.25:1). The proposed uses are summarized in **Table 2-1, Project Summary**, and illustrated in **Figure 2-4, Site Plan**.

2.5.1 Commercial

New restaurant uses, totaling up to approximately 12,800 square feet would be located in the former church building. The restaurants would feature a shared outside dining patio along West 6th Street. The ground-level commercial uses would be accessible to the public from the sidewalk on Shatto Place. A secondary pedestrian entrance to a restaurant office area would be from a pedestrian pathway located on the north side of the building, accessible from Shatto Place. Dedicated commercial parking would be provided within the first subterranean parking level with vehicle access provided from the driveway off of Shatto Place. On-site loading and service areas would be located to the east of the restaurant uses near the eastern boundary of the Project Site. A new elevator and staircase will connect the former church building to subterranean parking level one.

2.5.2 Office Space

Approximately 2,507 square feet of ground floor office uses would be included in the new building fronting Shatto Place. Four individual office suites with separate and distinct Shatto Place pedestrian entrances will be located in this structure. Parking for the office uses would be provided in the subterranean garage. Vehicle access to the office parking would be from the driveway from Shatto Place. On-site loading and move-in/out service areas would be located to the east of the proposed high-rise tower.

2.5.3 Residential Uses

Residential uses would include approximately 220,437 square feet of floor area and up to 256 dwelling units consisting of two studios, 150 one-bedroom units, 96 two-bedroom units, and 8 three-bedroom units. Of these units, 29 units would be restricted for Extremely Low Income households.⁴ Residential units would be located on levels 3 through 29 in the tower, while four townhouse units would be located on level 2 above the office uses. Level 2 would also include a landscaped amenity deck and a gym/fitness center. Level 30 would include a community room and level 31 would include a pool, spa, and landscaped amenity deck. Above level 31 would be one level containing mechanical equipment.

⁴ The 29 very-low-income units represents 11 percent of the base density of 256 residential units.

**TABLE 2-1
PROJECT SUMMARY**

Use	Size
Lot Area	
Existing – pre-dedicated)	51,236 (1.17 acres)
Proposed – post-dedication	56,519 square feet (1.30 acres)
Floor Area	
Total Permitted Floor Area	235,744 square feet
Proposed Residential Floor Area	220,437 square feet
Proposed Office Floor Area	2,507 square feet
Total Floor Area (new building only)	222,944 square feet
Existing Building	12,800 square feet*
Total Proposed Floor Area (entire project)	235,744 square feet
Land Uses	
Commercial (restaurant)	12,800 square feet
Office	2,507 square feet
Residential:	256 units
<i>Studio</i>	<i>2 units</i>
<i>One Bedroom</i>	<i>150 units</i>
<i>Two Bedroom</i>	<i>96 units</i>
<i>Three Bedroom</i>	<i>8 units</i>
LAMC 12.21 G, Open Space and Amenities	
Ground Floor (landscaped area and dog run)	2,705 square feet
Level 2 Amenity Deck	3,346 square feet
Level 30 Amenity Deck	3,767 square feet
Interior Common Space	932 square feet
Private Balconies	10,700 square feet
Total Credited Open Space	21,450 square feet
Additional Open Space (Above and Beyond LAMC Code Requirements)	
Ground Floor (Landscaped Open Area)	7,340 square feet
Level 2 (Gym/Fitness Room)	2,070 square feet
Level 30 (Landscaped Area and Community Room)	1,460 square feet
Level 31 (Rooftop Amenity Deck and Pool)	5,330 square feet
Total Additional Open Space	16,200 square feet
LAMC 12.21 G Open Space and Amenities and Additional Open Space	37,650
Additional Outdoor Areas (additional private balconies and open space areas on ground floor)	26,575
Total Open Space Provided	64,225
New Trees	64 (on-site and street trees)

* Some new floor area added to—and some floor area subtracted from—the church building, resulting in no net change in this building's floor area.

SOURCE: Chris Dikeakos Architectural Corp., 2018.

SHATTO PLACE



WEST 6TH STREET

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SOURCE: Chris Dikeakos Architectural Corp., 2018

550 Shatto Place

Figure 2-4
Site Plan

Pedestrian access to the residential uses would be from a dedicated lobby area on the ground floor of the mixed-use building accessible from Shatto Place. Adjacent to the lobby are the Project's mailroom and residential offices. Vehicle access to the subterranean parking would be from a driveway (ingress/egress) along Shatto Place. Five ground surface parking stalls would be provided between the townhouses and the residential tower for the townhouse uses. On-site loading and service areas would be located to the east of new mixed-use building uses near the eastern boundary of the Project Site.

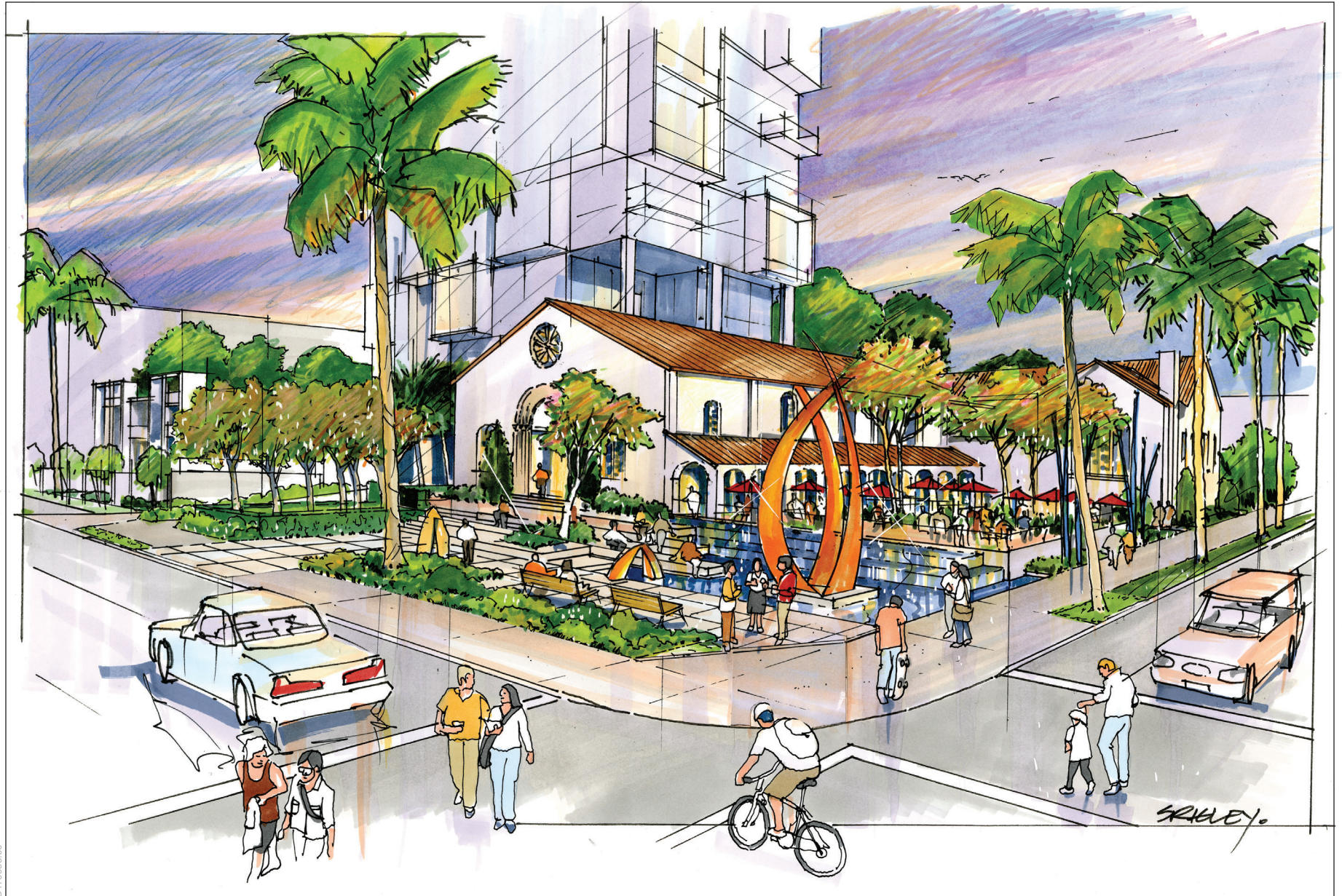
2.5.4 Project Design, Open Space, and Landscaping

Plans, conceptual renderings and elevations of the Project are shown in **Figure 2-5, Project Rendering**, **Figure 2-6, North Elevation**, **Figure 2-7, East Elevation**, and **Figure 2-8, Street Views**. The Project is designed to integrate the new mixed-use building and the former church building into a unified Project. The Project has been designed to activate the pedestrian environment with the inclusion of ground-level restaurants and outdoor patio, ground-level office uses, inclusion of a public plaza and open space, perimeter landscaping, and at-grade and subterranean parking that is not visible from the street.

The existing former church building has a distinct Spanish Colonial Revival (with Romanesque Revival elements) architectural character. The former church building would be remodeled and repurposed into restaurant spaces with a new outdoor patio and seating area. At the corner of West 6th Street and Shatto Place, a new street-level public plaza area would include landscaping, public art, and a water feature. In addition, the Project would also add a gateway at the southeast corner of the former church building, along 6th Street. The gateway would be constructed of metal and glass and would include a stained-glass screen that wraps the southeast corner of the former church building at the second story.

The mixed-use tower would be setback from both Shatto Place and West 6th Street to the northeast corner of the Project Site. As a result, the taller scale of the building presence is minimized from the street front and the distinctive and smaller scale former church building retains its visual presence on the Project Site. Along Shatto Place, the new mixed-use building would feature four small office spaces with landscaped patios which would provide a transition of scale and serve as a setback between the street level and the taller residential tower. The residential tower is designed in a series of checkered frames that break up the form and height of the tower. The building materials include concrete with painted concrete balcony slabs clad in a prefinished aluminum window system with double-glazed vision glass units, and opaque spandrel units.

The Project would provide new trees and landscaping along the Project perimeter. The Project would provide 64 trees in total including three new street trees along West 6th Street and five new street trees along Shatto Place for a net increase of 44 trees from existing conditions. Native and drought tolerant plants would be used to reduce water requirements, but would express the rich California planting palette. Along the street front, the new landscaping would serve to create an inviting pedestrian environment. A landscaped area, open space, and dog run area would be provided on the north side of the Project that also serve as a buffer area from the office uses to the



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SOURCE: Chris Dikeakos Architectural Corp., 2018

550 Shatto Place

Figure 2-5
Project Rendering



Street view of West Elevation



Street view of Southwest Corner at Shatto Place & W 6th Street



Street view of Offices and Townhomes along Shatto Place



Street view of South Elevation along W 6th Street

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SOURCE: Chris Dikeakos Architectural Corp., 2018

550 Shatto Place

Figure 2-8
Street Views

north. Landscaping, open spaces, and trees would be provided along the eastern portion of the Project Site providing a buffer from the residential and commercial uses to the east. Overall, the Project would result in a substantial increase in landscaped open space on the Project Site. Landscaped areas would be comprised of native and drought tolerant vegetation, supported by water efficient irrigation systems. The Project's landscape plan would be subject to final review by the City of Los Angeles Department of City Planning.

Open space amenities for future residents would include three amenity decks located on levels 2, 30, and 31 of the building that would feature landscaping and seating areas. Additional amenities would include a dog run area on the ground level, a gym/fitness center on level 2, a community room on level 30, and a swimming pool and spa on level 31. In total, the Project would provide up to approximately 64,225 square feet of open space of which, 21,450 square feet would be LAMC credited open space. Of the 21,450 square feet of open space, the Project would provide 10,700 square feet of private balconies.

2.5.5 Access and Circulation

Vehicle access to all areas of the Project would be provided via a driveway from Shatto Place located between the new mixed-use building and the former church building, approximately midway down the property line.

Pedestrian access to the residential units within the tower would be from a ground floor residential lobby accessible from a pedestrian pathway from Shatto Place. The townhouse units would have direct access from the Shatto Place street front. Each of the four ground floor office uses would have distinct entrances directly from the sidewalk along Shatto Place. Pedestrian access to the restaurant uses would also be from Shatto Place from a pedestrian entrance located to the south of the Project Site. Access to residential areas and ground floor restaurant and office use would be available via elevators and stairways in the parking levels. Short-term bicycle stalls would be located at the ground level, accessible from the sidewalk along Shatto Place. A long-term bicycle storage area would be located in the subterranean parking structure. Parking and loading for the restaurant and mixed-use building would occur on the east side of both buildings near the Project Site's eastern boundaries.

2.5.6 Parking

The Project would provide 329 vehicle parking spaces on-site within four levels of subterranean parking and one level at-grade level. The Project would also provide 158 bicycle parking spaces, including 141 long-term and 17 short-term spaces. The parking requirements for automobiles and bicycles are summarized in **Table 2-2, Automobile Parking Summary**, and **Table 2-3, Bicycle Parking Summary**. The following outlines the applicable parking standards/policies for the Project's commercial and residential uses:

**TABLE 2-2
AUTOMOBILE PARKING SUMMARY**

Automobile Parking	No. of Spaces
Required Residential Parking	Per TOC Base Incentive for Tier 4, residential parking is not required. 0
Provided Residential Parking	298
Required Office Parking	6
Provided Commercial Parking	25
Total Provided Parking	329

**TABLE 2-3
BICYCLE PARKING SUMMARY**

	Size	Parking Rate	No. of Spaces
Short-Term Bicycle Parking			
Existing Building	Per LAMC Section 12.21 A.16.(c), Change of Use, buildings undergoing a change of use shall not be required to provide bicycle parking.		
New Building			
Office Uses	2,507 square feet	1 per 10,000 square feet	2
Residential Uses	1–25 units	1 space per 10 units	3
	26–100 units	1 space per 15 units	5
	101–200 units	1 space per 20 units	5
	201 units	1 space per 40 units	1
Total Short-Term Residential Spaces			15
Total Short-Term Spaces			17
Long-Term Bicycle Parking			
Office Uses	2,507 square feet	1 per 5,000 square feet	2
Residential Uses	1–25 units	1 space per unit	25
	26–100 units	1 space per 1.5 units	50
	101–200 units	1 space per 2 units	50
	201 units	1 space per 4 units	14
Total Long-Term Residential Spaces			139
Total Long-Term Spaces			141

Office and Commercial Uses

Pursuant to LAMC Section 12.21 A.4(i), commercial parking would be provided consistent with the State Enterprise Zone parking requirements, which allow one space to be provided for every 500 square feet of commercial floor area proposed. Consistent with these requirements, the Project would provide six parking spaces for the 2,507 square feet of proposed office uses in the subterranean garage.

Per LAMC Section 12.21 A.4, existing buildings undergoing change of use are not required to provide more vehicle parking spaces than is required for the school within the former church building. Based on these requirements, 25 parking spaces for commercial uses would be required. The Project would meet this requirement and would provide 31 parking spaces for all the commercial uses.

Residential Uses

Based on the TOC Guidelines, the Project qualifies for Tier 4 incentives. Under the Tier 4 incentives, no residential vehicular parking is required. However, although not required, the Project would provide 298 residential parking spaces. These parking spaces would be provided in four levels of subterranean parking for residential uses in the tower. Five at-grade parking spaces would be provided for the townhouse units directly behind the townhomes.

Bicycle Parking

Pursuant to LAMC Section 12.21 A.16, the Project would be required to provide a minimum of 158 bicycle short-term and long-term bicycle parking spaces.

Consistent with this requirement, the Project would provide 2 short-term and 2 long-term bicycle parking spaces for office uses, for a total of 4 bicycle parking spaces. The proposed 256 residential units would require 15 short-term bicycle parking spaces and 139 long-term bicycle parking. The Project would meet these requirements and would provide 158 bicycle parking spaces (154 spaces for residential uses and four spaces for commercial uses). Short-term bicycle stalls would be located at the ground level, accessible from the sidewalk along Shatto Place. A long-term bicycle storage area would be located in the subterranean parking structure.

2.5.7 Lighting and Signage

New lighting would include building identification, commercial accent lighting, wayfinding, balcony lighting, and security lighting. Pedestrian areas including pathways and entryways into the Project would be well-lit for security and will be specified with LED fixtures to illuminate all walking surfaces. Light fixtures would be shielded and directed towards the areas to be lit and away from adjacent light-sensitive residential land uses.

Building identification signage for the ground-level commercial use would be visible from Shatto Place and West 6th Street. The proposed restaurant would also include patio lighting. Building branding signage would be provided at pathways and entryways at into office and residential areas. Lighting would be designed in conformance with LAMC requirements and would not exceed the foot-candle light-intensity level required at the property line of the nearest sensitive receptor.

2.5.8 Site Security

The Project would incorporate security measures for the safety of residents and visitors to the Project Site. During construction of the Project, the Project Site would be fenced and gated and monitored via surveillance cameras, security on-site, or security drive-by patrols depending on the progression of the construction site to monitor the site during off hours. During operation of

the Project, access to the parking structure would be controlled through gated entries, and the entry areas would be well illuminated. Site security would include controlled keycard access to residential areas, parking areas, secured entry and exit points to all buildings, security lighting within common areas and entryways, and closed circuit TV monitoring (CCTV). The mixed-use tower would include a 24-hour concierge and security personnel would be present during the evenings that would provide patrols for the entire Project Site.

2.5.9 Sustainability Features

Energy saving and sustainable design would be incorporated throughout the Project. The Project would be designed to meet CALGreen and Title 24 Building Standards Code (CALGreen Code). The Project would emphasize energy and water conservation, which would be achieved through the use of energy-efficient heating, ventilation, and air conditioning (HVAC) and lighting systems, and ENERGY STAR® appliances, and low-flow plumbing fixtures. The Applicant proposes that the Project would include pre-wiring for electric vehicle (EV) charging spaces for 20 percent of Project's parking capacity for future use. In addition, of the 20 percent EV parking spaces, 5 percent of the Project's parking capacity would include installed chargers for immediate use by EV.

2.5.10 Construction Schedule

Construction of the Project is anticipated to begin in the second quarter of 2019 with an estimated duration of approximately 26 months and would be occupied by 2021. Grading activities would include cut and fill with approximately 56,000 cubic yards being exported from the Project Site. Construction hours would occur in accordance with the LAMC requirements, which prohibit construction between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, 6:00 p.m. and 8:00 a.m. on Saturday, and at any time on Sunday. Parking for the construction workers would be provided on the Project Site or will be leased from nearby off-site parking areas.

2.6 Project Design Features

The City has reviewed all mitigation measures contained in the SCAG MMRP (and determined their applicability) to the Project. For each such mitigation measure, the City considered whether to use the SCAG MMRP mitigation measure or an equally effective City mitigation measure or federal, State, regional, or City regulation. The City's applicability determination is found on **Table 3-3, Project Consistency with 2016–2040 RTP/SCS Mitigation Measures**. In addition to the mitigation measures contained in the SCAG MMRP, the following Project Design Features (PDFs) would be implemented a number of to reduce potential environmental impacts of the Project. The PDFs are listed below.

Air Quality

PDF AIR-1: Construction equipment operating at the Project Site shall be subject to a number of requirements. These requirements shall be included in applicable bid

documents and successful contractor(s) must demonstrate the ability to supply such equipment. Construction measures would include, but are not limited to the following:

- Prior to the issuance of a grading or building permit for each phase, an inventory of off-road heavy-duty construction equipment for that phase of construction, equal to or greater than 50 horsepower that will be used an aggregate of 40 or more hours, shall be provided to the Department of Building and Safety and the Department of City Planning. The inventory shall include the horsepower rating, engine production year, and certification of the specified Tier standard. A copy of each unit's certified tier specification or model year specification and California Air Resources Board or South Coast Air Quality Management District operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment.
- Off-road diesel-powered equipment within the construction inventory shall meet the Tier 4 final off-road emissions standards within the Los Angeles region. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including a California Air Resources Board certified Level 3 Diesel Particulate Filter or equivalent;
- All cranes and welders shall be electric-powered;
- Forklifts shall be natural gas-powered;
- The Project shall utilize low-VOC coatings where commercially available during construction activities to avoid excessive VOC emissions; and
- Trucks and other vehicles in loading and unloading queues shall be parked with engines off to reduce vehicle emissions during construction activities.
- parked with engines off to reduce vehicle emissions during construction activities.

Greenhouse Gas Emissions

PDF GHG-1:

- The Project shall use energy efficient appliances;
- The Project shall use low-flow plumbing fixtures;
- The Project shall install 141 long-term and 17 short term bicycle parking spaces;
- The Project shall utilize drought-tolerant plants in its landscaping;
- The Project shall install pre-wiring for EV charging spaces for 20 percent of its parking capacity for future use and;
- Of the 20 percent EV parking spaces, 5 percent of the Project's parking capacity will include installed chargers for immediate use by electric vehicles (EV).

Noise

PDF NOISE-1: The Project shall limit construction and demolition to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays or holidays (City observed).

PDF NOISE-2: The Project will not require or allow the use of impact pile drivers.

PDF NOISE-3: The Project will not allow any delivery truck idling for more than 5 consecutive minutes in the loading area pursuant to State regulation (Title 13 California Code of Regulations, Section 2485). Signs will be posted in delivery loading areas specifying this idling restriction.

PDF NOISE-4: The Project will not require or allow operation of any amplified sound system in the outdoor areas except for downward or inward facing speakers playing background music that will be confined to the outside ground-level dining patio along West 6th Street and the amenity decks on levels 2, 30, and 31.

2.7 Project Requests

The Project would utilize LAMC Section 12.22 A.31, and the TOC Guidelines, to receive an automatic increase in density up to 80 percent, increased FAR up to 4.25:1 for residential uses, and reduced parking requirements. The Applicant would set aside 11 percent of the total number of residential units to be constructed as Restricted Affordable Units for Extremely Low-Income Households. The Applicant would also seek two additional incentives to permit a reduction in required open space and to provide side and rear yard setbacks consistent with the RAS3 Zone (as allowed under the TOC Guidelines).

Discretionary entitlements, reviews, and approvals required for implementation of the Project would include, but would not necessarily be limited to, the following:

- Pursuant to LAMC Section 12.22 A.31, the Applicant proposes 11 percent of the total units for “Extremely Low Income” restricted affordable housing within a TOC Tier 4 eligible project.
 - a. Pursuant to TOC Guidelines Section VI.1.a.iv, the Applicant requests an 80 percent increase in base density;
 - b. Pursuant to TOC Guidelines Section VI.1.b.iv, the Applicant requests an increase in the permitted Floor Area Ratio (FAR) to 4.25:1;
 - c. Pursuant to TOC Affordable Housing Incentive Program Guidelines Section VII.1.a.i, the Applicant seeks approval to provide side and rear setbacks consistent with the RAS3 zone.
 - d. Pursuant to TOC Guidelines Section VII.1.b.ii, the Applicant seeks a maximum 25 percent decrease in required open space area for a Tier 4 project.
- Pursuant to LAMC Section 16.05, the Applicant requests a Site Plan Review.
- Pursuant to LAMC Section 12.24 W.1, the Applicant requests approval of Master Conditional Use Permit (MCUP) for the sale of a full-line of alcoholic beverages for on-site consumption within three (3) premises.
- Pursuant to LAMC Section 17.01 and Section 17.15, the Applicant requests approval of a Vesting Tentative Tract Map to create one master ground lot and to subdivide the site into four airspace lots for a high-density urban Mixed-Use Project containing a maximum of 256 residential condominium units and up to 15,307 square feet of commercial restaurant and office space. Additionally, the Applicant requests the following:
 - a. To merge 20 feet of an existing dedication along Shatto Place into the Project Site.

- b. A subsurface merger of Shatto Place between 30 feet and 37 feet from centerline of Shatto Place, beginning at 7 feet below the sidewalk into the Project Site.
 - c. To merge a 15 feet x 15 feet corner cut at the intersection of Shatto Place and 6th Street.
 - d. To waive the improvements to the public right of way along Shatto Place, adjacent to the Project Site by maintaining the existing 25-foot half roadway width, left turn lane, and curb line in lieu of the Mobility Plan's standard for local streets which would require a half roadway width of 18 feet and elimination of the existing left-turn lane.
 - e. To waive the 3-foot dedication and improvements to 6th Street, adjacent to the Project site by maintaining the existing 12-foot sidewalk in lieu of the Mobility Plan's standard for Avenue II, which would require a 15-foot-wide sidewalk and placement of the lot line directly against the existing church building.
 - f. The Applicant requests approval of a Haul Route in conjunction with the Vesting Tentative Tract Map approval.
- Construction permits, including building permits, grading, excavation, foundation, and associated permits.
 - Other approvals as needed and as may be required.
 - Adoption of the Sustainable Communities Environmental Assessment